

**HISTORIC BUILDING RECORDING AT
BRENTWOOD SCHOOL, INGRAVE ROAD
BRENTWOOD
ESSEX**



Essex County Council

Field Archaeology Unit

July 2008

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Client: Cottrell & Vermeulen Architecture Ltd

FAU Project No.: 1874

NGR: TQ 598 938

OASIS No.: essexcou1-44864

Planning Application: BRW/0874/2007

Dates of Fieldwork: 26th-28th March 2008

1.0 INTRODUCTION

A programme of historic building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on five buildings owned by Brentwood School prior to demolition and conversion to a new Sixth Form Centre. The work was commissioned by the architects, Cottrell & Vermeulen, and carried out in accordance with a brief issued by the Historic Environment Management team of Essex County Council (ECC HEM), who also monitored the work.

Copies of the report will be supplied to ECC HEM and to the Essex Historic Environment Record (EHER) at County Hall, Chelmsford. The archive will be deposited with Brentwood Museum. An online OASIS record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

The building group comprises Otway House, a former 19th-century vicarage, and several structures around it. None are listed or have other statutory protection. Most were still in use by the school at the time of the survey, either as existing sixth form buildings, Combined Cadet Forces (CCF) facilities, or staff accommodation. They are as follows:

- Otway House (1): a former vicarage built in 1877 and purchased by the school in 1927 as a boarding house
- Otway House south wing extension (2): built in 1928 as boarding facilities
- The Armoury (3): a Victorian brick outhouse to the vicarage, converted for CCF use

- CCF Building (4): a former early 20th-century gymnasium, converted to CCF offices/meeting areas
- Marshall's Lodge (5): early 20th-century bungalow, initially providing accommodation for the headmaster

All of the above structures except for Otway House are to be demolished as part of the proposals. Each has architectural interest and an historic association with the school. Two small modern structures are also to be demolished: the marshall's office and former gym extension, which are of little historic interest but are included on figures and plates in this report.

2.0 BACKGROUND

2.1 Site location and description (fig.1)

Brentwood School is located within the east of the town, bounded between Shenfield Road, Ingrave Road and Middleton Hall Lane (fig.1). The main frontage is on Ingrave Road and consists of grand red brick Victorian and Edwardian buildings, notably Main School with its bell tower and chapel. 20th-century classroom blocks are arranged behind.

The buildings that form the subjects of the survey stand on the Ingrave Road frontage, to the south-east of Main School, close to the school boundary. They are mostly small in scale compared with the surrounding 20th-century blocks of Queens, Lawrence and Allison that encroach upon the old vicarage lawn. With the exception of the enclosed lodge gardens, the area to the west and north of Otway is given way to tarmac and parking areas for school vehicles.

2.2 Planning background

Brentwood Borough Council received a planning application from the Governors of Brentwood School for permission to build a new sixth form centre and assembly hall on the area around Otway House. The plans were accepted and permission granted in 2007 for demolition of the CCF buildings, Marshall's Lodge and the Otway House extension, but not the house itself (BRW/0874/2007). Mindful of the impact of these works on the historic integrity of the school, it was recommended that a Historic Building Impact Assessment be prepared before planning permission was granted. After discussions with the Council, this was changed to a full archaeological recording condition, based on advice given in Planning Policy Guidance Note 16: Archaeology and Planning (DOE 1990).

2.3 Objectives

The purpose of the historic building survey was, as outlined in the brief (ECC HEM 2007), to provide a detailed record of Otway House and those historic 19th and early 20th-century structures scheduled for demolition to RCHME level 3 standard.

In addition, the survey was required to consider the following: plan form of the site; materials and method of construction; dimensions, spatial configuration, building chronology and development and surviving fixtures and fittings; and relationships between the standing structures. This would provide both a record and an assessment of the significance and importance of the structures to the history and development of the school in the context and their local and regional significance.

3.0 HISTORICAL BACKGROUND

Brentwood School was founded in 1557 and received its grammar school charter in the following year. A statute was drawn up in 1622 announcing that that all boys be instructed in virtue, learning and manners, from which the school motto is drawn. A more prosaic Latin motto, *Incipe*, was added in the 19th-century which roughly means “to start”

The oldest building to survive is Old Hall, built when the school was established in the 16th century. Late 19th-century Ordnance Survey mapping (fig.2) shows the extent of the school in 1896, when Otway House (building 1) was still a vicarage, standing in a plot between the school and the Artichoke Inn. The vicarage was built in 1877 by St Thomas of Canterbury Church and is named after the Rev. Otway. It stands in a large rectangular plot facing the road with a tree-lined driveway at the front and extensive grounds to the south (fig.2). A yard is situated on the north-west side between the house and an outbuilding range that still stands as the Armoury (building 3), against the boundary wall. Gardens are located to the rear (north-east).

Vacant land to the north of Otway House was developed c.1910 with the addition of Main School, designed built by Frederick Chancellor, alongside a new gym (building 4) and the Marshall's Lodge (building 5). The Marshall's Lodge is believed to have been built for the headmaster. Both buildings are shown on the 1920 OS map (fig.3). A range of outbuildings is also depicted, connected to the southern end of Otway House that was probably demolished when the school extension (building 2) was built.

Otway House was purchased by the school in 1927 and converted from vicarage to a boy's boarding house. An extension (building 2) was constructed in 1928 to increase accommodation.

Queens, Lawrence and Allison blocks were built during the latter half of the 20th century on the old vicarage garden and the Ingrave Road frontage was tarmaced over. In recent years Otway House, along with its extension, has become the school sixth form centre. The interiors include common rooms, classrooms, plus careers and welfare services. Outbuilding 3 began to be used as the Combined Cadet Force store in 1990 and, after 1997, the CCF armoury. The CCF headquarters were established in the former gym in 1990, presumably when the Courage Sports Centre was built nearby. In this change, a first floor and room partitions were inserted into the formerly open interior. The Marshall's Lodge currently provides accommodation for the School Marshall and his wife and remains largely unaltered by school developments.

4.0 DESCRIPTION OF RECORDING WORKS

The standing buildings were inspected and internal architectural descriptions made and previous function assessed. Each has been assigned a number and referenced to a block/location plan (fig.1). Copies of the architect's drawings were used during the survey to produce annotated floor plans.

Entry into the staff rooms was facilitated by the porter staff. In the few instances where keys were not available, the interiors were photographed from the outside. The rooms were recorded as they were found, without causing disruption.

A series of photographs (digital and 35mm black and white print) were taken externally and internally. Specific shots were taken of any areas of important architectural detail, fixtures or fittings. A representative selection of all photographs is reproduced at the back of the report as plates 1-38. The remainder can be found in the archive.

Research was undertaken at the Essex Records Office to understand the origins and development of the buildings within the context of the site.

For ease of reference, the buildings and rooms are referred to in this report by their current function. Previous use is included, where relevant, in the description. This is particularly

pertinent for Otway House and outbuilding 3, which are the only buildings in the group not constructed for the school. In these cases, the main interest lay in understanding the extent to which the Victorian fabric has survived and how the design of Otway House typified the home of a professional, middle class family of the period. Such houses often employed domestic servants, some of whom may have 'lived in' and it is interesting to identify and contrast 'formal' areas, for family and entertaining, with working 'service' areas.

5.0 HISTORIC BUILDING DESCRIPTIONS

5.1 General description

Otway House and the other buildings included in the survey form an architecturally distinctive combination of Victorian and early 20th century structures surrounded by contemporary and modern red-brick teaching blocks (fig.1). Their style is predominantly gothic-inspired, a typical late Victorian and early 20th century form that is common to nearby structures built at the same time.

The former vicarage boundary wall remains along the roadside and to the rear of the Armoury, along a former school driveway. The historic boundary with the Artichoke Inn remains intact.

Otway House stands to the south-east of the group, facing the road, with the 1928 extension, built onto the third, now obscured, gable, forming an L-shape configuration (fig.1). The armoury stands opposite the small yard on the north-west side. On the other side is the Marshall's Lodge, an elaborately-detailed bungalow with enclosed gardens. Parallel to it is the plain modern Marshall's office that is to be demolished and is only alluded to in passing in this report. The CCF headquarters (former gym) is now joined with Queens block (built 1957) and a modern attachment built on its south-east side, which was only incidentally recorded.

Most of the buildings featured in the survey were still in use during the survey, in particular the Otway buildings and the Marshall's Lodge. The armoury and CCF headquarters have recently been re-located. To enable recording to be carried out successfully, the survey was undertaken during school holidays. As working buildings, the structures remain in excellent condition.

5.2 Otway House (1) (former vicarage)

The original Victorian house is aligned north-west to south-east with the main façade (now partly hidden by the extension) facing Ingrave Road. It has an oblong plan form with projecting gables onto the road and bay windows on the north-east and south-east facing lawns to the rear. There are two main floors, plus basement and loft, with distinctive former family and service areas in evidence on the main levels (figs.4 & 5). Extensions have subsequently been added to the south-west (extension 2) and north-west; the latter being part of the modern surgery.

The build of the house is in 9" red brick in Flemish bond on a low chamfered plinth. The walls on all sides are decorated on each level by double burnt-brick bands between the window sills, and single bands between the heads (plates 1-6).

Fenestration to all elevations comprises narrow horned sash windows arranged in rows of up to three lights, depending on the size of window. They are separated by ogee-moulded mullions and dressed in gauged brick heads with ashlar cast stone sills. Ground floor windows vary between single width gothic-style lancets and larger four-centred and perpendicular style, with recessed heads containing circular-patterned infill (plate 1). On the first floor, the window heads are mainly flat, but with a slightly-arched profile to the brickwork and pink-pigmented cast stone mullions (plate 1).

Slate clads the roof, the basic plan form of which is C-shaped, open to the roadside elevation, with a smaller ridge spanning the range between the two front gables and containing an off-centre entrance gable, partly enclosed by the 1928 porch. All gable ends are decorated in crow step corbelling (plate 1 & 2) and the bay windows have hipped roofs. Chimneys are plentiful and tall, rising in three stages and finished with oversailing tops containing between four to six flues. These feature burnt brick bands too, in keeping with the elevations below.

The interior is laid out on two main levels, with additional basement and loft. In addition to the vicar and his family, it is likely the house was designed to hold a small servant staff to carry out domestic chores such as cooking and cleaning. Certainly, a professional middle class cleric, who had a prominent role to play in the public life of the town, would probably have had a small service staff. There are clear indications, based on internal room décor, of servant areas, including possible bedrooms for those who 'lived in'. Formal family/entertaining rooms retain a higher standard of décor, while the more private family bedrooms upstairs have little in the way of conspicuous decoration.

5.2.1 External description

Additions to the former vicarage made during its use as a school building have had a significant impact on parts of the external fabric, mainly the façade and service end, facing the yard.

In the 19th-century, the **south-west** elevation was the main façade, reached by a formal driveway off Ingrave Road. The elevation (plate 1) may be discerned as dividing into four bays, with the fourth bay hidden by the 1928 extension. The slightly-projecting first bay forms the gable of the service range, which is set on three levels. The third level contains the loft, lit by a small attic light. The second bay is plain, with four windows. The third bay contains the narrow entrance gable, now enclosed at ground floor level by the 1928 porch. The gable projects 0.6m from the main building (fig.4), with a narrow arched window over the porch and a decorative cast iron cross attached to the roof (plate 2). Within the 1928 entrance porch is the former front doorway (plate 3). The front door has been removed to form a link and the outer walls plastered over to match the interior. Two stone steps lead up to the entrance, which is set within a tall lancet opening containing cast iron tracery above the door head in an Arts and Crafts style partly hidden by a suspended ceiling inside (plate 3). Flanking the entrance are two slender lancet sash windows.

The fourth bay formed a large gable equivalent in size to the first bay, though this cannot be seen now. It would have contained a chimney stack, which appears to have been rebuilt with the 1928 extension, which has higher, pedimented gables both ends (plate 21). Judging from the thickness of the wall here (figs. 4 & 5), it would seem the extension was built against the existing wall rather than incorporating it.

The first bay of the two-bay **south-east** elevation ends abruptly at the interface with the end gable and stack of the taller 1928 extension (plate 4) built onto the existing gable wall. A three-light window lights the downstairs and two single sashes light the two rooms upstairs. On the second bay, stone steps lead up to the bay window on all three sides. A full-length three-light window provides the main fenestration to the ground level bay, flanked by glazed doors incorporated into windows either side (fig.4), making good use of the garden aspect. The windows above adopt a similar form (plate 4). The yew trees in plate 4 that frame the picture either side are probably part of the original planting scheme.

The rear elevation, facing the lawn on the **north-east** side, has a four-bay form comprising chimney stack, entrance hall and stairs, bay window and service end gable (plate 5). Apart from the bay window, looking out onto the gardens, it is the least decorative of the four sides.

This is largely down to its aspect facing away from the road rather than any service connotations. The first bay contains the chimney stack to one of the major rooms in the house. The garden entrance on the second bay is plain under an arched head. The door, approached by concrete steps, is possibly the original four-panel door, although the top two panels have been replaced by safety glass. The narrow window to the left (plate 5) lights the hall, and the casement style sash window above, the main stair. The bay window on the third bay has the same appearance as that on the south-east elevation, but without the doors. The fourth bay, representing the service end, has a stack beginning at first floor level and modest fenestration to the basement and ground floor. The narrow window to the left of the stack lights the service stair and that below, the stair and ground floor service corridor. Two partly-covered sash windows light the basement below (plate 5).

The **north-west elevation** belongs exclusively to the service end of the house and faced the yard and outbuilding, the latter until recently functioning as the CCF armoury (plate 6). The original yard has been tarmaced over and part of the enclosing wall truncated, though one of the gate piers to the yard entrance remains (plate 31). This end of the building presently houses the school surgery. The two small lean-to extensions on this side are modern (1990) but have been built in the same brick bond and banding to match the original. The original doorway to the yard stands behind the western extension, leading directly to/from service corridor 7 (fig.4). The two bays are identical, with single sash windows on both floors, one above the other. A Tudor rose-emblem cast iron gutter head divides the two bays, connected to modern plastic down pipes.

5.2.2 Internal description

The former vicarage is the oldest and most significant building of those surveyed, architecturally and historically. Although internal elements have been lost over time, in the conversion by the school and modern upgrades, the original layout is largely preserved. The rooms are numbered in the sequence in which they were recorded, and are described and discussed under their current uses, outlined in bold type in the proceeding text. General themes and features are noted, to begin with, concerning décor, survival of original fittings, etc. These are followed by analysis of specific features, exceptions and areas of interest. Each floor, where appropriate, is divided into its formal (family) and service (servant) areas which are distinct and defined areas of the Victorian house. Where possible, an assessment of original room function is provided and any changes to the internal fabric indicated in figures 4 and 5.

Much of the original décor retained is in the form of doors, skirting boards, wall mouldings and some of the grander fireplaces. Many of the other fireplaces are plain and boarded over. A recurrent feature is the gothic arches over some of the doorways, particularly those that lead into corridors. As well as providing character to the internal spaces, their main purpose is probably to hide steel joist structural components. More transient features, like wallpaper, have understandably not survived, nor wall panelling, which was often a part of such houses. Instead, all the walls and ceilings are now plain and plastered. Rooms contain modern lighting and heating fixtures, furniture and carpeted floors. Fire doors have been fitted to a few of the rooms and between corridors.

Ground floor

In spatial terms, the ground floor of the former house adopts an oblong shape of four principle rooms (2, 2a, 3 and 5) bisected by a central porch and hallway (rooms 6 and 1) running from the front entrance to the rear garden (fig.4). Victorian middle class houses tended to emulate the grander houses of the gentry on a smaller scale (Girouard 1978) by having formal rooms for entertaining such as the dining and drawing rooms and others for more everyday use, such as a morning room and study/library.

The service part of the house was kept separate from the main part and contained kitchens, scullery and stores (rooms 8-19), linked by a service corridor. In the case of Otway House, this corridor is represented by room 4, now blocked and partly used as a store, which ran perpendicular to the hall and connected to the three rooms at the service wing on the north-west side. Perishable foods were kept below in the cellar, to which there are stairs at the south-west corner of the service range.

Formal areas

From the front of the house, the formal residence was entered from the porch and into the hallway. All the main rooms were accessed directly from the centre of the hallway except for room 5, to which entry was gained through store/service corridor 4. Originally there was a toilet next door (fig.4). A formal staircase led to rooms on the first floor.

Formal areas of the Victorian house are characterised by a higher standard of décor and fittings and fixtures, which are summarised here. In general, the skirting boards at the base of the walls, are stepped and moulded with beaded tops. They are mostly 9 inches high, though they are 12 inches in rooms 2 and 2a. The heavy four panelled doors on this level have long top panels and low lock rails within moulded architraves. Many retain their original door knobs and finger boards. In the change to school use, some panels have been replaced

by glazing. Between the walls and 3.6m-high ceilings are set narrow picture rails and cornices incorporating ogee and ovolo mouldings, the detailing of which changes from one room to another.

The original front door has been removed from the projecting **entrance porch 6**, leaving it open to the 1928 porch on the south-west side. The décor is rather sombre, with dark-stained doors and architraves (plate 3), a theme that continues into **hallway 1**. The old porch is now a redundant area, since the main sixth form entrance is currently on the garden side (the former back door). The fanlight over the door (previously described) is unfortunately now partly hidden by a modern suspended ceiling (plate 3). Two tall narrow (?shoe) cupboards are set either side of the front doorway. Large modern storage units situated in front of the cupboards prevented closer inspection. An original cloakrail is fitted to the north-west wall and on the opposite side is a doorway into common room 2a; an original, though now locked, feature. The porch floor is made-up of red and black 4 inch tiles laid in a diamond pattern with a zig-zag patterned border; a typical late Victorian style, also present in the hallway.

A plain panelled timber screen divides the entrance porch from the hallway. In the centre is a predominantly-glazed doorway with a low lock rail. Glazed panes grouped in fours either side set at an equally low level (plate 3) helps bring light into the dark hallway. Access to the hall on the other side is now prevented by an information board and table on that side (plate 8).

Like the porch, the décor in **hallway 1** is fairly sombre and formal and typically late Victorian. Viewed in its intended way from the entrance porch (plate 7) the stairs are framed by one of several gothic arches that probably conceal main joists spanning the load-bearing walls (fig.4, plate 7). This has a wide span, but others, often across corridors, are narrower. All are undecorated, with clean lines and chamfered edges. The almost baronial gothic feel is continued with exposed chamfered ceiling joists and stained floorboards (plate 7). As mentioned previously, the floor is tiled in a diamond pattern with zig-zag border. In addition, all the doorways leading off the hall have original dark-stained doors and architraves (plates 7 & 8).

The main feature of the hallway is **stairs 11** that led to the first floor bedrooms; an open-well dark oak staircase with quarter pace landing and carved arabesque-style newel posts. Staircase panels are decorated with plain fleur-de-lis, tree and circle tracery (plate 8).

Common room 2/2a (fig.4) was originally two separate formal rooms, perhaps the drawing room and morning room, according to their locations and standard of decoration. The two

were opened-up to create one large school common room. The main part, 2 (plate 9), has the bay window with its doors leading out to the garden and a Tudor-style carved limestone fireplace at the north-east end (fig.4). The fireplace has a plain ogee-moulded surround with floral decoration to the corners and a brown marble mantelpiece (plate 10). Its smaller brick flue is a likely later modification to limit the scale of the fire, incorporating mock Tudor-style bricks, perhaps after central heating was introduced.

There are small differences in décor between rooms 2 and 2a shown in variations in the style of mouldings to picture rails and cornices. Perhaps a clearer indication is the addition of a dado rail in room 2a (plate 11). Gaps in the dado either side of the opening into common room E2 show where a fireplace was removed, to form an inserted opening to link the main house with the extension, the lower part of which remains against the skirting board (plate 11).

Preposter's room 3 (plate 12) is located on the opposite side of hallway 1 to common room 2. The woodwork (windows and doors) is stained and varnished the same as the hallway and main porch and well-proportioned moulded skirting board, picture rail and cornice fixed to the walls. The windows contain fixtures for blinds and cords to the lower sashes. The presence of a wooden serving hatch linked to service corridor 4 indicates this was the Victorian dining room, as does the room's proximity to the service area. The hatch is hidden from view behind a school gown rail (plate 12). However, the main focus upon entry is the rather low, stout gothic fireplace and mirror on the north-eastern wall (fig.4). The fireplace (plate 13) is built in stone with a four-centred arch, bead-moulded sides and pillow heads topped by a short entablature and grey marble mantelpiece. At the base are impressions of the old fender. The chimney breast into which it is set, has the same beaded mouldings on the corner edges. The mirror above (plate 13) gives an indication of the quality and style of decorative fixtures no longer present elsewhere in the building. Its frame contains egg and dart moulding on the inside, leaf and berry garlands on the main border and small dentils on the outside. The fireplace is now blocked and it and the mirror have been painted. There are no other original fixtures and fittings apparent.

In the old house, **store 4** formerly constituted a service corridor between the family and domestic sides of the house on ground floor level, and a means of serving food into the dining room. The service role of the corridor is shown by its plain 6 inch skirting and lack of other embellishments. The serving hatch stands within an arched recess, its hinged wooden leaves originally held a shelf that folded down from the doors to rest trays on (plate 14). The passage was illuminated by an arched wall light that has cross-panelled stencilled glazing,

best seen from room 5 (plate 15). The corridor was subsequently blocked, probably when the surgery was established. As a service corridor it has no other fixtures and fittings.

Head of sixth form 5 was originally two rooms. Its original doorway is now blocked, while the current entrance formerly led to a toilet via a short passage (fig.4). This toilet was removed when room 5 was enlarged during school occupancy. Room 5 has a lower level of décor than rooms 1-3, the 'entertaining rooms' and its location outside the more formal zone suggests a more private room, perhaps a small study for the vicar to use. The elaborate 9 inch skirting rail seen in the bigger rooms is replaced on most walls by a plain 6 inch one but there is still a picture rail, and other features such as wall panelling may have been removed. Any moulded cornice is hidden behind a suspended modern ceiling. The fireplace is basic; square white painted stone (plate 15), the same as those in the bedrooms upstairs and there are no other fixtures or fittings of the period.

Service Area

The ground floor service range occupying the north-western end of the house comprised three main rooms, with corridor and stairs to basement and first floor levels. The basic layout remains the same but is now isolated from the main part of the house by the blocking between corridors 4 and 7 (fig.4). Modern features have been inserted, resulting in significant changes to the interiors such as fire doors, suspended ceilings, vinyl floors and new extensions in the former yard to the north-west. However, diagnostic features remain, conforming to established forms of ground floor service rooms.

All rooms and stairs are accessed via **service corridor 7** which retains its original format, though now leading out to the yard through the small modern toilet extension (fig.4). Architectural embellishment is low, with plain 6½" skirting around the walls. **Surgery 8** has a large open fireplace that would have held the cooking range for the kitchen, but is now filled instead with filing cabinets (plate 16). The fanlight over the door is original, as is the doorway into **surgery 9**, which is logically the Victorian scullery, where menial kitchen tasks such as preparing vegetables and dishwashing were undertaken, though there are no surviving fixtures. On the other side of the corridor is **waiting room 10**, which contains modern fittings but whose high windows and second, now blocked, doorway (fig.4) suggests this was a twin-entry pantry, once divided into two storage areas.

From corridor 7, a short stone dog-leg stair leads down to the **basement** (fig.6) under room 10. At the bottom are found two rooms, one containing stone shelves (a cold store) and the other with the filled remains of a well in its centre (plate 17). The two rooms are lit by the stair

windows. Both have brick floors and lime-washed walls. A blocked arch stands on the north-west wall, likely to be another store rather than another underground room or passage.

Also from corridor 7 is the **back stair 23** up to the first floor. The stairs are timbered and have a dog-leg with half-pace landing plan form. Plain panelling against the basement stair leads to equally plain square banisters and a rounded handrail (plate 18). The newel posts are square with chamfered edges and ball finials (Alcock & Hall 1994). The door at the top is modern, but would have given access to housemaids to service the upstairs rooms.

First floor

The first floor layout is very much like the floor below, with a similar degree of alteration. In general the rooms, interpreted as family bedrooms and guest rooms (rooms 14, 15, 17, 20 and 21), are decorated in a plainer style than downstairs, suiting their locations in a more private area of the house, away from the 'entertaining' areas. Each room is fitted with a basic square stone fireplace and wooden mantelpiece (as seen downstairs in room 5) and most have cupboards/small wardrobes built into the alcoves. In most cases the cupboard doors have been removed and shelves fitted, but some (e.g. room 15, plate 19) retain brass clothes hooks and hangers. Above the front porch is a bathroom, with a second toilet above that on the ground floor (room 12). Rooms 18 and 19 have a noticeably lower standard of décor and were probably used as bedrooms for domestic servants.

Stair landing 11 (plate 8) is lit by windows facing onto the former garden. It has an 8½" low beaded skirting board and thin cornice chamfered on one side. At the top of the stair are arched openings to corridors 13 and 21 either side, which now contain modern fire doors. Corridors on this level have a more basic beaded skirting. A third doorway on the landing leads into **male shower room 12**. The main area is now a large changing room with a Victorian fireplace and cupboard on one side and showers and (replaced) toilet along the other (fig.5). The showers are a later feature. The main part of the room was probably the bathroom of the vicarage, separate to the toilet that was accessed by a short passage off the main corridor, the same as on the ground floor below. The connecting doorway with **corridor 13** is now blocked (fig.5). A modern wash basin has been inserted below the former toilet door light which has the same patterned glazing as the corridor light downstairs in room 5 (plate 20). The wall in-between appears to have been rebuilt at the rear of the showers to make **deputy head of sixth form 15**, a former bedroom, slightly larger.

On the other side of corridor 13, an arch leads into a small ante-room beside two store rooms (fig.6) that gives access into **classroom 14**. This is a large room and, with its bay window

overlooking the garden, was probably one of the main bedrooms of the Victorian house. Apart from a cupboard and fireplace, there are no significant fixtures or fittings

Computer room 17, located above the kitchen, displays the typical features associated with the other bedrooms but is now fitted-out with IT equipment. Beyond room 17 and the north-west end of corridor 13, is **service corridor 16**. Entry into the service area is represented by a thin, plain, four-panelled door set within an un-moulded architrave between corridors 13 and 16 (fig.5). Within the former service zone are two rooms; **ladies toilet 18** and **office 19** that share the same plain features. Rooms 18 and 19 were possibly servant bedrooms, though neither are fitted out as such now, apart from room 19 has a fireplace and there is a small cupboard in room 18. Access to the rooms was by the back stair 23, previously described. Between the two rooms is the loft hatch that can only be reached by a tall ladder. Inside the loft is a narrow wooden floor between two chimney shafts and a wooden rack to one side (fig.6). Openings for fireplaces are situated either end, but only the one on the central stack has a basket. Beyond this, there is no evidence to suggest the loft was inhabited. Roof trusses exposed in the loft have side purlins and queen posts with bolted iron rods passing from beam to ridge.

On the south-west side of stair landing 11, back in the family area, a third corridor (21) leads off to the south-east side through an archway to three rooms in the Victorian house (fig.5). **Classroom 20** was probably the master bedroom, considering its size and aspect. The much smaller **Brentwoodian office 22**, alongside, was probably a dressing room, the two being formerly linked by a connecting door, which is now locked (fig.5). **Corridor 21** originally appears to have been a short passage providing access to both room 22 and **UCAS office 24**, perhaps a former nursery given its location by the master bedroom. It appears that room 24 was reduced in size when the extension was built, in order to link corridor 21 with corridor E10 (fig.5).

5.3 Otway House extension (2)

The south-western extension to Otway House was created in 1928 to provide extra boarding rooms for the expanding school. It is now part of the present sixth form centre. Its overall appearance matches the former vicarage in materials but lacks any of its decorative detail. It is to be demolished as part of the plans and its site, along with the car park in front, is to be redeveloped as the new sixth form centre.

Built onto part of the main south-eastern façade of the vicarage, the extension lies perpendicular to the Victorian building and occupies part of the former vicarage driveway and

front garden. The building is three storeys high and well-laid out on a linear plan form of corridor with classrooms along the south-east side, except for the ground floor that has stores and service rooms on the other side (fig.4). The main stair (E9) provides access between the floors at the south-west end, while the ground and first floor corridors connect directly to those of Otway House.

The extension is built from 9" hard red bricks in English bond on a low brick plinth that thickens slightly towards the road. The windows are horned 6 x 6 sash windows with flat brick arches on all levels apart from those on the second floor that are short 3 x 3 sashes below the eaves. All gables have low pediments, with the end gables built higher than Otway House. The roof is slated and the chimneys fairly simple, but in a similar form to the Victorian ones. Roof trusses were not seen.

The extension is the latest major structure recorded in this survey and has relatively little historic or architectural merit apart from its association with the school. Therefore the descriptions below are brief.

5.3.1 External description

The **north-west elevation** that faces the car park includes the main entrance porch in front of Otway House (plates 1 & 21). It was built at an angle to tie in the two buildings. Originally, sash windows were set either side of the porch door and steps. Now only one survives, the other encroached upon by modern addition E4 (fig.4). The door is a casement type suiting the sash windows, panelled below the midrail. Above is a fanlight dressed in a semi-circular arched head. The modern single storey extension next to the porch is flat roofed with a blocked doorway next to two modern sash windows (fig.4). Further to the west, are two original gables with twin sash windows apiece, belonging to an original single-storey projecting range. A date plaque (1928) is located within the first gable. The first and second floors are divided by a projecting brick band and two pedimented dormer windows are set into the eaves.

It is the **south-west** elevation that faces the road, close to the boundary. A tall stair turret with pedimented gable rises between brick piers, its gable end bearing a panel depicting a clenched fist holding a wing and espousing the school motto 'Inctus'. It is framed above by a Tudor style hood moulding and below by a projecting brick band (plate 22). A single window lights the stairs and there are entrances below, one of which (into the boiler room) is blocked. Either side of the turret are views of the main gable and projecting gables. The diamond-

patterned red and yellow stock brick wall to the south-west (plate 22) is likely to be the boundary wall to the vicarage.

The south-east elevation (plate 23) faces onto the lawn and has a much higher degree of fenestration in order to maximise light levels into the dormitories this side. A stone band divides the first and second levels and the projecting gables are two bays wide on the second floor. The stair turret contains no fenestration or decorative elements on this side.

5.3.2 Internal description

Apart from the ground floor additions, the internal layouts are similar on all levels, with a corridor on one side leading to classrooms and stairs at either end, and access to the first and second floors of Otway House. The ground floor contains extra rooms for boilers, toilets, etc. Decoration is rudimentary: plain plastered walls and skirting boards. Most doors are either replaced/inserted modern fire doors or plain four panel doors in plain architraves, similar to those in the service rooms of Otway House. As boarding houses are now located elsewhere in the school complex, most of the rooms are currently classrooms and as such are fitted out with carpets, white boards, etc. It is not clear whether all these once functioned as dormitories or if some were originally classrooms too. Fireplaces are visible on all levels but are almost wholly boarded up or removed. The following descriptions deal with general points and thereafter highlight areas of alteration or specific interest on the three levels.

Ground floor

The ground floor is entered from porch E1 or from the common room 2a of the main building through the opening in the old vicarage wall (fig.4). A less formal entrance stands at the far end of corridor E2, with access to the stairs, probably used by the porters. Porch E1 leads onto corridor E2 and into Otway House through common room E3. Alternative means of entry were formerly between porch 6 into hallway 1 or room 2a, before these doors ceased to be used.

The more recent porch (E2) has a terrazzo floor and a tall 9½" skirting board both of which are also features of the corridor. A notice board has clearly been inserted into the blocked sash window frame. Entry to the corridor is through a gothic arch that imitates those observed in Otway House and, from its position, served the same purpose: to hide steel joists on load-bearing walls. Further arches occur at regular intervals along the corridor (fig.4). Unfortunately their visual impact has been diluted by a modern suspended ceiling and associated infilling (plate 24).

Entry into the lower part of the common room (E3) is either through fire doors off the corridor or up a small row of steps from the Otway House common room, 2a. The original partition wall between E3 and E3a was removed to enlarge the common room, much the same as in 2 and 2a. A thin cast iron column supports the main joist. Internal decoration is limited to 4" high plain modern skirting boards. Fireplaces have been removed in each room.

Further down the corridor are modern offices (E4), stores (E5) and toilets (E6 & 7), all of little interest in the survey, and boiler and electricity rooms (E8), which could not be accessed at the time of survey. Considering girls were a later addition to Brentwood School, it is likely that the division between rooms E7 (girls toilets) and E8 is a later alteration and that the two originally formed a single room. At the far (north-west) end of the corridor are the stairs E9 that lead up to the first and second floors (figs.4-6). The steps are of a dog-leg plan form with half pace landing, cast in concrete with rounded wooden rails leading to concrete-floored landings. The lower part of the walls either side are clad in 4" yellow tiles below a brown border (plate 25), a theme familiar in Victorian and later public and 'institutional' buildings.

First floor

Corridor E10 has a herringbone parquet floor, beaded skirting and fully-exposed arches where steel joists pass through (plate 26). Each of the three equally-proportioned classrooms has the same skirting as the corridor and an ogee-moulded picture rail. Classrooms E12 & E13 have cupboards built into an alcove (E12, plate 27) or under the stairs (E13) that are contemporary with the building but more likely created for teacher's use rather than shared by the boarders.

An unusual feature, a heavy single flight cast iron stair (E14), leads up from the north-eastern end of the corridor to classroom E20 on the second floor. It is bolted to the wall and has raised treads, panelled risers and a rolled iron handrail (plate 28).

Second floor

The second floor has a staff WC (E15) at the top of stair 9 (all modern fittings) leading onto corridor E16 that has the same features as those below but without the arches; with boxed joists instead at different intervals (fig.6). Each of the rooms except for the boiler room E17 (not accessed) have replaced fire doors. Staff room E18 (not accessed) contains the only intact fireplace in the extension. Plate 29 shows a small fireplace with a wooden head and mantelpiece and tiled surround, which was probably typical of the other fireplaces in the building. The corridor finishes at classroom E20 that can also be reached by the iron stair (fig.6) on the other side. The north-west wall contains a cupboard over the stairs and another

next to the former fireplace, in the alcove (plate 30). Boxed principle rafters can be seen in the same photographic plate. Judging from the layout of the chimney stacks/fireplaces, it seems likely that rooms E17 and E18 were built originally as a single room.

5.4 CCF Armoury (3) (former vicarage outbuilding)

The armoury is a small, single storey structure built onto the already-established boundary wall to Brentwood School, with its own yard (figs.2 & 3). The rest of it is built from (the same) 8½" Flemish-bonded creased red bricks used for Otway House, with pitched gables and a slate roof.

Its clear association with the 19th century vicarage lends the structure more importance than has been formerly appreciated. Its position facing the service entrance indicates a utility building, possibly with mixed functions. Workrooms, stores, cart sheds and stables were required by wealthy townfolk. Judging by the numerous blocked doors and windows facing the yard, it originally contained at least three internal areas, of which only one (the magazine, fig.7) remains. Its architectural style and appearance is typical of an outbuilding to a Victorian house. Having been used by the school since 1927, by 1997 the armoury had become a store for the cadet forces (CCF) and in that year it was converted to the CCF armoury and magazine. In the process former doors and windows were blocked-up and air vents inserted instead. Any unnecessary remaining internal partitions were removed.

The wall onto which the armoury is built is made from yellow stock bricks in a mixed bond (plate 6). The four buttresses are related to the wall rather than to the building and are not seen on the opposite wall, facing the yard. The south-west yard side (plate 31) contains the only remaining entrance, now fitted with a heavy iron security door. Two other doorways, recently blocked, stand along this side, the larger of the two, at 1.3m, perhaps representing a small stables/wagon house (fig.7). Vents in the south-west gable corroborate this function.

Brick walls partly enclose the yard on two sides, with an entrance on the south west side, shown by a remaining gate pier (plate 31). The opposite pier was probably removed when the surgery extensions were built and the other yard wall has been seriously truncated at the same time for surgery access (fig.7).

The gable ends have brick mouldings to their rooflines and the north-east gable has two blocked features, a doorway and a narrow window. Both have flat heads with slightly arched brick dressings, like those in the main building. The opposite gable has a tiled vent close to the apex (plate 31) to circulate air.

Internally the building is divided into three parts (fig.7). Only the wall between the lobby and magazine is original. The insides have been lined-out in modern materials (boarding and wire mesh) that obscure the wall and roof fabric and any historic features. Rifle racks and a workbench for servicing the arms are the only features to remain in the armoury (plate 32).

5.5 CCF Headquarters (3) (former school gym)

According to the maps, the gym was constructed in the early 20th century to replace an earlier one demolished when Main School was built on its site in 1910. It is likely the gym was built during this phase of work. Its odd orientation with the other school buildings is because it respects the garden boundary of the old vicarage, which cants slightly to the south-east after the outbuilding 3 (figs.1 & 3). Since its construction, Queens block has been added to the rear of the gym (1957) and a more modern (pre-1990) extension to the side containing changing rooms and toilets, which is included in photographs. Part of the original wall fabric was rebuilt when the extension was added.

The school has a close relationship with the armed services and in 1990 the gym was converted to its present use, as the Combined Cadet Forces Headquarters (CCF). This large open-roofed structure was converted to offices and stores by inserting modern partitions, a first floor level, stairs and loft (fig.8).

The gym follows the general north-east to south-west orientation of the other school buildings but is canted slightly to the north. It is divided into 6 bays, with a sloping roofed final bay at the eastern end (plate 33). The main build is constructed in English bonded red brick except for the south-east wall that is built in yellow stock bricks. Otherwise, except for obvious modern additions such as a fire escape and replaced grey tiled roof, the building remains largely unaltered externally. The front gable on the south-west side (plate 33) has a twin doored entry in modern, though unobtrusive, fire doors, set within a segmental arched, ogee-moulded head. Above the doorway is a prominent row of alternating fixed and tilting twelve-pane wooden-framed windows. The tilting windows were built for cord-operation from the ground floor, but are now fitted with metal handles since the upstairs offices were inserted. Carved brackets support a narrow wooden canopy above the windows ending in flat semi-circular pendants, preserved by lead flashing. Purlins extend out from the gable against the barge boards, framing vertical panelling (plate 33).

The main side elevation, to the north-west, is built from red brick in pier and panel construction (plate 33). Five of the six bays contain 12-pane windows identical to the front, arranged in pairs. One of each pair is tilting. The windows are recessed from their neat

segmental arched heads. The central window has been converted to a fire escape and a modern window has been inserted to light the ground floor (plate 33). The wall of the final bay, at the intersection with Queens block, slopes down to ground floor level, but it is difficult to extract further information given the proximity of the two buildings.

The south-east side elevation has a more rudimentary construction, perhaps because it was built on what was then the very edge of the school boundary, facing away from the main school buildings (fig.3). An unattractive pre-1990 single-storey flat-roofed changing room extension is attached to the fourth and fifth bays (plate 34).

The walls are plain and built from utilitarian yellow stock bricks. Windows are metal-framed centrally-tilting eight-pane windows on the main three bays, and four-pane tilting windows on the two bays above the extension. Each is flush to the walls with flat concrete sills and heads. The latter two windows appear to have scars in the brickwork suggesting they have been replaced (plate 34) with smaller versions, although this would seem unlikely. However, there is some variation in the brickwork this side, which is stretcher-bonded on the inside. In particular, the dividing wall to the extension has been rebuilt between the piers to square-up the extension with Queens (fig.1), as scars to the former wall line testify (fig.8).

Modern partitions and floors have been inserted internally to create offices and meeting areas. A hardwood parquet floor is one of the few features to survive (plate 35). Apart from the windows, the other period features are a fine set of roof trusses hidden within the first floor loft area (plate 36). The trusses consist of a main beam supporting queen posts either side of the roof, with carved braces to the collar and primary rafters. They would have been clearly displayed in the original building. The trusses are neatly tenoned together and reinforced by bolted iron straps. No internal fixtures or fittings relating to its use as a gym were discovered.

5.6 Marshall's Lodge (5)

This is a single-storey gothic style lodge bungalow situated beside the former Ingrave Road entrance (fig.3) within its own plot of land, containing a garden, patio and lawn. It was possibly built around the same time as Main School and the gym (1910) either for the headmaster, or the school marshal. It was still occupied during the survey as a private residence. This meant only a low-level record was made.

The lodge has a rectangular plan form in line with the historic school layout, with projections to south-east and south-west in the form of a small kitchen wing and timber

porch/conservatory, and bay window from the living room out onto the garden (fig.1, plate 37). The garden wall is constructed in red brick Flemish bond and the bungalow in English bond. Leaded windows feature, often in pairs, on all but the north-east side (behind the modern marshall's office). The windows have brick ashlar sills and square hood mouldings in the perpendicular gothic form. The kitchen wing has an oculus window facing the garden (fig.9). A veranda occupies part of the north-west side, with access from the driveway to the front door (plate 38).

The roof is set high and hipped on all sides with a twin octagonal-shafted chimney on the north-east pitch. Rafter feet are exposed on all sides. The veranda has a flat-roof and the hip ridge of the bay window is crowned with a moulded ball finial (plate 37).

The layout inside includes a combined living/dining room and two bedrooms off a corridor linking front and back (fig.9). As a modern home, the interiors display contemporary fittings, furnishings and decoration. Not all areas were observed and no internal photographs taken.

6.0 DISCUSSION AND CONCLUSIONS

The historic structures recorded during the survey form a diversely functioning group of late 19th and early 20th century buildings whose origins are not all associated with Brentwood School. Most were built during the expansion of the school c.1910, but two of the structures, the former vicarage and its outbuilding, were built some 40 years earlier and were incorporated within the layout as the school expanded. Despite changes, the outward appearance of all the structures remains largely unaltered, even if their landscape setting has significantly changed as the school has grown.

Otway House is the oldest and most interesting of the group, given its origins as a Victorian vicarage. It is well-built and with its gothic themes stylistically typical of its date, representing a good example of a modest late Victorian middle class residence. It has a classic layout with clear divisions between living and service areas. Few of the rooms are well-preserved, but of these the dining room, hall, porch and main and service stairs have retained the most character. The original grounds of the vicarage can still be traced as well as its yard and the boundary wall on Ingrave Road. A contemporary utility building still stands that may have contained stables and adds to the group value of the house.

Adoption of Otway House as a boarding house by the school coincided with building the 1928 extension and it is likely the two were fitted out at the same time. It is unlikely this resulted in fundamental changes to the layout of the house except for those areas associated with access into the new extension. It is possible that kitchen and dining areas were retained to service the new boarding block. An aspect of conformity was probably added to the interiors by redecoration and perhaps removing fixtures in keeping with the plainer style of the new extension. Most of the fittings (doors, skirting, cornices) were retained, but other features such as wall panelling, gas lighting fixtures and ceiling roses were removed and the walls and ceilings plastered over. Further internal intervention probably occurred when Otway House became mixed-use as staff rooms and sixth form centre in more recent years and in general maintenance/modernisation events that leave little or no record.

The layout of the house has changed very little and formal and service areas can be readily identified from the surviving fittings and room configurations. It is however more difficult to identify specific rooms, as room function is not always readily apparent. However, similar surveys of contemporary structures, such as Bocking Place, Braintree and Tillwicks, Earls Colne (Letch 2001 and 2004), can help as they were built to conventional designs and plans. However these houses were built for wealthy Essex industrialists, George Courtauld and Reuben Hunt and were therefore bigger with more rooms and a larger domestic staff. Otway House was built as a more modest residence for a vicar and his family who probably employed (as was the fashion of the time) a small domestic staff. Indeed, the evidence suggests that two servants 'lived in'. For a relatively small house with few needs these are likely to be a cook and housemaid, though others may have come in from the town to help out.

The 1928 dormitory extension is a rather plain but functional building lacking the quality of architectural detailing seen on Otway House but still in keeping with the overall architectural style of the surrounding earlier buildings. Although the original layout is largely preserved and reasonably understood, there is little evidence to show how the rooms originally appeared.

The former gymnasium and marshall's lodge are attractive Edwardian buildings and add historic value and diversity to this part of the school. Externally they have changed very little, especially the lodge, with its rather ornate architectural character. Internally, the gym has been altered considerably, while the lodge has developed over time as a contemporary family home. The modern marshall's office and former gymnasium extension have no architectural merit.

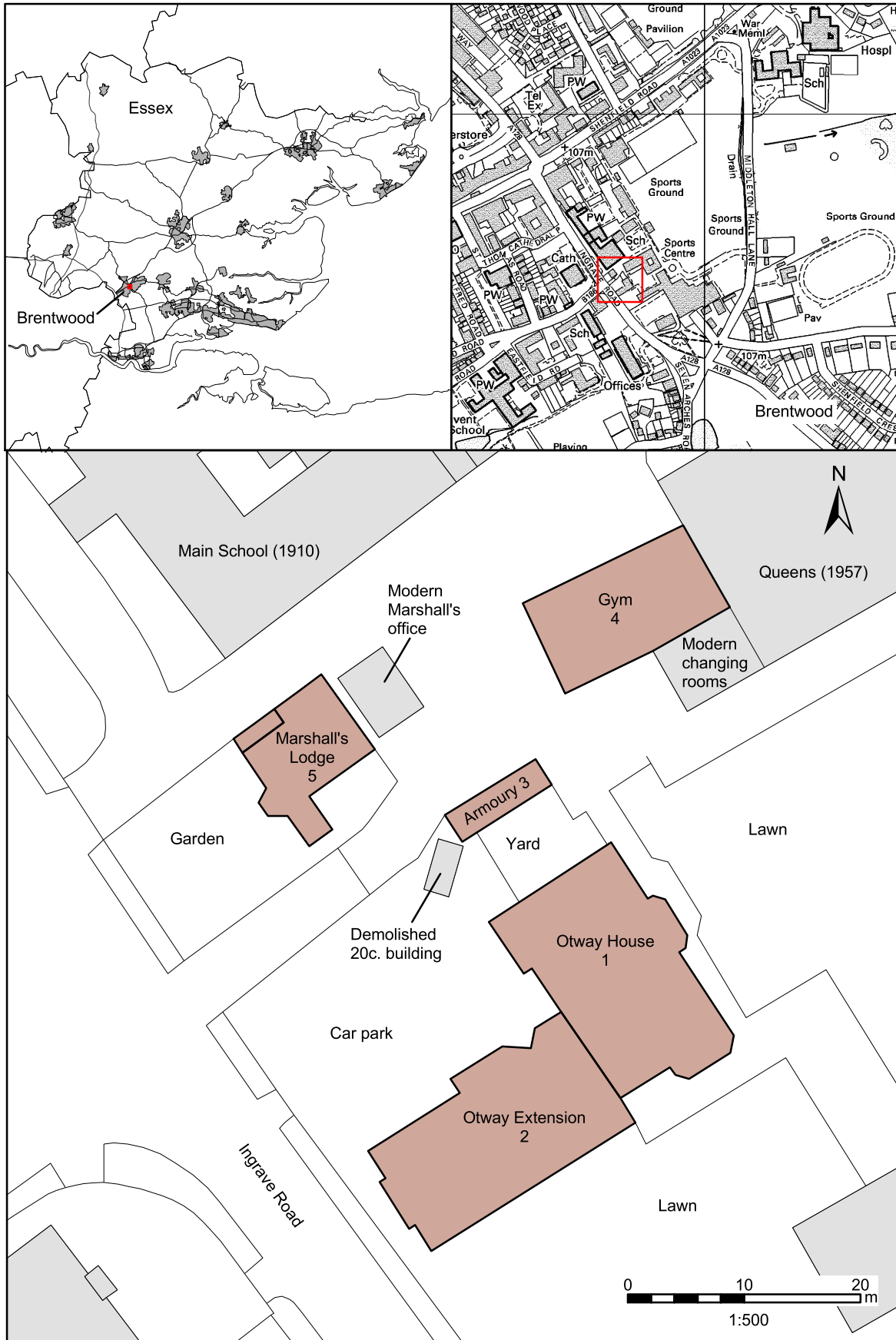
Schools, like other institutions, are continuously evolving and modernising and the building of new sixth form facilities points to continual change and growth into the early 21st century. It is interesting to record and appreciate such relatively complex sequences of development exhibited by the buildings of such large and long-lived institutions as Brentwood School, whose buildings reflect the changing architectural tastes of the day.

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Fig.1. Site location

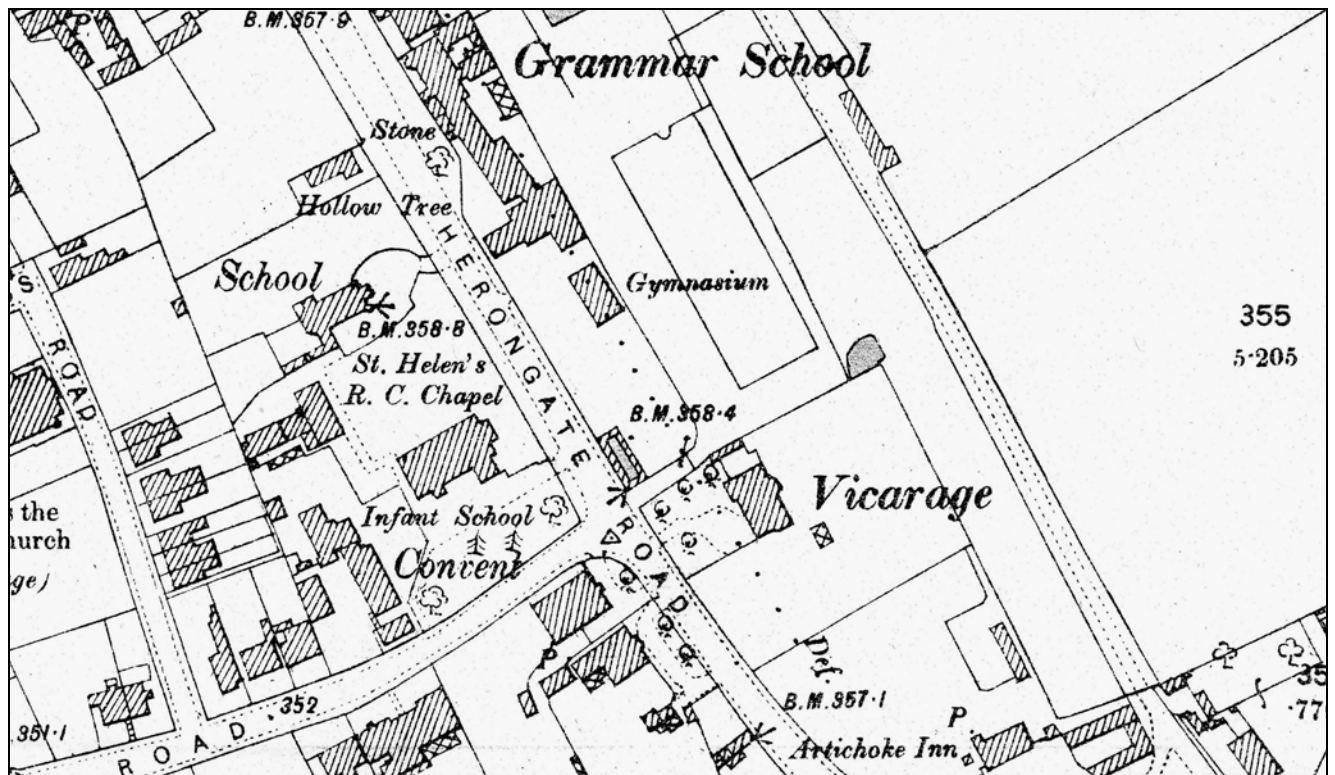


Fig. 2 Otway House and CCF Armoury shown on Second Edition OS map, 1896 (sheet 67/3)

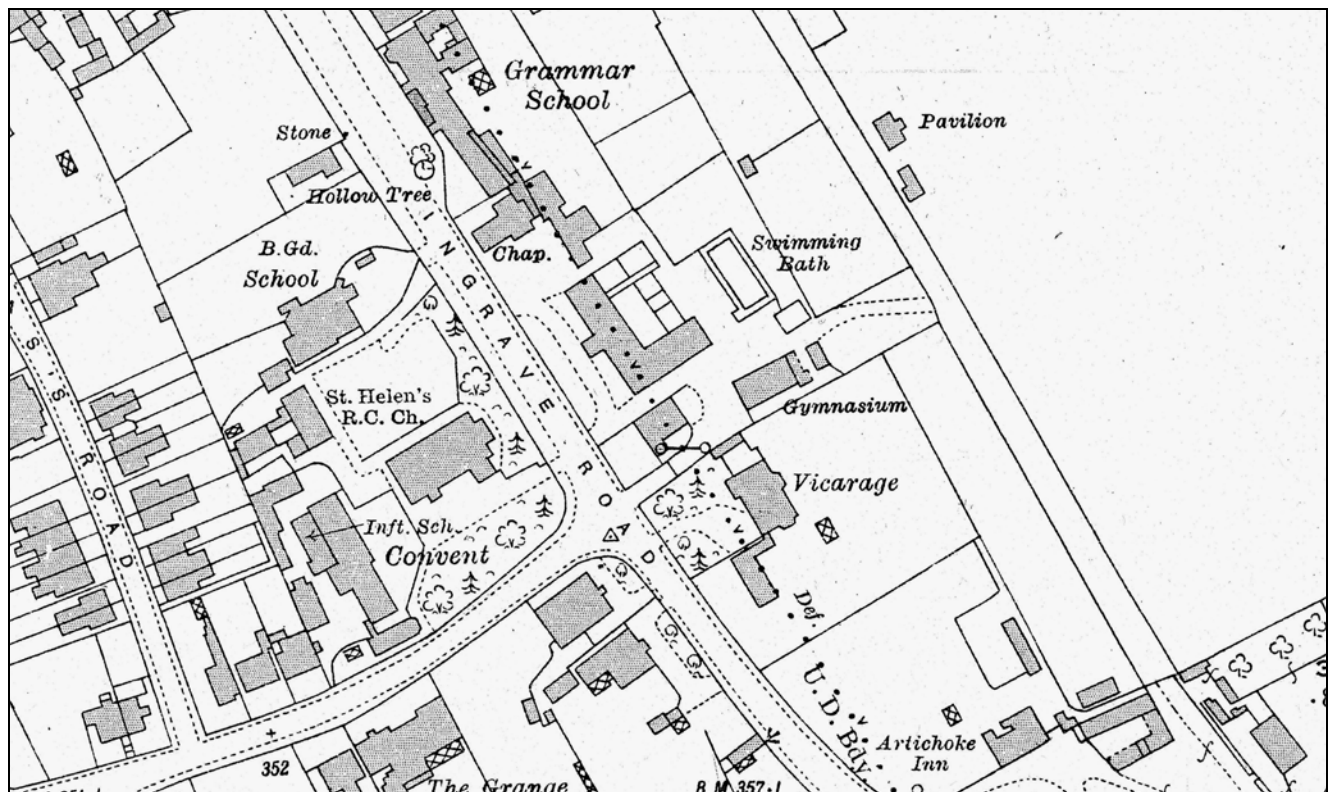


Fig. 3 CCF Building (gym) and Marshall's Lodge from New Series OS map, 1920 (sheet 71/14)

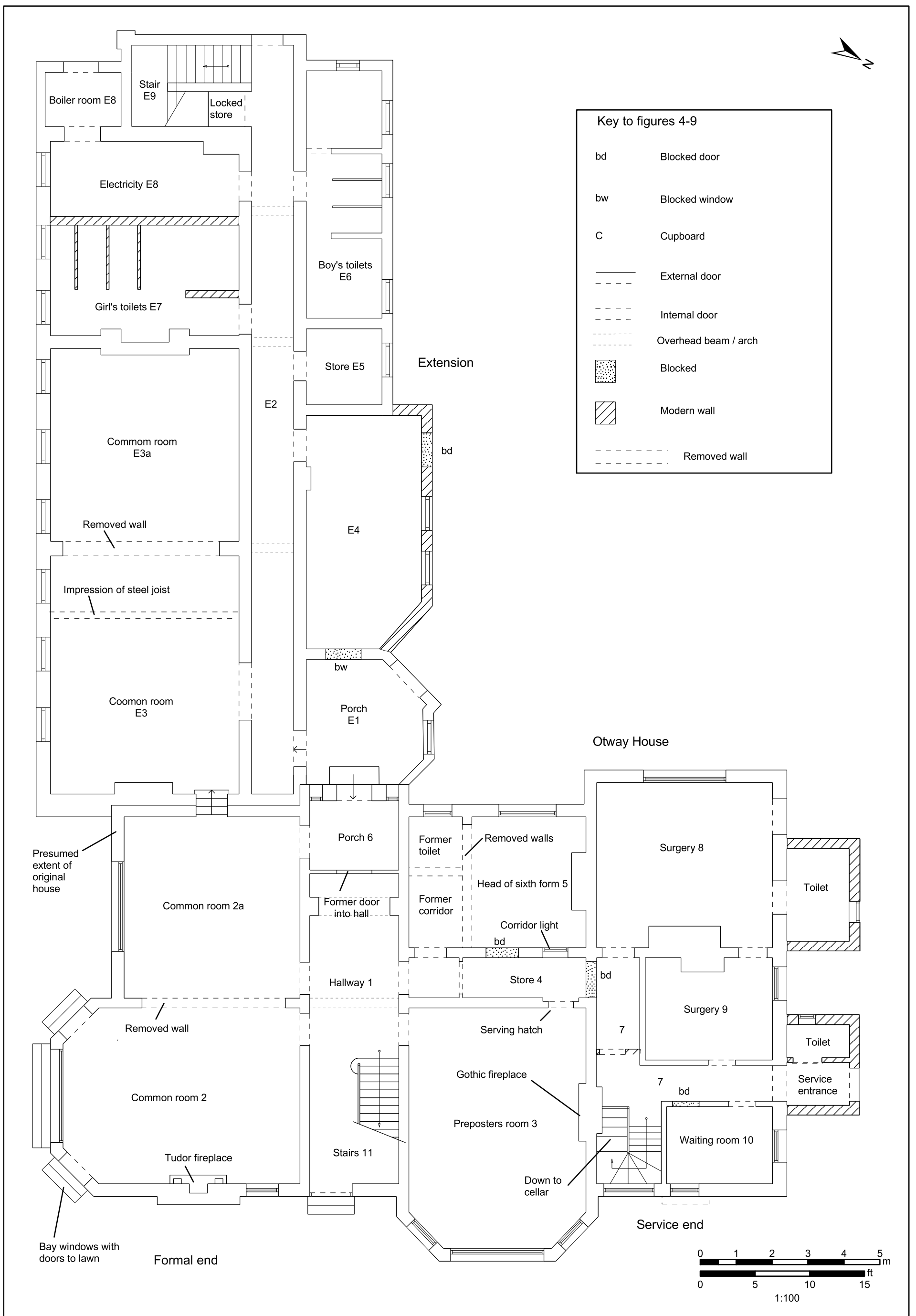


Fig.4. Ground floor plan of Otway House and 1928 extension

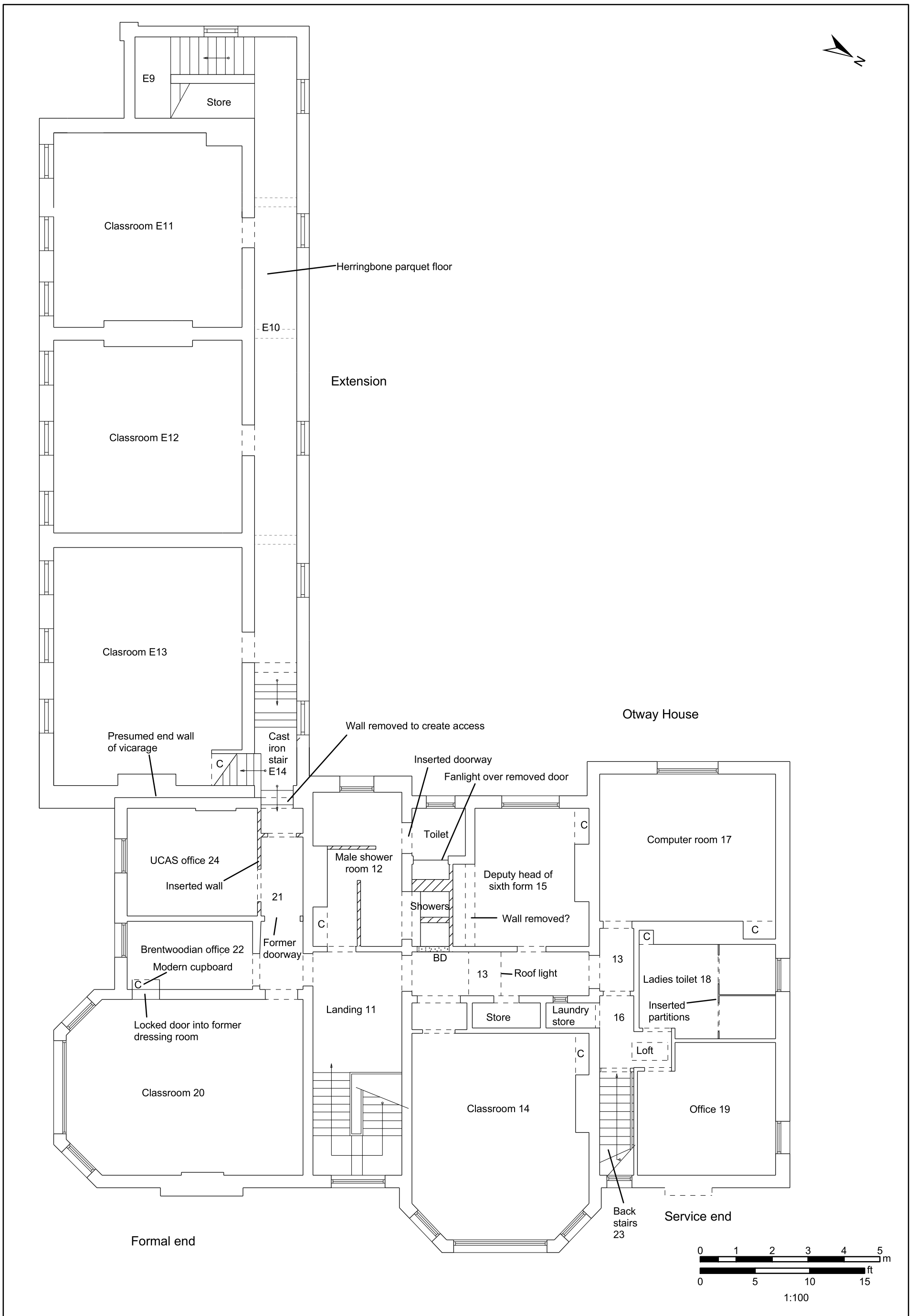


Fig.5. First floor plan of Otway House and 1928 extension

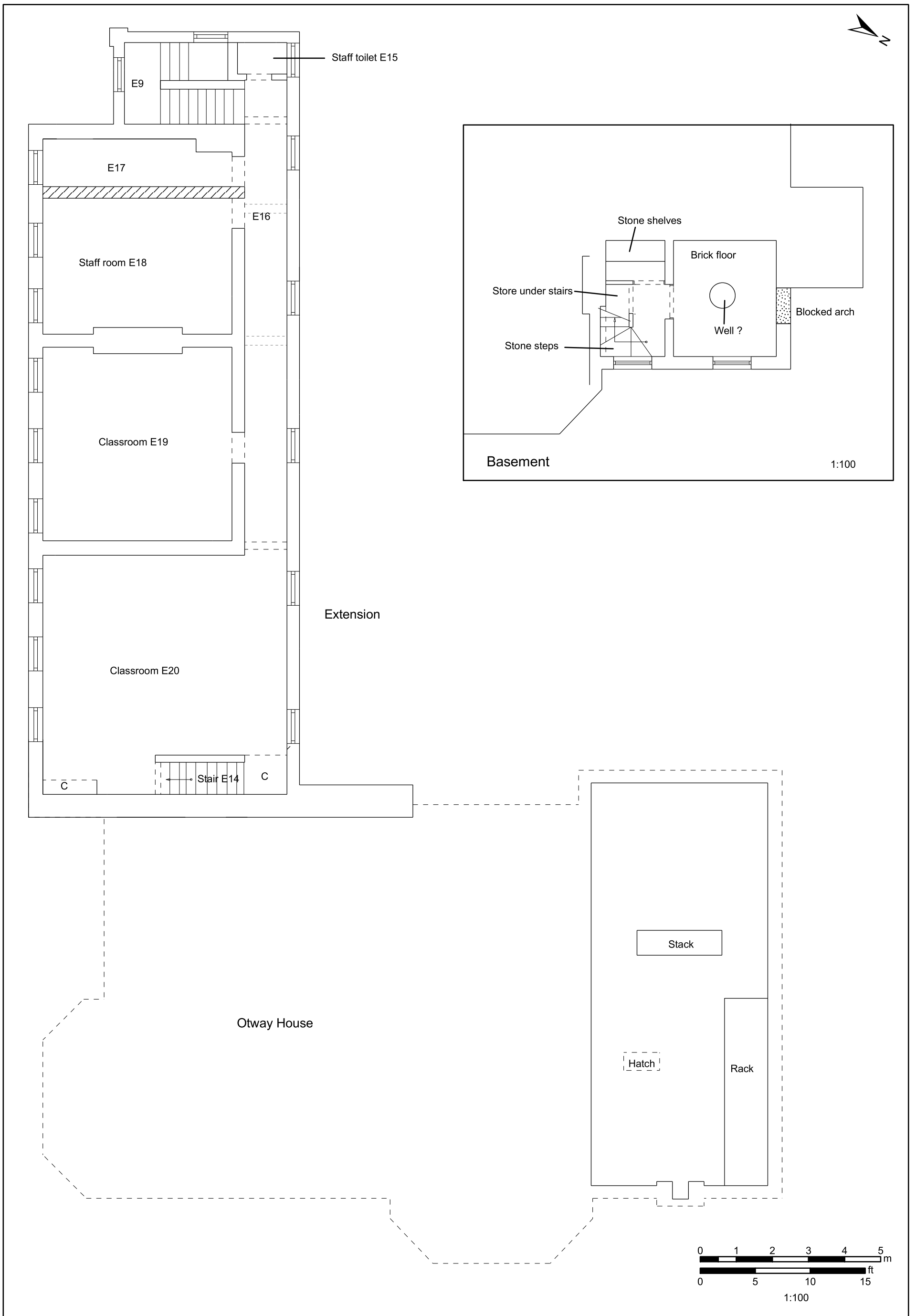


Fig.6. Basement and loft plans of Otway House and second floor plan of 1928 extension

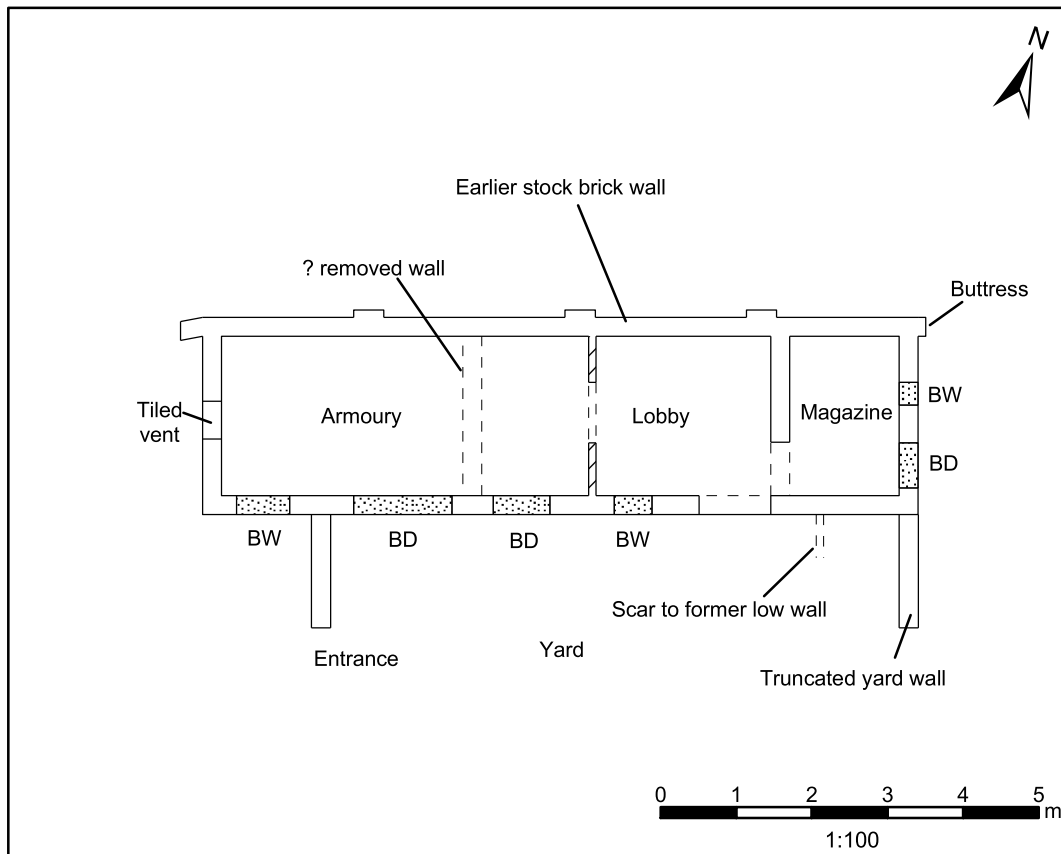
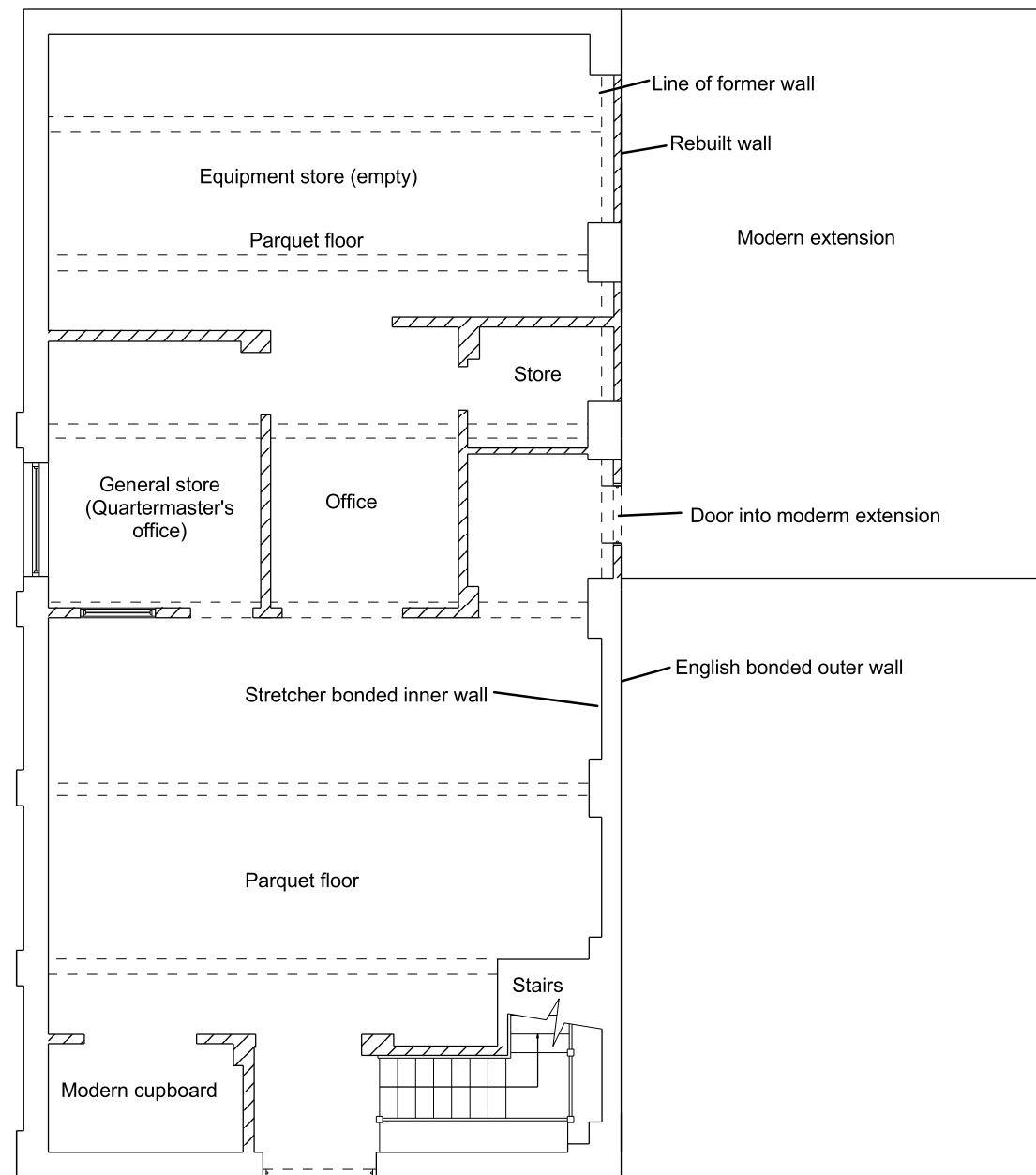
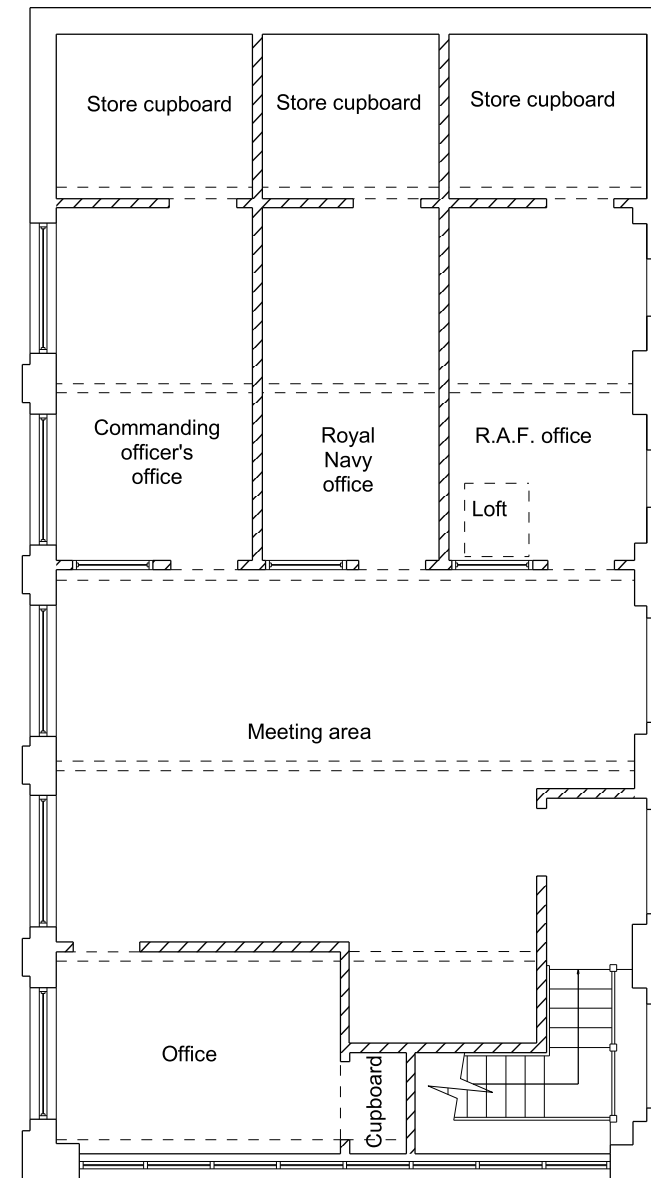


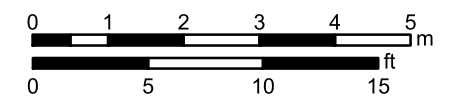
Fig.7. Plan of CCF Armoury



Ground floor



First floor (inserted)



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Fig.8. Floor plans of CCF Building (gym)

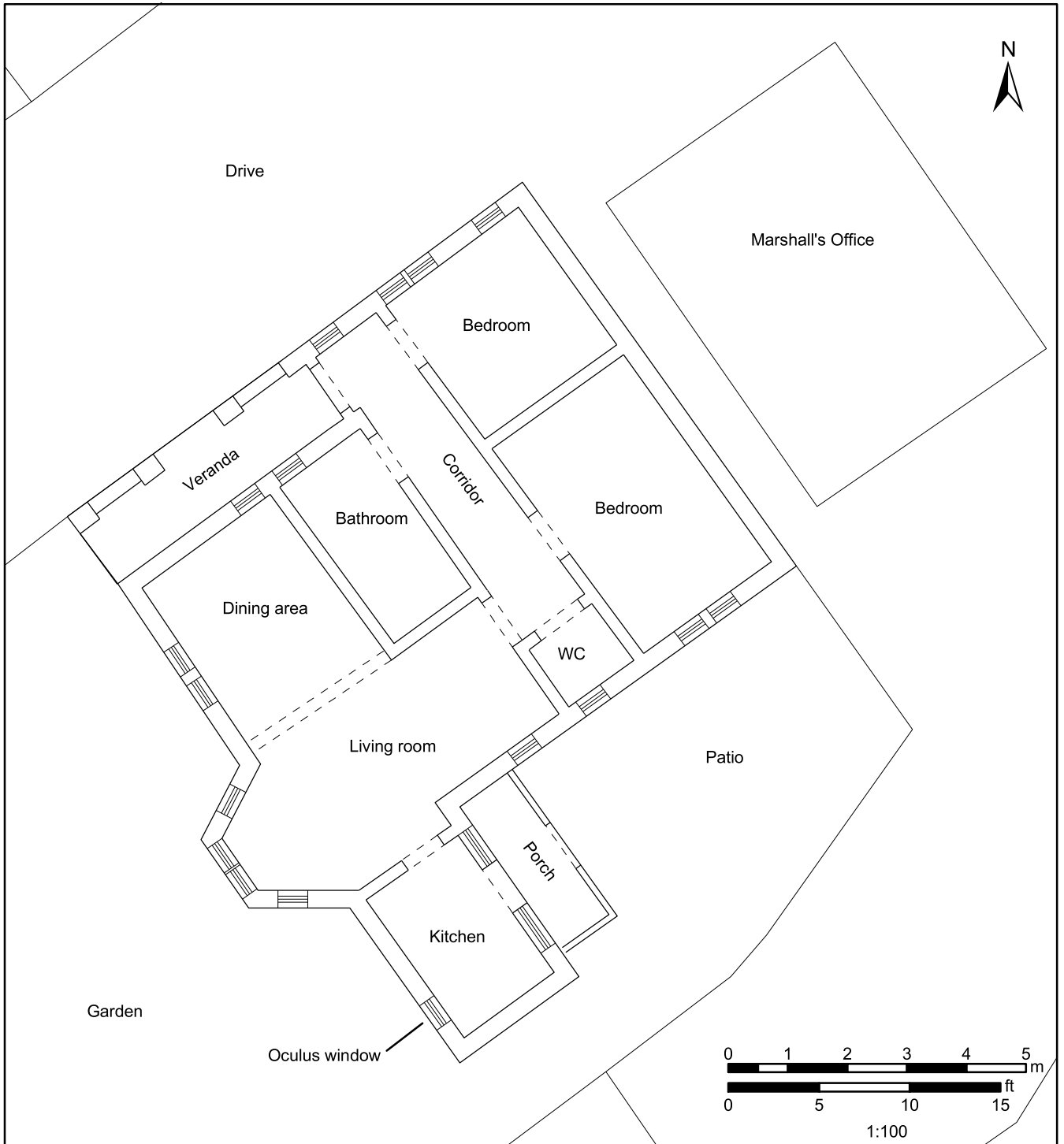


Fig.9. Plan of Marshall's Lodge



Plate 1 Former Otway House façade, with 1928 extension



Plate 2 Iron cross over main entrance to Otway House



Plate 3 Former front entrance to Otway House



Plate 4 South-east elevation of Otway House



Plate 5 North-east elevation of Otway House



Plate 6 North-west elevation of Otway House with CCF armoury in foreground



Plate 7 Entrance Hall 1

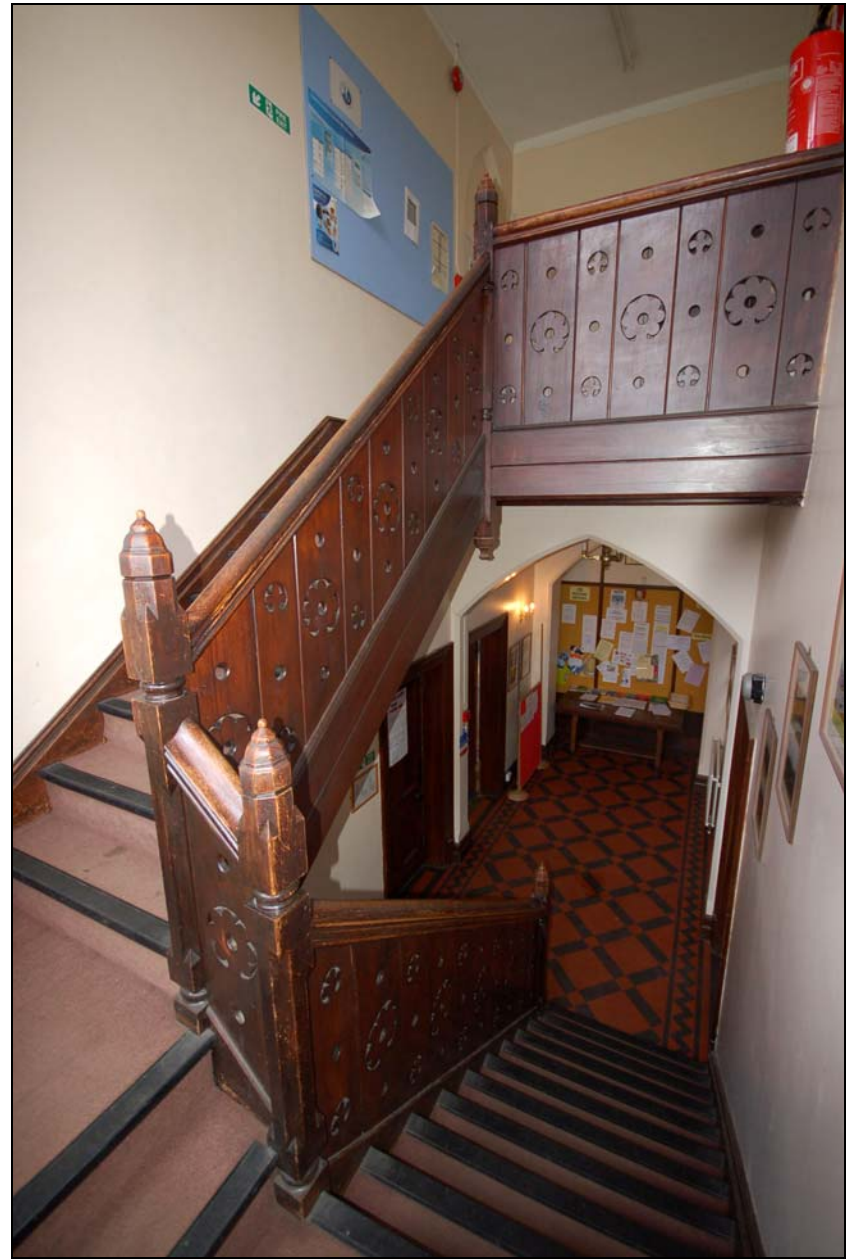


Plate 8 Main stairs 11



Plate 9 Common room 2 viewed to east



Plate 10 Tudor-style fireplace in common room 2 (1m scale)



Plate 11 Common room 2a with entry into 1928 extension



Plate 12 Preposter's room 3



Plate 13 Gothic fireplace and mirror in preposter's room



Plate 14 Serving hatch within former corridor 4



Plate 15 Corridor light inside room 5



Plate 16 Former kitchen, now treatment room 8



Plate 17 The basement



Plate 18 Service stair 23



Plate 19 Fireplace and clothes cupboard in room 15, typical bedroom fixtures



Plate 20 Wash basin in altered doorway now part of room 12



Plate 21 Otway House and extension viewed from clock tower to north-west



Plate 22 Otway buildings and former vicarage wall viewed from Ingrave Road



Plate 23 South-east elevation of 1928 extension



Plate 24 Corridor E1 viewed to south-west



Plate 25 Stairs E9 to first floor



Plate 26 Corridor E10, first floor



Plate 27 Typical first floor classroom inside the extension



Plate 28 Iron stair to second floor



Plate 29 Surviving fireplace in room E18



Plate 30 Classroom E20



Plate 31 The armoury, former Otway House outbuilding range and yard



Plate 32 Inside the armoury



Plate 33 CCF Headquarters viewed from west



Plate 34 CCF Headquarters viewed from south, with extension



Plate 35 Main interior of CCF headquarters



Plate 36 Roof trusses inside CCF headquarters



Plate 37 Marshall's Lodge viewed from west



Plate 38 Marshall's Lodge viewed from south-east with Main School in background

Appendix 1: Contents of Archive

Site name: Brentwood School, Ingrave Road, Brentwood

Project no. 1874

Index to the Archive

Document wallet containing:

1. Research Archive

- 1.1 ECC HEM design brief
- 1.2 ECC FAU written scheme of investigation
- 1.3 Two copies of client report (one unbound)
- 1.4 CD containing digital images, architects drawings & copy of report (pdf-formatted)

2. Site Archive

- 2.1 Photographic register
- 2.2 Photographic record (digital prints & 35mm monochrome prints & negatives)
- 2.3 Site notes & annotated survey plans
- 2.4 Hand-drawn plans from 1990s conversions

Appendix 2: EHER Summary Sheet

Site Name/Address: Brentwood School, Ingrave Road, Brentwood, Essex	
Parish: Brentwood	District: Brentwood
NGR: TQ 598 938	OASIS Record No.: essexcou1-44864
Type of Work: Building recording	Site Director/Team: Andrew Letch ECC FAU
Dates of Work: March 2008	Size of Area Investigated: N/A
Curating Museum: Epping	Funding Source: Cottrell & Vermeulen Architecture Ltd
Further Work Anticipated? None	Related EHER Nos.: None
Final Report: Summary in EAH	
Periods Represented: Victorian (1877), Modern c.1910 to present	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>Five Brentwood School buildings situated on the Ingrave Road frontage were recorded prior to refurbishment and partial demolition as part of the redevelopment the site as a new sixth form centre. The most important of these is Otway House, part of the present sixth form centre, which is the only building to be retained within the development. It was built in 1877 in the Victorian gothic style as a vicarage, but became part of the school in 1927 as a boarding house. Parts of its boundary and yard walls remain, as well as a contemporary outbuilding range, now the Combined Cadet Force (CCF) armoury. On the SW side of Otway House is a rather plain boarding house extension, completed in 1928, that hides part of the original vicarage facade. A former gymnasium, now used as the CCF headquarters, dates to c.1910 when Main School was constructed and it is likely that the Marshall's Lodge also dates to this time. Both these are fine Edwardian structures with good features and architectural detailing, especially the lodge which has a typically ornamental form.</p> <p>Otway House is typical of a late Victorian modest middle class residence in terms of its form and layout. Divisions between the family/entertaining rooms and service rooms are clear. Room function is relatively easy to extrapolate from established forms, though these are not inclusive, as many period fixtures and fittings no longer remain. The outbuilding/armoury has been stripped out internally and all windows and doors either blocked or replaced. It may have functioned partly as a stable (vented gable, wide door) as well as ancillary rooms and stores.</p> <p>As a whole the group represents a complicated sequence of developments at the school during the past 100 years and its effects, through conversion and adaptation, on the built fabric of five architecturally diverse and interesting structures.</p>	
Other Reports: None	
Author of Summary: A.R. Letch	Date of Summary: 9th July 2008