

**Historic building recording at  
Frogs Hall Farm,  
Bambers Green Road,  
Takeley, Essex, CM22 6PE**

**November 2019**



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## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust of a house at Frogs Hall Farm, Bambers Green Road, Takeley, Essex in November 2019.*

*The building described in this report has multiple ranges and ridge-lines, with an asymmetrical plan. Although much dilapidated and significantly altered in the 20th century, particularly on the interior, multiple original external features of this building (as identifiable from a 1921 photograph) show it to be an early example of an 'Arts and Crafts' style house, constructed sometime shortly before 1875.*

## 2 Introduction (Fig 1)

This is the archive report of a historic building recording of a house at Frogs Hall Farm in advance of its demolition. The recording work was commissioned by 3bd Architecture & Design on behalf of Marnie and Jonathan Crick, and was carried out by Colchester Archaeological Trust (CAT) in November 2019. Frogs Hall Farm is located approximately midway between the villages of Little Canfield and Bambers Green in Essex, immediately to the south of the A120 at NGR TL 58236 22241 (Fig 1).

A planning application (planning ref. UTT/19/1773/FUL) was submitted to Uttlesford District Council in July 2019 proposing the demolition of an existing dwelling and the erection of a new five bedroom dwelling and detached garage.

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to the council that a Historic England Level 3 building recording be made of the house prior to its demolition (ECC 2019). This recommendation was given based on the site's location within an area highlighted by the EHER as having significant heritage assets and was based on the National Planning Policy Framework (DCLG 2018).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2019) and agreed with the HEA. All work was carried out in accordance with this WSI.

All work was carried out according to standards and practices contained in the Chartered Institute for Archaeologists' *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (2014a), *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2014b), *Management of research projects in the historic environment* (Historic England 2015), *Standards for field archaeology in the East of England* (EAA 14) and *Research and Archaeology Revised: A Revised Framework for the East of England* (EAA 24). In addition, the guidelines contained in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) were followed.

### 3 Aims

The aim of the building recording was to provide a detailed record and assessment of the house prior to its demolition. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:

*“Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis.*

*The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building’s broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group.”*

In particular the record considered the:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structure.
- Original function and layout.
- Original and later fixtures and fittings.
- Significance of the site in its immediate local context.

### 4 Methodology

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site.
- A large-scale block plan of the site.
- Annotated and phased floor-plans and elevations of the building at a scale of 1:50.
- A description of the building. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record, comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

## 5 Historical background (Fig 1)

The following historical background draws on cartographic sources, the Essex Records Office (ERO) and the Essex Historic Environment Record (EHER) accessed via Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)).

The structure detailed in this report is a two-storey dwelling with a single-storey range to the west (Fig 1).

The site is located within the historic farm complex of Frogs Hall, to the south-east of Bambers Green. Several modern agricultural and residential buildings are present on the farm complex, as well as an early 17th-century listed farmhouse (EHER 37436, List entry no. 1112188). The house detailed in this report is located at the northern end of the farm complex, within its own parcel of land (Fig 1).

The Chapman and André map of Essex from 1777 (Map 1) shows Frogs Hall Farm, albeit unnamed. Although the map lacks any great detail, it appears to show three buildings on the site, the southernmost of which is presumably the 17th-century farmhouse.



**Map 1** Extract from the Chapman and André map of Essex, 1777. Site highlighted in red.

An estate map from 1821 names the site as 'Sewer's Hall', owned by a Mr John Speller (Map 2). This map depicts a large estate associated with the hall, and also shows the buildings on the site in much more detail. They appear to be in the same layout as they are on the Chapman and André map, and it is clear that the house detailed in this report is not among them.

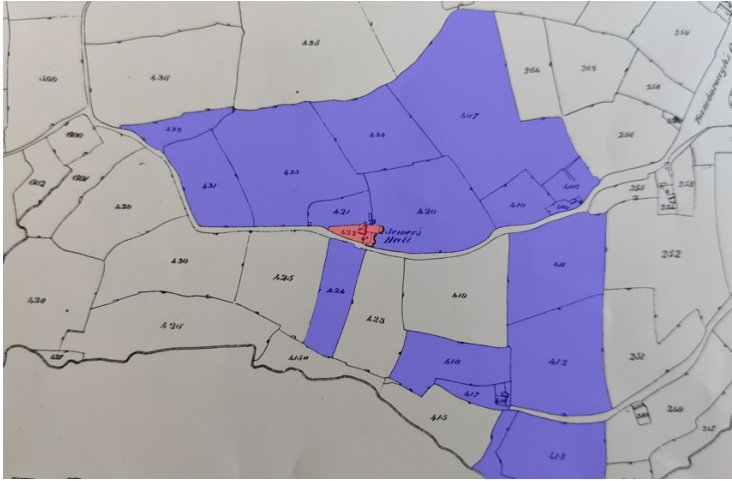


**Map 2a** 1821 estate map of Sewer's Hall. Shows associated fields and hall site, alongside field names and sizes to right. ERO D/DMa P24.

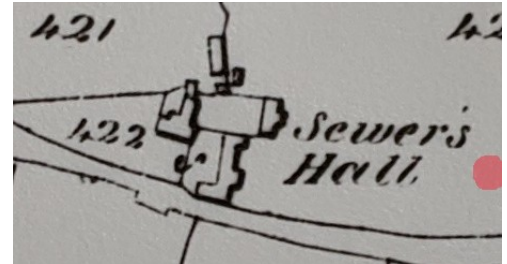


**Map 2b** Detail of Sewer's Hall site from 1821 estate map. Approximate location of house detailed in this report highlighted in red. ERO D/DMa P24.

The tithe map of Takeley from 1838 shows the farm to still be named 'Sewer's Hall' (Map 3). The house recorded in this report still has not been constructed. The farm is detailed in the accompanying tithe apportionment as now being owned by a William Robe and occupied by a Thomas Mumford, and shown to comprise of several fields, most of which correspond to those shown as part of the estate in the 1821 map.

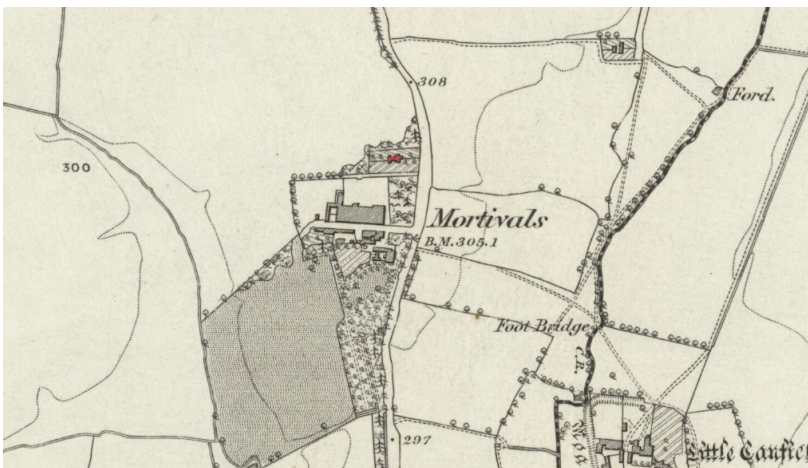


**Map 3a** Tithe map of Takeley, 1838. Frogs Hall (then Sewer's Hall) highlighted in red, associated fields highlighted in blue. North is to the right. ERO D/CT 342B.



**Map 3b** Tithe map of Takeley, showing detail of Sewer's Hall. Approximate location of building detailed in this report highlighted in red.

The first edition 6-inch OS map from 1875 shows the site with considerably more structures than before, and for the first time the house detailed in this report is visible (Map 4). Notably, there is a boundary marked on the plan that bisects the structure, suggesting it was originally subdivided into two properties. Also of note is that the footprint of the building appears very similar to its current layout, suggesting its plan form hasn't changed significantly since its construction. The site itself is now labelled as 'Mortival's'.

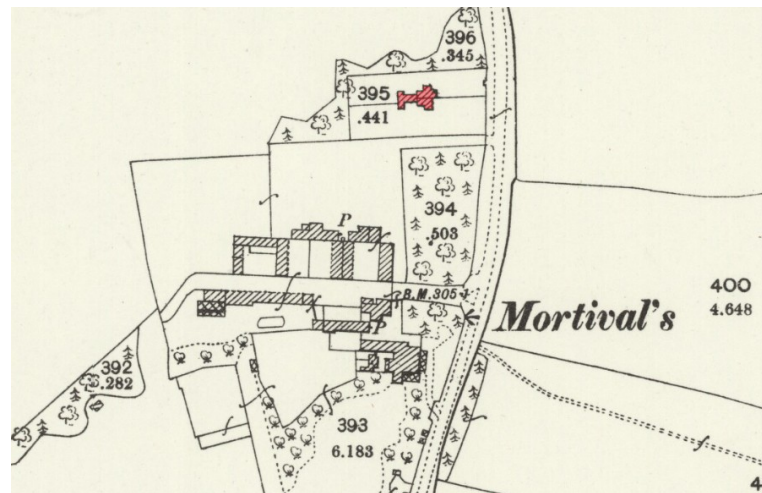


**Map 4a** 1875 6-inch OS map. Surveyed house highlighted in red.



**Map 4b** Detail from 1875 6-inch OS map, showing house detailed in this report.

The second edition 25-inch OS map from 1896 shows the site to be much the same, and more clearly shows divisions within the surveyed house itself (Map 5). The site is still referred to as 'Mortival's'.



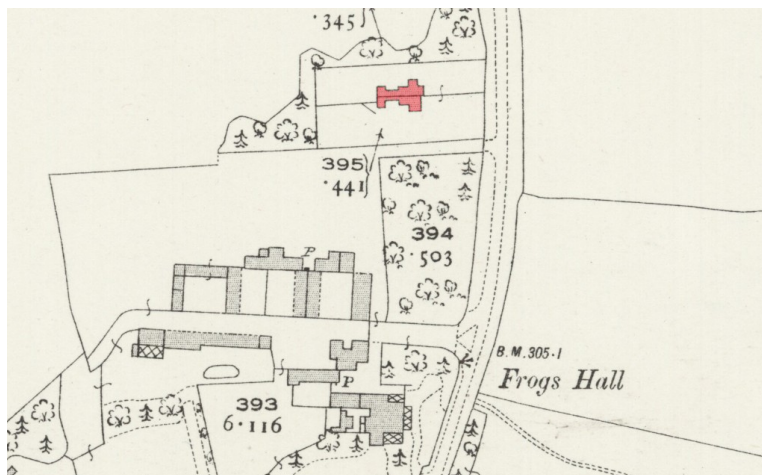
**Map 5** 1896 25-inch OS map, with house detailed in this report highlighted in red.

A sales catalogue from 1912 (ERO Sale-A280) details the sale of "Frogs Hall and Mortivals Farm". The catalogue includes a description of all the buildings within the farm complex, including the house detailed in this report, which is described as "A Pair of Excellent Ornamental Cottages", confirming the supposition that the property was originally subdivided:



Text from 1912 sales catalogue describing house, taken from ERO SALE-A280.

The 1916 25-inch OS map shows the farm labelled as 'Frog's Hall' for the first time (Map 6). The house appears to still be subdivided into two properties.



**Map 6** 1916 25-inch OS map, with house detailed in this report highlighted in red.



In 1919 the Frog's Hall estate was again put up for sale, and the accompanying sales catalogue (ERO SALE-A186) details the house as two separate cottages, using exactly the same language as the 1912 sales catalogue (see above).

This sale must have either been delayed or been short-lived, as the estate is put up for sale again in 1921, with the house now described as follows:

**Two Picturesque Cottages**

built of brick, stucco and tiled, contain:—Cottage, let with Farm—Three Bedrooms, Sitting Room, Kitchen, Wash-house and Bicycle Shed. Outside Coal Shed and E.C. Garden.

Cottage, let with Frogs Hall:—Three Bedrooms, Lobby, Sitting Room, Kitchen, E.C. Garden.

Text from 1921 sales catalogue describing house, taken from ERO SALE-A57.

Also present within this 1921 sales catalogue is a photo of the house, showing several original external features (Photograph 1).



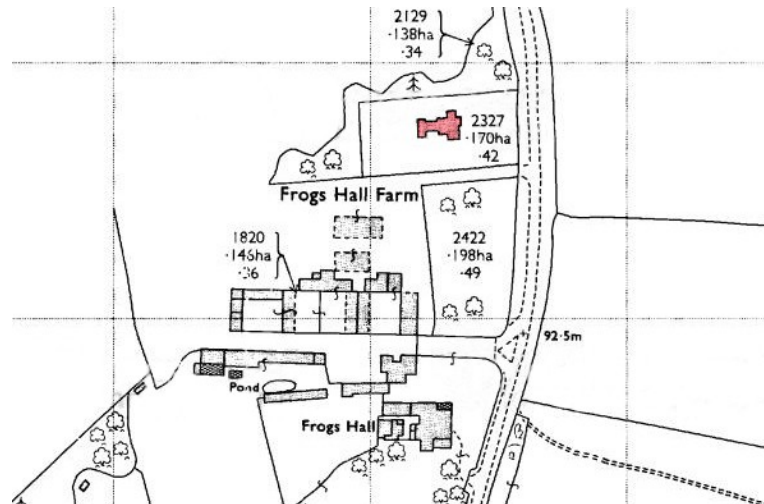
**Photograph 1** Eastern and southern elevations of the house, taken from the 1921 sales catalogue. Note the original windows, chimney and faux timber-framing on the suspended section of the upper storey. Taken from ERO Sale-A57. Photograph taken facing north-west.



**Photograph 2** Modern eastern and southern elevations, showing bay-window extensions, replacement windows and altered chimney. Photograph taken facing north-west.

Among the visible features on this photograph from 1921 are the original leaded casement windows, an ornate chimney, spandrels between the posts on the veranda, faux timber-framing on the southern elevation of the suspended upper storey and finials atop each gable-end. None of these features survive today (Photograph 2). Features that have, at least partially, survived include the decorative bargeboards on the gable-ends and the projecting joists on the suspended upper storey.

The cartographic evidence shows no change in the layout of the site until the 1970 OS map, which, for the first time, depicts the site without a boundary bisecting the house (Map 7). The previous OS map, from 1960, shows the boundary still in place, suggesting that the house was converted into a single property sometime between 1960 and 1970.



**Map 7** 1970 1:2500 OS map, with house detailed in this report highlighted in red.

The house was put up for sale as an individual property, independently of the rest of Frog's Hall Farm, in 1986. The associated sales catalogue (ERO SALE-D1321) details that the house has been "extended and modernised" and that it has recently undergone several improvements including the relaying of the roof and the "insulation of the north and east walls". The individual descriptions of the rooms within the building are easily identifiable and match the current rooms within the structure, suggesting little has changed internally since this sales catalogue was compiled. Similarly, a photograph within the catalogue (Photograph 3) shows the house as identical to its modern appearance (disregarding recent dilapidation and decay of the structure).



**Photograph 3** East elevation of the house, taken from 1986 sales catalogue ERO SALE-D1321.

In summary, the house detailed in this report first appears on cartographic sources in 1875 (Map 3) in what appears to be an identical plan form to its modern layout (Fig 1). As it does not appear on the tithe map of 1838, this provides a date range of 37 years for its construction. Multiple sales catalogues in the 20th century detail the building's development, and show that several original features were removed and replaced as the structure was modernised, including the windows and ornate chimney (Photograph 1). Many of these features were presumably removed, and the building extended with bay windows, immediately prior to its sale in 1986. The building was initially subdivided and comprised two dwellings, but sometime between 1960 and 1970 it was merged into a single home, as it has remained ever since.

## 6 Building recording descriptive record (Figs 2 - 7)

The house has been derelict for several years and in many places is dilapidated. As a result many features do not, or only partially, survive and where this is the case it is noted in the descriptive record below.

### Exterior

All the windows described below are wooden-framed.

The house is aligned east-west and has multiple ranges and corresponding ridge-lines (Figs 4-7). It measures approximately 18.3m x 11.3m in size and covers around 137 square metres.

The main, two-storey ranges of the house are timber-framed and covered in lath and plaster, and supported on a largely obscured and painted over brick-plinth laid in an irregular Flemish-bond. In contrast, the single-storey ranges on the western side of the house are brick-built (again laid in Flemish-bond and with dimensions of 220 x 110 x 55mm) and rendered over (Photograph 4). All of the building's various roof pitches are covered in peg-tiles, and each range has a gabled roof.



**Photograph 4** Southern elevation of building. Photograph taken facing north.



**Photograph 5** East side of chimney-stack, showing shield emblem. Photograph taken facing north-west.

The two-storey ranges have a large chimney projecting from their centre, rising high above the ridge-line (Photograph 4). On the western face of this chimney stack is a section of moulded brickwork in the design of a shield (Photograph 5). The single-storey ranges also have a chimney, but it is of a far more modest design.

The south elevation of the house has a projecting upper-storey supported on six-posts, forming a veranda below (Photograph 4). Centrally positioned below the veranda is a doorway into the house (although no door survives). The veranda is floored with brick paviors and until recently the posts supporting the upper-storey each had a pair of decorative spandrels between them. The southern facing gable of the two-

storey range has damaged decorative bargeboards with a *fleurs-de-lys* pattern (Photograph 6).



**Photograph 6** Detail of south gable-end, showing decorative bargeboards. Photograph taken facing north.

The southern elevation of the two-storey range contains two windows, both on the first-floor (Fig 4). One is immediately above the veranda and comprises a projecting six-light oriel casement-window (Photograph 4). The other is a single-light casement on the east-west range, illuminating an internal stairwell. There are also two windows on the single-storey range, one casement and awning window with four lights on the southern gable end and a two light casement on the main east-west range.

The western elevation of the house (Fig 5) has two single-light awning windows on the single-storey range and three four-light awning and casement windows on the west facing gable-ends of the two-storey ranges (Photograph 7). Also present on this elevation is a small single-light fixed window on the building's projecting upper storey (Photograph 7).



**Photograph 7** Western elevation of building. Photograph taken facing north-east.

The northern elevation of the house has two windows on the single-storey range; only the frames survive so their exact form is unclear. Also on the single-storey range is a doorway containing a damaged vertically-planked modern door (Fig 6). On the two-storey, north-facing gable end are two more windows, again with only the frames

remaining (Photograph 8). This northern facing gable of the two-storey range has damaged decorative bargeboards containing *fleurs-de-lys* patterns (Photograph 8). A six-light casement/awning window survives on this elevation to the west of the north-facing gable (Fig 6).



**Photograph 8** North elevation of two-storey ranges. Photograph taken facing south-west.

The eastern elevation of the house (Fig 7) has a surviving vertical-planked door with applied fillets and ornate hinges (Photograph 10). Also present on this elevation is a projecting large bay and oriel window extension, containing 18-light awning and casement windows on both the ground and first-floors (Photograph 9). A smaller bay window extension, on only the ground-floor, is also present on the southern half of this elevation, as is a four-light awning/casement window within a dormer and front-facing gable.



**Photograph 9** Exterior door on eastern elevation, with ornate hinges. Photograph taken facing north.



**Photograph 10** Eastern elevation of building. Photograph taken facing west.

All the east-facing gables (including the dormer) have damaged decorative bargeboards, identical to the northern and southern elevations (Photograph 9).

Interior

The building consists of 17 rooms, which have been labelled from 1-17 for ease of description (Figs 2-3).

The interior walls of the building are largely plastered-over and featureless. Where this is not the case it is noted below.

Where the roof of the building could be observed through loft hatches it was shown to be constructed of modern machine-cut timber, with rafters meeting at a ridge-board at the roof's apex, supported by occasional upper collars (Photograph 11).



**Photograph 11** Roof structure of two-storey range. Photograph taken facing east.

The remaining timber-frame of the two-storey ranges, where it is exposed, also consists entirely of machine-cut timber. The single-storey range is constructed of brick.

*Room 1*

This room is within the single-storey brick-built range and contains a modern bathroom, with modern divisions and a tiled floor. The door leading from this room into room 2 is modern and vertically-planked.

*Room 2*

This room is a corridor in the brick-built range, connecting rooms 1, 3 and 4 with room 6 of the main building (Fig 2). It has a tiled-floor and the doors leading to the adjacent rooms are all modern and vertically-planked.



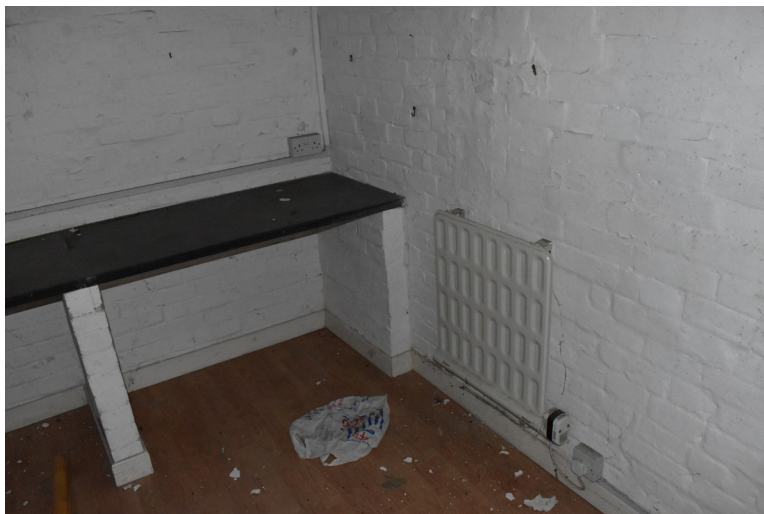
**Photograph 12** Interior of room 3, showing rebuilt fireplace. Photograph taken facing north-east.

*Room 3*

This 'L'-shaped room is within the single-storey brick-built range and contains what appears to be a recently rebuilt fireplace (Photograph 12). It has a concrete screed floor.

*Room 4*

This room is within the single-storey range and contains shelves and counter-tops, with a lino floor (Photograph 13). Additionally, although the brickwork is painted over, it appears that there is a blocked entranceway on the western wall. This entranceway presumably dates from when the building was divided into two dwellings.



**Photograph 13** Interior of room 4, showing rebuilt brickwork indicating possible doorway in brickwork to right. Photograph taken facing south-west.

*Room 5*

This room is within the single-storey range and is a storage room or pantry associated with the kitchen (room 6) with shelves on each wall and a tiled floor.

The remaining rooms are all within the two-storey ranges:



**Photograph 14** Interior of room 6, showing timber-framing and rebuilt fireplace. Photograph taken facing north-west.



### Room 6

This room is the current kitchen of the building. It has large amounts of timber-framing visible on its walls, alongside a tiled floor and a partially-blocked brick fireplace in its south-east corner (Photograph 14). The brickwork of this fireplace is laid in stretcher-bond, with measurements of 215mm x 120mm x 60mm, and appears to have been at least partially rebuilt, as it now surrounds an Aga and the flue has been blocked. The rebuilding of the fireplace and insertion of the Aga both probably date from the building's renovation in the 1980s (see historical background above). The majority of the visible timbers appear to be part of the fabric of the building and not later additions. A large beam visible in the ceiling, and supported by two arched braces, was (judging from mortices on its underside) originally supported by studwork which has since been removed (Photograph 15). Also present on east face of this beam are what appear to be Baltic shipping marks.



**Photograph 15** Underside of beam in ceiling of room 6, showing empty mortices. Photograph taken facing south-east.

Between this room and room 9 to the south is a studwork division supported on a high plinth constructed of brick laid in a herringbone pattern (Photograph 16). Although the beam in the ceiling above this studwork appears original, the current studs seem to be later additions; they are oversized compared to the mortices and are larger than the studs elsewhere in the room (Photograph 16). The raised herringbone plinth must have been added at the same time. Like the addition of the brickwork and Aga, this division was probably added to the building during its renovation in the 1980s.



**Photograph 16** Herringbone brick plinth and studwork between rooms 6 and 9. Photograph taken facing south.

This studwork is presumably in the location of an original division within the building from when it was two dwellings.



**Photograph 17** Interior of room 7, showing staircase and door leading to room 6. Photograph taken facing west.

#### *Room 7*

This two-storey room is an entrance lobby into the building from the north, containing a large staircase rising up to the first-floor (Photograph 17). The staircase's form is unassuming, with plain balusters and handrails. The floor of the room consists of floorboards, as is also the case in rooms 8 and 10.

Rooms 6 and 8 are both accessed by doorways in the southern wall of this room (Fig 2). Both doorways contain four-panel unvarnished wooden doors, although the one leading to room 6 is significantly smaller in size (Photograph 17).

#### *Room 8*

This room at the front of the house, and has been enlarged by the insertion of a bay window on its eastern wall (Photograph 18). A chimney-breast projects from the southern wall, although the fireplace has been blocked (Photograph 18). There are doorways from this room to room 6 to the west and room 10 to the south, but no doors survive in either location.

The northern wall of this room has had a section of the plaster removed, exposing the timber-frame (Photograph 19). The thin, machine-cut studs and through-bracing appear identical in size and spacing to those exposed in room 6 (see above).



**Photograph 18** Interior of room 9, showing bay window extension and blocked fireplace. Photograph taken facing south-east.



**Photograph 19** Exposed section of timber-framing in room 9.  
Photograph taken facing north.

#### *Room 9*

This room, much like the adjacent room 6 to the north, contains a large amount of exposed timber-frame, as well as a tiled floor (Photograph 20). The southern half of the room is occupied by a staircase up to the first-floor. Beneath the stairs is a cupboard. Both the staircase and cupboard are accessed via vertical-plank doors (Photograph 20).



**Photograph 20** Interior of room 9, showing doorway accessing staircase. Photograph taken facing south-west.

The north-east corner of the room contains a small boiler cupboard (Fig 2).

#### *Room 10*

This room, like room 8, has a bay-window extension on its eastern wall. The northern wall is dominated by a rebuilt brick fireplace and adjacent inserted shelving (Photograph 21). The brickwork of the fireplace and shelving is identical in size and bonding to the brickwork in room 6, and so was probably rebuilt at the same time.

The doorway between room 10 and room 9 contains a damaged four-panel door, while the exterior doorway on the south wall of this room has no surviving door.



**Photograph 21** Interior of room 10, showing rebuilt fireplace and inserted shelving. Photograph taken facing north-west.

The following rooms are on the first-floor of the two-storey ranges:

*Room 11*

This room has a carpeted floor and is access via doorways from rooms 7, 12 and 14. All of these doorways contain vertical-planked doors, the ones leading to rooms 7 and 14 are very clearly modern replacements, whereas the one leading to room 12 appears original (Photograph 22).



**Photograph 22** Interior of room 11, showing doorways to room 7 (to left) and room 12 (to right). Photograph taken facing north-east.

This room has an inserted cupboard within it, partially obscuring the chimney-stack rising from the ground-floor (Fig 3).

*Room 12*

Like the room immediately below on the ground-floor (room 8), this room has been extended by the construction of an oriel window on its eastern wall (Photograph 23). The fireplace on the southern wall has been totally blocked and in-filled on either side by cupboards with vertical-planked doors (Photograph 23).



**Photograph 23** Interior of room 12, showing oriel window extension and inserted cupboard to right. Photograph taken facing south-east.

#### *Room 13*

This room is currently outfitted as a bathroom, and is dominated by a large cast iron free-standing bath in its northern half, presumably the same one as mentioned in the 1986 sales catalogue (Photograph 24). The vertical-planked door to room 14 is modern, and indeed the entire dividing wall between rooms 13 and 14 is probably a later insertion (Fig 3).



**Photograph 24** Interior of room 13, showing cast-iron bathtub. Photograph taken facing north.

There is a small cupboard above the stairwell on the southern wall of this room (Fig 3).

#### *Room 14*

This room is an "L"-shaped corridor on the first-floor joining rooms 11, 13, 15, 16 and 17 with the stairwell to the south of the building (Fig 3). The surviving doors into these rooms are all modern vertical-planked examples.

#### *Room 15*

This room contains several inserted cupboards with vertical-planked doors, both on the western wall and also surrounding the fireplace (Photograph 25). The cupboards on the western wall seem to be a later addition than the ones on either side of the fireplace, as they partially obscured some wooden panels associated with the latter.



**Photograph 25** Interior of room 15, showing inserted cupboards. Photograph taken facing north-west.



**Photograph 26** Detail of blocked fireplace in room 15. Photograph taken facing north.

The fireplace itself, although blocked, has a moulded plaster surround and mantelpiece (Photograph 26).

#### *Room 16*

This room is part of the suspended section of the first-floor, over the veranda at the south end of the building (Fig 3). It is a small, walk-in, cupboard with hooks on its southern wall. This room has suffered significant damage as the roof above it has partially collapsed, resulting in severe water damage particularly to its western wall (Photograph 27). The dividing wall between this room and room 17 is probably a later addition.

#### *Room 17*

This room, like room 16, is suspended above the veranda at the south of the building (Fig 3). A significant section of the plaster has collapsed from the ceiling, exposing the lath and plaster beneath (Photograph 28).



**Photograph 27** Interior of room 16, showing water damage due to hole in roof. Photograph taken facing south.



**Photograph 28** Roof of room 17, showing exposed lath and plaster. Photograph taken facing south.

Throughout the building, no carpenter's marks were observed on the timber-frame, although some may be hidden by plaster, both on the interior and exterior of the building.

Similarly, no scarf joints were observed on the timber-frame, but some must undoubtedly exist on the wall-plates and sill-beams.

## 7 Discussion

This building first appears, fully-formed with its current footprint, on the first edition OS map of 1875 (Map 4). This is intriguing, as the single-storey, brick-built, section of the house to the west appears to be an extension to the building.

Aside from the obvious form and fabric differences between the single-storey and two-storey sections of the building, the beam aligned north/south with empty mortices in the ceiling of room 4 suggests that initially the building ended in that location (pg 14).

If the brick-built section is a later extension, however, it must have been added very shortly after the building's construction. Although the mapping evidence gives a time span of 37 years for the building's construction (between its absence from the 1838 tithe map and its appearance on the 1875 OS map), the architectural style of the building means it must have been constructed towards the later end of that timespan.

The 'Arts and Crafts' movement was an architectural style that rose to prominence in the latter half of the 19th and the early 20th-century. It took its inspiration from earlier Tudor, Elizabethan and Stuart buildings and encouraged a 'domestic revival' of traditional craftsmanship and a rejection of industrial production (Brunskill 2000, 226).

The original stylistic and architectural elements of the two-storey ranges (as evidenced in Photograph 1) are almost a laundry list of techniques and styles popularised and closely associated with the Arts and Crafts movement (Yorke 2005, 55). In no particular order they include:

- small mullioned and leaded windows
- a tall and ornate chimney-stack with a decorative shield emblem and (probably terracotta) chimney-pots
- front-facing gables all around the house, with heavily decorated bargeboards (including ornate finials on each gable-end)
- clay-tiled roof covering (a more 'traditional' material)
- a suspended, overhanging, upper-storey covering a pillared porch
- imitation timber-framing
- a highly decorative front-door with applied fillets
- a generally asymmetrical floor plan with varying ridge-lines and differing heights, all designed to make the building appear as if it had developed naturally over time

Even though the interior of the building has no surviving features that corroborate the Arts and Crafts style, the exterior of the building, particularly before the modern additions (Photograph 1), is enough to very clearly show that the structure was at the forefront of architectural fashion in the late Victorian period.

This again, brings us to the date of the building. Arts and Crafts, as a movement, broadly dates from 1870-1920, although as with many artistic trends these dates are not fixed and there are early (and late) examples of the style. Red House, in Bexleyheath, London (Grade I listed, NHLE no. 1064203), is considered a very early example and was constructed in 1859-60 by Philip Webb for William Morris, both leading figures in the then burgeoning Arts and Crafts movement. Red House is clearly a much grander and more important building than the structure under discussion in this report but it serves to show that early examples of the style are possible, particularly if associated with a prominent architect.

The research carried out for this report has revealed no indication as to the architect of the building, and it is difficult to imagine the well known architects at the forefront of the Arts and Crafts movement being responsible for a building this isolated and (relatively) insignificant. Nevertheless, it is a very clear, and early, example of the type.

Presumably the building was designed by a lesser known architect not long before its appearance on the OS map of 1875. This architect, along with the owner of Mortival's



farm, must have been keenly aware and at the forefront of fashion and architectural thinking in the country at the time, resulting in a house that followed many of the tenants of the, then new, Arts and Crafts style.

The single-storey brick-built section of the house, if indeed it is a later extension and not merely part of the intentional 'sprawling' appearance of the building, must have been added to the property in a very short window of time. This would probably be no more than 5 years after the building's initial construction.

The mid 19th century is known as the "High Farming" years in British agriculture, a time of increased output and prosperity brought about by affordable imported artificial fertilisers, manure and feeds such as oilcake. These, combined with an Act of Parliament in 1849 that provided loans for the construction of new farm buildings, led to a boom in agriculture in Britain. It seems likely that this agricultural boom period instigated the expansion of Mortival's (visible as a much expanded farm complex on the 1875 OS map [Map 4]) and the construction of this house, which was presumably initially intended for farm labourers.

The possible Baltic shipping marks observed in room 6 (pg 14) are commonly observed on timber-framed buildings of this period. The importing of timber into Britain from the Baltic began in the 17th century, but increased dramatically during the 19th (Vandenabeele et al 2016). The decline of local oak and other hardwood timbers in Britain was mainly due to an increase in shipbuilding and the economic pressures and needs of the Industrial Revolution. Because suitable trees take a significant time to mature, in densely populated countries like Britain land could usually be far more profitably used for farming rather than producing timber. The production of timber was a much more viable industry in the more sparsely populated countries around the Baltic Sea.

Part of the interior alterations undertaken on the building when it was combined into a single property in the 1960s would have been the insertion of doorways connecting the two sides of the structure. The likely locations of these inserted doorways are noted on the ground and first-floor plans (Figs 2-3).

Although now in a dilapidated state and having been significantly altered in the 20th century, including with the insertion of several internal divisions (Figs 2-3), this building remains an early example of an Arts and Crafts building; an architectural style that defined the late 19th and early 20th century.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank 3bd Architecture & Design for commissioning and Jonathan Crick & Marnie Manning for funding the historic building recording.

The recording was carried out by Mark Baister and Ziya Eksen.

Figures are by Mark Baister.

The project was monitored by Katie Lee-Smith for Essex County Council.

The text was reviewed and edited by Philip Crummy, director of CAT.

## 9 References

Note: all CAT reports, except for DBAs, are available online in .pdf format at

<http://cat.essex.ac.uk>

Brunskill, R.W.	1990	<i>Brick Building In Britain (1st ed)</i>
Brunskill, R.W.	1994	<i>Timber Building In Britain (2nd ed)</i>
Brunskill, R.W.	2000	<i>Vernacular Architecture: An Illustrated Handbook (4th ed)</i>
CAT	2019	<i>Written Scheme of Investigation (WSI) for a historic building recording and archaeological evaluation by trial-trenching at Bambers Green Riding School, Frogs Hall, Bambers Green Road, Takeley, Essex, CM22 6PE by E. Holloway</i>
CIfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b (updated 2019)	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
DCLG	2018	<i>National planning policy framework</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> East Anglian Archaeological occasional papers 14 by Gurney, D.
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological occasional papers 24 by Medlycott, M
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice</i>
Vandenabeele, L., Bertels, I., Wouters, I.	2016	<i>Baltic shipping marks on nineteenth-century timber: their deciphering and a proposal for an innovative characterization of old timber</i> , Construction History, 31(2), 157-175
Yorke, T.	2005	<i>The Victorian House Explained</i>

## 10 Abbreviations and glossary

beam	horizontal members in timber-frames
carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
ClfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof spanning between a pair of inclined timbers (such as rafters)
EHHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
Flemish-bond	a brickwork bond created from alternating headers and stretchers within a single course
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e widthways
lath and plaster	a technique used to finish interior or exterior surfaces of buildings, it consists of narrow strips of wood (laths) which are nailed horizontally to wall studs or ceiling joists and then coated in plaster
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
OASIS	<b>O</b> nline <b>A</b> ccess to the <b>I</b> ndex of <b>A</b> rchaeological <b>I</b> nvestigations, <a href="http://oasis.ac.uk/pages/wiki/Main">http://oasis.ac.uk/pages/wiki/Main</a>
post	in wall frames vertical members which rise the full height of the frame, being either principal posts at the bay divisions or intermediate posts within the bay
sill-beam	the beam at the foot of a timber-framed wall from which rise all the studs (and usually the posts)
stud	in wall frames the upright smaller section timbers between the main posts of the frame
rafter	an inclined timber following the slope of the roof
ridge-board	a plank-like timber running below the apex of the roof and receiving the ends of the rafters
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
vernacular	a style of architecture used in the construction of domestic and functional buildings for ordinary people, as opposed to public or monumental buildings
wall-plate	a timber running horizontally along the top of a wall to receive the ends of common rafters

## 11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ. The digital archive will be permanently deposited with the Archaeological Data Service (<https://archaeologydataservice.ac.uk/>) under EHER code TAFH19.

## 12 Contents of archive

### Paper record

One A4 document wallet containing:  
The report (CAT Report 1540)  
Original site record (plans, elevations and notes)  
Site digital photos and log

### Digital record

The HEA brief and CAT WSI  
The report (CAT Report 1540)  
Digital plans  
Site digital photos and log

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**Distribution list**

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checked by: Philip Crummy  
date: 16/04/2020

**Appendix 1:**  
**Full digital photographic record**  
**(images on accompanying CD)**

TAFH19\_Photo\_001.JPG Southern elevation of building. Photograph taken facing north.  
TAFH19\_Photo\_002.JPG Southern and western elevation of two-storey ranges. Photograph taken facing north-east.  
TAFH19\_Photo\_003.JPG Western elevation of two-storey range. Photograph taken facing east.  
TAFH19\_Photo\_004.JPG Southern and western elevation of building. Photograph taken facing north-east.  
TAFH19\_Photo\_005.JPG Western elevation of building. Photograph taken facing east.  
TAFH19\_Photo\_006.JPG Southern elevation of building, showing veranda. Photograph taken facing north.  
TAFH19\_Photo\_007.JPG Southern and eastern elevation of suspended upper-storey. Photograph taken facing north-west.  
TAFH19\_Photo\_008.JPG Southern elevation of building, showing veranda. Photograph taken facing north-west.  
TAFH19\_Photo\_009.JPG Southern elevation of building, showing exposed ends of joists above veranda. Photograph taken facing north-west.  
TAFH19\_Photo\_010.JPG Eastern and southern elevation of building. Photograph taken facing north-west.  
TAFH19\_Photo\_011.JPG Eastern and southern elevation of building. Photograph taken facing north-west.  
TAFH19\_Photo\_012.JPG Eastern elevation of building. Photograph taken facing west.  
TAFH19\_Photo\_013.JPG Two-storey bay window extension on eastern elevation of building. Photograph taken facing west.  
TAFH19\_Photo\_014.JPG Detail of decorative bargeboards on dormer gable on eastern elevation. Photograph taken facing west.  
TAFH19\_Photo\_015.JPG Detail of eastern side of chimney-stack, showing shield emblem. Photograph taken facing north-west.  
TAFH19\_Photo\_016.JPG Single-storey bay window on eastern elevation of building. Photograph taken facing west.  
TAFH19\_Photo\_017.JPG Upper bay window on eastern elevation of building. Photograph taken facing west.  
TAFH19\_Photo\_018.JPG Eastern elevation of building. Photograph taken facing south-west.  
TAFH19\_Photo\_019.JPG Northern elevation of two-storey ranges. Photograph taken facing south-west.  
TAFH19\_Photo\_020.JPG Northern elevation of single-storey ranges. Photograph taken facing south.  
TAFH19\_Photo\_021.JPG Northern elevation of two-storey ranges. Photograph taken facing south-east.  
TAFH19\_Photo\_022.JPG Northern elevation of single-storey ranges. Photograph taken facing south.  
TAFH19\_Photo\_023.JPG Gable end of two-storey range on northern elevation, showing decorative bargeboards. Photograph taken facing south-west.  
TAFH19\_Photo\_024.JPG Doorway on eastern elevation. Photograph taken facing west.  
TAFH19\_Photo\_025.JPG Door on eastern elevation, showing decorative hinges. Photograph taken facing north-east.  
TAFH19\_Photo\_026.JPG Interior of room 7, showing staircase. Photograph taken facing north-west.  
TAFH19\_Photo\_027.JPG Interior of room 7, showing staircase. Photograph taken facing west.  
TAFH19\_Photo\_028.JPG Doorway into room 8 from room 7. Photograph taken facing south.  
TAFH19\_Photo\_029.JPG Door between rooms 7 and 8. Photograph taken facing west.  
TAFH19\_Photo\_030.JPG Interior of room 8. Photograph taken facing south-west.  
TAFH19\_Photo\_031.JPG Interior of room 8. Photograph taken facing north-west.  
TAFH19\_Photo\_032.JPG Interior of room 8. Photograph taken facing north-east.  
TAFH19\_Photo\_033.JPG Interior of room 8. Photograph taken facing south-east.  
TAFH19\_Photo\_034.JPG Interior of room 8, showing bay window extension. Photograph taken facing east.  
TAFH19\_Photo\_035.JPG Interior of room 8 showing exposed timber-frame. Photograph taken facing north.  
TAFH19\_Photo\_036.JPG Interior of room 8, showing blocked fireplace. Photograph taken facing south.  
TAFH19\_Photo\_037.JPG Interior of room 8, showing doorway into room 6. Photograph taken facing west.  
TAFH19\_Photo\_038.JPG Interior of room 6 showing doorway into room 7. Photograph taken facing north.

TAFH19\_PhotoGraph\_039.JPG Interior of room 6. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_040.JPG Interior of room 6. Photograph taken facing north-west.  
TAFH19\_PhotoGraph\_041.JPG Interior of room 6. Photograph taken facing north-east.  
TAFH19\_PhotoGraph\_042.JPG Interior of room 6 showing rebuilt fireplace. Photograph taken facing east.  
TAFH19\_PhotoGraph\_043.JPG Interior of room 6 showing rebuilt fireplace surrounding Aga. Photograph taken facing south-east.  
TAFH19\_PhotoGraph\_044.JPG Interior of room 6 showing brick herringbone plinth and studwork. Photograph taken facing south.  
TAFH19\_PhotoGraph\_045.JPG Interior of room 6. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_046.JPG Interior of room 6 showing brickwork and post. Photograph taken facing south-east.  
TAFH19\_PhotoGraph\_047.JPG Interior of room 6 showing ceiling and empty mortices on underside of beam. Photograph taken facing south-east.  
TAFH19\_PhotoGraph\_048.JPG Interior of room 6 showing ceiling and empty mortices on underside of beam. Photograph taken facing south-east.  
TAFH19\_PhotoGraph\_049.JPG Interior of room 6 showing mismatched mortices and arched brace on underside of beam. Photograph taken facing east.  
TAFH19\_PhotoGraph\_050.JPG Interior of room 6 showing detail of brick herringbone plinth. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_051.JPG Interior of room 6 showing arched brace and empty mortices on underside of beam. Photograph taken facing north-west.  
TAFH19\_PhotoGraph\_052.JPG Interior of room 6 showing detail of studwork between rooms 6 and 9. Photograph taken facing south.  
TAFH19\_PhotoGraph\_053.JPG Interior of room 6 showing large studs and mismatching empty mortices on underside of beam. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_054.JPG Interior of room 6 showing ceiling. Photograph taken facing north-west.  
TAFH19\_PhotoGraph\_055.JPG Interior of room 9. Photograph taken facing north-west.  
TAFH19\_PhotoGraph\_056.JPG Interior of room 9. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_057.JPG Interior of room 9. Photograph taken facing south-east.  
TAFH19\_PhotoGraph\_058.JPG Interior of room 9, showing window. Photograph taken facing west.  
TAFH19\_PhotoGraph\_059.JPG Interior of room 9 showing exterior door. Photograph taken facing west.  
TAFH19\_PhotoGraph\_060.JPG Exterior door on southern elevation of single-storey range. Photograph taken facing north.  
TAFH19\_PhotoGraph\_061.JPG Interior of room 9 showing inserted cupboard. Photograph taken facing east.  
TAFH19\_PhotoGraph\_062.JPG Interior of room 9 showing inserted cupboard. Photograph taken facing north-east.  
TAFH19\_PhotoGraph\_063.JPG Interior of room 9 showing shelf. Photograph taken facing south.  
TAFH19\_PhotoGraph\_064.JPG Interior of room 5. Photograph taken facing south.  
TAFH19\_PhotoGraph\_065.JPG Interior of room 2 (corridor). Photograph taken facing west.  
TAFH19\_PhotoGraph\_066.JPG Interior of room 4. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_067.JPG Interior of room 2. Photograph taken facing west.  
TAFH19\_PhotoGraph\_068.JPG Interior of room 4, showing shelving. Photograph taken facing south.  
TAFH19\_PhotoGraph\_069.JPG Interior of room 4, showing shelving and possible blocked doorway to right. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_070.JPG Interior of room 2, showing doors into rooms 1 and 3. Photograph taken facing west.  
TAFH19\_PhotoGraph\_071.JPG Interior of room 3. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_072.JPG Interior of room 3, showing rebuilt fireplace. Photograph taken facing north-west.  
TAFH19\_PhotoGraph\_073.JPG Interior of room 3. Photograph taken facing south.  
TAFH19\_PhotoGraph\_074.JPG Interior of room 3, showing rebuilt fireplace. Photograph taken facing north-east.  
TAFH19\_PhotoGraph\_075.JPG Interior of room 1. Photograph taken facing west.  
TAFH19\_PhotoGraph\_076.JPG Interior of room 1. Photograph taken facing west.  
TAFH19\_PhotoGraph\_077.JPG Interior of room 1. Photograph taken facing north-west.  
TAFH19\_PhotoGraph\_078.JPG Interior of room 1, showing brickwork. Photograph taken facing south-east.  
TAFH19\_PhotoGraph\_079.JPG Interior of room 9, showing staircase up to first-floor. Photograph taken facing east.  
TAFH19\_PhotoGraph\_080.JPG Interior of room 14, showing doorway into room 15. Photograph taken facing east.  
TAFH19\_PhotoGraph\_081.JPG Interior of room 15. Photograph taken facing north-east.  
TAFH19\_PhotoGraph\_082.JPG Interior of room 15. Photograph taken facing south-east.  
TAFH19\_PhotoGraph\_083.JPG Interior of room 15. Photograph taken facing south-west.  
TAFH19\_PhotoGraph\_084.JPG Interior of room 15. Photograph taken facing north-west.

TAFH19\_PhotoGraph\_085.JPG Interior of room 15, showing inserted cupboards. Photograph taken facing west.

TAFH19\_PhotoGraph\_086.JPG Interior of room 15, showing blocked fireplace and inserted cupboards. Photograph taken facing north.

TAFH19\_PhotoGraph\_087.JPG Interior of room 15, showing blocked fireplace. Photograph taken facing north.

TAFH19\_PhotoGraph\_088.JPG Interior of room 15, showing inserted cupboards. Photograph taken facing north-west.

TAFH19\_PhotoGraph\_089.JPG Interior of room 15 showing inserted cupboard. Photograph taken facing north-east.

TAFH19\_PhotoGraph\_090.JPG Interior of room 15 showing cupboard. Photograph taken facing north-west.

TAFH19\_PhotoGraph\_091.JPG Interior of room 15 showing window. Photograph taken facing east.

TAFH19\_PhotoGraph\_092.JPG Interior of room 15 showing cupboard. Photograph taken facing west.

TAFH19\_PhotoGraph\_093.JPG Interior of room 15 showing access to room 14. Photograph taken facing west.

TAFH19\_PhotoGraph\_094.JPG Interior of room 14 showing door into room 16. Photograph taken facing south.

TAFH19\_PhotoGraph\_095.JPG Interior of room 16. Photograph taken facing south.

TAFH19\_PhotoGraph\_096.JPG Interior of room 16, showing window. Photograph taken facing south-west.

TAFH19\_PhotoGraph\_097.JPG Interior of room 17. Photograph taken facing south-east.

TAFH19\_PhotoGraph\_098.JPG Interior of room 17. Photograph taken facing south-west.

TAFH19\_PhotoGraph\_099.JPG Interior of room 17, showing window. Photograph taken facing south.

TAFH19\_PhotoGraph\_100.JPG Interior of room 17, showing exposed lath and plaster on ceiling. Photograph taken facing south.

TAFH19\_PhotoGraph\_101.JPG Interior of room 14 showing access into room 11. Photograph taken facing north.

TAFH19\_PhotoGraph\_102.JPG Interior of room 13. Photograph taken facing west.

TAFH19\_PhotoGraph\_103.JPG Interior of room 13 showing door handle. Photograph taken facing north.

TAFH19\_PhotoGraph\_104.JPG Interior of room 13 showing door. Photograph taken facing south-east.

TAFH19\_PhotoGraph\_105.JPG Interior of room 13 showing bathtub. Photograph taken facing north-west.

TAFH19\_PhotoGraph\_106.JPG Interior of room 13. Photograph taken facing south.

TAFH19\_PhotoGraph\_107.JPG Interior of room 11. Photograph taken facing north-east.

TAFH19\_PhotoGraph\_108.JPG Roof line of single-storey range viewed from interior of room 11. Photograph taken facing west.

TAFH19\_PhotoGraph\_109.JPG Roof line of single-storey range viewed from interior of room 11. Photograph taken facing south-west.

TAFH19\_PhotoGraph\_110.JPG Interior of room 11, showing inserted cupboard. Photograph taken facing south-east.

TAFH19\_PhotoGraph\_111.JPG Interior of room 11, showing inserted cupboard. Photograph taken facing south-east.

TAFH19\_PhotoGraph\_112.JPG Interior of room 11, showing inserted doors into room 7 (left) and room 12 (right). Photograph taken facing north-east.

TAFH19\_PhotoGraph\_113.JPG Roof structure viewed through loft hatch of room 11. Photograph taken facing east.

TAFH19\_PhotoGraph\_114.JPG Roof structure viewed through loft hatch of room 11. Photograph taken facing east.

TAFH19\_PhotoGraph\_115.JPG Interior of room 11, showing door leading to room 12. Photograph taken facing east.

TAFH19\_PhotoGraph\_116.JPG Interior of room 12, showing door leading to room 11. Photograph taken facing west.

TAFH19\_PhotoGraph\_117.JPG Interior of room 12. Photograph taken facing south-east.

TAFH19\_PhotoGraph\_118.JPG Interior of room 12. Photograph taken facing south-west.

TAFH19\_PhotoGraph\_119.JPG Interior of room 12. Photograph taken facing west.

TAFH19\_PhotoGraph\_120.JPG Interior of room 12, showing bay window extension. Photograph taken facing east.

TAFH19\_PhotoGraph\_121.JPG Interior of room 12, showing cupboard. Photograph taken facing south.

TAFH19\_PhotoGraph\_122.JPG Interior of room 12 showing cupboard. Photograph taken facing south.

TAFH19\_PhotoGraph\_123.JPG Interior of room 12 showing cupboard. Photograph taken facing south-west.

TAFH19\_PhotoGraph\_124.JPG Interior of room 12 showing cupboard. Photograph taken facing south-west.

TAFH19\_PhotoGraph\_125.JPG Interior of room 7 from top of stairs. Photograph taken facing north-east.

TAFH19\_PhotoGraph\_126.JPG Interior of room 7 from top of stairs. Photograph taken facing north-east.

TAFH19\_PhotoGraph\_127.JPG Interior of room 10. Photograph taken facing south-west.

TAFH19\_PhotoGraph\_128.JPG Interior of room 10. Photograph taken facing north-west.

TAFH19\_PhotoGraph\_129.JPG Interior of room 10. Photograph taken facing south-east.

TAFH19\_PhotoGraph\_130.JPG Interior of room 10, showing bay window extension. Photograph taken facing east.

TAFH19\_PhotoGraph\_131.JPG Interior of room 10, showing bay window extension. Photograph taken facing south-east.

TAFH19\_PhotoGraph\_132.JPG Interior of room 10, showing doorway to room 8. Photograph taken facing north-east.

TAFH19\_PhotoGraph\_133.JPG Interior of room 10, showing bay window extension. Photograph taken facing north-east.

TAFH19\_PhotoGraph\_134.JPG Interior of room 10, showing rebuilt fireplace. Photograph taken facing north.

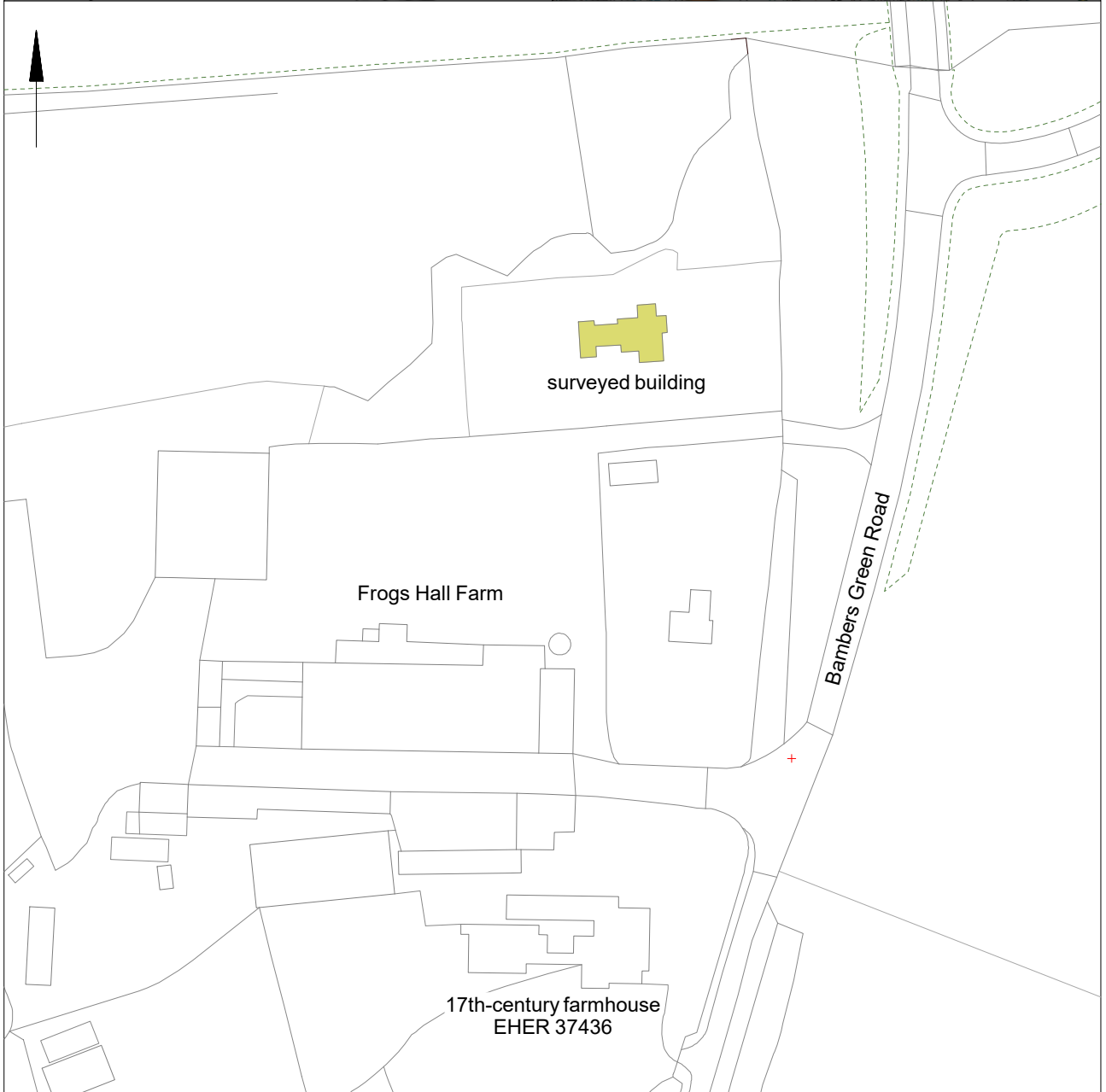
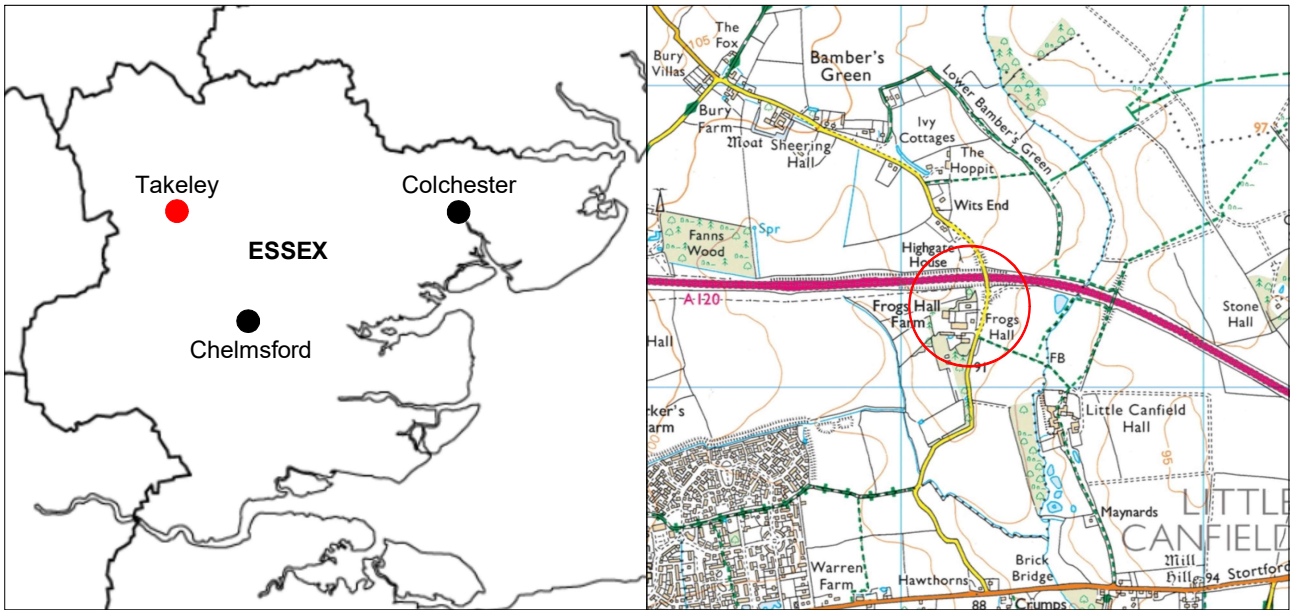
TAFH19\_PhotoGraph\_135.JPG Interior of room 10, showing inserted shelving. Photograph taken facing north-west.

TAFH19\_PhotoGraph\_136.JPG Interior of room 9, showing stud with notch. Photograph taken facing north-west.

TAFH19\_PhotoGraph\_137.JPG Interior of room 6, showing Baltic shipping marks on beam. Photograph taken facing west.

TAFH19\_PhotoGraph\_138.JPG Interior of room 6, showing arched brace and studs. Photograph taken facing north-west.





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Fig 1 Site location.



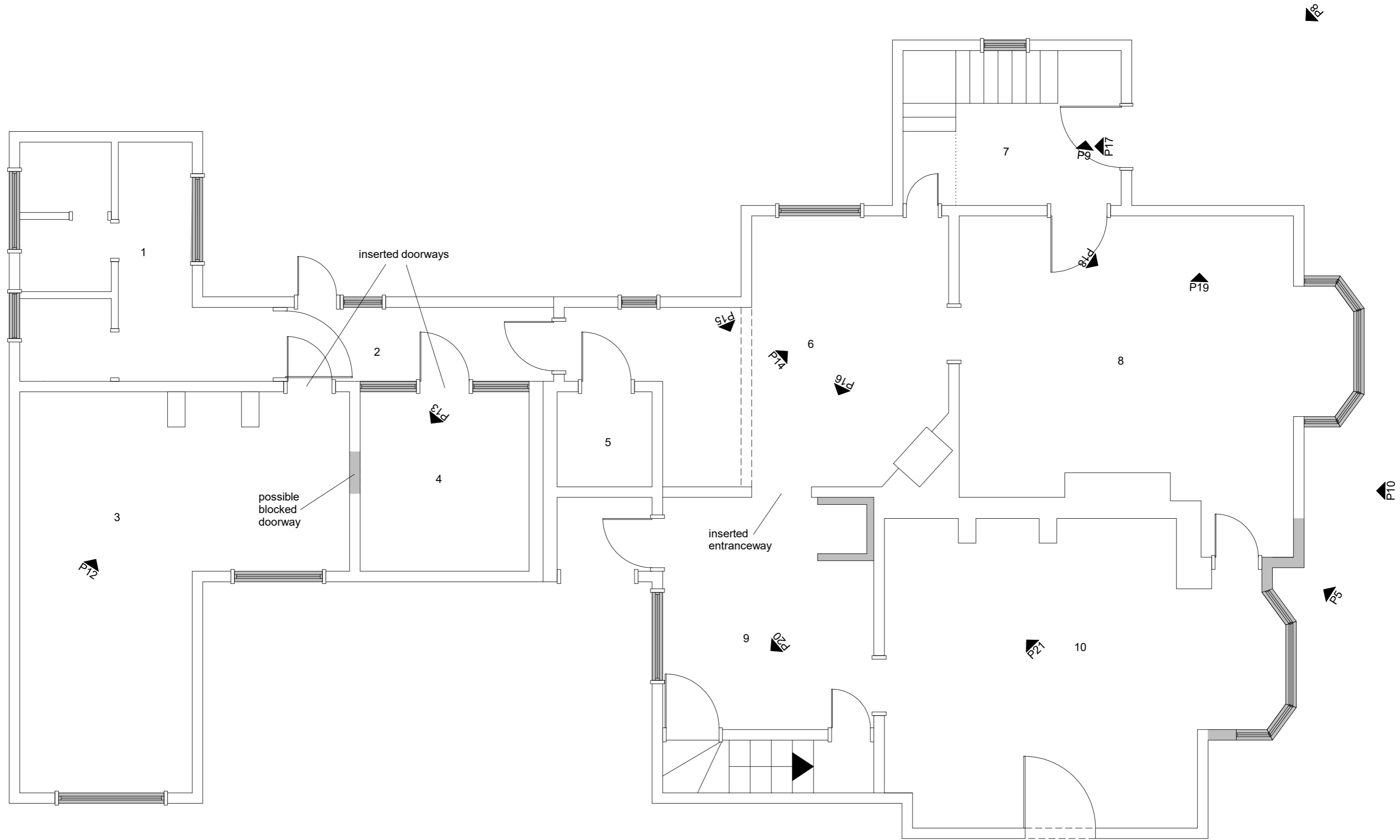
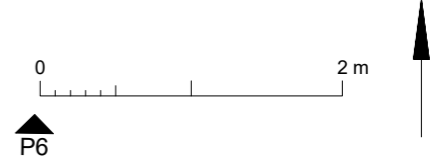
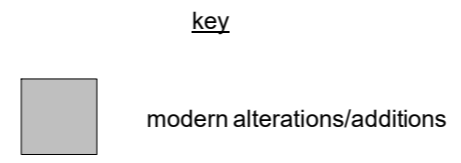


Fig 2 Ground-floor plan of building. Location and direction of photographs reproduced in text shown.



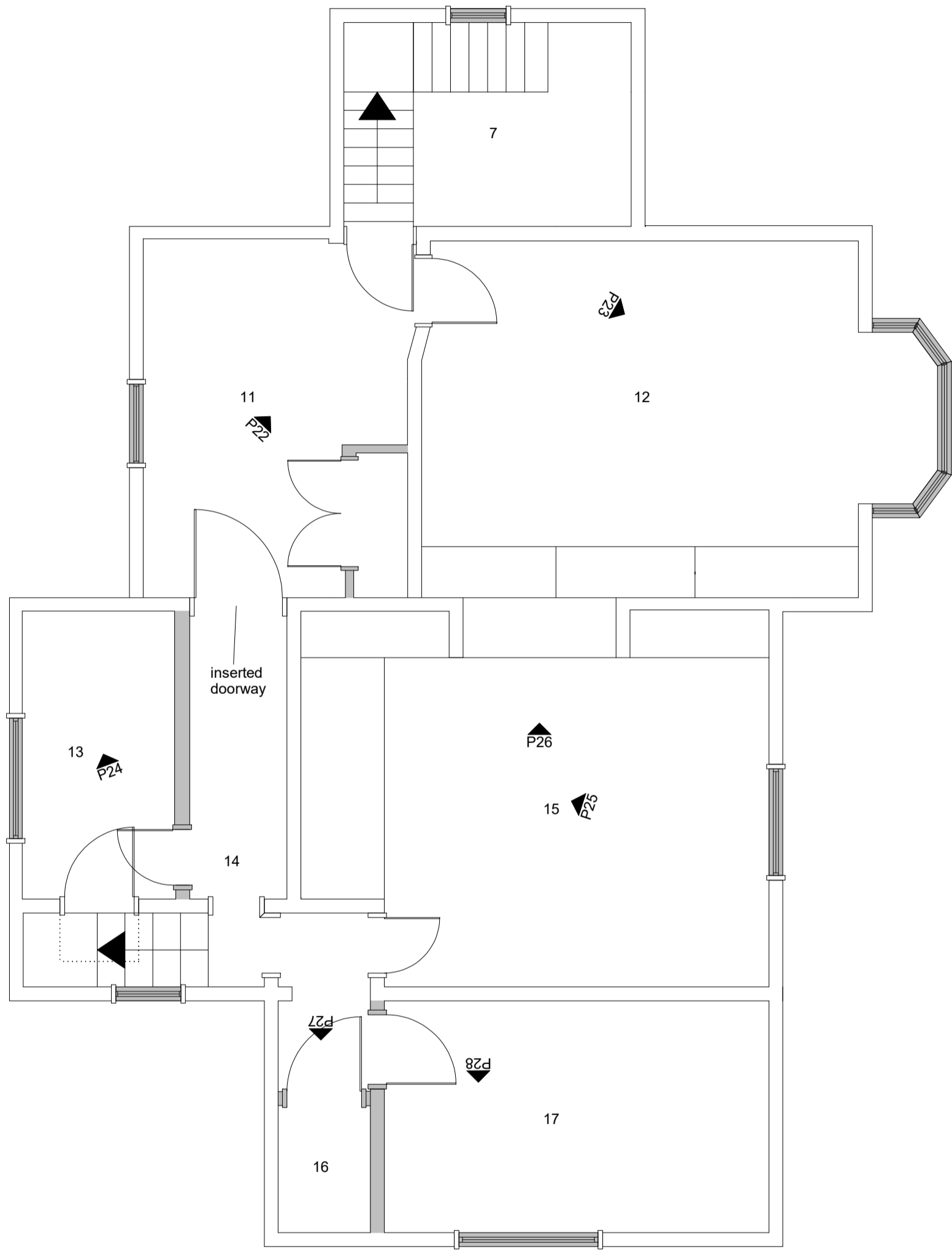
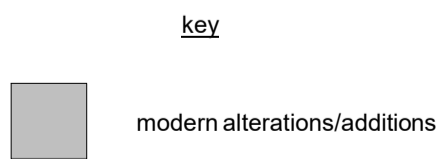


Fig 3 First-floor plan of building. Location and direction of photographs reproduced in text shown.



0 2 m



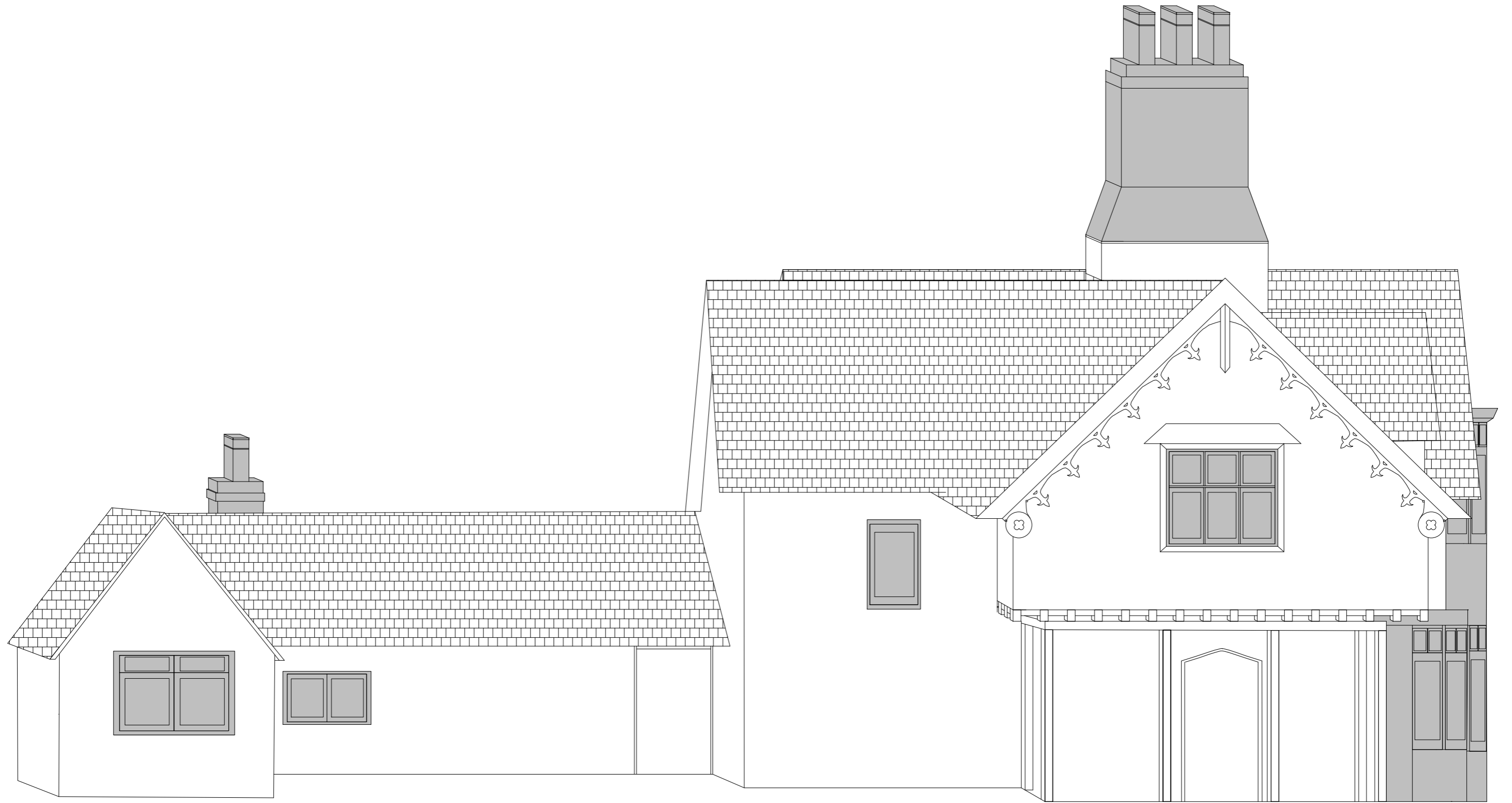


Fig 4 Southern elevation of building.

0 2 m

key



modern alterations/additions

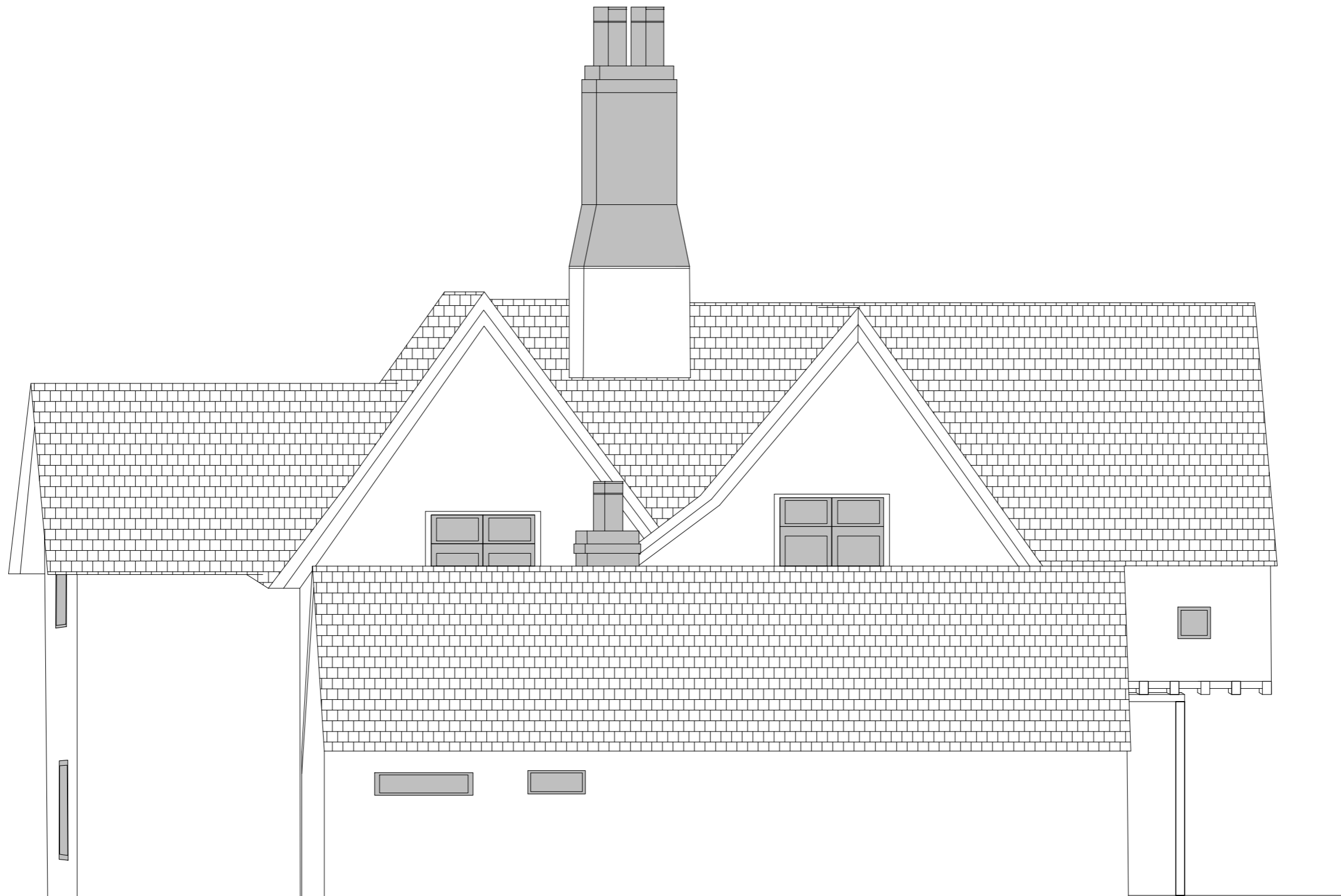


Fig 5 Western elevation of building.

0 2 m

key



modern alterations/additions



Fig 6 Northern elevation of building.

0 2 m

key



modern alterations/additions



Fig 7 Eastern elevation of building.

0 2 m

key



modern alterations/additions

# OASIS DATA COLLECTION FORM: England

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## Printable version

**OASIS ID: colchest3-373177**

### Project details

Project name	Historic building recording at Frogs Hall Farm, Bambers Green Road, Takeley, Essex
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust of a house at Frog's Hall Farm, Bambers Green Road, Takeley, Essex in November 2019. The building described in this report has multiple ranges and ridge-lines, with an asymmetrical plan. Although much dilapidated and significantly altered in the 20th century, particularly on the interior, multiple original external features of this building (as identifiable from a 1921 photograph) show it to be an early example of an 'Arts and Crafts' style house, constructed sometime shortly before 1875.
Project dates	Start: 25-11-2019 End: 17-04-2020
Previous/future work	Yes / Not known
Any associated project reference codes	UTT/19/1773/FUL - Planning Application No.
Any associated project reference codes	2019/11c - Contracting Unit No.
Any associated project reference codes	TAFH19 - HER event no.
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	HOUSE Post Medieval
Significant Finds	DOOR Post Medieval
Significant Finds	BARGE BOARD Post Medieval
Prompt	National Planning Policy Framework - NPPF

### Project location

Country	England
Site location	ESSEX UTTLESFORD TAKELEY Frogs Hall Farm, Bambers Green Road, Takeley, Essex
Postcode	CM22 6PE
Study area	137 Square metres
Site coordinates	TL 58236 22241 51.875783121289 0.298961989936 51 52 32 N 000 17 56 E Point

### Project creators

Name of Organisation	Colchester Archaeological Trust
Project brief originator	HEM Team Officer, ECC



Project design originator	Emma Holloway
Project director/manager	Chris Lister
Project supervisor	Mark Baister
Type of sponsor/funding body	Owner
Name of sponsor/funding body	J Crick & M Manning

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Archaeological Data Service
Digital Archive ID	TAFH19
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive Exists?	No

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic building recording at Frog's Hall Farm, Bambers Green Road, Takeley, Essex, CM22 6PE
Author(s)/Editor(s)	Baister, M
Other bibliographic details	CAT Report 1540
Date	2020
Issuer or publisher	Colchester Archaeological Trust
Place of issue or publication	Colchester
Description	A4 bound report with clear plastic front and opaque black card back.
URL	<a href="http://cat.essex.ac.uk/summaries/CAT-1540.html">http://cat.essex.ac.uk/summaries/CAT-1540.html</a>
Entered by	Mark Baister (mb@catuk.org)
Entered on	17 April 2020

# OASIS:

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Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

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**Written Scheme of Investigation (WSI) for a  
historic building recording and archaeological  
evaluation by trial-trenching at Bambers Green  
Riding School, Frogs Hall, Bambers Green  
Road, Takeley, Essex, CM22 6PE.**

**NGR:** TL 58236 22241 (centre)

**District:** Uttlesford

**Planning reference:** UTT/19/1773/FUL

**Commissioned by:** Mariana Aguiar (3bd Architecture & Design)

**On behalf of:** Jonathan Crick & Marnie Manning

**Curating museum:** Saffron Walden Museum

**ECC project code:** tbc

**CAT project code:** 2019/11c

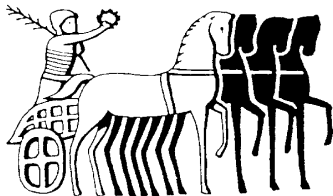
**Oasis project ID:** 1) historic building recording: colchest3-373177

2) evaluation: colchest3-373179

**Site manager:** Chris Lister

**ECC monitor:** K Lee-Smith

**This WSI written:** 07/11/2019



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## Site location and description

The proposed development site is located to the north of Frogs Hall, approximately 800m southeast of the centre of Bangers Green and 640m north of Little Canfield at Bangers Green Riding School, Frogs Hall, Bangers Green Road, Takeley, Essex, CM22 6PE (Fig 1). Site is centred at National grid reference (NGR) TL 58236 22241.

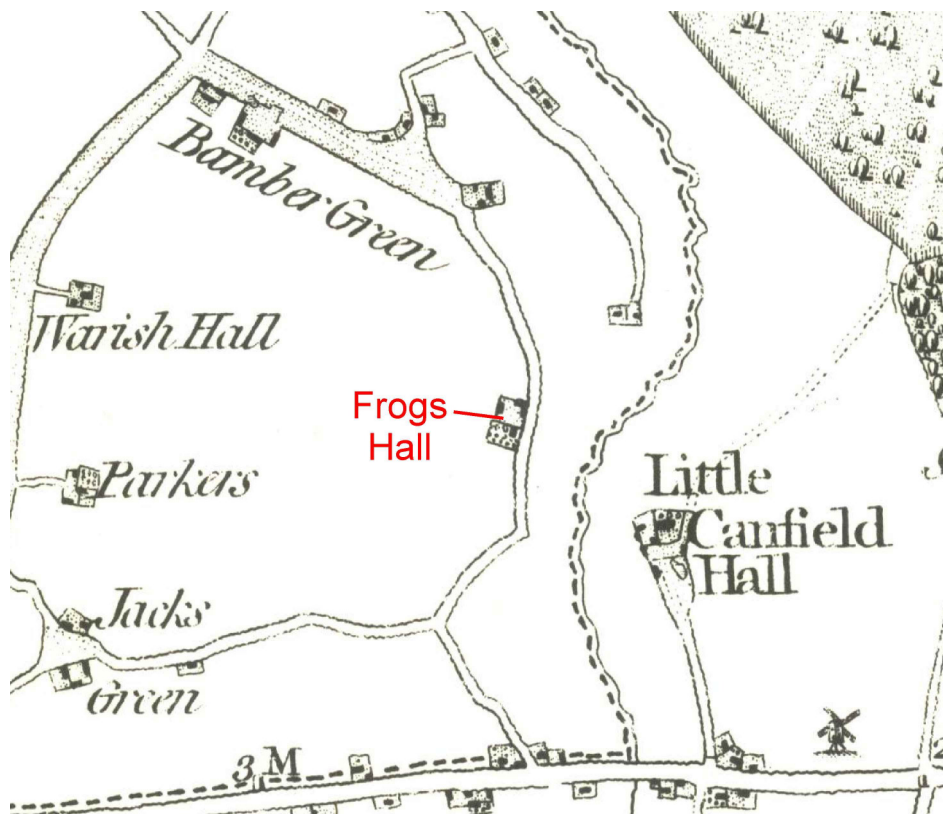
## Proposed work

The planning application proposes the demolition of the existing dwelling to be replaced with a new five-bedroomed dwelling with attached garage and any other associated groundworks. The buildings located within the 0.178 hectare site are a mix of warehouse structures and horse stables. The dwelling to be demolished is a derelict, structurally unsound house that has been vandalised in the past.

## Archaeological background

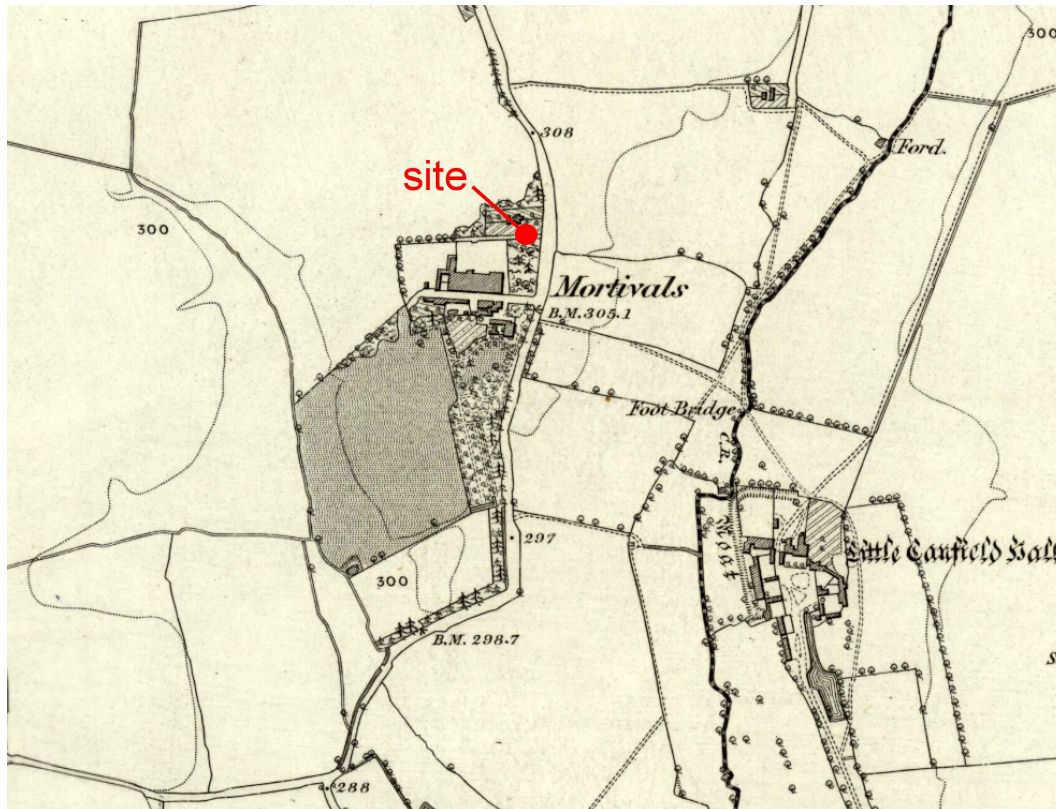
The following archaeological background draws on the Brief and the Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessible to the public via <http://www.heritagegateway.org.uk>).

The site is located within the historic complex of Frogs Hall, to the north of the main house. The main house at Frogs Hall is timber-framed and dates to the early 17th-century with later additions (EHER37436). The structure is historic England Grade II listed (no. 1112188). The complex first appears on historic mapping in 1777 (see map 1 below).



**Map 1:** Extract of Chapman and André map of 1777 showing the location of Frogs Hall.

The building proposed for demolition is evident on the First Edition Ordnance Survey mapping. At this point the site existed as two cottages just north of the complex original named 'Mortivals', later Frogs Hall (see map 2).



Map 2: Extract of the 1881 6-inch OS map of England and Wales, showing the current site located in red.

A fieldwalking survey and evaluation to the west of the site in 1997 uncovered archaeological remains of Late Iron Age and Roman date. 230 flints were recovered from the fieldwalking but were largely undatable (EHER 18044). During the subsequent evaluation features recorded included curvilinear ditches, identified as ring-ditches associated with settlement activity alongside structures thought to be corn dryers and truncated Roman cremations (EHER18851)

Excavations on the A120 to the south-east of Frogs Hall and its associated borrow pits immediately to the east of Frogs Hall identified medieval remains with a moated site recorded of 13th century date to the east of the development area and kilns located to the north east (EHER 46761).

The site is surrounded by a number of historic buildings, largely dating to the 16<sup>th</sup> to 17<sup>th</sup>-century including to the north: Countryside (EHER 37433), Elder Cottage (EHER 34737), Burys Farm (EHER 37438), Walnut Tree Cottage (EHER 37441), Sheering Hall (EHER 37435), The Hoppit (EHER 37431), Old Thatch (EHER 37434), Pitchcombe (EHER 37432) and to the east: Little Canfield Hall (EHER 4593).

In 2014 CAT investigated Little Canfield Hall, to the east of the current site. Little Canfield Hall is a moated manor site and the moat is particularly substantial compared to many others recorded within Essex and surrounds both the house (Hall) and all of the early farm buildings. The site comprises a range of surviving farm buildings including a Grade II listed house of 16th-century date (EHER 4592), a large Essex barn, listed Grade II and dated to the 14th century (EHER 37962) and a number of later barns and outbuildings. A historic building recording was carried out in advance of a conversion and sub-division of the hall, its extension (CAT Report 983). A watching brief of excavated footings revealed a small number of features of no archaeological significance. However, a few worked flints, recovered from the north of the site, can be closely dated to the period of the Early Neolithic and Neolithic-Early Bronze Age. As it stands, the small quantity of flint would indicate only limited activity during this period. Medieval (late 12<sup>th</sup> to 13th-century) activity is represented by sherds from a cooking pot. This vessels appears to be associated with activity at the site, although a

significant quantity of medieval pottery of similar date was found among recently imported soil on a different area of the site (CAT Report 798).

## **Planning background**

A planning application (UTT/19/1773/FUL) was submitted to Uttlesford District Council in July 2019 proposing the *demolition of existing dwelling and erection of five bedroom dwelling and detached garage*.

As the site lies within an area highlighted by the EHER as having a high potential for archaeological remains a phased full archaeological condition was recommended. This follows the guidelines given in National Planning Policy Framework (MHCLG 2019) and states:

1. *No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has submitted an archaeological assessment by an accredited archaeological consultant to establish the archaeological significance of the site. Such archaeological assessment shall be approved by the local planning authority and will inform the implementation of a programme of archaeological work. The development shall be carried out in a manner that accommodates such approved programme of archaeological work.*
2. *No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has secured the implementation of a programme of archaeological work from an accredited archaeological contractor in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.*

## **Requirement for work (Fig 2)**

The required archaeological work will consist of two parts, an historic building recording of the existing dwelling prior to demolition, followed by an evaluation by trial-trenching of the area of the proposed new dwelling, proposed garage and areas of landscaping. Details are given in a Project Brief written by ECCPS (*Brief for a programme of archaeological work at Bambers Green Riding School, Frogs Hall, Bambers Green, Takeley – ECC 2019*).

*Specifically,*

1) The historic building recording will be to Historic England level 3 standard.

The record will consider:

- Plan form of the site
- Materials and method of construction
- Date(s) of the building
- Function and internal layout
- Fixtures and fittings
- Original and later phasing, additions and their effect on the internal/external fabric and the level of survival of original fabric
- Context of farm buildings within their immediate contemporary landscape
- Comment on the significance of the site on a regional context

2) The evaluation will involve two trial-trenches. One trench 14m long by 1.8m wide positioned across the area of new dwelling outside of the footprint of the existing dwelling, and one trench measuring 8m long by 1.8m wide located inside the footprint of the proposed garage. This equates to a total of 22m of trenching covering an area of 39.6m<sup>2</sup>.

Specific research questions include:

- To define the date of the building proposed for demolition and the phases of its development The relationship between the building proposed for demolition and the Frogs Hall complex

- The extent of surviving archaeological deposits associated with Frogs Hall
- Assess the longevity of occupation at the site
- Identify any potential earlier building on the site of the current

Further area excavation will be required should significant archaeological deposits/features be identified that cannot be preserved *in situ*. This will be decided by the ECCHEA on completion of the trial-trenching.

### **General methodology**

All work carried out by CAT will be in accordance with:

- professional standards of the Chartered Institute for Archaeologists, including its *Code of Conduct* (CIfA 2014a, b)
- Standards and Frameworks published by East Anglian Archaeology (Gurney 2003, Medlycott 2011)
- relevant Health & Safety guidelines and requirements (CAT 2018)
- the Project Brief issued by ECC Historic Environment Advisor (ECCPS 2019)

Professional CAT field archaeologists will undertake all specified archaeological work, for which they will be suitably experienced and qualified.

Notification of the supervisor/project manager's name and the start date for the project will be provided to ECCHEA one week before start of work.

Unless it is the responsibility of other site contractors, CAT will study mains service locations and avoid damage to these.

At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. At the end of the project all parts of the OASIS online form will be completed for submission to EHER. This will include an uploaded .PDF version of the entire report.

A project or site code will be sought from ECCHEA and/or the curating museum, as appropriate to the project. This code will be used to identify the project archive when it is deposited at the curating museum.

### **Staffing**

The number of field staff for this project is estimated as follows:

- 1) Historic building recording: Mark Baister
- 2) Evaluation: One CAT officer and 1 archaeologist for a day. In charge of day-to-day site work: Ben Holloway/Mark Baister

### **Historic building recording methodology**

A Historic Building Level 3 survey of the buildings will be taken prior to the demolition of the standing farm structures. This will include the following:

A brief documentary survey will be made of the evidence relating to the history and evolution of the site. The holdings of the Essex Records Office shall be consulted; further information in the form of title deeds may be forthcoming from the owner/agent. Secondary sources are cited at the end of the brief.

A large-scale block plan will be made of the site using existing architect's drawings or the current OS 2500 map extract. The position of the building will be shown and any adjacent buildings will be given a unique number noting date of construction and function (where known).

The building will be described in detail. The description should seek to address materials, dimensions, method of construction, joinery, fenestration, spatial configuration, phasing, and any evidence of original fixtures/fittings

Based on existing architect's plans and using the RCHME (1996) conventions floor plans at scale 1:100 will be made of the building/s affected by the proposals. Doors, windows, internal divisions, truss positions, together with any surviving fixtures/fittings must be shown together with any evidence of phasing.

A full photographic record must be made comprising both general and detailed shots (external and internal/features/joinery/timber marks/etc). A photographic scale should be included in the case of detailed photographs. The photographic record must be accompanied by a photographic register detailing (as a minimum) location and direction of shot; where possible, the photographic record should be tied into the drawn record.

The guidelines contained in *English Heritage: Understanding Historic Buildings. A guide to good recording practice (2006)* will be adhered to. In addition, RCHME: *Descriptive Specification 3rd Edition*, ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014)* and the appropriate sections of the *Standards for Field Archaeology in the East of England (East Anglian Archaeology occasional paper 14, 2003)* and *Research and Archaeology Revised: A Revised Framework for the East of England (EAA 24, 2011)* and *Management of research projects in the historic environment (MoRPHE)* will be used for additional guidance in the design of the project specification, the contents of the report, and for the general execution of the project.

## **Evaluation methodology**

Where appropriate, modern overburden and any topsoil stripping/levelling will be performed using a mechanical excavator equipped with a toothless ditching bucket under the supervision and to the satisfaction of a professional archaeologist. If no archaeologically significant deposits are exposed, machine excavation will continue until natural subsoil is reached.

Where necessary, areas will be cleaned by hand to ensure the visibility of archaeological deposits.

If archaeological features or deposits are uncovered, time will be allowed for these to be excavated, planned and recorded.

There will be sufficient excavation to give clear evidence for the period, depth and nature of any archaeological deposit. For linear features 1m wide sections will be excavated across their width to a total of 10% of the overall length. Discrete features, such as pits, will have 50% of their fills excavated, although certain features may be fully excavated. Complex archaeological structures such as walls, kilns, ovens or burials will be carefully cleaned, planned and fully recorded, but where possible left *in situ*. Only if it can be demonstrated that the complex structure/feature is likely to be destroyed by groundworks, and only then after discussion with the ECCHEA, will it be removed.

Fast hand-excavation techniques involving (for instance) picks, forks and mattocks will not be used on complex stratigraphy.

The depth and nature of colluvial or other masking deposits will be established. Therefore, a sondage will be excavated in each trench to test the stratigraphy of the site. This will occur in every trench unless it can be demonstrated that a feature excavated within a particular trench has clearly penetrated into natural.

A representative section will be drawn of each trench, to include ground level, the depth of machining within the trench and the depth of any sondages.

Trained CAT staff will use a metal detector to scan all trenches both before and during excavation. All spoil heaps will also be scanned and finds recovered.

Individual records of excavated contexts, layers, features or deposits will be entered on pro-forma record sheets. Registers will be compiled of finds, small finds and soil samples.

All features and layers or other significant deposits will be planned, and their profiles or sections recorded. The normal scale will be site plans at 1:20 and sections at 1:10, unless circumstances indicate that other scales would be appropriate.

The photographic record will consist of general site shots, and shots of all archaeological features and deposits. A photographic scale (including north arrow) shall be included in the case of detailed photographs. A photographic register will accompany the photographic record. This will detail as a minimum feature number, location, and direction of shot.

Trenches will not be backfilled until they have been signed off by the ECCHEA.

### **Site surveying**

The evaluation trench and any features will be surveyed by Total Station, unless the particulars of the features indicate that manual planning techniques should be employed. Normal scale for archaeological site plans and sections is 1:20 and 1:10 respectively, unless circumstances indicate that other scales would be more appropriate.

The site grid will be tied into the National Grid. Corners of excavation areas will be located by NGR coordinates.

### **Environmental sampling policy**

The number and range of samples collected will be adequate to determine the potential of the site, with particular focus on palaeoenvironmental remains including both biological remains (e.g. plants, small vertebrates) and small sized artefacts (e.g. smithing debris), and to provide information for sampling strategies on any future excavation. Samples will be collected for potential micromorphological and other pedological sedimentological analysis. Environmental bulk samples will be 40 litres in size (assuming context is large enough).

Sampling strategies will address questions of:

- the range of preservation types (charred, mineral-replaced, waterlogged), and their quality
- concentrations of macro-remains
- and differences in remains from undated and dated features
- variation between different feature types and areas of site

CAT has an arrangement with Val Fryer / Lisa Gray whereby any potentially rich environmental layers or features will be appropriately sampled as a matter of course. Trained CAT staff will process the samples and the flots will be sent to Val Fryer or Lisa Gray for analysis and reporting.

Should any complex, or otherwise outstanding deposits be encountered, VF or LG will be asked onto site to advise. Waterlogged 'organic' features will always be sampled. In all cases, the advice of VF/LG and/or the Historic England Regional Advisor in Archaeological Science (East of England) on sampling strategies for complex or waterlogged deposits will be followed, including the taking of monolith samples.

### **Human remains**

CAT follows the policy of leaving human remains *in situ* unless there is a clear indication that the remains are in danger of being compromised as a result of their exposure or unless



advised to do so by the project osteologist or ECCHEA. If circumstances indicated it were prudent or necessary to remove remains from the site during the evaluation, the following criteria would be applied; if it is clear from their position, context, depth, or other factors that the remains are ancient, then normal procedure is to apply to the Department of Justice for a licence to remove them and seek advice from the project osteologist. Following HE guidance (HE 2018) if the human remains are not to be lifted, the project osteologist should be available to record the human remain *in situ* (i.e. a site visit). Conditions laid down by the DoJ license will be followed. If it seems that the remains are not ancient, then the coroner, the client, and the ECCHEA will be informed, and any advice and/or instruction from the coroner will be followed.

## **Photographic record**

Will include both general and feature-specific photographs, the latter with scale and north arrow. A photo register giving context number, details, and direction of shot will be prepared on site, and included in site archive.

## **Finds**

All significant finds will be retained.

All finds, where appropriate, will be washed and marked with site code and context number. CAT may use local volunteers to assist the CAT Finds Officer with this task.

Matthew Loughton (CAT) normally writes our finds reports. Some categories of finds are automatically referred to other CAT specialists:

non-ceramic bulk finds: Laura Pooley

small finds, metalwork, coins, etc: Laura Pooley

animal bones (small groups): Alec Wade / Adam Wightman

flints: Adam Wightman

or to outside specialists:

animal bones (large groups): Julie Curl (*Sylvanus*)

project osteologist (human remains): Julie Curl

environmental processing and reporting: Val Fryer / Lisa Gray

conservation of finds: Norwich Museum / Laura Ratcliffe (LR Conservation)

Other specialists whose opinion can be sought on large or complex groups include:

Roman brick/tile: Ernest Black / Ian Betts (MOLA)

Roman glass: Hilary Cool

Prehistoric pottery: Stephen Benfield / Paul Sealey / Nigel Brown

Small finds: Nina Crummy

Other: EH Regional Adviser in Archaeological Science (East of England).

All finds of potential treasure will be removed to a safe place, and the coroner informed immediately, in accordance with the rules of the Treasure Act 1996. The definition of treasure is given in pages 3-5 of the Code of Practice of the above act. This refers primarily to gold or silver objects.

Requirements for conservation and storage of finds will be agreed with the appropriate museum prior to the start of work, and confirmed to ECCHEA.

## **Post-excavation assessment**

An updated post-excavation assessment will be submitted within 2 months or at an alternatively agreed time with the ECCHEA.

Where archaeological results do not warrant a post-excavation assessment then agreement will be sought from the ECCHEA to proceed straight to grey literature / publication.

## Results

Notification will be given to ECCHEA when the fieldwork has been completed.

An appropriate archive will be prepared to minimum acceptable standards outlined in *Management of Research Projects in the Historic Environment* (HE 2015).

The report will be submitted within 6 months of the end of fieldwork, with a copy supplied to the Historic Environment Advisor as a single PDF.

The report will contain:

- Location plan of trenches in relation to the proposed development. At least two corners of each excavated area will be given a 10 figure grid reference.
- Section/s drawings showing depth of deposits from present ground level with Ordnance Datum, vertical and horizontal scale.
- Archaeological methodology and detailed results including a suitable conclusion and discussion. Appropriate discussion and results section assessing the site in relation to the Regional Research Frameworks (Brown and Glazebrook 2000, Medlycott 2011).
- All specialist reports or assessments
- A concise non-technical summary of the project results.

An OASIS summary sheet shall be completed at the end of the project and supplied to the ECCHEA. This will be completed in digital form with a paper copy included with the archive. A copy (with trench plan) will also be emailed to the Hon. Editor of the Essex Archaeology and History Journal for inclusion in the annual round-up of projects ([paul.gilman@me.com](mailto:paul.gilman@me.com)).

Publication of the results at least a summary level (i.e. round-up in *Essex Archaeology & History*) shall be undertaken in the year following the archaeological fieldwork. An allowance will be made in the project costs for the report to be published in an adequately peer reviewed journal or monograph series.

## Archive deposition

The requirements for archive storage shall be agreed with the Curating museum.

If the finds are to remain with the landowner, a full copy of the archive will be housed with the curating museum.

The archive will be deposited with the appropriate museum within 1 month of the completion of the final publication report, with a summary of the contents of the archive supplied to ECCHEA.

## Monitoring

ECCHEA will be responsible for monitoring progress and standards throughout the project, and will be kept regularly informed during fieldwork, post-excavation and publication stages.

Notification of the start of work will be given ECCHEA one week in advance of its commencement.

Any variations in this WSI will be agreed with ECCHEA prior to them being carried out.

ECCHEA will be notified when the fieldwork is complete.

The involvement of ECCHEA shall be acknowledged in any report or publication generated by this project.

## References

Note: all CAT reports, except for DBAs, are available online in PDF format at <http://cat.essex.ac.uk>

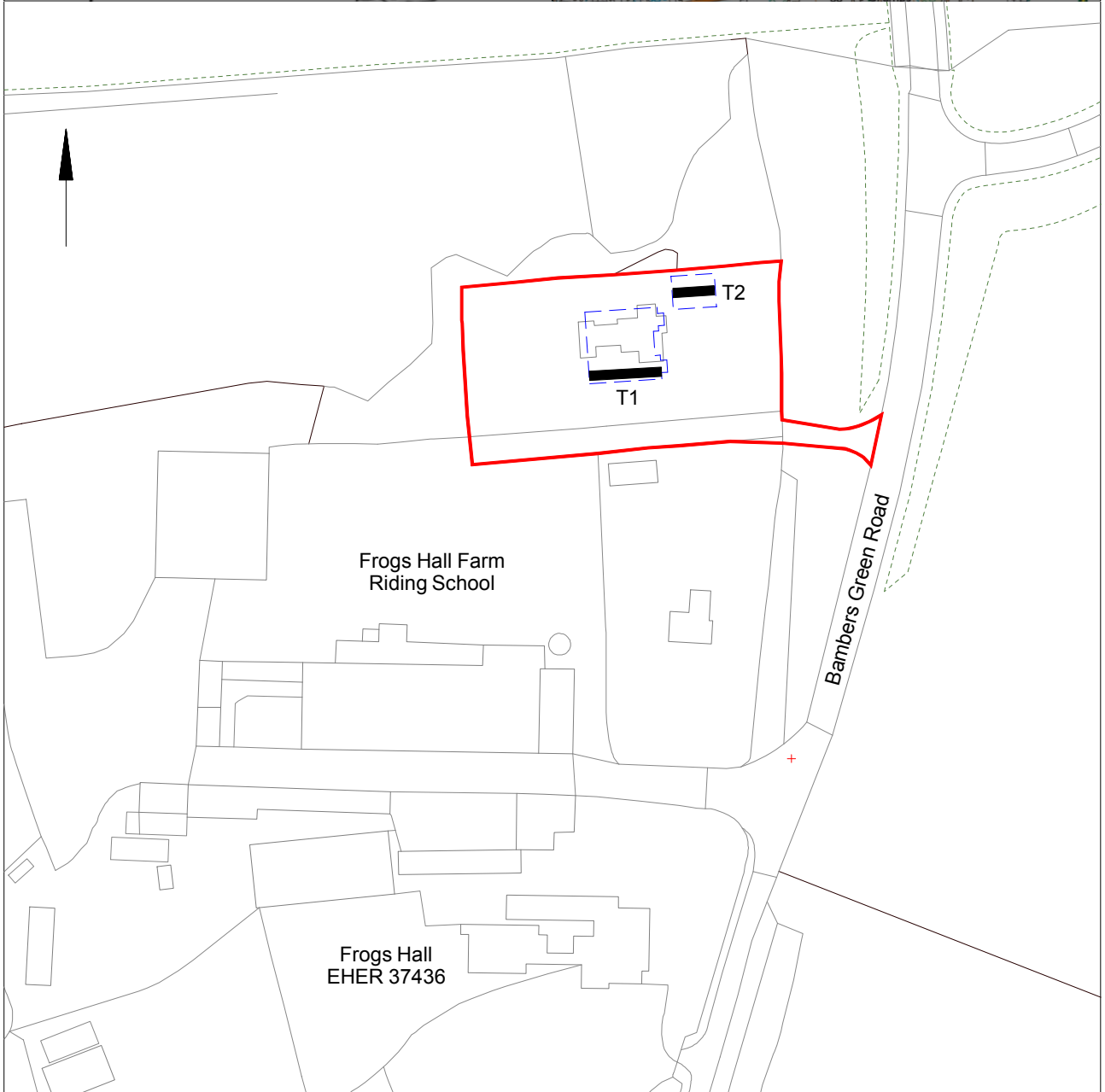
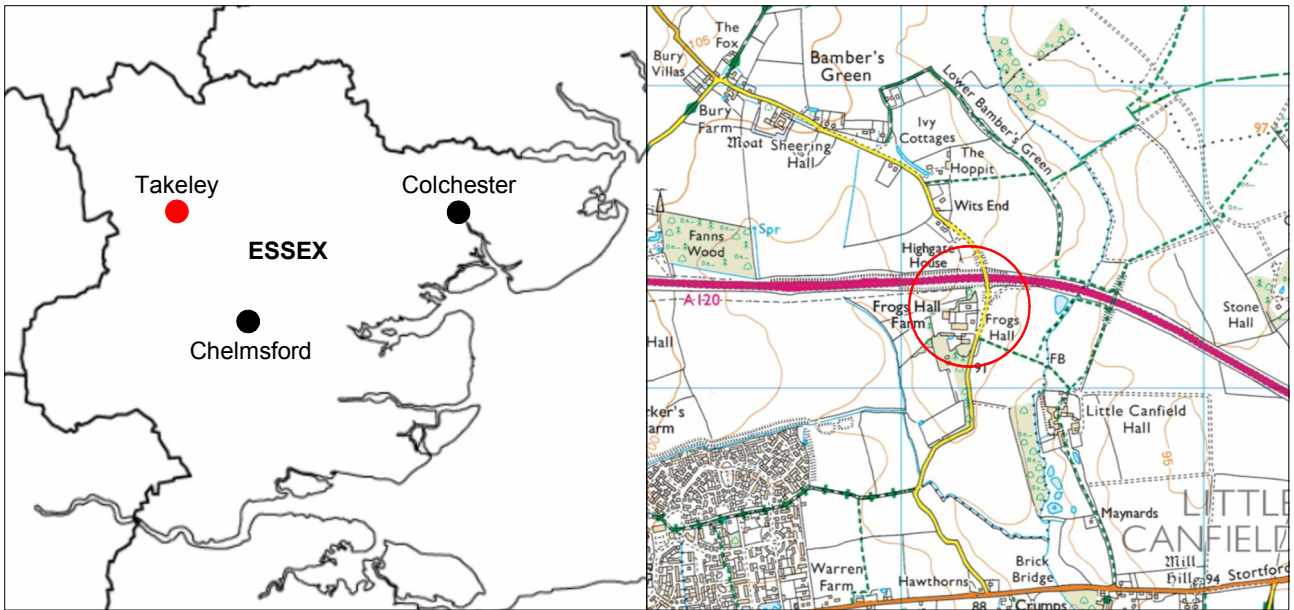
- |                               |       |   |
|-------------------------------|-------|---|
| Brown, N & Glazebrook, J      | 2000  | <i>Research and Archaeology: A Framework for the Eastern Counties 2. Research agenda and strategy.</i> East Anglian Archaeology Occasional Paper <b>8</b> (EAA <b>8</b> ) |
| CAT                           | 2018  | Health & Safety Policy  |
| CAT Report 798                | 2014  | <i>An archaeological watching brief at Little Canfield Hall, Little Canfield, Dunmow, Essex: October 2014.</i> By S Benfield  |
| CAT Report 983                | 2018  | <i>Historic building recording at Little Canfield Hall, Little Canfield, Essex, CM6 1SP: October 2014.</i> By M Baister   |
| CifA                          | 2014a | <i>Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures</i>   |
| CifA                          | 2014b | <i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>   |
| Digital Curation Centre (DCC) | 2013  | <i>Checklist for Data Management Plan v.4.0</i>   |
| ECCPS                         | 2019  | <i>Brief for a programme of archaeological work at Bambers Green Riding School, Frogs Hall, Bambers Green Road, Takeley.</i> By K Lee-Smith                               |
| Gurney, D                     | 2003  | <i>Standards for field archaeology in the East of England.</i> East Anglian Archaeology Occasional Papers <b>14</b> (EAA <b>14</b> ).                                     |
| Historic England (HE)         | 2015  | <i>Management of Research Projects in the Historic Environment (MoRPHE)</i>   |
| Historic England (HE)         | 2016  | <i>Understanding Historic Buildings. A guide to good recording practice</i>   |
| Historic England (HE)         | 2018  | <i>The Role of the Human Osteologist in an Archaeological Fieldwork Project.</i> By S Mays, M Brickley and J Sidell   |
| Medlycott, M                  | 2011  | <i>Research and archaeology revisited: A revised framework for the East of England.</i> East Anglian Archaeology Occasional Papers <b>24</b> (EAA <b>24</b> )             |
| MHCLG                         | 2019  | <i>National Planning Policy Framework.</i> Ministry of Housing, Communities and Local Government.   |
| RCHME                         | 1996  | <i>Recording historic buildings, a descriptive specification 3<sup>rd</sup> edition</i>   |

E Holloway



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Fig 1 Site location and trench layout in relation to proposed development (dashed blue lines).