

**THE TERRACE
WITHAM ROAD, HATFIELD PEVEREL
BRAINTREE
ESSEX**

LEVEL II HISTORIC BUILDING RECORD



**Essex County Council
Field Archaeology Unit**

September 2009

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WITHAM ROAD, HATFIELD PEVEREL
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LEVEL II HISTORIC BUILDING RECORD

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	ECC Historic Environment Management
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As part of our desire to provide a quality service, we would welcome any comments you may have on the content or the presentation of this report.

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**THE TERRACE
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LEVEL II HISTORIC BUILDING RECORD

Client: Atkins Highways & Transportation

FAU Project No.: 2093

NGR: TL 7975 1219

OASIS No.: essexcou1- 64256

Date of Fieldwork: 13th & 14th August 2009

1.0 INTRODUCTION

A programme of building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on a row of late 19th century terraced cottages prior to their demolition as part of the A12 Hatfield Peverel to Witham road improvement scheme. The work was commissioned by Atkins, on behalf of the Highways Agency, 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 the Essex Historic Environment Record (EHER) at County Hall, Chelmsford. The archive will be stored with Braintree Museum. An OASIS online record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

A recent ECC survey has highlighted the importance of the cottages as an example of 19th century industrial workers housing. They were built by William Clover at the front of his brickworks to provide accommodation and a 'showcase' of the variety and quality of building goods he was manufacturing.

2.0 BACKGROUND

2.1 Site location and description

The Terrace lies to the east of the village of Hatfield Peverel along the busy A12 dual carriageway. It is an isolated group of buildings accessed by a lay-by just east of the Hatfield slip road at NGR TL 7975 1219. There are 10 cottages in all, each one until recently in private occupation. A modern bungalow stands on the west side ('Elmhurst'), which is not subject to survey.

The cottages are built from yellow stock bricks with red brick detailing forming a long range facing the south-east and the road. The properties are bounded at the front by rough brick walls and cast iron gates. To the rear are yards and long gardens within the earthworks of the old brickworking field, with garages and hard standings for cars at the bottom (fig. 1). The only other above-ground remnant of the brickworks is a small disused building to the north-east which is outside the development area (fig. 1, photos in archive).

2.2 Planning background

Demolition of The Terrace is proposed as part of the A12 road-widening scheme by the Highways Agency as a safety measure to lengthen the slip road onto the A12. The cottages have been identified as a well-maintained and decorative example of industrial workers housing in a comparative survey of such sites, and recommendations made for an assessment/survey to be undertaken if they were threatened (Crosby, Garwood & Corder-Birch 2006). In view of this, ECC HEM advised Braintree District Council that a record and survey should be made to RCHME Level 2 standard.

2.3 Historical background & development

Cartographic and documentary research was undertaken at the Essex Record Office, Chelmsford (ERO), and references are supplied within the text. Historic map extracts from the Ordnance Survey (OS) are included as figures 2 and 3, enlarged in the report to provide greater clarity. Documentary records show that William Clover had several brickworks in the area and this was one of two in Hatfield Peverel in the late 19th century (Ryan 1999).

The brickworks were built on an arable site between 1881 and 1897. The first edition OS map of that year (sheet 44/12), shows several fields along the roadside. By the second edition (also sheet 44/12 and shown as fig. 2) the works are fully-operational and The Terrace has been built. The map depicts a small works with a square kiln and four other structures, all but one of which, located to the north-east, have been demolished over time.

The Terrace was built as a row of ten cottages in the early 1890s (Crosby et al 2006). Small gardens were provided at the front but the cottages backed directly onto the brickworks. They were designed as classic Victorian ‘two-up, two-down’ units with kitchen, front and back rooms on the ground floor and two bedrooms and a box room on the first. The kitchen led out to a small back yard where there was an outside toilet and coal store. These have been either demolished or rebuilt into modern extensions, although their original outline is still shown on the modern Ordnance Survey map (fig. 1). Fresh water was supplied from a communal water pump located centrally at the back, as shown on old OS mapping (figs. 2 & 3), though there is no particular sign of it now.

William Clover had two brickworks in Hatfield Peverel and others in Rayleigh and Boreham, where he resided. A letterhead for W. Clover & Sons advertises “red and white facings, Brimstone pavours, moulded bricks, tiles, red and white chimney pots, drain pipes, etc.” ‘Boreham red facings’ were a ‘specialite’ and ‘any design of ornamental work made to order’ (ERO D/DGS E113 1901). It is likely that most, if not all, of these products were being manufactured at Hatfield Peverel; a whole range of ceramic goods for use in the building trade. Trades Directories record entries from 1890 to 1901, shortly after William Clover’s death (Ryan 1999). Later OS maps show the terraces after the brickworks closed.

The houses were probably sold off individually after William Clover’s death. Over time they have been altered and upgraded to suit the changing demands and trends of modern living. On the outside, most of the old doors and sash windows have been replaced and porches added to the front but otherwise remain largely unaffected. Most of the old outbuildings have been replaced at the back or else incorporated into more modern units.

The Terrace was visited in 2003 as part of the survey of industrial worker housing (Crosby et al 2006) but at the time the houses were still inhabited, so internal inspection was not possible. Since the survey, the houses were compulsory purchased in advance of the road improvement scheme and the last residents are understood to have moved out at the end of 2008.

The site is included on the Essex Historic Environment Record as no. 40561.

3.0 OBJECTIVES

The purpose of the historic building survey was, as stipulated in the brief (ECC HEM 2009), to create a RCHME level 2 record prior to demolition. This would entail an internal and external descriptive record, addressing materials, architectural elements, historic fixtures and fittings and original internal layout, plus full photographic record and a drawn survey of the least-affected cottage. A Level 2 record is primarily a descriptive record, with analysis of development and use and suitable conclusions, but without discussion of the evidence on which the analysis is founded (RCHME 1990).

4.0 DESCRIPTION OF WORKS

Each of the cottages was entered at the start of the survey to assess the interiors, which had been cleared of all furniture, etc. In many cases the internal layout was unchanged but many original fixtures and fittings had been removed or replaced. Cottage 8 was selected as the best-surviving element of the group and surveyed at scale 1:50. Where features had been removed, they were surveyed and recorded from other houses to create as clear a representation of the original form as possible.

External and internal architectural descriptions were made and a series of photographs taken internally and externally to provide a record of original layout and features (digital and 35mm black & white print). Specific shots were taken of any areas of important architectural detail, fixtures or fittings. A representative selection of photographs is reproduced at the back of the report as plates 1-26. The remainder can be found in the archive.

A location/block plan was produced to show the context of The Terrace within its surrounding landscape (fig.1) and documentary and cartographic research undertaken to investigate the origins and development of the brickworks and houses (section 2.3).

5.0 BUILDING DESCRIPTIONS

5.1 General description

The Terrace is a fairly modest construction enlivened by certain built features and decorative elements. It is built in a single range with south-east projecting gables either end. Flemish-bonded creased yellow stock bricks are used in the build, stood on a low red brick plinth and

laid in a hard gritty lime mortar. Red brick is also used for dressings and quoins to the ends and gables. Decorative tile plaques and panels are located in the gables and along the first floor façade. The roof is tiled and gabled either end, with chimneys standing on the ridge between the cottages and to the rear on the kitchen ranges. The exteriors are well-maintained and in good condition, although parts of the western end façade is covered in shrubbery. The interiors are basic in form and have few early features or decorative aspects and damp is starting to penetrate.

5.2 External description and setting

Main façade

The main façade faces onto the road and comprises a single range with projecting gables in the penultimate bays either end (plates 1 & 2). All the windows and doors on the ground floor have been replaced and most windows on the upper floor, except possibly for the sash window on no. 8 (plate 3), though it is fitted with large single panes rather than double panes like those on the back. Ground floor windows are larger and probably had side sashes as well, similar to the window in no. 8 though this is a replacement. Windows and doors have flat red brick heads and red brick bands connect the windows at sill level on both floors (plates 2 & 3). Decorative features are provided in red brick.

The gables are identical and hold pairs of narrow windows on the first floor, all of which are replaced. They are an unusual feature to a terraced house and have a red brick tympanum made from three courses of stepped brickwork around a blind central window (plate 4). On three sides of the window are borders created from decorative tiles employing alternating flower and leaf/bud designs (plates 4 & 5), typical of the late 19th century.

Rectangular decorative panels are found between cottages 3 and 4 and 7 and 8 (plates 1 and 2) made from leaf and bud and leaf and berry tiles (plate 6). The best panel is in the middle of the terrace (cottage 5, plate 7); a square panel featuring a large sunflower at the centre, formed from four tiles, and bordered by bud and leaf tiles (plate 8).

Despite the obvious attention to detail to the terrace, the front of the building is bounded by a crude wall built from brick kiln waste, consisting of un-coursed half and whole yellow bricks and large lumps of clinker/badly burnt bricks (plate 9). The walls are tied-in by an upper course of red brick and saddleback coping that suits the brick gate piers. Rather decorative heavy cast iron gates survive to most of the cottages (plates 9 and 10).

Cottage 8 is the only property to retain something of the original front garden layout. The gardens were small, approximately 4 by 4½ m and the pathway between gate and front door lined either side with ceramic ropework borders (plate 10), also probably made by Clover. There are no vestiges of original fences or railings separating individual gardens.

Rear elevation

The rear elevation is fairly uniform and plain, without the decorative panels or banding seen on the front (plate 11). The bricks are more of a mix of quite rough, creased yellow, pink and red stocks. Most of the cottages this side have been re-pointed in cement. Windows on the back on both floors have cambered rather than plain heads and originally housed double-pane sashes, but now tend to have replacement casement types, sometimes too large for the original aperture (plate 12). Cottage 8 is notable for retaining all its sash windows at the back (plate 13). Heavy cast iron Victorian rain goods survive in some places.

Kitchen/box room blocks extend out from the back. A large proportion of kitchen windows have been replaced and all of the side doors. Some doorways were blocked when new extensions were added. Many of the old box rooms have been converted to upstairs bathrooms and new windows fitted. For some reason, the box room windows on the end cottages are located on the side, while the others face out to the gardens (plate 11).

The old Victorian toilet and coal house structures have mostly been replaced by modern shallow-pitched extensions. Cottages 2 and 3 show the wall scars where they have been removed (plate 12) but they have been retained in cottages 8 and 10, roofed over to become one modern unit (plates 13 & 14). It is perhaps odd that these outbuildings are built in red rather than the yellow brick of the cottages, but they do match the rear boundary wall that survives to the rear of cottage 10, along with its simple wooden gate (plate 14).

Like the front, there are no historic divisions between the yards. Gates and house numbers have been fitted at the back and it would appear this was the preferred route of entry in recent times, which is not surprising given the noise of the traffic along the front. Just beyond the line of the old rear wall is a concrete path that represents the old boundary with the brickworks. The long rear gardens (fig. 1) were created after its closure and are contained within the outline of the old brick clay cutting (fig. 2). The ground beyond contains the brickworking area and is noticeably higher.

5.3 Internal description

A main requirement of the brief was to reconstruct floor plans of one house in its original form to represent the original room configuration. The best preserved example is cottage number 8, on which the survey was based (fig. 4). Photographs accompanying the survey are taken inside number 8 unless otherwise stated.

Internal layout was the same for all properties apart from the positions of the kitchen flues, which affected the positions of the windows in the box rooms upstairs. The flues on the end units (cottages 1 & 2 and 9 & 10) rise centrally in the box room and therefore have the windows on the side, while the other six houses have a flue in the end wall next to the partition wall, which is the case with number 8, therefore allowing a window at the end (plate 10). The reason for this is probably structural, as there would be no privacy advantage to this. The only remaining kitchen flue is in cottage 2 and may not be representative of the original kitchen layout.

The vast majority of original features such as fireplaces, cupboards and partitions have been replaced and there are no remains of early décor. Many of the internal doors are original four-panelled pine ones with brass fittings and moulded architraves, but some have been swapped around. One good example is a lockable door to the kitchen in number 3, which would seem unnecessary.

Ground floor

The downstairs rooms consist of living and dining rooms and kitchen at the back, plus a separate outbuilding block for toilet/coal store (fig. 4a).

As there is no hallway, the front door leads directly into the **living room** (plate 15). The front doors are no later than the 1950s or 60s but the plain fanlights above may be original. All the front windows have been replaced on this level, though the one seen in cottage 8 would appear to be one of the earliest, a vented window with side sashes likely to date from the 1920s or 30s (plate 15). The walls have no picture rails or cornices, only a plain 4½ inch skirting board at the base; a familiar feature of all living, dining and bedrooms throughout the terrace. In similar vein, there is no ceiling decoration, such as ceiling roses. The fireplace is a replacement and probably dates to the mid 20th century.

Entry into the **dining room** (plate 16) is through a central doorway. The stairs are on the right hand side upon entry, hidden from view by a matchboard screen (plate 17). A ledged and boarded utility door leads into the stair cupboard that is fitted with two shelves on iron

brackets (plate 18). Access to the stairs is by a more regular four panel door. The fireplace is replaced but the sash window facing the back yard is the original two-pane type and has cast iron handles on the upper section (plate 16).

Kitchens are one of the first rooms to be updated and improved in a house and only cottage 2 retains its original form (plate 19). Most of the other cottages have had the lower parts of the chimney removed to create access into rear extensions, but here the chimney breast and alcove for the old range, remains. Originally the kitchens only had side doors out to the yards and any other doors are modern additions.

Outbuildings at the back were necessary to accommodate the **outside toilet and coal house** (plate 20). With each room having a fireplace (though seldom used upstairs) and the kitchen range going most of the time, a plentiful supply of coal was necessary. The idea of having a toilet inside the house was seen as unsanitary, but over time attitudes changed and the old blocks were either incorporated into the house (like 8 and 10) or rebuilt new. Only those of cottages 2 and 3 were not replaced, and their toilets are now with bathrooms in the box rooms upstairs. Since he also manufactured drainage goods (ERO D/DGS E113 1901), William Clover would presumably have built the toilets with their own plumbing, rather than 'earth closets'. Figure 4a shows how the outbuildings were arranged before the area was enclosed. Although now enclosed, the appearance of the outbuildings to cottage 8 has hardly changed. Original doors remain (a framed toilet door and utility ledged and battened door to the coal store) and the brickwork is unplastered (plate 20).

First floor

A single flight of stairs leads to the bedrooms on the first floor (fig. 4b). Going up, the handrail was on the right hand side, against the wooden screen, but later rails have been placed on the wall the other side (plate 21). The stairs lead directly into the front bedroom (**bedroom 1**) that had a boarded wardrobe in the alcove with a tri-central door (plate 22), plus a cast iron fireplace of the type found in cottage 3 (plate 23). Inspection of the loft space via the hatch located in this room reveals a simple trenched purlin roof made from machine-sawn timbers.

Bedroom 2 is also located off the stair, but is smaller in size. It contained the same style of fireplace (though there may have been variation between cottages) and probably a four-panelled door cupboard like that recorded in cottage 7, though with more subdued paintwork (plate 24). Some of the doors are fitted with locks and some are not, and there are two varieties of door furniture; the standard sort with lock and hold and an earlier sprung latch type. There are only a few of this earlier type, and all were located upstairs where they were

not 'on show'. An example of the latter is in the door to bedroom 2 in cottage 3, where the lock case is missing, thus exposing the spring latch mechanism, which is a simple device where a metal calliper spring activates on the inside of the case and top of the latch to lift the end of the latch on and off a pointed stud (plate 25).

Similarly there is little pretence to the finishing of the **box room**, which in its original form has a ledged and boarded door and regular 'shed door' type latches, like that seen to the coal house downstairs. A good example is found in cottage 9 (plate 26), whose box room is less altered. It is interesting to note that the doorway is much lower here, at 1.65m rather than the standard 1.9m recorded in the other rooms. With Victorian families being larger than today, and children sharing rooms, the box room presumably provided accommodation for the very youngest members of the family.

6.0 DISCUSSION AND CONCLUSION

Despite the pressures of modern living and design, enough features and fabric remains to understand the original appearance and internal configuration of The Terrace. The main fabric of the façade survives well with its gables and decorations intact, and it is inevitable that over time windows and external doors have been replaced. Given the noise of the road it is hardly surprising that porches have been added too. The backs of the buildings have been affected, mostly with new extensions replacing, by and large, the old outbuildings to create a more comfortable environment. Invariably the new extensions contain modern bathrooms or kitchen extensions.

In essence, this is a modest terrace block fitted with prominent projecting gables and a greater degree of decoration, without being conspicuously ornate. Clearly this was a means of showcasing the range of William Clover's products, as has been previously observed (Crosby et al 2006), whilst providing good, basic accommodation for the workers, on site, at modest cost.

The main decorative features, the tiled panels, are created from four different designs that are very typical of the late Victorian era, evoking nature and the Arts and Crafts movement. Similar designs can be seen on buildings in Braintree and elsewhere. The identification of such products from the works may facilitate their identification on other buildings and therefore provide insights into the extent of the market. However, this relies on the premise

that the designs were created by Clover rather than simply being produced from moulds he procured from a pattern book.

The presence and appearance of workers housing reflects the employer's regard for his employees or how he wishes to be perceived by others. Some of the large scale employers in Essex such as the Courtaulds and Reuben Hunt in Earls Colne built fine workers houses, were involved in the community, did philanthropic deeds and moved in wide circles. Others, such as William Clover, had a small-scale business with relatively few workers and less revenue and perhaps less inclination for outward display of grandeur. His houses are plain and functional built on site with no gardens, but are given their own character through decoration, which also provided a means of advertising the range and quality of building products that William Clover offered. It was common for brickworkers housing to be built adjacent to the works, particularly from the 1880s to early 1900s, but many have subsequently been lost to redevelopment (Crosby et al 2006). The Terrace is therefore one of the last to remain locally. Although not a significant structure, its record is of local importance in the study of workers housing.

In addition, surviving remains of the brickworks, including a works-related standing building, to the rear of The Terrace provide potential for further study should the opportunity arise. Archaeological investigation of such sites elsewhere (e.g. the former Langthorne Brickworks, Sible Hedingham; Germany 2006) has proved to be worthwhile.

ACKNOWLEDGEMENTS

Thanks are due to the Highways Agency for funding and supporting this survey in order to preserve the buildings on record. Thanks also to Nthati Makoko-Russell of Atkins for commissioning and facilitating the works and to Chris Hubbard and colleague for their on-site cooperation. Thanks also to the staff at the Essex Records Office. Fieldwork, recording and photography were undertaken by the author and assisted by Tim Murphy. Illustrations were prepared by the author and produced by Andrew Lewsey of ECC FAU. The project was managed by Mark Atkinson and monitored by Teresa O'Connor of ECC HEM, on behalf of the LPA.

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Essex County Council
Field Archaeology Unit

Fig.1. Site location

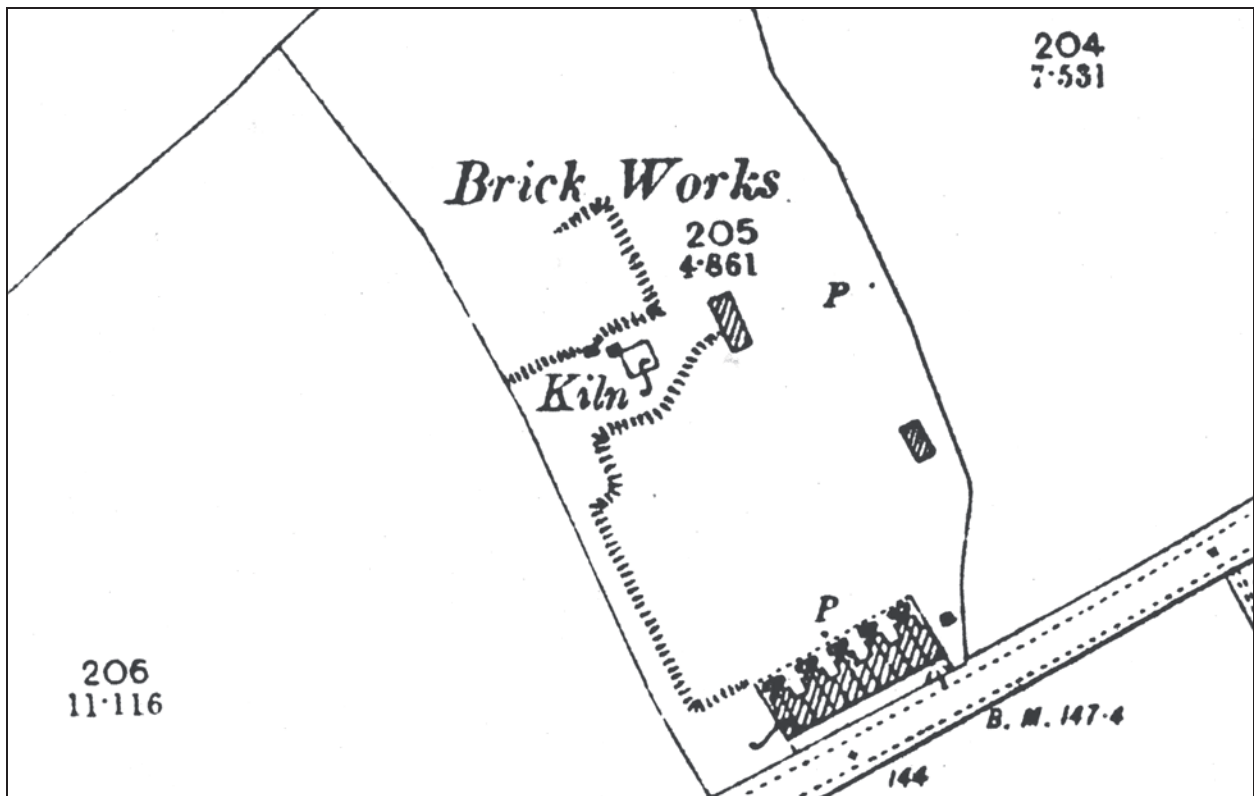


Fig. 2 Second Edition 1897 OS map (sheet 44/12)

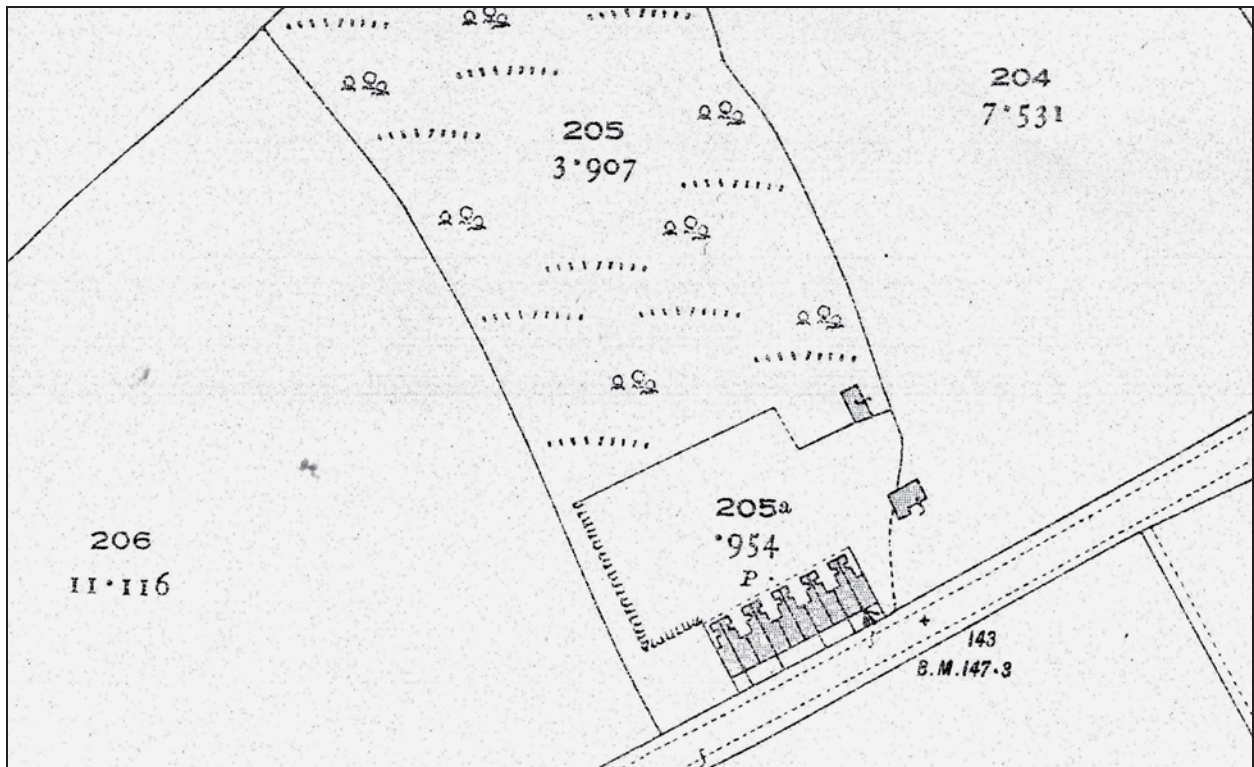
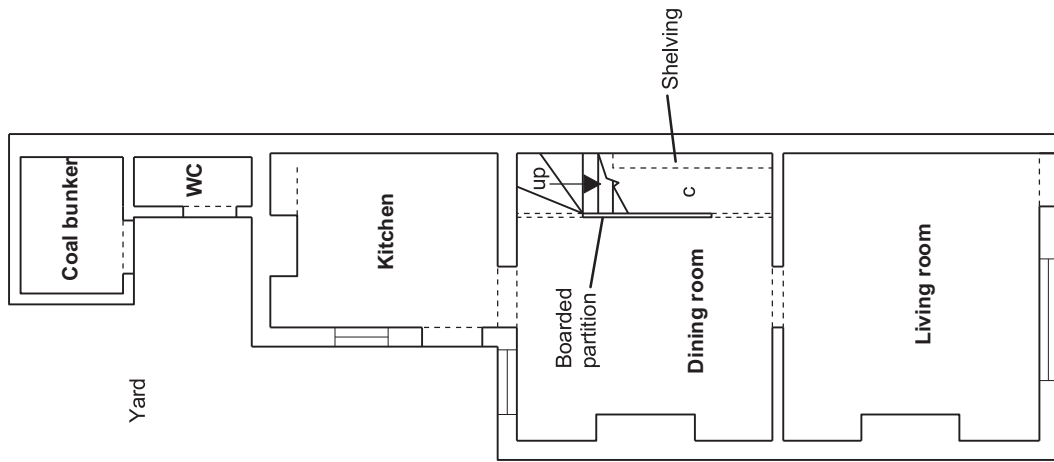
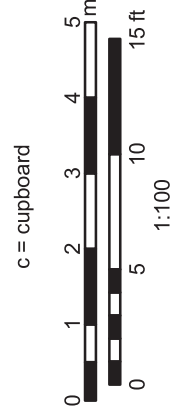
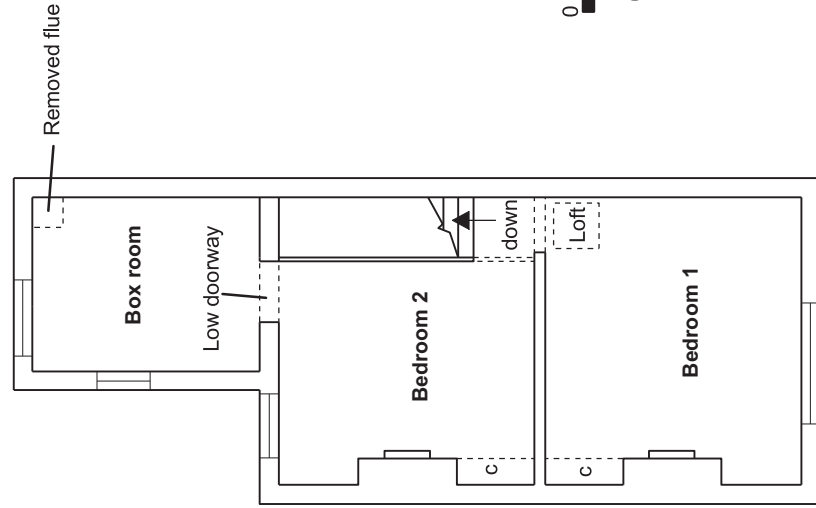


Fig. 3 1922 New Series OS map (sheet 55/2)

a) Ground floor



b) First floor



1:100
Essex County Council
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Fig.4. Representative floor plans based on No.8



Plate 1 The Terrace viewed to north-west



Plate 2 Cottages 1-7 viewed to west



Plate 3 Cottages 7-10 viewed to north-west



Plate 4 Gable of cottage 2



Plate 5 Decorative tiling on gable (cottage 2)

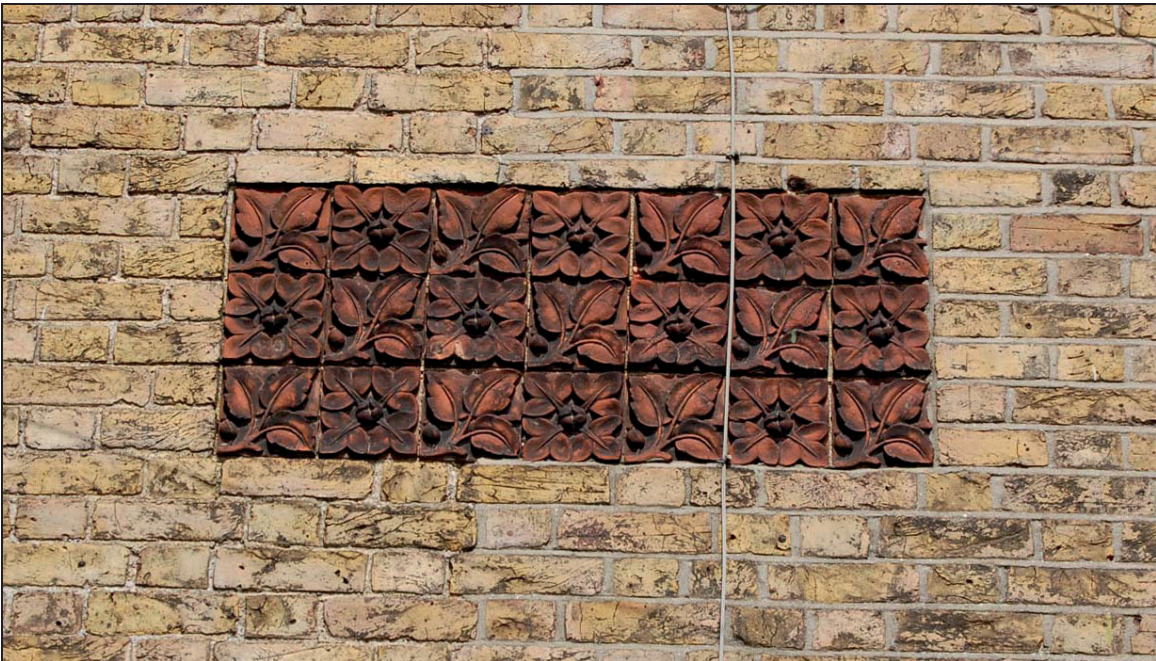


Plate 6 Detail of rectangular tiled panel (cottages 3 and 4)



Plate 7 Location of square tiled panel on cottage 5



Plate 8 Detail of square tiled panel



Plate 9 Boundary wall and gate (cottage 8)



Plate 10 Front garden to cottage 8



Plate 11 Terrace viewed from rear (north-east)



Plate 12 Outline of removed outbuilding on cottage 2



Plate 13 Surviving outbuildings enclosed under modern roof (cottage 8)



Plate 14 Rear wall and enclosed outbuildings (cottage 10)



Plate 15 Living room



Plate 16 Dining room



Plate 17 Dining room stair partition (cottage 2)



Plate 18 Shelves inside stair cupboard



Plate 19 Kitchen (cottage 2)



Plate 20 Enclosed toilet/coal house range



Plate 21 Stairs



Plate 22 Front bedroom



Plate 23 Typical bedroom fireplace (cottage 9)

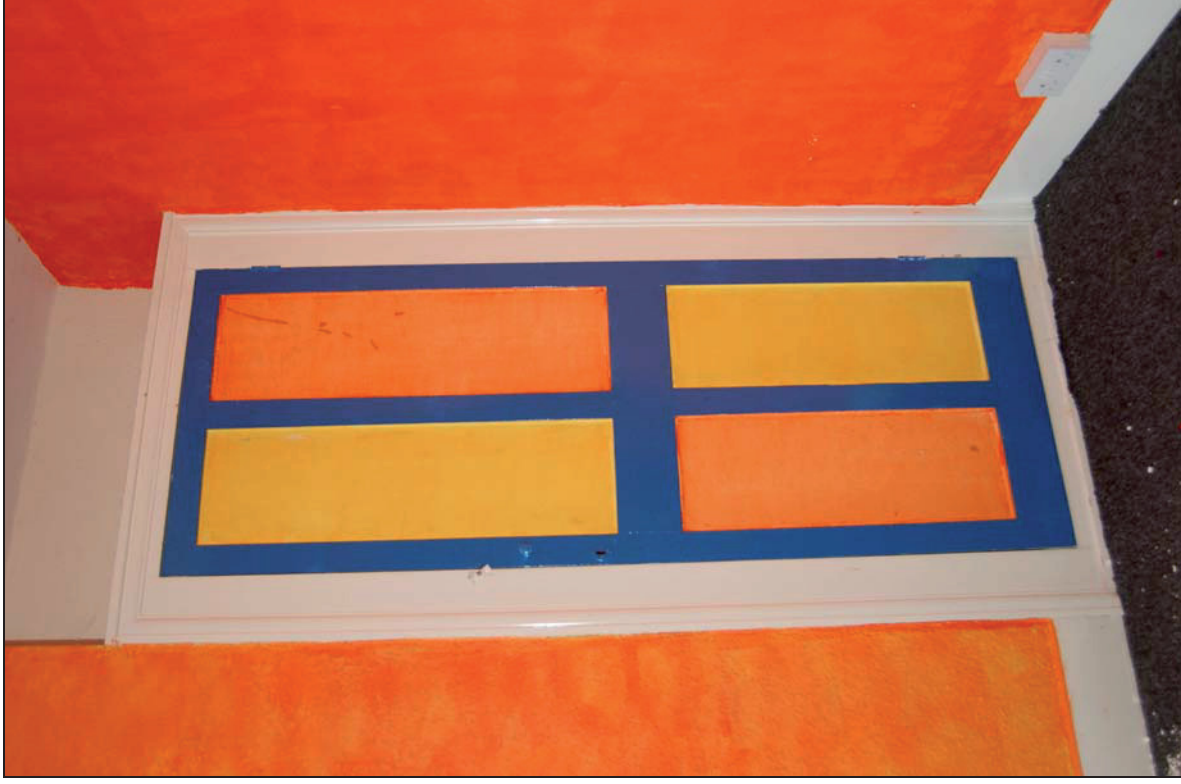


Plate 24 Cupboard in rear bedroom (cottage 7)



Plate 25 Sprung latch mechanism (cottage 3)



Plate 26 Box room (cottage 9)

Appendix 1: Contents of Archive

Site name: The Terrace, Witham Road, Hatfield Peverel, Essex

Project no.: 2093

Index to the Archive:

Document wallet containing:

1. Introduction

- 1.1 HEM design brief
- 1.2 FAU written scheme of investigation
- 1.3 Client/archive report
- 1.4 Unbound version of report
- 1.5 CD containing digital photographs & copy of report, pdf-formatted

2. Site Archive

- 2.1 Photographic record (digital prints & monochrome 35mm prints & negatives)
- 2.2 Photographic registers
- 2.3 Site notes & survey drawings (cottage 8)

Appendix 2: EHER Summary Sheet

Site Name/Address: The Terrace, Witham Road, Hatfield Peverel, Essex	
Parish: Hatfield Peverel	District: Braintree
NGR: TL 7975 1219	OASIS record No.: essexcou-64256
Type of Work: Building recording (level 2) & measured survey	Site Director/Team: Andrew Letch ECC FAU
Date of Work: 13th & 14th August 2009	Size of Area Investigated: N/A
Curating Museum: Braintree	Funding Source: Atkins Highways & Transportation
Further Work Anticipated? No	EHER Nos. 40561
Final Report: Summary in EAH	
Periods Represented: late 19th-century	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>A group of ten cottages, known as The Terrace, was recorded prior to their demolition as part of remodelling works to the Hatfield Peverel A12 slip road. The work was required to produce a level 2 record of the terrace and a measured survey of the least-altered cottage to show the original room layout, fixtures and fittings.</p> <p>William Clover, a local brickmaker, established a brickworks on the site around 1890 and the Terrace probably dates soon after. It's design and appearance is typical of the late Victorian terrace with the exception of its forward-facing gables either end and the high usage of patterned tiles, which give it a somewhat 'decorative' feel. The interior is based on the 'two-up, two-down' plan form and, despite having been modernised, enough early features remain to construct the original internal configuration. In two cases the original outside toilet and coal houses remain as part of a modern unit.</p> <p>The importance of the group has previously been recognised in an ECC comparative survey on Industrial Workers Housing in Essex (Crosby, T, Corder-Birch, A & Garwood, A 2006) as a rare survival of brickworkers housing and for its use of decorative brickwork and patterned tiles to advertise the range of products made by the company.</p>	
Previous Summaries/Reports: Crosby et al 2006 & Ryan 1999	
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