

**THE PLANTATION, MILL ROAD  
STOCK, ESSEX**

**LEVEL II HISTORIC BUILDING RECORD**



**Essex County Council  
Field Archaeology Unit**

**May 2010**

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# THE PLANTATION, MILL ROAD STOCK, ESSEX

## LEVEL II HISTORIC BUILDING RECORD

**Client:** e + m design partnership on behalf of Mr A. Turk

**FAU Project No.:** 2178

**NGR:** TQ 7025 9848

**OASIS No.:** essexcou1- 74845

**Site code:** SKTP 10

**Date of Fieldwork:** January 2010

### 1.0 INTRODUCTION

A programme of building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on a large 19th and early 20th century house and outbuildings prior to their demolition. The work was commissioned by e + m design partnership on behalf of the owner, Mr Andy Turk, 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 Chelmsford Museum. An OASIS online record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

'The Plantation' started as a small mid-19th century house that by the early 20th century had developed into a large three storey house with ample grounds. A large brickworks stood nearby that almost certainly supplied the bricks. The recent revision of the *Research Framework for the Eastern Counties* (2000) highlights post-1840's building stock as a research theme due to the high rate of loss/conversion of such unlisted examples. The house has also been subject of a short assessment report by English Heritage (Gibson 2009).

The following 19th and early 20th century structures were recorded and given a unique number that is cross-referenced in the text and illustrations:

- Early 20th century house (1), likely to incorporate at least two Victorian phases
- Late 19th century stables (2) associated with the second phase of the house
- Early 20th century storage structure (3)

A modern bungalow and cart lodge were demolished before the survey started but are indicated in figure 1, as are the contemporary garage & greenhouse, which were still standing at the time of the survey. These are all likely post-War structures (1938 at least). Plans, elevations and photographs are included with the archive where available.

## **2.0 BACKGROUND**

### **2.1 Site location and description**

The Plantation lies along Mill Road, a minor road that leads eastwards from the village of Stock, at NGR TQ 7025 9848 (fig. 1). The house stands close to the road, with a shared entrance with Plantation Cottage to the east.

The house is substantial in size and built from red brick with low slate villa-style roofs typical of late 19th century design, and minimal architectural detailing/features. The roadside façade has an austere almost institutional feel which is less so around the back, facing the gardens. It stands in extensive grounds with contemporary plantings and a large apple orchard to the rear (south) end of the plot. Outbuildings stand on the eastern side, most of which are relatively modern. Two of these have been demolished.

### **2.2 Planning background**

A planning application (09/00953/FUL) was submitted to Chelmsford Borough Council in 2009 for the demolition of the house and outbuildings in order to create a new access route for a new house to be positioned away from the roadside. In view of the historic importance of such 19th century structures and a possible connection with the adjacent brickworks, ECC HEM, in their capacity as archaeological advisors to the LPA, advised Chelmsford Borough Council that a record and survey should be made to RCHME Level 2 standard.

### **2.3 Historical background and development**

Cartographic and documentary research was undertaken at the Essex Record Office, Chelmsford (ERO), and references are supplied in the text or with the figures, if shown. Historic map extracts are included as figures, enlarged in the report to provide greater clarity. They suggest a complicated development of at least three phases culminating in the present,

early 20th century building (see phase plan, fig. 6). Unfortunately, documentary records regarding the history and development of the site are sparse, although more recent history has been forthcoming from the client and the English Heritage assessment report (Gibson 2009).

Chapman and Andre's map of 1777 (plate 17) shows the site as part of Stock Common. The 1837 South Hanningfield tithe map (fig. 2, D/CT 162A) shows 'The Plantation' on the western tip of the parish, owned by the executors of the Reverend Thomas Brooksby (tithe award (D/CT 162A), although no house is shown. This map pre-dates the house and the brickworks though Ryan (1999) suggests the works became operational in this year, tenanted by Mr John Barham.

A house was built between 1837 and 1873, and is shown on the first edition Ordnance Survey map of that year. It is therefore sensible to assume it was built in the mid-19th century, as suggested by English Heritage (Gibson 2009) and there remains some standing evidence of this. The map (fig. 3) shows a small L-shaped structure located further back from the road than the house of today, with five unidentified outbuildings (shaded black) standing to the south-east, none of which remain. It would seem likely the main structure represents the western end of the present house, primarily the ballroom, with a service wing in the north-east corner (Gibson 2009). The map also shows the density of the tree plantation within the grounds, some of which remain. The main entrance to the house was on the southern side, where there is a classical entablature above the conservatory doors, while the portico now stands on the opposite side of the house. Although it is hard to see, as the neighbouring map sheet 60/11 is unavailable, a carriageway leads from Mill Road and around the west side of the house and thereafter between the house and outbuildings (fig. 3).

A clearer representation of the site appears on the second edition Ordnance Survey map of 1896 (sheets 60/11 and 12, fig. 4), which shows a more regular plan form. In the late 19th century phase the house was enlarged to the south-east and a bay window added on the west side (fig. 4). Stables/coach house 2 has been built (minus the flat-roofed extension) as well as building 3, replacing, along with three others, the earlier outbuildings. The carriageway leads around the west end and stops at the main entrance on the south side, rather than returning onto Mill Road.

The form of the house as it stands today mainly dates from the early 20th century, most likely the Edwardian period (1901-1910), when Victorian-style architecture was still being built. According to the maps, by 1922 (New Series OS map, fig. 5) a large eastern extension had



been built, more than doubling the ground area and adding a second storey. The enlargement created a large service area at the east end plus function rooms and six bedrooms to the west. As part of the new build a conservatory was built on the south side over the formal entrance and the porch re-located to the north side of the house, to meet the new driveway at the corner of Mill Road and Furze Lane (fig. 5). A second conservatory, games room (for billiards, etc) and greenhouses were built in the garden and a room added at the north-west end of stables 2, probably as accommodation for a groom to look after the horses. Kellys Trade Directories from the 1920s and 1930s list such inhabitants as Lawrence and Mary Jones (1926) and Major Henry Gibbon Moore MC (1933).

Sometime during or after the 1930s, the house was converted to commercial use, perhaps as a night club or hotel (Gibson 2009), more likely the latter, though one would question this location for a hotel. Surprisingly there was no documentary evidence found to support this change, but evidence for a hotel or similar function was found during the survey in the form of an old (perhaps 1960s) illuminated service panel inside the staff area, used to call staff to the various guest bedrooms and entertaining rooms.

It is unclear how long the hotel was open for, but the décor appears to date to the 1950s or 60s. In latter years an apple farm was established at the southern end of the site, reputedly the first organic apple farm in the UK (Gibson 2009). Some of the later buildings were probably built in this phase; they certainly post-date the 1938 OS map. According to Gibson (2009) the apple farmer, the previous owner, sub-divided the house, effectively living in the 'service end' until his death approximately four years ago. Since then the house has been uninhabited and boarded-up, but subject to vandalism and break-ins. As a result most of the fireplaces have been stolen and damp has got into some areas.

### **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 of the house and outbuildings prior to demolition. This would entail an internal and external descriptive record, addressing materials and methods of construction, dating, architectural elements, historic fixtures and fittings and internal layout, plus a photographic record. A Level 2 record is primarily a descriptive record, with analysis of development and use and suitable conclusions (RCHME 1996).

#### **4.0 DESCRIPTION OF WORKS**

Boarding was removed from the ground floor windows by the client before the survey started to let light into the building. Conditions were not ideally suited to recording; the weather was damp, foggy, dull and cold.

External and internal architectural descriptions were made of the house and outbuildings using the existing survey supplied by the client. Building descriptions were made of the house and stables (buildings 1 and 2), which are the oldest and most complete structures on the site. The intension of this report is to characterise and record the major rooms and features of the Edwardian house within a more general Level 2 survey, rather than a room-by-room approach. Limited recording was carried out on building 3, which was in the process of demolition (by hand). Except for the garage, none of the modern structures were still standing.

A series of photographs were taken in digital and 35mm black & white formats, with specific shots taken of important fixtures or fittings and architectural detail. A representative selection of photographs is reproduced at the back of the report as plates 1-36; the remainder can be found in the archive. Photographs of the garage were taken for inclusion in the archive as a record.

Documentary and cartographic research was undertaken to investigate the origins and development of the house and site in general (section 2.3).

#### **5.0 DEVELOPMENT AND PHASING**

From the available evidence three broad phases of development are suggested, as shown in figure 6.

The early house (phase 1) was quite small, with a driveway onto Mill Road and round to the south side where despite its modest size a quite impressive entrance portico was situated. The main downstairs room, later the ballroom, was probably divided into a dining room and living room, incorporating part of the present day sitting room. A small service range was located at the east end, which was rebuilt in the final phase. The upstairs would have included bedrooms 2 and 3, but the rest of the building may have been single storied.

An extension to the south-east in phase 2 created a more regular ground plan that included most of the dining room, but did not extend as far as its present end wall.

In the third phase, the building was modified and enlarged considerably. New entertaining rooms, bedrooms and a large service range were added on up to three storeys. Few of the original elevations remain and much of the original spatial layout was lost.

## **6.0 BUILDING DESCRIPTIONS**

### **6.1 The House (1)**

#### ***General description***

The Plantation is a large brick-built structure consisting of a mid-late Victorian two-storey western wing and a three-storey early 20th century wing whose character, if not size, is in proportion to the earlier build. There are clear indications of at least two builds, indicated by earlier fixtures on the west façade, a redundant former grand entrance on the southern side and a change in build on the north elevation and. Further detail, particularly inside the building, is difficult to find, and it is likely the interiors have been adapted over the different phases, particularly the last. There is little or no indication internally of the original room layouts and many internal fixtures and fittings are generic to any time between the late 19th and early 20th centuries and have limited architectural interest. Architectural features that are of interest are located externally: the Tuscan-columned porch over the present entrance and the enclosed veranda on the east elevation.

Fenestration on the early western part is mainly casements under flat brick heads, with double hung sashes on the western elevation, which is the earliest side. Much of the later build has six-over-six sashes on the front (north), a retrospective Georgian style and one-over-ones on the south elevation (back) under segmental arches. These segmental arches are 'false arches' made with half bricks fitted in front of the window frame. The roofs are low and slate covered, with hipped ends in all cases and frequent chimneys rising high above the ridges, plus skylights at major points to light corridors. The western part has been re-roofed in the second phase in double pile form rather than building off the existing one, while the roof on the later service wing forms a roughly L-shaped form.

The exterior appears to be in reasonable condition, but damp has penetrated into parts of the inside, particularly the sitting room on the ground floor and through skylights on the top floors.

Construction is of fairly standard Flemish-bonded 8¾-9 inch whole and three-quarter length soft red bricks laid in a hard lime mortar as supporting walls for boxed iron or steel joists to support the floors. Roof construction is unknown as there was no safe access.

### **6.1.1 External descriptions**

#### ***Roadside elevation (north)***

The house stands very close to the road but is screened off by trees and shrubs planted in the early 20th century when the access road was re-routed to Furze Lane. They hide the heavy central three storey range that dominates this elevation. During the survey some of the trees were removed to allow for the new access road off Mill Lane and this opened up the elevation and provided room to take clearer photographs of the middle section.

The central three-storey part has six bays that contain service rooms to the east and entertaining rooms to the west, behind a uniform façade (fig. 7a) Fenestration is provided by six-over-six sash windows which on the top floor are smaller to suit the position of the rooms within the eaves (plate 1). Windows on the far western bay have been replaced with horned one-over-one more modern sashes, though it is interesting to observe that there are horns on the six-pane windows too, which indicate these are copies rather than early sashes (Hall 2005), as horns were only introduced with the introduction of larger window panes.

To the east lies part of the service wing, access into which is provided by a side door contemporary with the third phase (fig. 7a). It stands within a slightly projecting brick porch with a pent, slated roof. The door is semi-glazed with a flat projecting hood held on plain, carved brackets (Gibson 2009) and leads into a small service hall and stairs. To the left side is a fixed cloakroom window. The rest is blank. The bedroom upstairs is lit by an enclosed veranda partly seen from the side (plate 2).

The twin pile western end contains entertaining rooms. The main feature is the porch, which was re-located from the south side of the house in the third phase and placed in front of the new entrance. It has a flat roof and features three Tuscan columns supporting a moulded entablature (plate 3) on two sides. The dimensions of the porch conform to those of the south doorway, so there is little doubt of its origin. A short series of codestone steps lead up to the porch, onto a plain red tile floor and into the building by a heavy oak door.

Fenestration in the west wing is noticeably different, being made up of timber casements under flat rather than segmental arches, ironically a more contemporary design for the oldest

part of the building. Projecting from the western end is a bay window on the side of the ballroom.

### ***Side (west) elevation***

The west elevation gives some indication of the style of the mid 19th century house, in the form of a Regency or early Victorian red brick villa or townhouse. The prominent bay window is likely to be a replacement (Gibson 2009); its overall appearance is rather bland given its prominent location (plate 4) and proximity to the Tuscan porch. There are no windows either side of it and it is likely any original ground floor windows have been blocked.

On the first floor there are two six-over-six sash windows that are likely to be original as they lack the horns seen on those on the north side. In the centre is a 'false' four-over-four painted window, which suggests the original house was built before the repeal of the Window Tax in 1851.

### ***Garden (south) elevation***

The south elevation comprises several projections of differing height and extent, lending a rather 'busy' feel. The lower parts stand behind an early 20th century games room and two conservatories located in the ideal position to catch the sun and enjoy the lawn and garden/tree plantation behind it. The architectural themes already discussed continue on this side, with casement windows lighting the earlier western side and sash windows the rest, though being a less prominent elevation they are plain one-over-one sashes (fig. 7c, plate 5). The original formal entrance lies behind the east conservatory (fig. 8a) and the games room is linked to the western conservatory. The games room, probably for billiards, a popular game at the time, adopts a similar somewhat 'bungaloid' style with its low hipped roof. A row of three casements, one per bay, was designed to bring plenty of light onto the games table.

### ***Side (east) elevation***

This elevation faces onto a group of multi-phase service buildings, some of which were removed in preliminary site works. With regard to the house, the most interesting feature is the enclosed timber veranda attached to the end bedroom (plate 6). It is supported on square wooden columns and has a panelled surround and six-over-six sash windows (fig. 7d) to admit daylight into the darkest side of the house.

One of the two games room windows on this side has been opened-up to create a modern doorway (fig. 8a, plate 6). The door is of the heavy refrigerator-type, indicating that apples were kept in here.

### 6.1.2 Internal descriptions

In essence, this is a survey of a hotel supplanted within a large 20th century house, whose internal layout was probably not dissimilar, though some rooms were invariably introduced or altered. The survey began on the ground floor at the eastern (service) end of the house and continued into the formal guest areas at the western end. For convenience, the same format was continued on the floors above. The following descriptions are therefore broken up into two distinctive elements to better understand how the building worked. Where possible the likely room functions have been given based on existing plans and information from the survey. There is little or no evidence of the original spatial layout of the house.

Rooms are described separately or as a group depending on the level of architectural detail or fixtures and fittings present. As a hotel, the décor belongs to the latter stages of the business which is likely to be the 1950s or 60s. Essentially therefore, the survey found basic fixtures and fittings from the early 20th century house, such as doors, mouldings, cupboards, etc. and those belonging to the hotel phase, i.e. wallpaper, kitchen units, etc., which are of limited interest. All the rooms had been cleared of furniture and many had had their fireplaces removed, particularly on the ground and first floors.

To characterise the rooms, they generally have plain four-panel doors and plain architraves with 'honeycomb' brass knobs, with a few of vinyl or plain brass on the second floor. Plain or beehive fixtures are fitted to the sash windows and curled stays and catches to the casements, some with barley twist handles. Torus-moulded skirting boards are found throughout and picture rails are fitted on the first floor. The guest bedrooms at the west end are generally larger and grander, with deep, elaborately moulded skirting boards and cornices.

#### **Ground floor**

##### ***Service rooms***

There are currently two entry points into the service wing, one at the back of the house and a more formal one at the front. The first leads directly into the kitchen/preparation area, while the second gives immediate access by stair to the first and second floors. There was originally a third route, through the **boiler house** that originally linked to the entrance **hall** opposite, but the doorway is now blocked (fig. 8a). This and the fact that there is a fireplace behind the boiler, which is relatively modern suggests this room originally had a different function (plate 7).

Leading through to the kitchen from the back door, the **stair cupboard** has wooden shelf fixtures on the walls common in the late Victorian and Edwardian periods. The **kitchen** retains its c.1950s lino flooring, Aga, sink, cupboard units and wallpaper (plate 7, fig. 8a). Leading off from the kitchen are the **pantry** and **larder**. Traditionally the pantry held dry food while the larder was for meat and other food stuffs that needed to be cool and dry. The pantry in particular survives well, with a butler's sink and worktop by the window and shelving with typical curved cast iron fittings (plate 8). A doorway previously linked the two, but this has been fixed shut and shelves fitted to it on the larder side (plate 9). Décor is basic in these utility rooms, consisting of red tile floors and bare painted brickwork. Still at this end of the service area is the **breakfast room**, a rather small windowless room and not an attractive place to dine, that leads out into the conservatory. The room is an informal space with a tiled floor and fitted crockery cupboard at the north end (plate 11), lit by a skylight. Over the doorway heading into the more formal guest areas is an illuminated panel and service bells for the various guest rooms (plates 11 & 12). Further along the corridor, next to the **WC** is a dumb waiter (fig. 8a), now blocked, used as a lift to bring meals, etc to the rooms upstairs.

As already stated, the service area is also entered from the staff entrance on the north side of the house. From the staff **hall**, there is access to the cloak room, study and staff stair. The **cloakroom** has what may be termed 'Art-Nouveau style' coat hooks and the window fixtures have curled ends which are used in most of the casement windows (plate 13). The plain dog-leg **stairs** are arranged in three flights up to the second floor. The **study** is assumed to be the administration area and reflects the general type of fixtures seen in the less utilitarian rooms: cast iron fireplaces (removed), torus moulded skirting boards and plainly moulded architraves. The four-panelled doors are fitted with 'honeycomb' brass door knobs, and one in particular (to the hall) is unique to the house in retaining its escutcheon over the keyhole and scratch plate above, forming a 'matching set' of early 20th century door fixtures (plate 14).

### **Guest rooms**

There are three main entertaining rooms for guests, each quite large and with more modern décor than the service rooms. Generally, apart from the skirting boards and windows with their elaborately curled fittings, all the features (doors, carpets, etc) are modern. The **sitting room**, probably the lounge and bar area seen on the service board in the breakfast room, is in a very poor state, with soggy carpet and peeling wall and ceiling paper (plate 15). It lies broadly on the boundary between the early (phase 1 and 2) and later build and is divided into two areas by modern hardboard arches either side of the chimney breast (fig. 8a). The modern dog-leg **stairs** (plate 15) are of no architectural interest.

The **entrance hall** behind the portico has no features of note apart from a substantial oak door and red 'brick' tile floor. The **dining room** has a coffered ceiling (plate 16) and access to the conservatory link that joins this to the service end of the house. The **ballroom** (fig. 8a), complete with parquet dance floor, is decorated to a high standard, though it is all modern, designed with Classical-style panels, dado rail and cornice over gypsum plaster (plate 17). The wallpaper is modern and the fireplace is an elaborate reproduction; if it were not it would surely have been stolen with the rest. The bay window was probably added in the second phase, but has been fitted with plain 20th century handles, despite the room's obvious status. A pair of double doors leads out into the conservatory, which has been built over what was originally the main formal entrance into the house. This is demonstrated by the dentilled cornice that remains above the present external doorway (plate 18). The **conservatory** stands where the Tuscan porch originally stood and is contemporary with the main house enlargement phase. Parts have been replaced over time, particularly the roof which is UPVC.

### **First floor**

The first floor has bedrooms and utility rooms on the east side of the house and six guest bedrooms at the west end (fig. 8b). The two areas have their own stairs and are segregated on this level by an inserted wall that reflects the main staff and guest areas (fig. 8b).

As with the ground floor, the rooms are relatively bare. Each of the bedrooms is fitted with 2" picture rails and 6" torus moulded skirting boards within the service area, while those in some of the grander guest rooms have more elaborate mouldings, together with moulded cornices. There are fitted wardrobe/cupboards in most of the bedrooms and most had fireplaces. None of the rooms are *en suite* but all the guest rooms are equipped with modern sinks.

### **Service rooms**

Access to these rooms is from the service stair that links to a narrow corridor, finishing where the dividing wall between the service and guest areas has been inserted (fig. 8b, plate 19). There are two bedrooms in the service area probably for the proprietor and family members, plus a bathroom and linen room. The main bedroom, **bedroom 7**, is quite spacious and includes the enclosed veranda, which brings in the only light to the room. There is also a separate dressing room attached (fig. 8b, plate 20). The other bedroom has no features of note. The **linen room** has large linen cupboards on one side and a c.1950s sink unit on the other and has a bathroom next to it (fig. 8b)



### **Guest rooms**

From the illuminated service panel in the breakfast room there are known to be six guest bedrooms. These are all on the west side of the building and, with the corridor blocked off, accessed from the main stair along with a shared single bathroom (fig. 8b, plate 19). There is a range of room sizes, varying from small to very large. The corridor becomes much wider at this end until it reaches a short stair up to the end rooms (bedrooms 2 and 3) (plate 22). The **bathroom** has been created by inserting a wall in bedroom 8, making this one of the smallest bedrooms, though not dissimilar in size to bedroom 5 across the corridor. **Bedroom 1** is a very large room that retains a large fitted wardrobe with panelled doors and hanger rails inside (plate 23). It also shows a good example of the moulded cornice and picture rail seen in the larger rooms. Like many of the larger rooms, the ceiling is carried on a thick joist. An adjoining door between bedrooms 8 and 1 has been blocked off (fig. 8b). **Bedroom 2** has the only surviving fireplace on this level, which has a panelled wood surround and green tiles on the inside (plate 24) and is likely to be typical of the style of fireplaces in these rooms but unlikely to be identical.

### **Second floor**

The second floor is built entirely within the service sector and has suffered the least from vandalism and damp. There are five bedrooms, a kitchen and bathroom for staff use, numbered from one to five, beginning with bedrooms 10 and 13 (fig. 8c) and excluding the bathroom. The **corridor** onto which the rooms are attached is very narrow and lit at the west end by a skylight that also lights the bathroom.

The bedrooms are simply furnished and built into the eaves of the roof. Most are painted in shades of green, red and blue, some rather bold. They all retain small cast iron fireplaces and some fitted cupboards. **Bedroom 9** is interesting in having a higher quality door than the others, with moulded panels that appear decorated in textured wallpaper (plate 25). **Bedroom 11** at the far end retains a cupboard in the alcove that was probably standard in all the rooms. The **kitchen** still has the sink, heater and plate drying rack for off-duty staff to use (plate 26).

### **Games room**

The games room is contemporary with the hotel phase, probably built to play billiards. It is constructed in the same as the main structure, of red brick with a low hipped slated roof with a short projection to the south. Tall casement windows, under flat brick heads, appear on all but the north side, close to the house, to admit maximum light (plate 5). It is attached to the main building by the conservatory link (fig. 8a). More recently the building was used as a cold

store for apples and the interior, including the ceiling, properly insulated to keep the cool air in.

## **6.2 Stable/coach house 2**

The stable/coach house was built with the late Victorian second phase of the house (1873-96) and contains many interesting elements and original fixtures and fittings. Standing on the east side of the plot, it is linear in plan form, orientated roughly north to south, and consists of four bays, two as stalls for horses (plus probable feed mixing area), a third as a coach house and the fourth, an early 20th century extension, providing accommodation for the groom (fig. 10a). The first floor contains an extensive hay loft and dovecote (fig. 10b).

Little changed and well-built, its construction is in soft orange/red bricks arranged in Flemish bond, with some  $\frac{3}{4}$  bricks mixed in, very much like the main building. As the bricks were probably sourced nearby, it is unlikely there would have been any great changes to their form over such a relatively short period of time. The roof to the main part is gabled at either end and clad in pantiles, though slate is used on the canopy over the coach doors (plate 28). The single bay extension has a flat roof behind a low brick pediment and a chimney at the far end for a fireplace inside.

### **6.2.1 External descriptions**

#### ***East elevation***

This elevation faces onto the present driveway off Mill Road (fig. 1). The main stable range has two entry points into the stalls. The first, on the southern end retains its green boarded and ledged door, while the second door is lost. The doorway into the second stall has a segmental brick arch over the top, lacking on the first stall, and a vented window next to it (fig. 9a, plate 27). At the north end is the groom's quarters: a flat roofed extension with a door containing a letterbox and a horizontal-sliding sash window beside it (plate 27). Both windows have flat heads, which are a phase 3 characteristic (fig. 6).

#### ***Gable elevations (north and south)***

The gables have horizontal sliding sashes high up at either end to light the hay loft (figs 9b & c); the south-facing one of which is replaced. At ground floor level on the south side is a blocked segmental-arched aperture that was likely associated with a machine pit inside the first stall (fig. 10a) and the line of an old rainwater pipe can be seen running into the tank on the south-west corner (plate 28).

### **West elevation**

The most interesting aspect of the west elevation is the first floor taking-in door to the hay loft over the stable (fig. 9d, plate 28). The door is enclosed within a gable projecting from the roof that probably housed a winch. It is of timber construction with curved braces plus moulded ridge plate and barge boards, and roofed with plain red tiles rather than the pantiles seen on the rest of the stable roof. Sawn off wooden guards either side are obscured by vegetation. On the same level to the south of the taking-in door is the entrance to the dovecote, with five doveholes on two ledges (plate 28). Below is the horizontal sliding sash window to stall 1, and an old riveted iron water tank, still in use. A second, narrower, window formerly lit stall 2 but this has been blocked so well that the only giveaway is the surviving head to the right of the coach doors (plate 28).

A short slate-covered porch extends from the coach house that holds a pair of ledged and braced doors providing plenty of room and height for carriages. Away to the north is the join for the flat-roofed extension, which was well stitched-in but has started to come adrift (plate 29). Beyond this is a blocked window in the extension (fig. 10a).

### **6.2.2 Internal descriptions**

The ground floor is divided into four bays comprising two stalls, a coach house and live-in accommodation, while the first floor houses the dovecote and plenty of space for storing hay and feed. The two are connected by trap doors through the panelled ceiling.

#### **Ground floor**

Two stalls are entered from the east, separated by a boarded wooden divider. The ceilings are also boarded and the walls formerly painted green, a typical utilitarian colour of the time. The **southern stall** retains original 4" square stable setts and part of an old gas mantle, a pre-electricity lighting fixture. There is a third partition in the south stall, where an engine and running gear were located, perhaps for a feed-mixing machine. All that remains today is the machine pit, housing the flywheel, and a concrete engine base associated with a low arched aperture in the wall, currently blocked (fig. 10a). The **northern stall** (plate 30) retains original fixtures to a higher degree in the form of an intact cast iron hay-feeder and complete gas mantle at the west end (plate 31). The original floor has been concreted over.

The **coach house** faces towards the house and driveway. Originally it connected to the stalls and flat either side, but both these doorways are now sealed, though the doors remain ((fig. 10a). The floor is concreted and the ceiling is panelled, while most of the shelving on the walls has been removed.

One of the more interesting discoveries was the flat-roofed one room **groom's quarters** at the north end of the stable, added to the block when the main house was built. Large houses often provided live-in accommodation for the groom. The room is fully-panelled internally and fitted out with domestic items such as a fireplace, wardrobe (plates 31 & 32) and sink/drain, the latter of which has left a wall scar beneath the eastern window.

### ***First floor***

The first floor is accessed by a ladder and trap door from within the southern stall (fig. 10a). The first two bays, above the stalls, show exposed brickwork and roof timbers, while the third bay, above the coach house, was originally partitioned off from the rest for some other function, perhaps for feed bins. The walls have green-painted brickwork and the ceiling is panelled (plate 34). From the entrance hatch the plain interior of the dovecote and the ledged and battened loading door can be viewed (plate 35). The rest of the area is taken up with trap doors that would have supplied feed and hay for the horses below. Each works on old-style T-hinges. The one located over the coach house was probably for access between levels (fig. 10b).

The roof is plainly built from machine-sawn timbers with nailed collars.

### **6.3 Store room 3**

A separate building was located close to the kitchen, which was historically linked to another structure to the south (figs. 4 & 5), since demolished and replaced with a modern building, now also demolished.

The store was being carefully dismantled at the time of the survey but enough remained to show that it was built from red brick with a pitched gabled roof. The main elevation facing the kitchen on the west side had casement windows and weatherboarding beside the main doorway. Inside was a utilitarian red tile floor and slate shelf on the south side for cold storage, which can just be seen through the window in plate 36.

The bricks used in the construction were almost certainly made at the nearby brickyard and have a characteristically long frog with thumb marks either end.

## **7.0 DISCUSSION AND CONCLUSION**

A small brick house was built within the site of a former tree plantation in the early Victorian period, probably between 1837 and 1851, which was slightly enlarged between 1873 and 1896. Although of modest size, the house had large grounds and grand pretensions, with a fine Tuscan porched entrance on the south side. In the early 20th century, probably the Edwardian era, the house was extended considerably. To a large extent the new building copied the Regency/early Victorian style of the earlier one, with its multi-pane sash windows and hipped low pitched slate roofs, but more contemporary elements were added such as casement windows and an enclosed wooden veranda at the east end. Presenting different styles of architectural features like the veranda with the Tuscan porch was common in larger houses of the period and seen as 'eclectic'. However, despite this localised attention to detail, the house itself with its plain aspect has an almost 'institutional' feel, more like a late 19th century hospital or workhouse. Internally, the original layout of the house was lost quite soon in its history, but the early 20th century layout survives well and it is easy to identify the domestic and family areas. In fact the service rooms are in general the least affected by the subsequent use as a hotel, and also the family/guest bedrooms upstairs, some of which were quite grand.

Of the several outbuildings that occupied the site, the oldest and most interesting is the coach house/stables that contains good surviving features, particularly the groom's room, and is an important component of the site.

Although The Plantation has low architectural interest in itself, the survey has been a useful exercise in recording some early 20th century features and interiors and in understanding the development of the house and the site in general.

## ACKNOWLEDGEMENTS

Thanks are due to Mr Andy Turk for commissioning and funding the survey and for providing background information. Thanks also to Paul Ellwood of e + m design partnership and to the contractors on site for facilitating the works. Thanks also to the staff at the Essex Records Office. Fieldwork, recording and photography were undertaken by the author. Illustrations were prepared by the author and produced by Andrew Lewsey of ECC FAU. The project was managed by Adrian Scruby and monitored by Teresa O'Connor of ECC HEM, on behalf of the Local Planning Authority.

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Fig.1. Site location and block plan



Fig. 2 South Hanningfield tithe map, 1837 (D/CT 162)

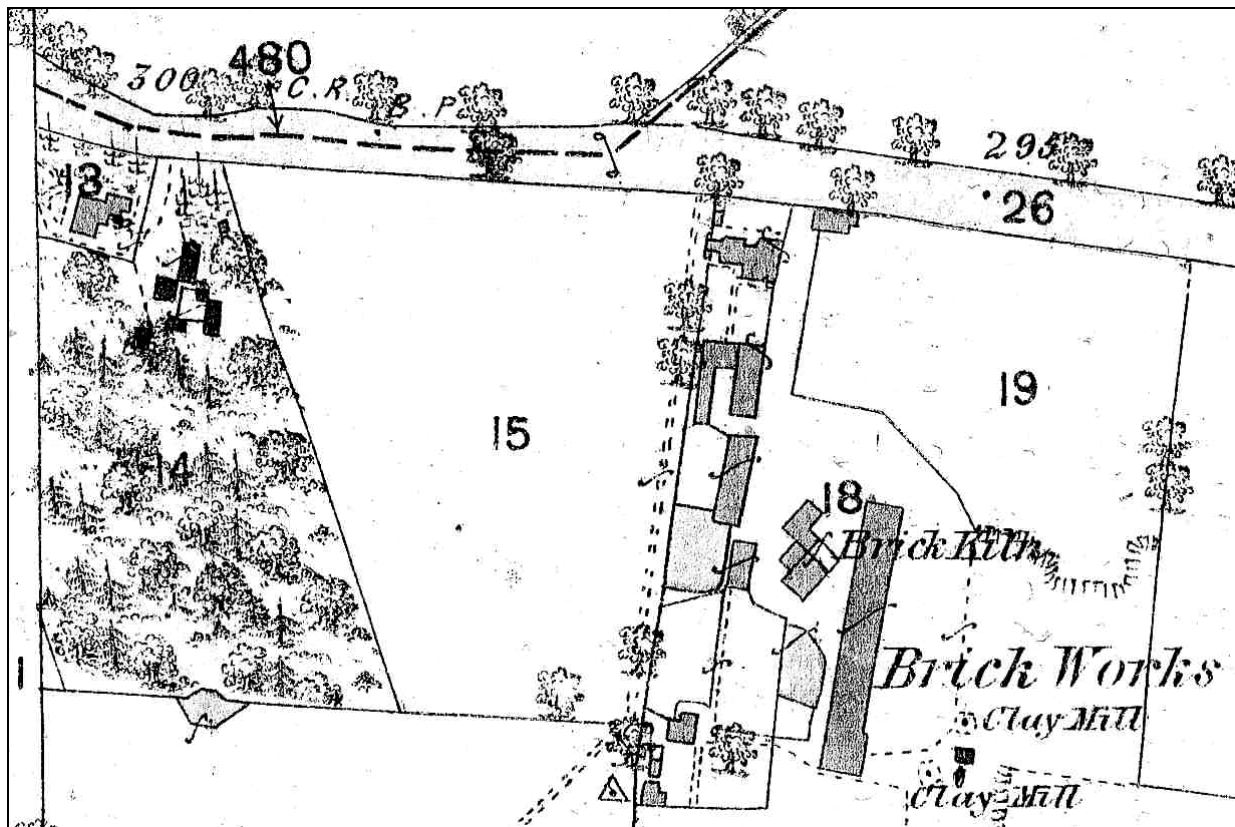


Fig. 3 First edition OS map, 1873 (sheet 60/12)



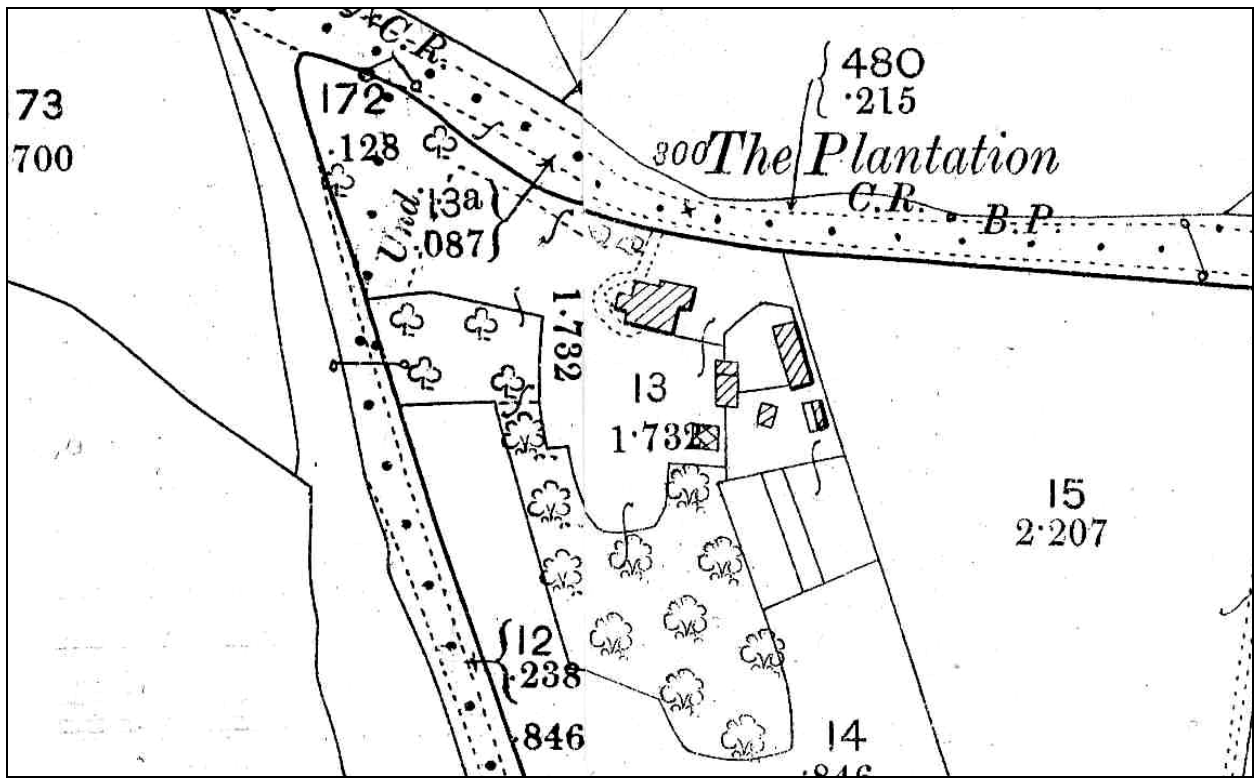


Fig. 4 Second edition OS map, 1896 (sheet 60/11 & 12)

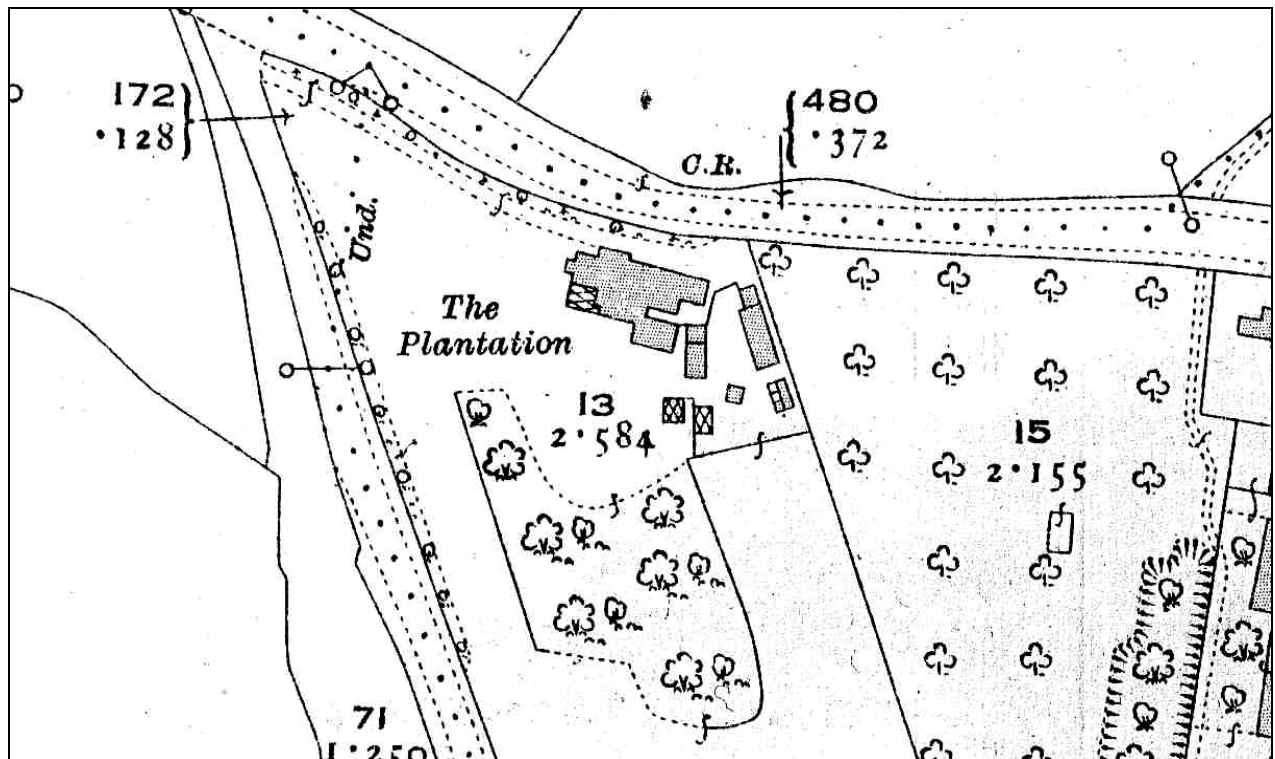


Fig. 5 1922 New series OS map (sheet 72/2)



**Key**

- Phase 1 : early Victorian
- Phase 2 : late Victorian
- Phase 3 : Edwardian
- Modern (post 1938)

Fig.6. Suggested site phase plan

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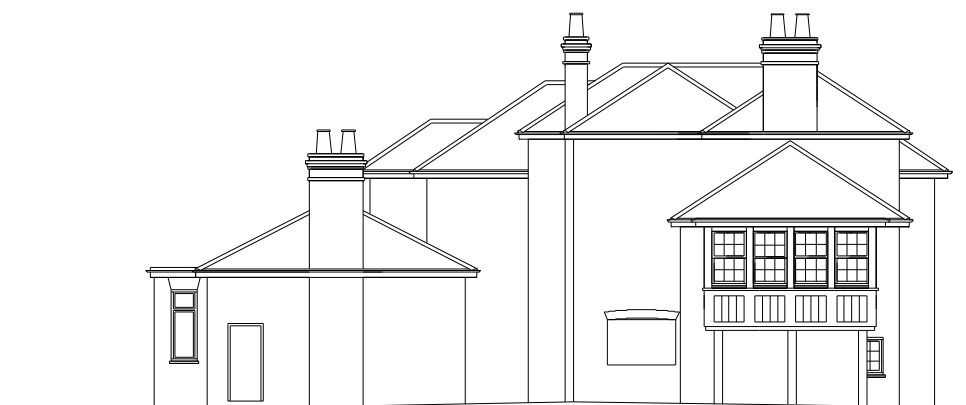
(a) Front (north) elevation



(b) Side (west) elevation



(c) Rear (south) elevation



(d) Side (east) elevation

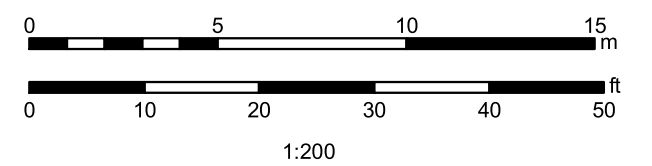


Fig.7. House elevations

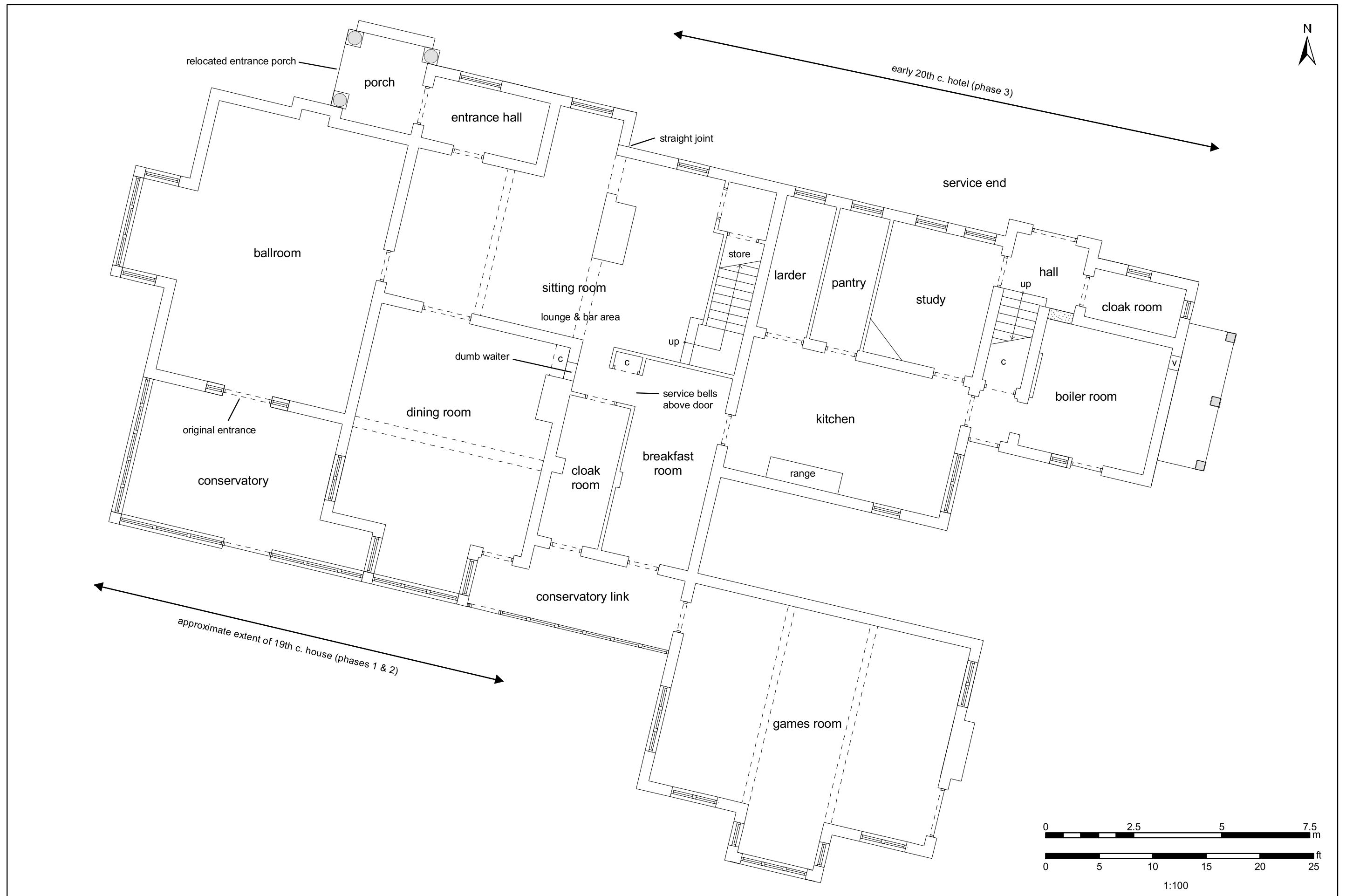


Fig.8a. Ground floor plan of house

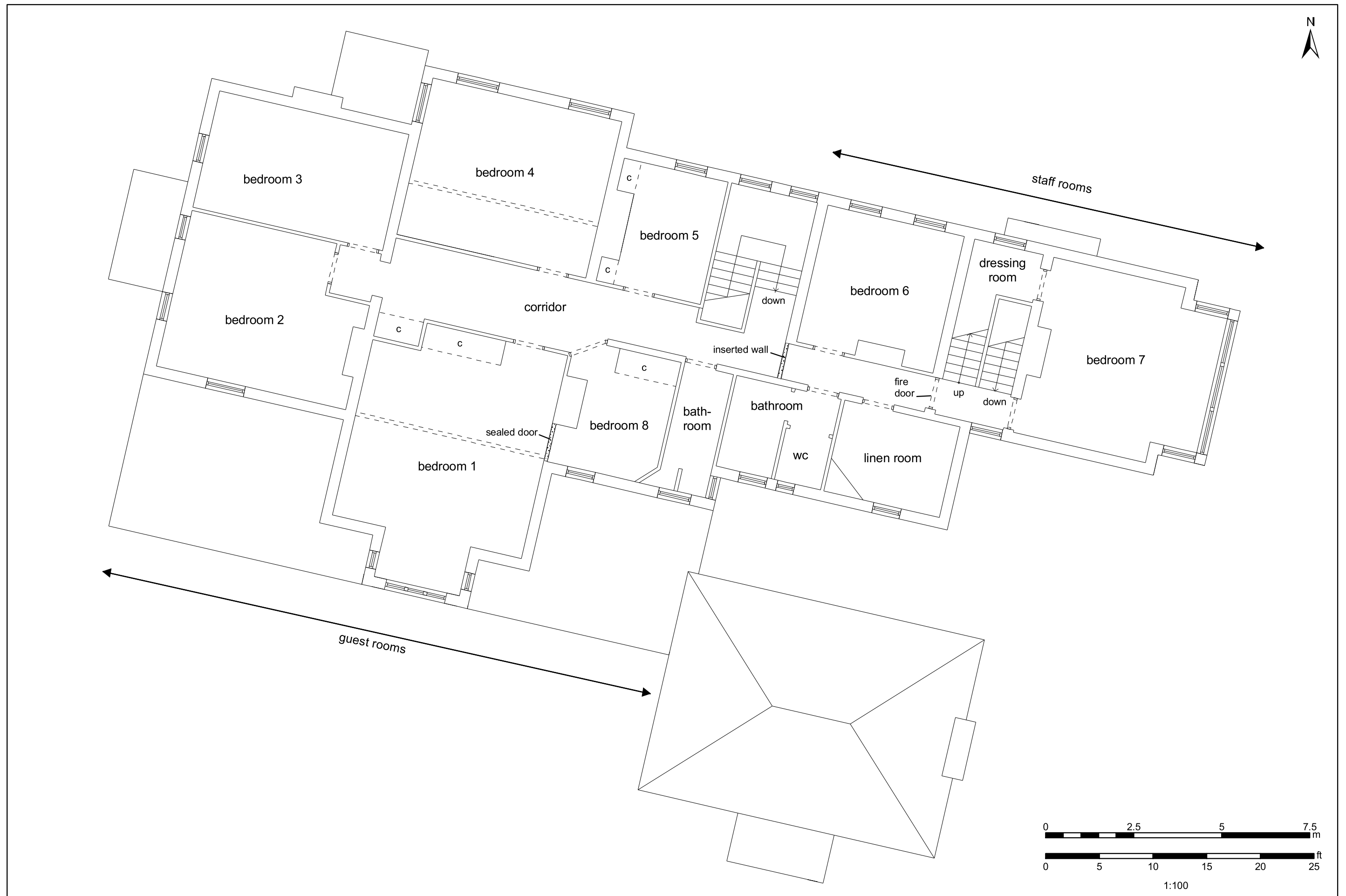


Fig.8b. First floor plan of house

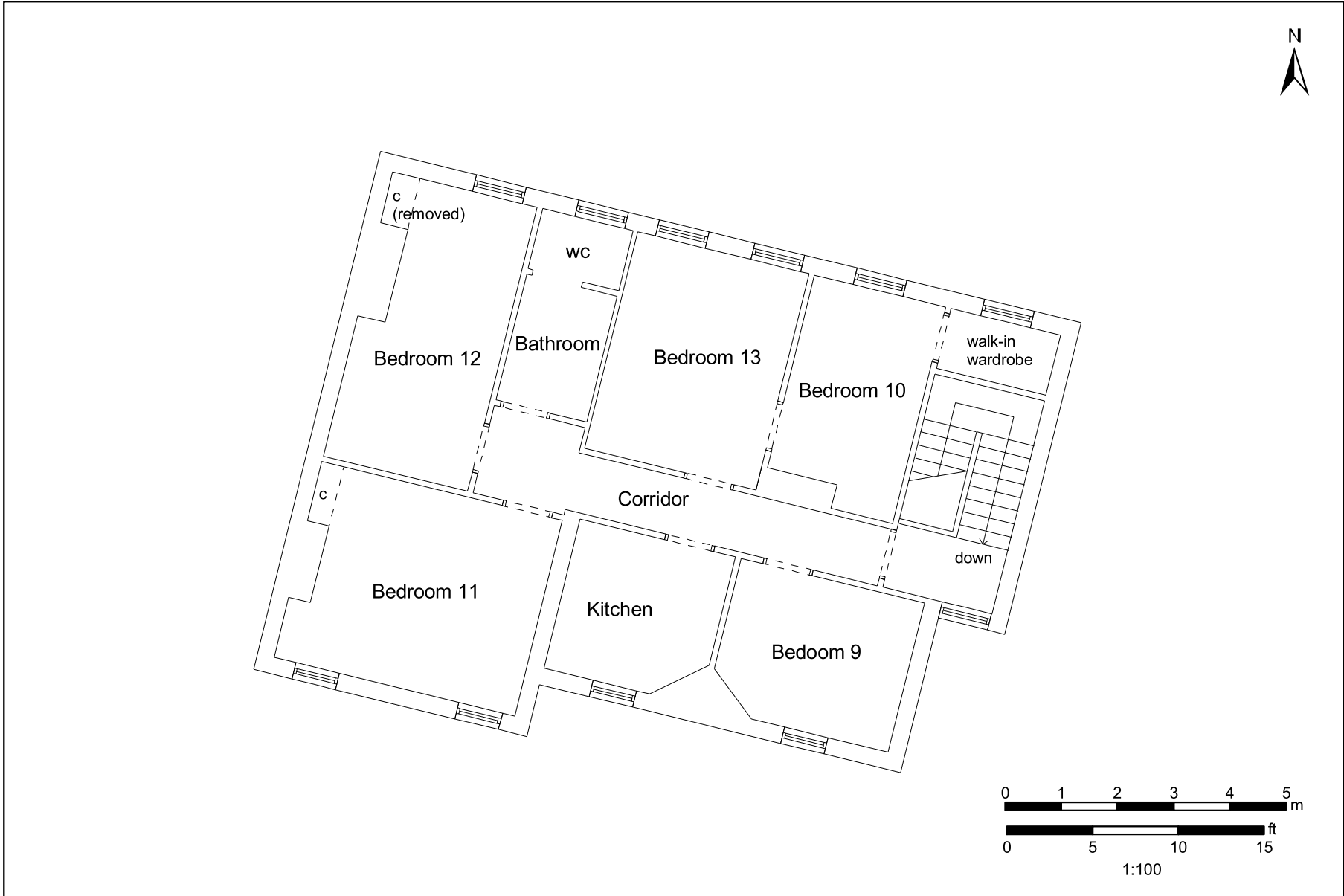
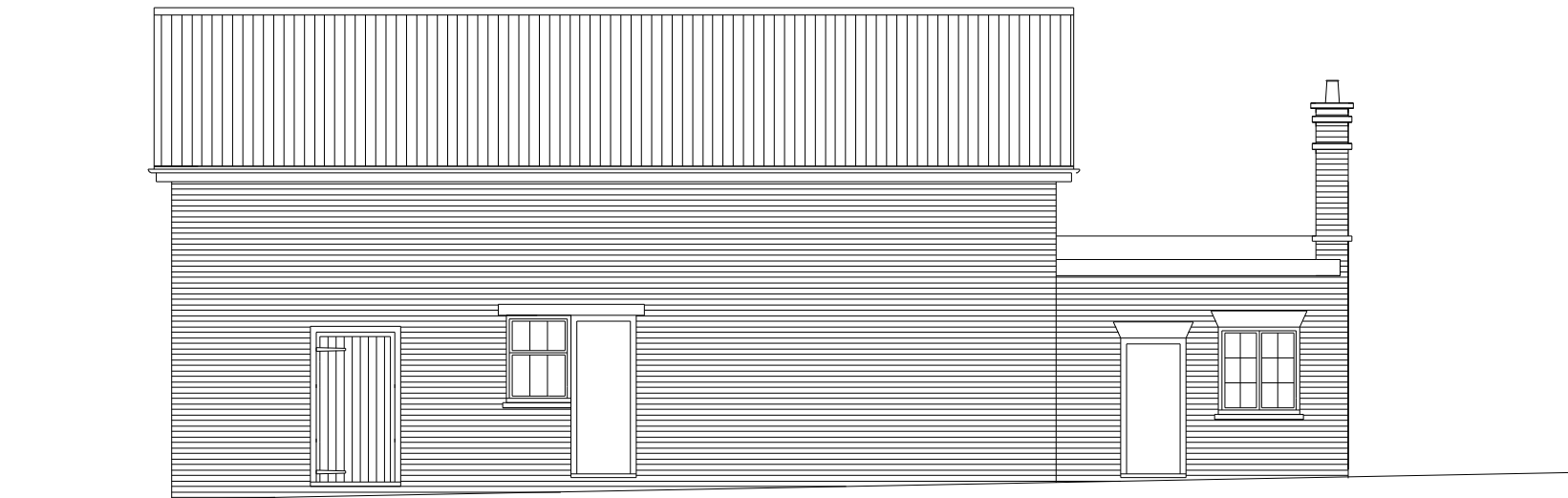


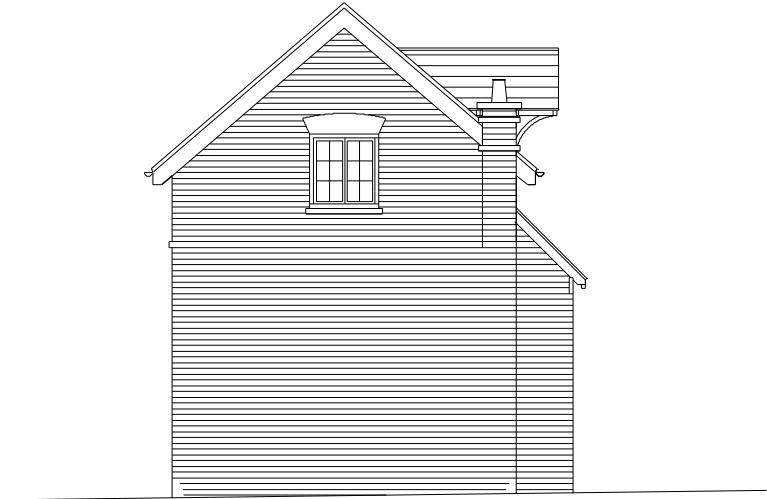
Fig.8c. Second floor plan of house



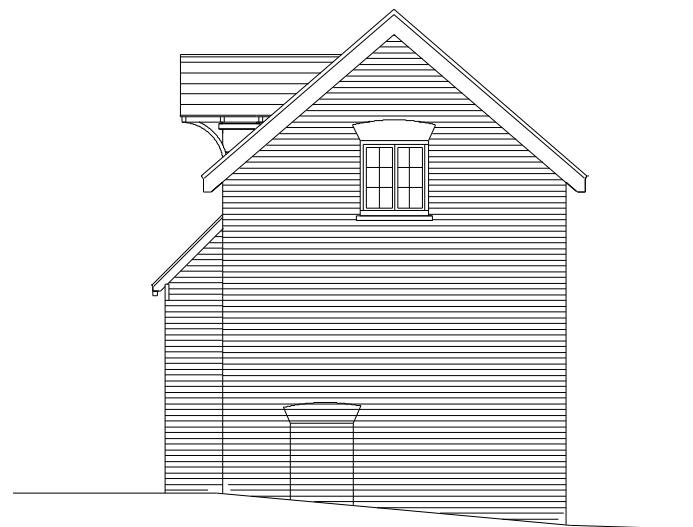
a) East elevation

stables

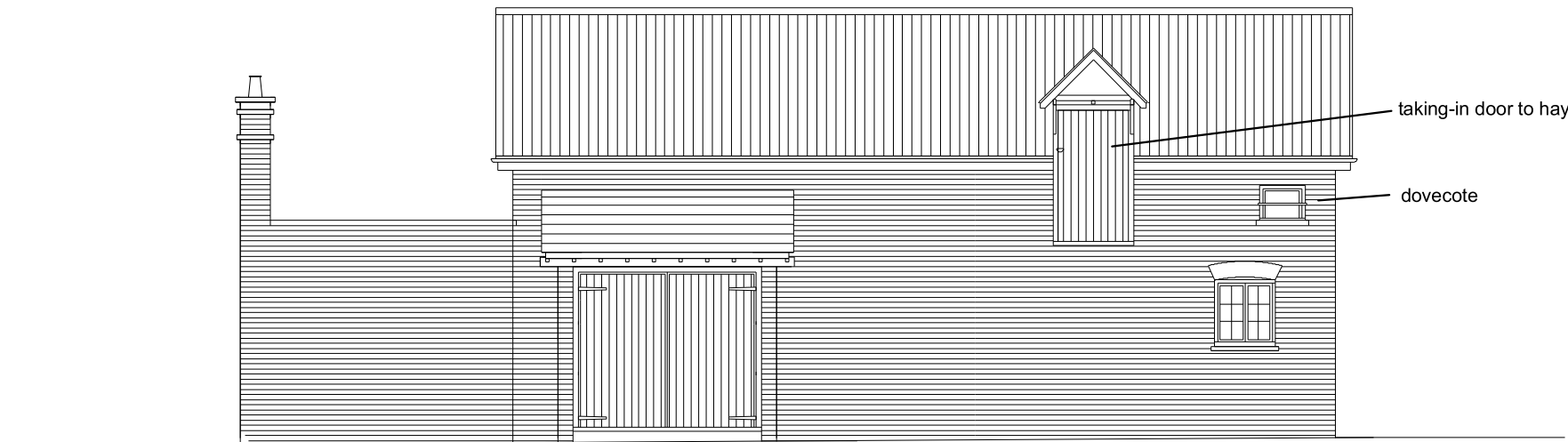
groom



b) North elevation



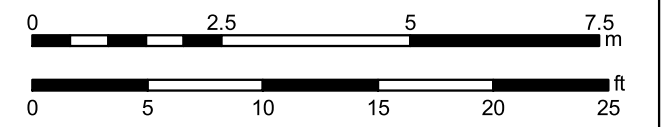
c) South elevation



d) West elevation

taking-in door to hay loft

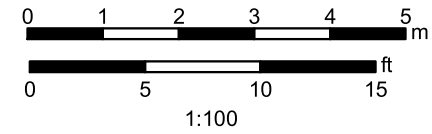
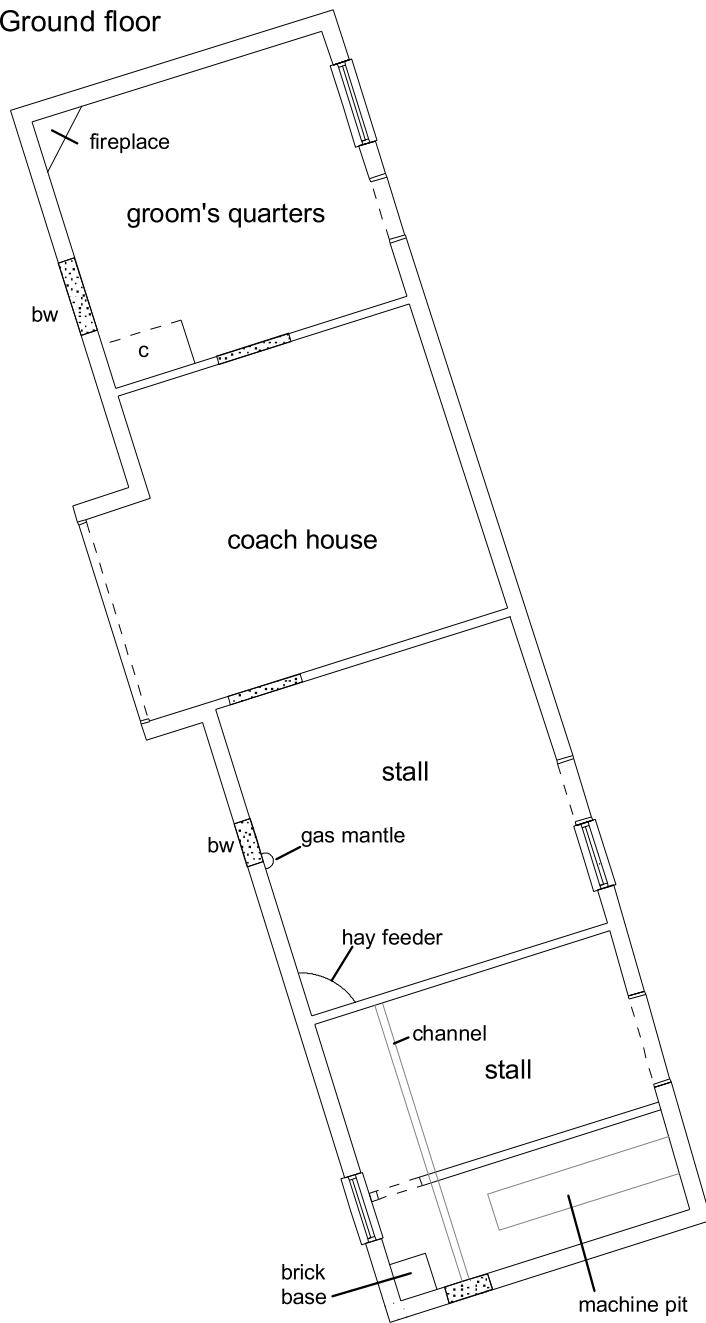
dovecote



1:100

Fig.9. Stable elevations

10 (a). Ground floor



10 (b). First floor

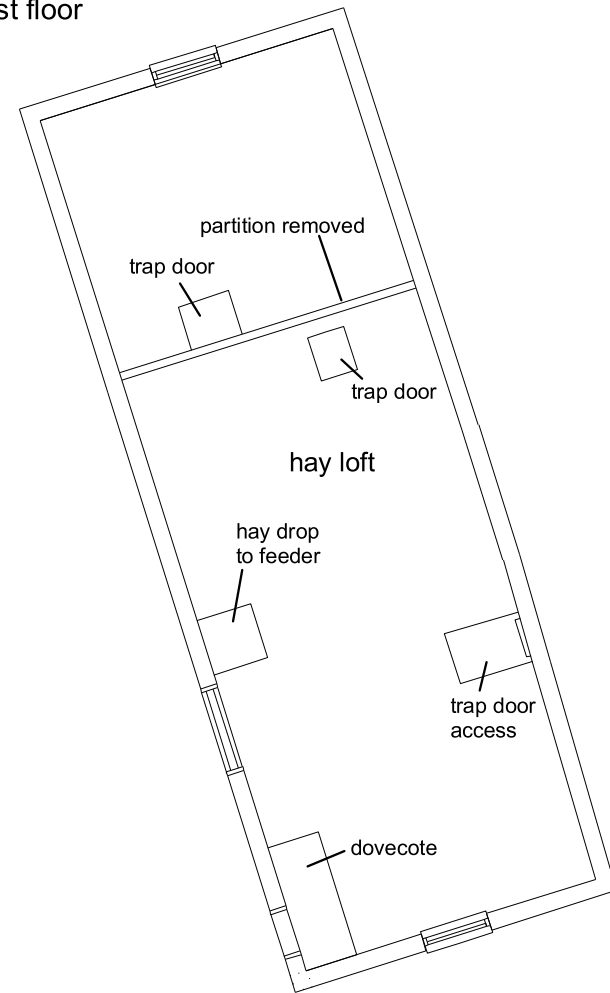


Fig.10. Stable floor plans





Plate 1 Central range



Plate 2 East wing



Plate 3 West wing



Plate 4 West elevation



Plate 5 South elevation



Plate 6 East elevation



Plate 7 Interior of boiler room



Plate 8 Kitchen viewed to east



Plate 9 Larder



Plate 10 Pantry



Plate 11 Breakfast room



Plate 12 Service panel in breakfast room



Plate 13 Cloakroom



Plate 14 Door furniture



Plate 15 Sitting room viewed to east



Plate 16 Dining room viewed to south





Plate 17 Ballroom viewed to south-west



Plate 18 Original main doorway off ballroom



Plate 19 Corridor on first floor



Plate 20 Bedroom 7 viewed to west



Plate 21 Main staircase



Plate 22 Corridor between guest bedrooms



Plate 23 Fixtures in bedroom 1



Plate 24 Surviving fireplace in bedroom 2



Plate 25 Staff bedroom 9



Plate 26 Staff kitchen



Plate 27 East elevation of stable



Plate 28 Stable viewed from south-west



Plate 29 West elevation of stable



Plate 30 South stall



Plate 31 North stall



Plate 32 Interior of groom's room





Plate 33 Wardrobe in groom's room



Plate 34 Hay loft viewed to south



Plate 35 Dovecote and taking-in door at south end of hay loft



Plate 36 Remains of store room 3 viewed to east

## **Appendix 1: Contents of Archive**

**Site name: The Plantation, Mill Road, Stock, Essex**

**Project no.: 2178**

### **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 copy of report, pdf-formatted, digital photographs, architect's drawings & English Heritage assessment report

#### **2. Site Archive**

- 2.1 Photographic record (digital prints & monochrome 35mm prints & negatives)
- 2.2 Photographic registers
- 2.3 Survey drawings, notes & sketches

## Appendix 2: EHER Summary Sheet

<b>Site Name/Address:</b> The Plantation, Mill Road, Stock, Essex	
<b>Parish:</b> Stock	<b>District:</b> Chelmsford
<b>NGR:</b> TQ 7025 9848	<b>OASIS record No.:</b> essexcou-74845
<b>Type of Work:</b> Building recording (level 2)	<b>Site Director/Team:</b> Andrew Letch ECC FAU
<b>Date of Work:</b> January 2010	<b>Size of Area Investigated:</b> N/A
<b>Curating Museum:</b> Chelmsford	<b>Funding Source:</b> e + m design partnership on behalf of Mr A. Turk
<b>Further Work Anticipated?</b> No	<b>EHER Nos.</b> none
<b>Final Report:</b> Summary in EAH	
<b>Periods Represented:</b> 19th- & early 20th centuries	
<p><b>SUMMARY OF FIELDWORK RESULTS:</b></p> <p>A small brick house was built on the site of a tree plantation in the early Victorian period and extended in the late 19th century. Although of modest size, it had large grounds and a Tuscan porch to the main entrance. In the early 20th century the house was enlarged considerably, copying the Regency/Victorian style of the earlier structure, with its multi-pane sash windows and low pitched hipped slate roofs, but with more contemporary elements such as casement windows and an enclosed veranda. However, its general large proportions and otherwise austere aspect gave the building an almost 'institutional' feel, more like a late 19th century hospital or workhouse. The house is believed to have become a hotel sometime after the 1930s, despite its remote location. There is no record of the original interiors apart from what survives today: some largely intact service rooms and a mixture of medium and large guest rooms, some of which were probably quite grand in their day.</p> <p>Of the several outbuildings that occupied the site, the oldest and most interesting is the coach house/stables that contains good surviving features, particularly the groom's room and hay loft. It is an important addition to the site.</p> <p>Although The Plantation has low architectural interest in itself, the survey was a useful exercise in recording some early 20th century features and interiors and in understanding the development of the house and the site in general.</p>	
<b>Previous Summaries/Reports:</b> None	
<b>Author of Summary:</b> Andrew Letch	<b>Date of Summary:</b> 10th May 2010