

Archaeological Services & Consultancy Ltd

HISTORIC BUILDING RECORDING: 'THE HURDLES' LANGLEY LOWER GREEN ESSEX

NGR: TL 4395 3423

for Barker Associates, on behalf of Mr & Mrs Hay



Calli Rouse BA PIFA & Karin Semmelmann MA MIFA

January 2010

ASC: 1237/LGH/2



Letchworth House
Chesney Wold, Bleak Hall,
Milton Keynes MK6 1NE
Tel: 01908 608989 Fax: 01908 605700
Email: office@archaeological-services.co.uk
Website: www.archaeological-services.co.uk



Site Data

<i>ASC project code:</i>	LGH	<i>ASC Project No:</i>	1237
<i>OASIS ref:</i>	Archaeol2-67589	<i>Event:</i>	LAYTH09
<i>County:</i>	Essex		
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<i>Civil Parish:</i>	Langley CP		
<i>NGR (to 8 figs):</i>	TL 4395 3423		
<i>Present use:</i>	Fire-damaged house		
<i>Planning proposal:</i>	Demolition of listed building		
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<i>Client:</i>	Barker Associates Waggoners Court The Street Manuden Bishops Stortford Herts CM23 1DW		
<i>Contact name:</i>	Chris Barker		

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<i>Primary Author:</i>	Calli Rouse	<i>Date:</i>	7 th January 2010
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<i>Edited/Checked By:</i>	Bob Zeepvat	<i>Date:</i>	7 th January 2010

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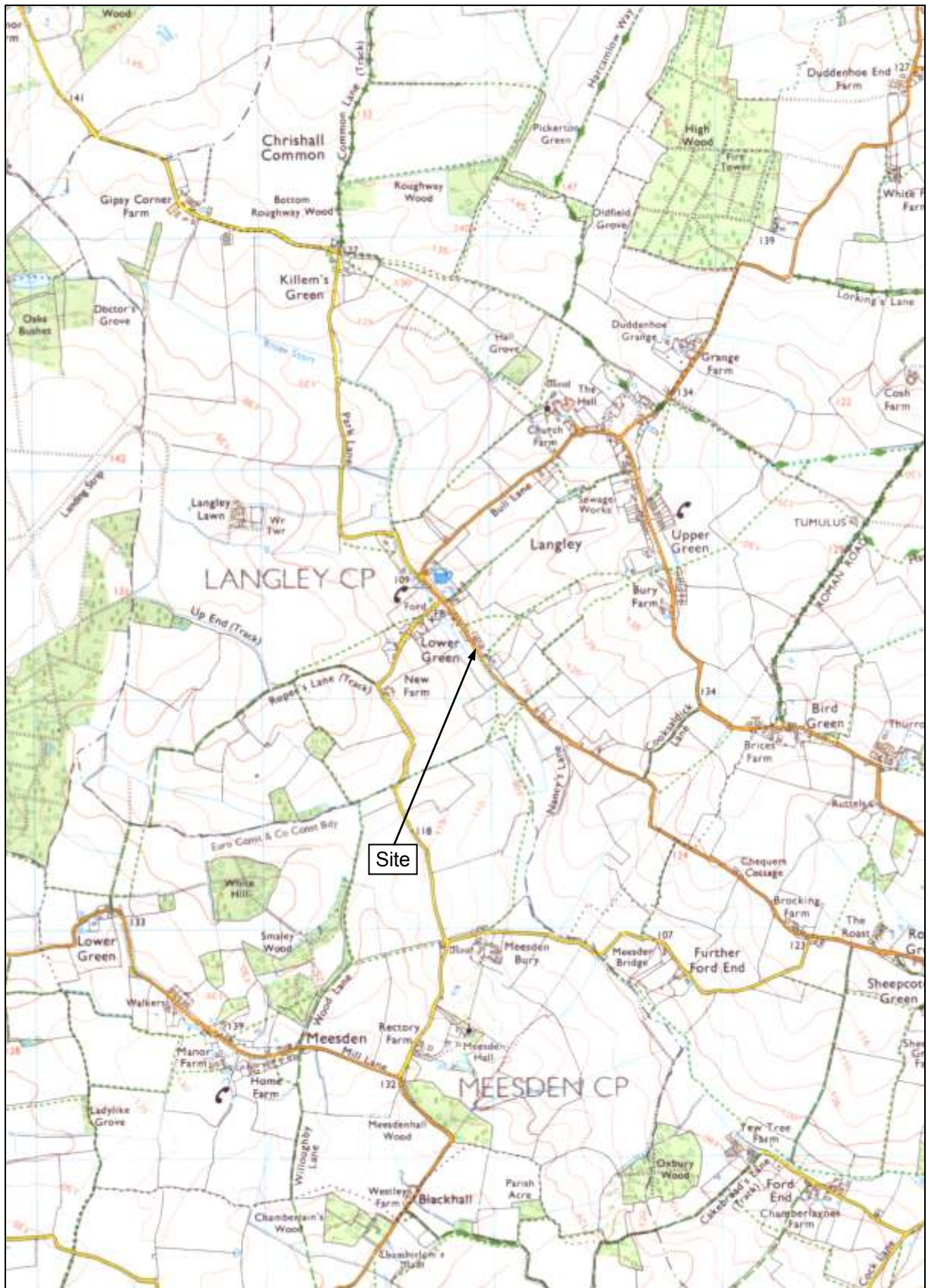


Figure 1: General location (scale 1:25,000)

Summary

In December 2009 ASC carried out historic building recording at The Hurdles, Langley Lower Green, Essex, in advance of the demolition of the building following a fire earlier in the year.

There is physical evidence for three phases of work within The Hurdles. It appears to have been built in the latter part of the 18th century, possibly as a lobby entry house. The building appears to have been subdivided in the 19th century, when a new staircase was installed in a new extension at the western end of the building and a new fireplace constructed at the eastern end of the house. A number of machine cut timbers and poles were added at this time. The building took its present form in the late 20th century, when the building became a single entity and single storey extensions were added to both ends. The western fireplace was also rebuilt and new windows, insulation and much new timberwork was incorporated to walls and the upper floor.

The cartographic evidence suggests that the building was first erected after 1838, which if true, would point to an extremely anachronistic building style, possibly indicative of poor economic conditions.

1 Introduction

1.1 In December 2009 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording of 'The Hurdles', Langley Lower Green, Essex. The project was commissioned by *Barker Associates*, on behalf of *Mr & Mrs Hay*, and was carried out according to a project design prepared by ASC (Zeepvat 2009), and a brief (Havis 2009) prepared on behalf of the local planning authority (LPA), *Uttlesford District Council*, by their archaeological advisor (AA), *Historic Environment Management Team, Essex County Council*. The relevant planning application reference is UTT/0758/09LB.

1.2 *Planning Background*

This building recording project has been required under the terms of *Planning Policy Guidance Note 15* (PPG15), as a condition of planning permission for the demolition of the building.

1.3 *Archaeological Services & Consultancy Ltd*

Archaeological Services & Consultancy Ltd (ASC) is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The house known as 'The Hurdles' is located in Lower Green, Langley, in the civil parish of Langley, in the administrative district of Uttlesford, Essex (Fig. 1). It stands within its own grounds, on the north side of the minor road from Lower Green to Roast Green, at NGR TL 4395 3423. To the north-west is an adjoining cottage and gardens; to the north-east and south-east is open farmland (Fig. 2).

1.5.2 *Proposed Development*

Following the fire, planning consent for demolition of the house was granted on 2nd October 2009.

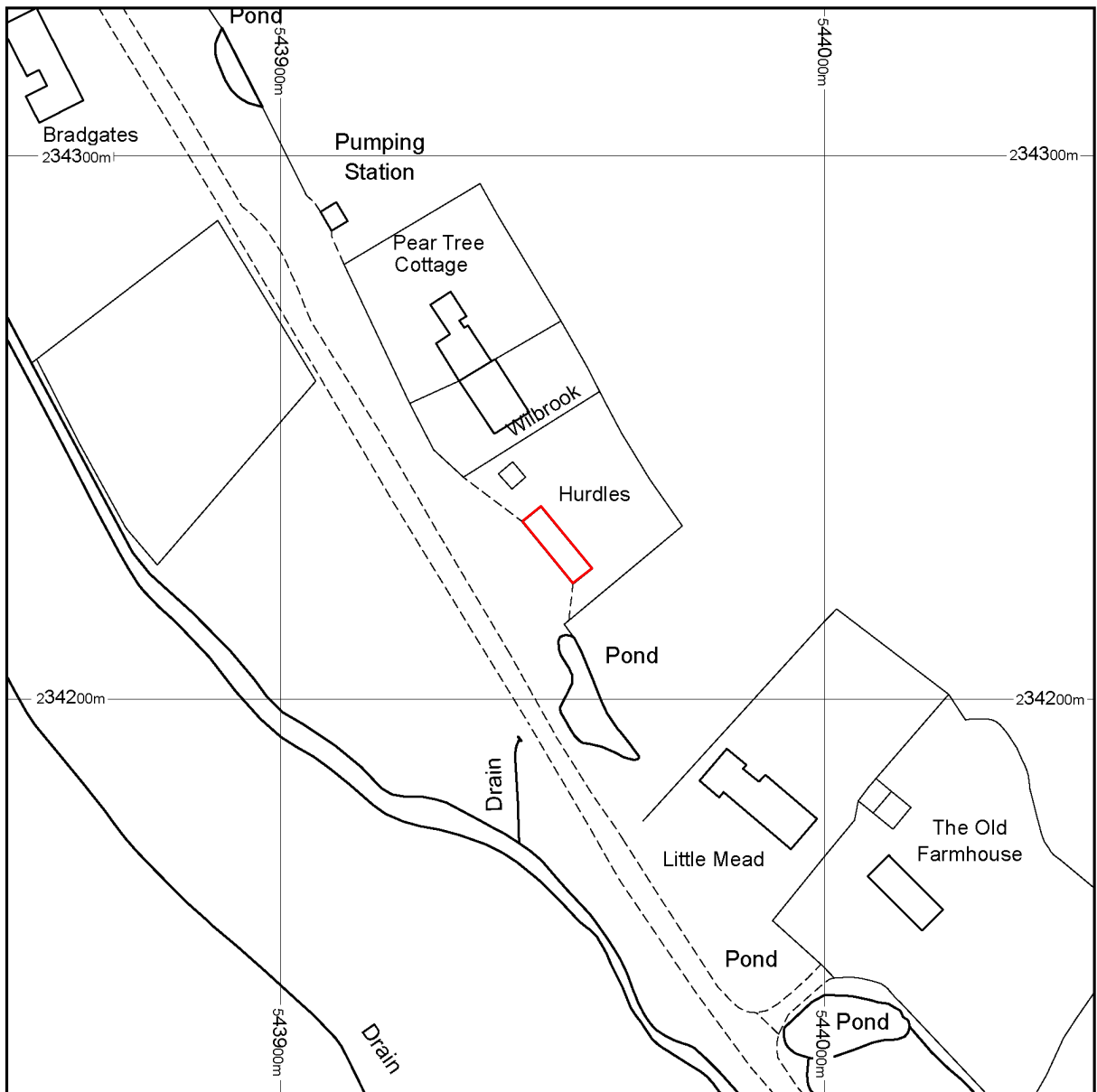


Figure 2: Site plan (scale 1:1,250)

2 Aims & Methods

2.1 *Aims*

The aims of the building recording were:

- To compile a comprehensive, high quality record of ‘The Hurdles’ in advance of demolition.
- To provide a brief overview of the history and development of the site and structure, as far as is known.
- To examine the building’s construction in relation to the pattern/development of regional timber-framed vernacular buildings (Stenning & Andrews 1998).
- To produce a high quality, fully integrated archive, suitable for long-term deposition, in order to ‘preserve by record’ the building.

2.2 *Standards*

The work conforms to the project design, to the relevant sections of the Institute of Archaeologists’ *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC’s own *Operations Manual*.

2.3 *Methods*

In line with the requirements of the brief (Section 6) and subsequent discussions with the AA, the survey followed the standards, conventions and specifications defined by English Heritage (EH 2006). Recording was carried out to EH Level 3 (see Appendix 1 for details), and comprised the following specific requirements:

- Detailed recording of the timber frame on one long elevation, following removal of wallcoverings and the remains of the upper floor.
- Recording of the remainder of the building as far as is possible within health & safety considerations, as described in Section 7 of the brief.

2.4 *Constraints*

As the timber framing was only exposed in the two eastern rooms and the ceiling was removed only in the westernmost room of the original building, the full extent of the timber framing could not be drawn. However, enough of the framework was revealed to enable the constructional history of the building to be better understood.

3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Essex Record Office, the Internet and ASC's own library.

3.2 *Medieval* (1066-1500)

The settlement of Langley was first recorded in the 12th century, although its name is Anglo-Saxon, meaning 'a long clearing in woodland'. During the late Anglo-Saxon period Langley Lower Green was part of the half-hundred of Clavering, which was held by Robert fitzWymarc prior to the Norman Conquest. The Domesday Survey records Swein of Essex as holding the Clavering demesne in 1086 (Martin & Williamson 2002: 1004).

The lordship of Langley was separated from neighbouring Clavering in 1253, when Robert fitzRoger granted land to the Priory of St Bartholomew, Smithfield (Ludgate 1977: 4). This became the sub-manor of Langley Hall. It was served by the chapel of St John the Evangelist in Langley, a subsidiary to the parish church in Clavering. St John's church stood beside Langley Hall and has its origins in the 12th century, with the nave dating to this period. The tower was added in the 14th century and the double hammerbeam roof is late 15th century (Bettley & Pevsner 2007: 521). The churches in Clavering and Langley were granted to Prittlewell Priory by Robert of Essex in the 12th century (Ludgate 1977:5). At the Dissolution of the monasteries (1536-1541), the lordship of Langley was sold to John Gate, who then sold it to William Bradbury in 1550 (Ludgate 1977: 4).

3.3 *Post-Medieval* (1500-1900)

Although there is little published on the history of Langley, an element of the development of the settlement can be extrapolated from tax assessments. The earliest assessment for Langley dates from 1525, which gives a total of 22 taxpayers, mostly on low assessments. The Hearth Tax assessment of 1673 recorded 49 householders, including those too poor to pay. Only six houses in Langley had more than two hearths, with Sir Thomas Nightingale of Langley Hall having the most at seven. It has been proposed that the population doubled from c.100 in 1525 to around 200 in 1673 (www.recordingtuttlesfordhistory), but the overall wealth of the community does not appear to have been very high. A comparison of the church registers for 1678, the earliest surviving register for Langley, shows that the level of baptisms and burials in Langley were about half of those recorded in Clavering.

A survey undertaken by Christ's Hospital, the patron of the living, in 1783 actually differentiates between Langley Upper Green and Lower Green. Of the 36 houses in Langley, 20 of them on the Upper Green. Most of the cottages on Lower Green were near The Bull public house. There was also a shop and a poorhouse (*ibid*).

The population in the two Langleys almost doubled from 247 to 483 between 1801 and 1851, as did the number of houses (*ibid*: Ludgate 1984: 35). This is partly the result of some houses being subdivided as well as new houses being built. The new cottages

were apparently similar in plan to those built in the 17th century, being only one room deep and twelve feet long. The timber frames often included re-used timbers and poles from hedges, and the walls were daub, made from clay with lime, hair and straw. The outsides of the cottages may have been weatherboarded (*ibid*).

The village of Langley was enclosed in 1851, and became a separate parish from Clavering in 1875. Langley School was opened in 1856, and a Primitive Methodist chapel was set up at Lower Green in 1862 (*ibid*).

3.4 **Modern** (1900-present)

Following the agricultural depression towards the end of the 19th century, the population in Langley fell, reaching a low of 263 by 1931. It has grown slowly in the following years, with the majority of settlement concentrated in Upper Green. Today there are less than 20 houses located in Lower Green.

3.5 **Cartographic Evidence**

The earliest cartographic evidence for the village of Langley is the Chapman and Andre map of 1777 (Fig. 3). This map shows a building in the approximate location of 'The Hurdles', but the scale of the map does not provide sufficient detail to draw comparisons with the existing building. The next available map is the Tithe map of 1838 (Fig. 4), which shows a single building immediately to the north of 'The Hurdles'. This building is recorded as having been owned and occupied at the time by Susannah Last. However, no building is shown on the site of 'The Hurdles' itself.

The second edition Ordnance Survey (OS) map of the area, which dates to 1893-6 depicts 'The Hurdles' as two semi-detached properties (Fig. 5). There was an extension to the northeast side of the building, and two outbuildings, to the east and south of the building. The staircase at the eastern end of the building appears not to have been built at this time. By the 1920s the extension to the northeast had been removed and the land within which 'The Hurdles' was located had been divided into two separate plots and the eastern stairwell constructed (Fig. 6). The two outbuildings were still in place, with an additional building in the eastern corner of the south plot, and three further buildings in the north plot. Modern OS mapping (Fig. 2) shows the building as one structure with no sub-division. The land surrounding the building has been re-combined into one plot, and only one outbuilding is shown in the northwest corner of the site.

3.6 **Listed Building Description**

'The Hurdles' is a Grade II listed structure (IoE ref. 406200), described as:

C18 timber-framed and plastered building with lean-to additions on the north-west and south-east ends. One storey and attics. Modern casement windows. Boarded doors. Roof thatched, half hipped at the ends, with 2 central chimney stacks.

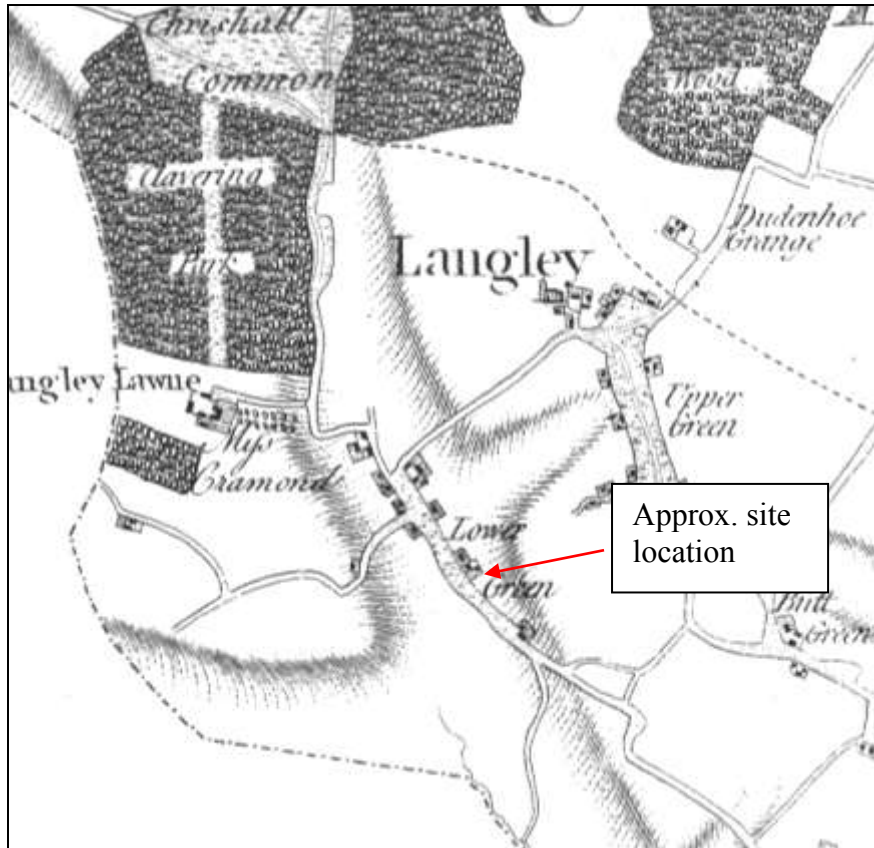


Figure 3: Extract from 1777 Chapman and Andre map (*not to scale*)

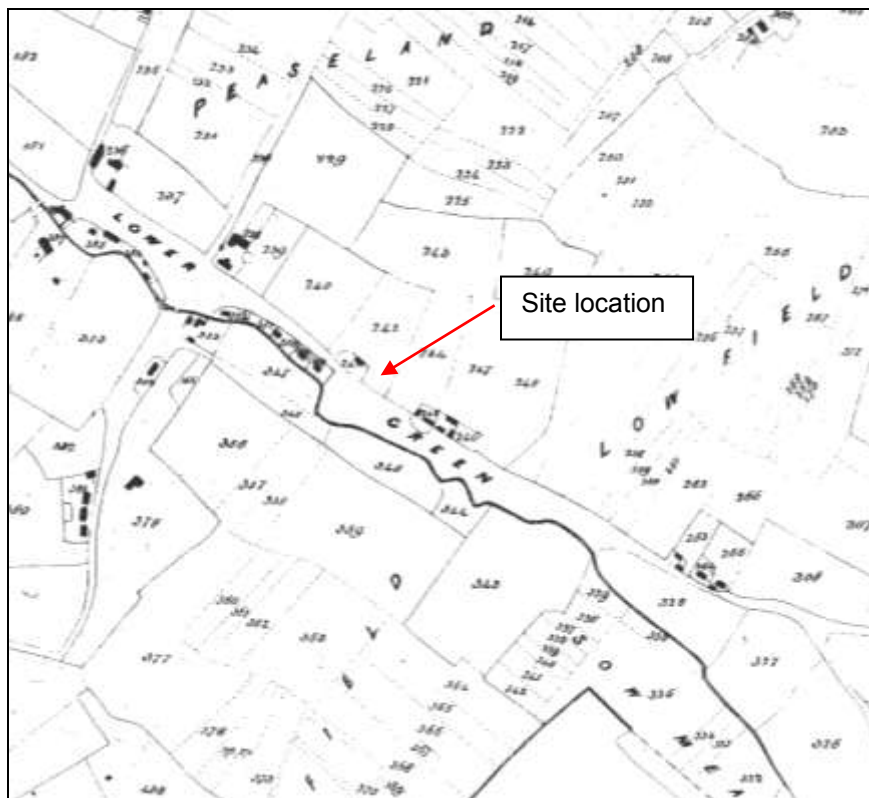


Figure 4: Extract from 1838 Tithe map (*not to scale*)

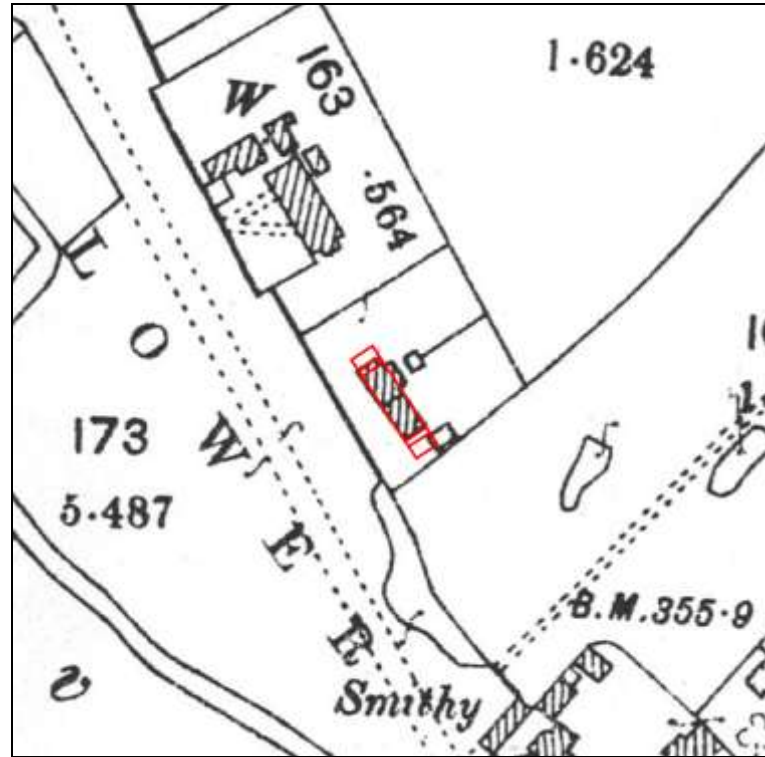


Figure 5: Extract from 2nd Edition Ordnance Survey map (scale 1:12½ inches)

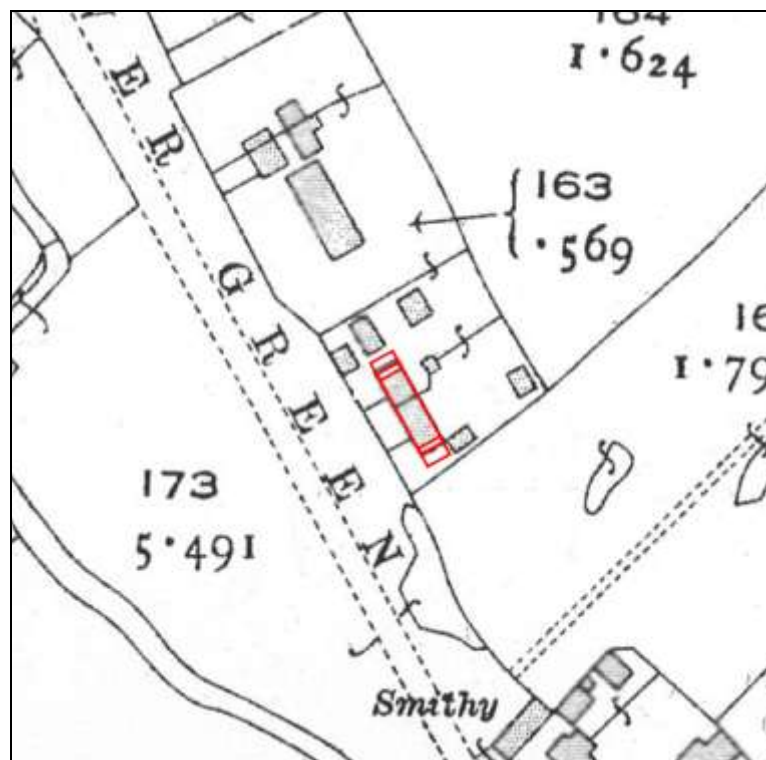


Figure 6: Extract from 3rd Edition Ordnance Survey map (scale 1:12½ inches)

4 Description

4.1 *General*

Before the fire in early 2009 the building consisted of a ground floor with attics under a thatched roof. There was a single storey extension under a mono-pitched roof on both ends of the house and a new wing being added to the rear (Fig. 7). The fire destroyed the roof and most of the upper floor, leaving some of the studwork and the base of the two chimneystacks. The new wing remained untouched.

Other recent alterations to the house include a cement render to the exterior walls, which obscures many architectural details. Most of the windows are modern two-light timber casements.

The timberwork that was exposed in the south wall for recording purposes reveals the remains of the original primary bracing and associated studs, all of which are of meagre scantling. Machine cut timbers have been inserted, initially as the building was sub-divided and later still when the building was modernised.

The beneath the rendered exterior exterior are overlapping weatherboards to a height of c.90cm, reaching to the base of the modern windows. Above the weatherboarding the frame is lath and daub. Where modern alteration had occurred, newer version of insulating material has been inserted into the framework. Further details are given in the relevant sections below.

No scarf joints were observed within the building, although they would have been necessary for both the wall plates and sill beams, as they were largely obscured by modern plasterwork.

4.2 *South Elevation* (Plates 1-2, 5-6)

This is the main elevation with a door at both ends and four windows in between. The main door, at the east end of the building, is a medieval style timber door under a door hood. That in the west is a stable door with Suffolk latches, also under a door hood. It opens into the western extension and to the east of the door is a blocked door, which opened into the house itself.

The upper floor had three modern casement windows before the fire. They were symmetrically placed in relation to those on the ground floor with the central window immediately above the two central ground floor windows.

The level of the roof has been raised above the east extension, and the end of a timber is visible in the west extension.

4.3 *West Elevation* (Plate 5)

This elevation has a central fixed two-light modern timber window. The extension has a lean-to corrugated roof of flexible composite material. Immediately above the extension roof and below the level of the first floor window, which is now gone, is a narrow ledge supported by six brackets.

4.4 **East Elevation** (Plate 7)

This elevation is largely covered by tarpaulin, so much of the detail is obscured. There is a modern timber window at the south end of the elevation with a single fixed light of 6 panes.

4.5 **North Elevation** (Plates 3. 8-11)

This has two two-light windows to the east of which is a French door into Room G2. A modern single light timber casement window lights each extension and a modern single light casement window lights the kitchen (Room G3). This appears to have replaced a two-light window similar to those elsewhere in the lateral elevations.

Part of the render has been removed, exposing the daub and riven laths behind.

4.8 **Ground Floor** (Figs. 7, 9)

Room G1 (Plate 12)

Size: 3.49 × 1.97m, height 2.55m (max.)

Location: West end of building

Description: Study. The north, south and west walls are constructed of studding and plasterboard, while the east wall is likely to be constructed of lath and plaster. All the walls are painted. The ceiling is painted plasterboard and slopes up to the east. The floor is chipboard. There is a single light modern timber casement window in the north wall, and a single light fixed modern timber window in the west wall. There is an external door in the south wall, comprising a reproduction plank and batten stable door with reproduction fittings. There is an opening without a door in the east wall, which leads to G1a.

There is a plinth along the north, south and west walls, which is 0.37m high and 0.22m deep.

Room G1a (Plates 13-14)

Size: 1.11 × 0.8m, height 1.97m

Location: East of G1

Description: Passageway. The west and south walls of this room are plastered and painted. Part of the timber framing is visible in the east wall, painted over with modern plaster in between. The ceiling is lath and plaster, and the floor is concrete. There are no windows in this room. There is an opening to G1 in the west wall. There are plank and batten doors with Suffolk latches in the north and east walls. The door in the north leads to a cupboard under the stairs, while the door in the east wall leads to the lounge (G2).

Room G2 (Plates 15-19)

Size: 3.7 × 3.4m, height 2.09m

Location: East of G1a

Description: Lounge. Although the plasterboard had not been stripped in this room, the historic building fabric was exposed to some extent in both the north and south walls. A skin of modern plaster, some 2mm thick had been applied to the daub, which

was 26mm thick. The riven laths, which appear to be of chestnut, are wide and close set. The supporting dwarf wall is apparent at the base of the north, south and west walls but an area of full height vertical planking obscures modern plumbing in the north east corner room.

The ceiling is constructed of lath and plaster, with machine cut laths, which suggest that they are no earlier than the 19th century. The ceiling is papered and the floor is concrete.

There is a step up to the door to Room G1a in the southwest corner, a ledged and braced door to Room G3 in the south east corner and a plank and batten door with Suffolk latches to the staircase in the north west corner. The staircase to the first floor is straight with a winder at the base and has a basic wooden handrail and eleven risers.

Room G3 (Plates 20-24)

Size: 4.4 × 3.48m, height 2.11m

Location: East of G2

Description: Kitchen/dining area.

Some of the building fabric has been exposed in the north wall, showing that much of it is modern rebuild encompassing a modern window and French door. The east and west walls in this room are largely created by chimney stacks. There are fitted cabinets on the eastern wall, and openings either side of the chimney stack. The northern opening contains a half-height kitchen unit and the southern opening leads into Room G4.

The fireplace in the west wall has a 20th century hearth with a woodburning stove beneath an earlier chimney stack. The bricks above the fireplace are red, handmade and measure c.22 x 10.5 x 6cm (8⁵/₈ x 4¹/₈ x 2³/₈ in). They have few inclusions and very little spanish. Some bricks lightly frogged and no skintlings were observed.

Two types of lime mortar were recovered from this chimney stack. One was from the side of the stack and is buff coloured with very few but fine inclusions. It is approximately 9mm thick. The mortar on the rear wall of the stack is brown, very sandy and has coarser inclusions. This is up to 15mm thick. The chimney is daub lined.

The brick sizes and the inclusion of spanish could suggest a 17th century date but the light frogging on the bricks is more indicative of late 18th/early 19th century date. The different brick and mortar types suggest that the chimney stack was repaired or rebuilt in the 19th century.

The ceiling is no longer in place, but was plasterboard. The exposed joists are constructed from modern sawn timbers, but there is a roughly made beam running east to west, with a run-out stop at its west end on the south side.

The floor in this room consists of modern square ceramic tiles.

Room G4 (Plates 25-31)

Size: 3.25 × 3.43m, height 2.1m

Location: East of G3

Description: Kitchen. The machine cut timbers in the south wall suggest that this has been largely rebuilt. The infill to the timber frame is obscured by the modern insulating panels. However, a 1m wide section in the north wall between the French door and the kitchen window contains a post made from a pole still with the bark intact. This is a characteristic of 19th century building techniques. To the east of this is a machine cut post and diagonal laths, behind which is relatively modern insulating material. The east wall consists of painted plasterboard and a cupboard below the eastern staircase. The fireplace making up the west wall has been removed and the opening tiled.

The chimney stack, which has two flues, is made of lightly frogged bricks with the letter C in the frog. They measure *c.* 23 x 11.5 x 6.5cm (9 x 4½ x 2½in) and are set in a friable, buff coloured lime mortar up to 11mm thick. The inclusions in this mortar are slightly coarser than those in the buff coloured mortar on the neighbouring chimney and contain a number of chalk fragments. The bricks, which have sharper arrises than those in the western chimneystack, are likely to be later 19th century. Modern kitchen units line the north and east walls and create a passage to the south of the working area.

The joists for the first floor are largely replacement timbers with evidence for a lath and plaster ceiling. The floor is tiled as in G3. A ledged and braced door with Suffolk latches in the south east corner leads to Room G5.

Room G5 (Plates 32-33)

Size: 3.76 × 0.74m, height not measured

Location: East of G4

Description: Staircase. The walls of the stairwell are plaster boarded and the floor is tiled. The modern medieval style door is in the south wall immediately opposite the dogleg staircase, which has eight risers to a half landing and four further risers to the first floor. There is a modern moulded wooden rail on one side.

Room G6 (Plates 34-35)

Size: 3.85 × 2.02m overall, height not measured

Location: East of G5

Description: Extension containing utility room and WC. The walls and ceiling are plaster boarded and the floor is tiled. There is a modern fixed timber window with a single light in the north wall of the utility room, and another in the west wall of the toilet. There are modern, plank and batten doors to both the utility room and the toilet, and a ledged and braced door to G5 in the west wall.

First floor (Figure 8: Plates 36-40)

There were three bedrooms in the first floor before the fire. These are numbered F1-F3 from west to east for the purposes of this report. They all had a window in the south wall and none in the north wall. A bathroom lay between Bedrooms 1 and 2 and had a door in the east and west walls for access from both. There was a staircase along the

west wall of Bedroom 1 with a cupboard in the north east corner. Another cupboard appears to have been located to the north of the shower room.

Bedroom 2 was an L-shaped room with a cupboard in the southeast corner, a door to the bathroom in the southwest corner and a door to the landing in the northeast corner of the room. There was a recess to the north of the chimney stack, which made up much of the west wall.

Bedroom 3 was accessed by a door in the north wall. It had an ensuite WC in the southeast corner of the room and a cupboard in the recess to the south of the chimneystack in the west wall.

The landing (F4) was merely a narrow, windowless passage giving access to the eastern staircase and bedrooms.

The floors in the three bedrooms are all different. That in Bedroom 3 is modern chipboard, whereas Bedroom 2 had modern floorboards running east to west. Bedroom 1 has retained the original 17cm wide floorboards, which are also orientated east to west. These appear to be of elm.

Although a measured drawing could not be undertaken for health and safety reasons, the survey was able to record the first floor timberwork photographically as well as with some field notes. The timber studs measured were largely 5cm wide on either 30cm or 40cm centres. The west wall appears to be a later addition as the timberwork in the west wall is more regular than in the north and south walls with 5cm wide studs set at 35cm centres. The laths are also wider.



Plate 1: South elevation before the fire



Plate 2: South elevation after the fire



Plate 3: North elevation, showing full height of chimney stacks prior to removal



Plate 4: Front door, looking north, 2m scale



Plate 5: South and west elevations showing modern stable door, 2m scale



Plate 6: Blocked doorway in south elevation, looking north, 2m scale



Plate 7: East elevation, 2m scale



Plate 8: Exposed area of original construction material in north elevation



Plate 9: North elevation, 2m scale



Plate 10: East end of north elevation, within new extension



Plate 11: G1, looking north, 2m scale



Plate 12: G1, looking south, 2m scale



Plate 13: G1a, looking south east



Plate 14: Cupboard under stairs in G1a, looking north



Plate 15: G2, looking north east, 2m scale



Plate 16: G2, looking north west, 2m scale



Plate 17: G2, looking south west, 2m scale



Plate 18: G2, south elevation after removal of ceiling and some walling material, 1m scale



Plate 19: Stairs in northwest corner of G2, looking west, 2m scale



Plate 20: G3, looking north west, 2m scale



Plate 21: G3, looking south west, 2m scale



Plate 22: G3, looking south, 2m scale



Plate 23: G3, looking north, 2m scale



Plate 24: Top of chimney in G3, looking west, 1m scale



Plate 25: G4, looking south, after removal of plaster
2m scale



Plate 26: G4, looking north east, 2m scale



Plate 27: G4, looking north west, 2m scale



Plate 28: Passageway between G3 and G4, showing
reduced sole plate, looking east, 2m scale



Plate 29: Passageway between G3 and G4, after
removal of plaster



Plate 30: Exposed pole and diagonal laths in
northwest corner of G4



Plate 31: Top of chimney in G4, looking west, 1m scale



Plate 32: G5, looking north, 2m scale



Plate 33: G5, looking south, 2m scale



Plate 34: G6, looking north, 2m scale



Plate 35: G6, looking south, 2m scale



Plate 36: First floor looking west



Plate 37: First floor looking east



Plate 38: First floor, south wall



Plate 39: Example of first floor studwork in the south wall



Plate 40: Studwork in west wall

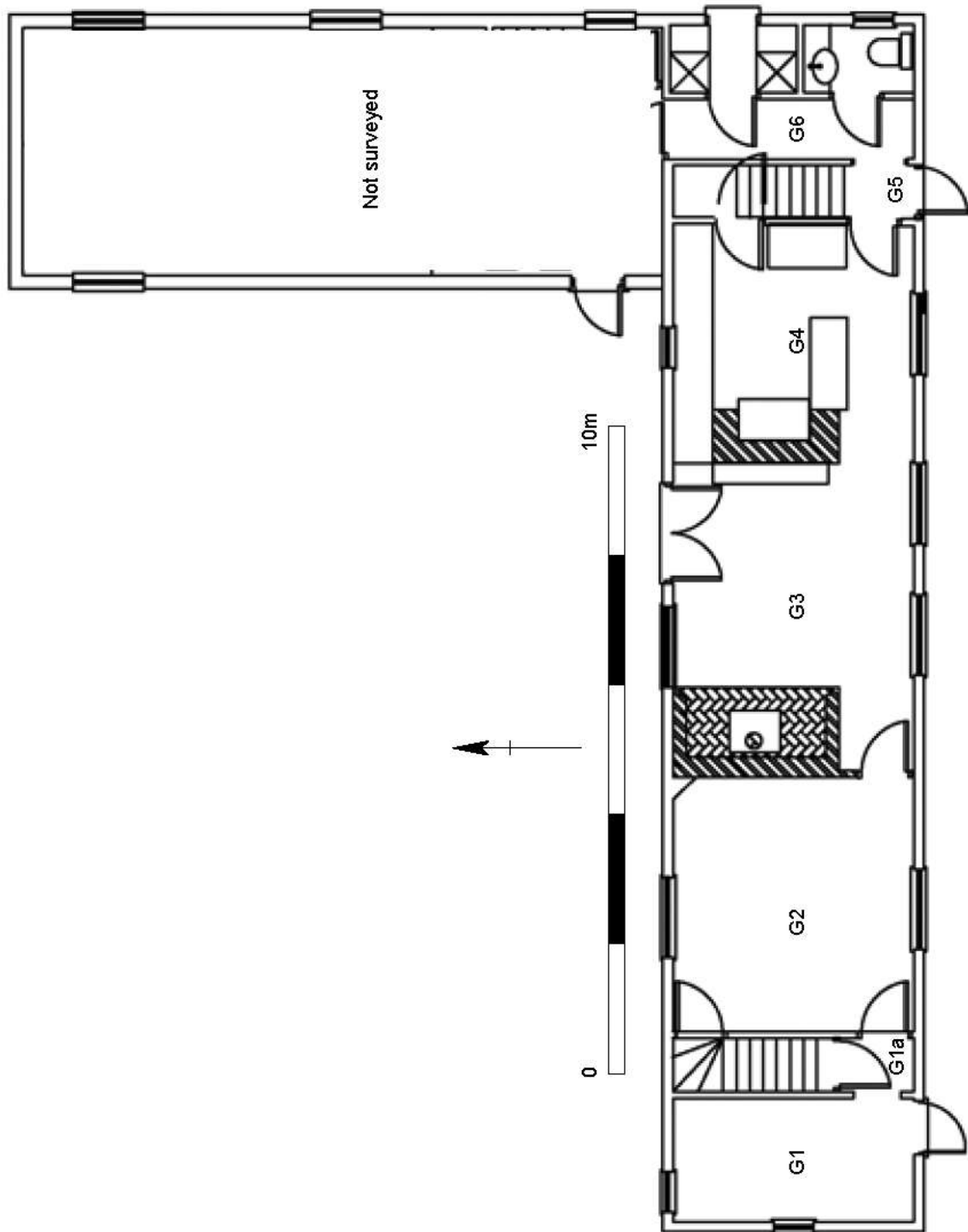


Figure 7: Ground floor plan (scale 1:100)

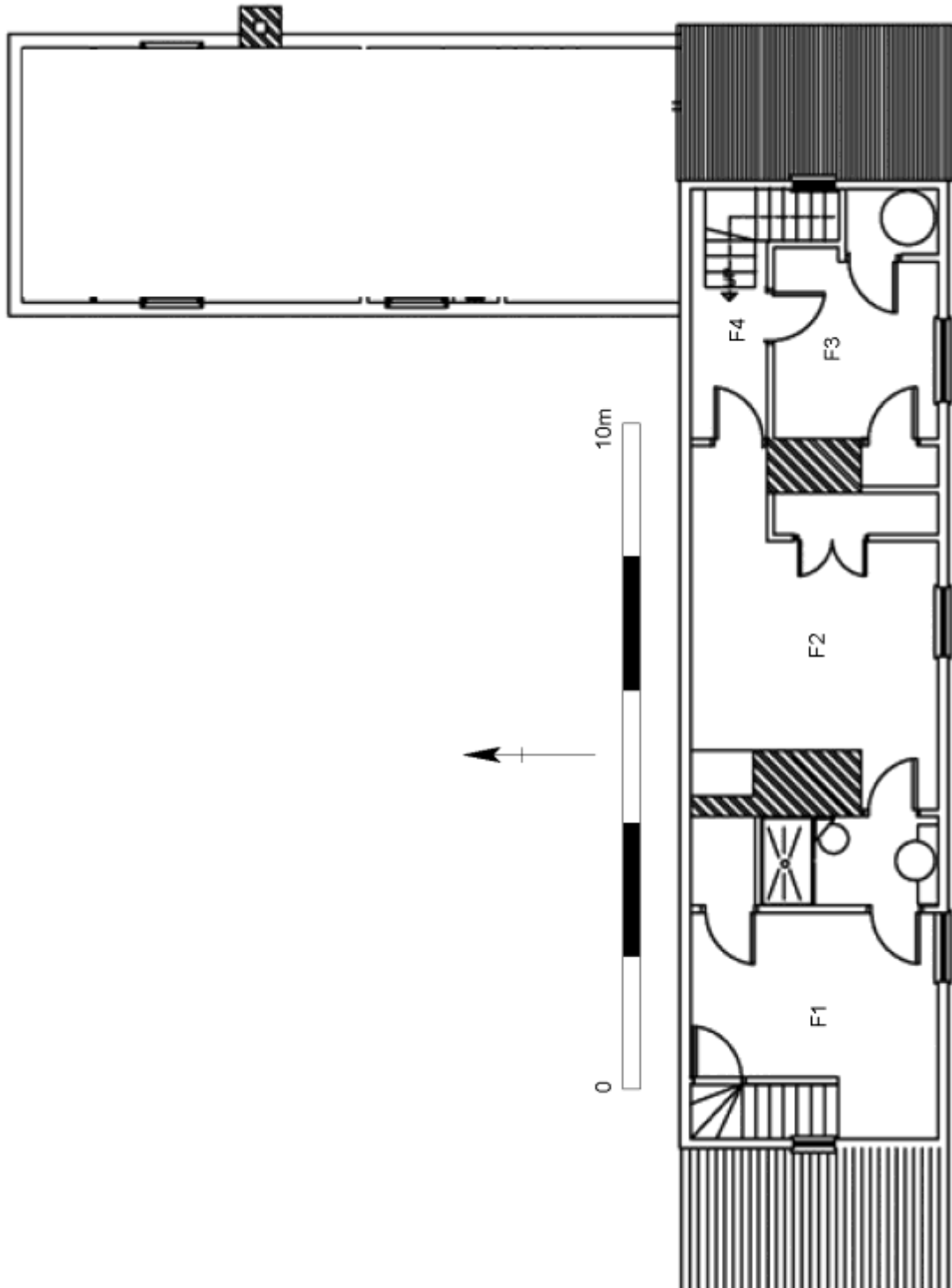


Figure 8: First floor plan (scale 1:100)

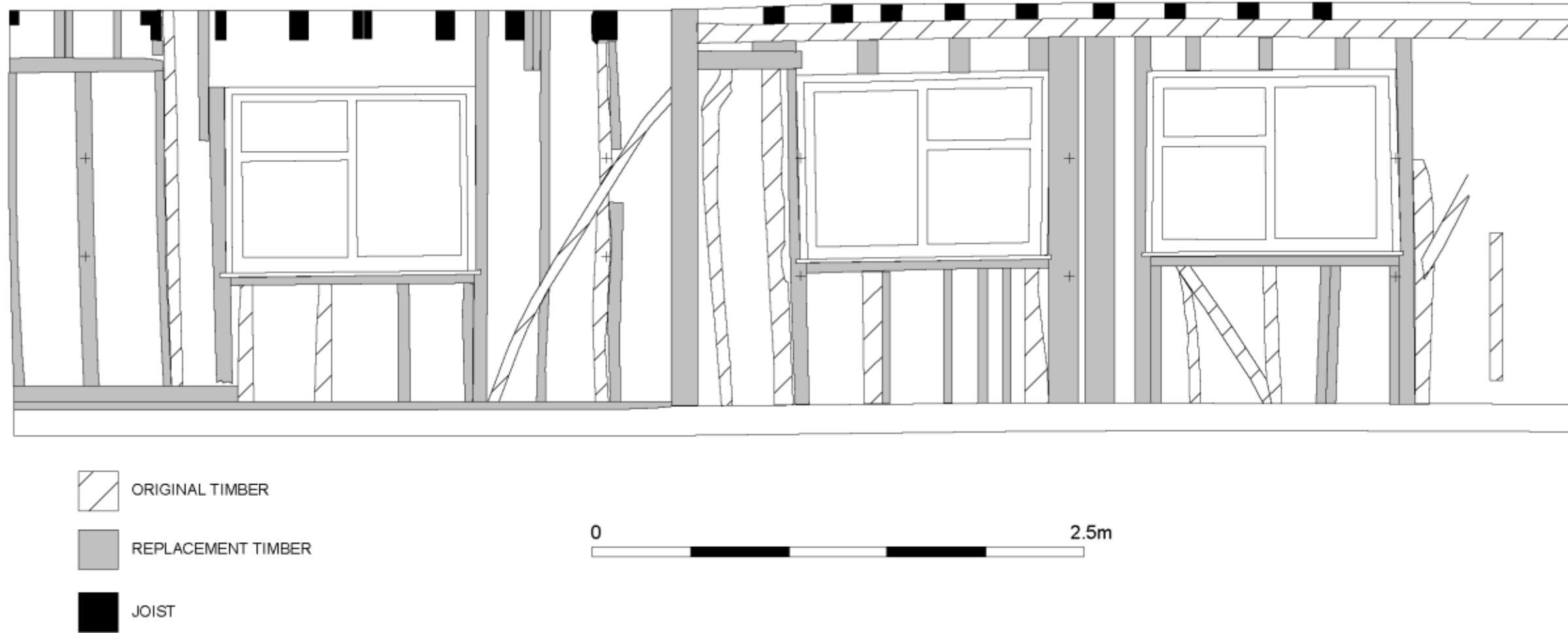


Figure 9: Exposed timber framing on south elevation (scale 1:25)

5 Conclusions

- 5.1 The structural evidence suggests that there are three phases of timber work within ‘The Hurdles’. The primary bracing, timber scantlings and weatherboarding suggest that it was constructed in the latter part of the 18th century, quite probably as a three cell lobby entry house.
- 5.2 The two machine cut timbers between the central ground floor windows in the south elevation building and the regular studwork in the full height west elevation suggest that the building was subdivided in the 19th century. The western staircase is likely to have been installed at this time. The cartographic evidence suggests that the eastern staircase was added in the early 20th century, but there is insufficient structural evidence to confirm this.
- 5.3 The single storey extensions at either end of the house are modern and may have been built after the house became a single property. There is a considerable amount of modern timberwork in the walls and upper floor of the building, which appear to have been part of an extensive modernisation project, which also incorporated new insulation, windows and undoubtedly new fittings. It is possible that the new fireplace in Room G4 was also added at this time.
- 5.4 The cartographic evidence for the early life of ‘The Hurdles’ is of particular interest. Buildings are shown in approximately the right location on the Chapman and Andre map of 1777 (Fig. 3), the scale of which does not provide sufficient detail to draw any conclusions. However the 1838 Tithe map (Fig. 4), which provides a more detailed representation of the Langley Lower Green area, shows an empty plot where ‘The Hurdles’ is now located. The second edition Ordnance Survey map, published in the 1890s depicts ‘The Hurdles’ as two semi-detached houses. Although the listed building description of 1980 describes the house as a single entity, the date this occurred could not be established as no maps later than that of the 1920s were available for study and documentary evidence is singularly lacking.
- 5.5 The dichotomy between the apparent 18th century construction date that the structural evidence suggests and the post 1838 date which the cartographic material indicates could be explained by an anachronistic building style (*cf.* Ludgate 1984:36). Certainly the poverty of the area in the early 19th century was noted by Arthur Young who described the cottages as being mainly clay daub, in bad repair and poorly thatched (*ibid*:35). The use of recycled and/or thin section timbers, poles and second hand bricks would be in keeping with the prevailing economic conditions. The fact that these materials were more readily available perhaps encouraged the survival of earlier building styles. However, it is difficult to reconcile the structural evidence with this theory, particularly in view of the advances in construction techniques and the increasing availability of cheaper building materials in the 19th century. Certainly the building style is typical of the vernacular architecture of the locality, but not of the time frame indicated by the maps.

6 Acknowledgements

The project was commissioned by *Barker Associates*, on behalf of Mr & Mrs Hay. The writer is grateful to Neeta Borah for her assistance. The project was monitored by Richard Havis of the *Historic Environment Management Team, Essex County Council* on behalf of the local planning authority. Thanks are also due to the staff at Essex Record Office for the assistance in the research for this report.

The project was managed for ASC by Karin Semmelmann BA MA MIFA. Fieldwork was carried out by Karin Semmelmann, Bob Zeepvat BA MIFA and Calli Rouse BA PIFA. The report was prepared by Calli Rouse and Karin Semmelmann and edited by Bob Zeepvat.

7 Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with Saffron Walden Museum.

8 References

Standards & Specifications

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.
- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- Havis R 2009 *Building Recording at The Hurdles, Langley Lower Green, October 2009*. Essex County Council Historic Environment Branch.
- IFA 2000a Institute for Archaeologists' *Code of Conduct*.
- IFA 2000b Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute for Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Zeepvat, B. 2009 *Project Design for Historic Building Recording The Hurdles, Langley Lower Green, Essex* ASC

Books and Historical Sources Consulted:

- Bettley, J. & Pevsner, N. 2007 *The Buildings of England: Essex* Yale University Press (New Haven & London)
- Cave, L.F. 1981 *The Smaller English House* Robert Hale (London)
- Ludgate, E 1977 *First Report of Clavering and Langley* Local History Group 1975/6
- Ludgate, E 1977 *Clavering and Langley 1783-1983* Local History Group 1975/6
- Walker, J. 1994 Essex Medieval Houses: type and method of construction in Stenning, D. & Andrews, D. (eds) *Regional Variation in Timber Framed Houses in England and Wales down to 1550* Essex County Council (Chelmsford)

Internet Sources

- www.recordingtuttlesfordhistory
- http://wapedia.mobi/en/Balloon_framing#Balloon_framing
- [http://wapedia.mobi/en/Framing_\(construction\)#2](http://wapedia.mobi/en/Framing_(construction)#2).

Maps

- Chapman & Andre's Map of Essex, 1777
- Langley Tithe Map, 1838
- Ordnance Survey VIII.13 1893-6
- Ordnance Survey VIII.13 1924

Appendix 1: English Heritage Specifications (EH 2006)

<i>Survey element</i>	<i>EH Level 1</i>	<i>EH Level 2</i>	<i>EH Level 3</i>	<i>EH Level 4</i>	<i>Photographic Survey</i>
Written Account	1 - 4	1 – 3, 6	1-3, 6-9, 11-13, 22: sometimes 5, 14-16, 18-20, 23	1-3, 5-8, 10-22: sometimes 23	1-3
Drawings	sometimes 1	sometimes 1, sometimes one or more of 2-7	2, sometimes one or more of 3 -12	2, sometimes one or more of 3 -12	-
Photography	1, sometimes 2	1, 2, 4	1 - 9	1 - 9	1-9

Written Account:

1. The building's precise location, as a National Grid reference and in address form.
2. A note of any statutory designation (listing, scheduling or conservation area). Non-statutory designations (historic parks and gardens registers, local lists etc) may be added.
3. The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
4. A summary (if no further details are called for) of the building's type or purpose, its materials and possible date(s), in so far as these are apparent from a superficial inspection.
5. A table of contents and a list of illustrations or figures.
6. An expansion of 4, if appropriate, summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. The purpose of such an expansion is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the report's findings.
7. An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives. Where appropriate the brief for the work or the project design should be stated or appended.
8. Acknowledgements to all those who made significant contributions – practical, intellectual or financial – to the record or its analysis, or who gave permission for copyright items to be reproduced.
9. A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
10. An expansion of 9, if appropriate, drawing additionally on primary documentary sources.
11. An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
12. An account of the past and present uses of the building and its parts, with the evidence for these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purposes. For an industrial building, a sequential account of the ways in which materials or processes were handled.
13. Any evidence for the former existence of demolished structures or removed plant associated with the building.
14. A summary of the findings of any specialist reports (dendrochronology or paint analysis, for example).
15. A discussion of the building's past and present relationship to its setting: for example its relationship to local settlement patterns, to a field system, to a park, garden, moat, graveyard or other artificial landscape; its part in any larger architectural or functional group of buildings; its visual importance as a landmark.
16. An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site.
17. A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials status or historical associations.

18. Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).
19. Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
20. Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of the building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
21. Relevant information from owners, builders, architects or others who may be acquainted with the building, including oral history. The sources of the information must be given, and it is important that the particular strengths and weaknesses of oral information are weighed.
22. Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to do both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the date on which the site was consulted should be noted.
23. A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in foot or endnotes.

Drawn Record:

1. Sketched plan, section, elevation or detail drawings (if a more thorough drawn record is not made). Sketches may be thoroughly dimensioned.
2. Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or may be limited to one or a few. The latter option may be appropriate, for example, in a town-centre building where upper floors have been little altered but modern retail use has obscured evidence for an earlier form of ground floor. Buildings with a repetitive structure (such as some industrial buildings) may be planned on one floor only, but a note or a sketch plan should indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including former machinery.
3. Measured drawings recording the form or location of other significant structural detail, such as timber or metal framing.
4. Measured cross-sections, long sections or elevational sections illustrating the vertical relationships within a building (floor and ceiling heights or the form of roof trusses, for example).
5. Measured drawings showing the form of any architectural decoration (the moulding profiles of door surrounds, beams, mullions and cornices, for example), or small-scale functional detail not more readily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.
6. Measured elevations, where these are necessary to an understanding of the building's design, development or function and not more readily obtained by photography.
7. A site plan, typically at 1:500 or 1:1250, relating the building to other structures and to related topographical and landscape features.
8. A plan or plans identifying the location and direction of accompanying photographs.
9. Copies of earlier drawings throwing light on the building's history.
10. Three-dimensional projections when these are of value in understanding the building. It these are to be considered as components of the record they must always be supported by measured plans, sections and elevational details.
11. Reconstruction drawings and phased drawings, when these are of value. Since these are by their nature interpretative, the evidence on which any reconstruction or phasing is based must always be given. Successive phases of a building's development may be shown by a graded tone (dark to light, with darker being the earlier), by colour, by sequential diagrams or by annotation. Whenever phased drawings are included in a record, they must be accompanied by the unmarked drawings on which they are based.
12. Diagrams interpreting the movement of materials (process flow) or people (circulation), or the segregation of people or activities (eg permeability diagrams), where these are warranted by the complexity of the project. As with items 10 and 11, the evidence supporting these interpretations must be provided.

Photographic Record:

1. A general view or views of the building (in its wider setting or landscape, if the views noted in 2 below are also adopted).
2. The buildings external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. When an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate.
3. Further views may be desirable to indicate the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting. In the case of building elevations that may have been conceived as formal compositions, views at right angles to the plane of the elevation may again be appropriate.
4. The overall appearance of principal rooms and circulation areas. The approach will be similar to that outlined in 2 above.
5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development or use and which does not show adequately on general photographs. When photographing details it can be helpful to include a clearly marked and suitably sized scale next to the subject and parallel to one edge of the photograph.
6. Any machinery or other plant, or evidence for its former existence.
7. Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or machinery, if not adequately captured by transcription. A contemporaneous transcription should be made wherever characters are difficult to interpret.
8. Any building contents or ephemera which have a significant bearing on the building's history (for example, a cheese press or a malt shovel), where not sufficiently treated in general photographs.
9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's consent may be required.

Appendix 2: List of photographs

SITE NO/CODE: 1237/LGH			Site Name: The Hurdles, Langley Lower Green, Essex
Shot	B&W	Digital	Subject
1	✓	✓	South elevation, 2m scale
2	✓	✓	Front door detail, south elevation, 2m scale
3	✓	✓	Central windows, south elevation, 2m scale
4	✓	✓	Blocked door, south elevation, 2m scale
5	✓	✓	South and west elevations, 2m scale
6	✓	✓	North and west elevations, 2m scale
7	✓	✓	North elevation and new extension, 2m scale
8	✓	✓	North elevation, 2m scale
9	✓	✓	East end of north elevation, inside new extension
10	✓	✓	East elevation, 2m scale
11	✓	✓	East elevation and new extension
12	✓	✓	Staircase in G5, looking north, 2m scale
13	✓	✓	Utility room, looking north east, 2m scale
14	✓	✓	Hallway in extension, looking south
15	✓	✓	Main corridor through building, looking west
16	✓	✓	Main corridor through building, looking east
17	✓	✓	G4, looking northwest, 2m scale
18	✓	✓	G4, looking northeast, 2m scale
19	✓	✓	G4, looking southeast, 2m scale
20	✓	✓	G3, looking northwest, 2m scale
21	✓	✓	G3, looking southwest, 2m scale
22	✓	✓	G3, looking southeast, 2m scale
23	✓	✓	G3, looking northeast, 2m scale
24	✓	✓	Detail of lath and daub in southwest corner of G3
25	✓	✓	G2, looking northeast, 2m scale
26	✓	✓	G2, looking northwest, 2m scale
27	✓	✓	G2, looking southwest, 2m scale
28	✓	✓	G2, looking southeast, 2m scale
29	✓	✓	Staircase in northwest corner of G2, 2m scale
30	✓	✓	Cupboard under stairs in G1a
31	✓	✓	G1, looking north, 2m scale
32	✓	✓	G1, looking south, 2m scale
33	✓	✓	Looking from G1 to G2, looking southeast
34	✓	✓	Stairs in G2 from upper floor, looking south, 2m scale
35	✓	✓	Upper floor, looking east
36	✓	✓	Burnt timbers in upper floor, looking southeast
37	✓	✓	Stairs at east end from upper floor, looking south, 2m scale
38	✓	✓	Upper floor, looking west
39	✓	✓	Burnt timbers in upper floor, looking south
40	✓	✓	Roofline of new extension, looking northeast
41	✓	✓	Fireplace in G3, looking west, 2m scale
42	✓	✓	Chimney in G3, looking up flue
43	✓	✓	Fireplace in G4, looking west, 2m scale
44	✓	✓	Laths in north elevation, viewed externally, looking south
45	✓	✓	Upper view of chimney in G3, looking west, 1m scale
46	✓	✓	Upper view of chimney in G4, looking west, 1m scale
47		✓	G4, exposed south elevation

48		✓	G4 and G3, exposed south elevation
49		✓	G3, exposed south elevation
50		✓	G3, exposed south elevation
51		✓	G3, southwest corner
52		✓	G3, exposed north elevation
53		✓	Exposed diagonal laths and pole in north elevation between G3 and G4
54		✓	G2, exposed south wall, 1m scale
55		✓	Upper timbers in G2, looking south
56		✓	Detail of lath and daub in northwest corner of G2
57		✓	Working shot
58		✓	G2, west wall
59		✓	G2, west wall

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

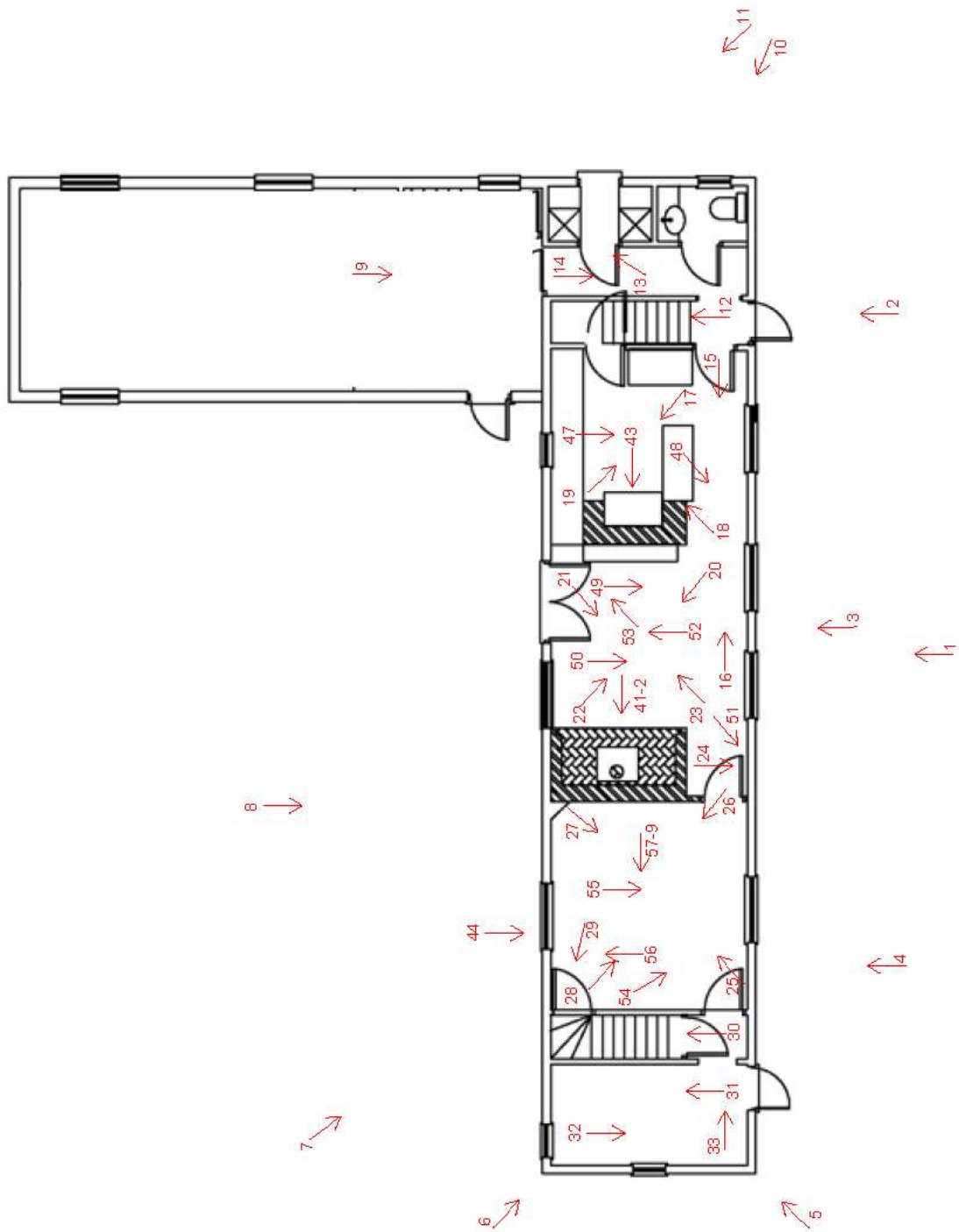


Figure 10: Ground floor photo plan (*scale 1:125*)

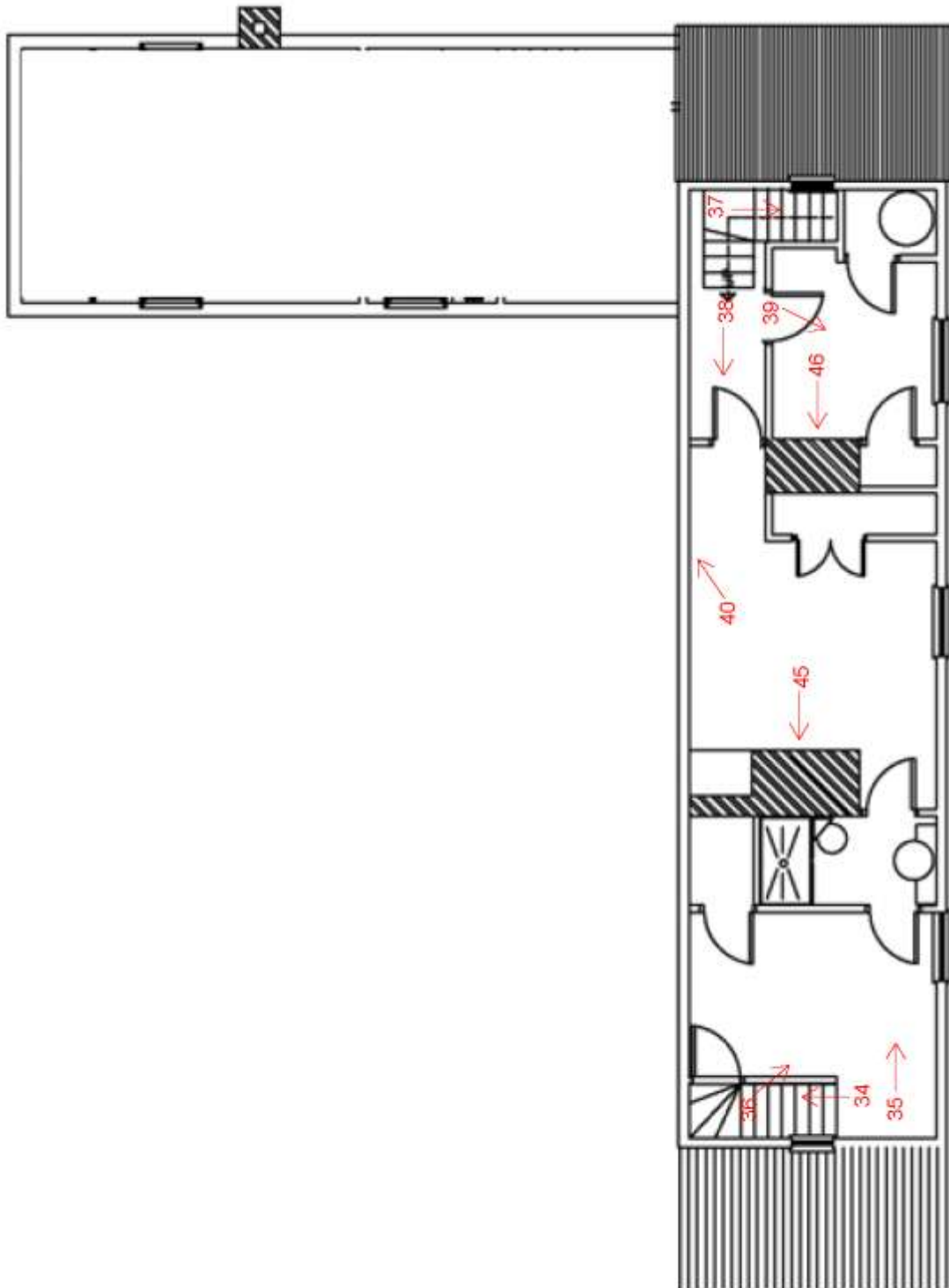


Figure 11: First floor photo plan (*scale 1:100*)

Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	The Hurdles, Langley Lower Green, Essex		
Short Description:	<p>In December 2009, ASC carried out historic building recording at The Hurdles, Langley Lower Green, Essex, in advance of the demolition of the building following a fire earlier in the year.</p> <p>There is physical evidence for three phases of work within The Hurdles. It appears to have been built in the latter part of the 18th century, possibly as a lobby entry house and subdivided in the 19th century, when a new staircase was installed in a new extension at the western end of the building and a new fireplace constructed at the eastern end of the house. A number of machine cut timbers and poles were added at this time. The building took its present form in the late 20th century, when the building became a single entity and single storey extensions were added to both end. The western fireplace was also rebuilt and new windows, insulation and much new timberwork was incorporated to walls and the upper floor.</p> <p>The cartographic evidence suggests that the building was first erected after 1838, which if true, would point to an extremely anachronistic building style, possibly indicative of poor economic conditions.</p>		
Project Type: (indicate all that apply)	Historic building recording		
Site status:	Grade II Listed Building	Previous work:	IoE ref. 406200
Current land use:	Residential	Future work: (yes / no / unknown)	Unknown
Monument type:	Building	Monument period:	Post-medieval
Significant finds: (artefact type & period)	N/A		
PROJECT LOCATION			
County:	Essex	OS reference: (8 figs min)	TL 4395 3423
District:	Uttlesford	Parish:	Langley
Site address: (with postcode if known)	The Hurdles, Langley Lower Green, Essex		
Study area: (sq. m. or ha)	N/A	Height OD: (metres)	c.110m AOD
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	Richard Havis	Project design originator:	Bob Zeepvat BA MIFA
Project Manager:	Karin Semmelmann MA MIFA	Director/Supervisor:	Bob Zeepvat BA MIFA
Sponsor / funding body:	Mr & Mrs Hay		
PROJECT DATE			
Start date:	02/12/2009	End date:	08/12/2009
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	Saffron Walden Museum	None	
Paper:		Archive box	

Digital:		CD
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)		
Title:	Historic Building Recording: The Hurdles, Langley Lower Green, Essex	
Serial title & volume:	ASC Ltd Report ref. 1237/LGH/2	
Author(s):	Calli Rouse BA AIFA	
Page nos	39	Date: 7 th January 2010