

# Historic building recording of 61-63 New London Road, Chelmsford, Essex, CM2 0ND

March 2022



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on behalf of FINC Architects

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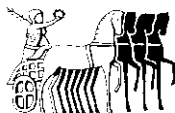
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## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust at 61 and 63 New London Road, Chelmsford CM1 0ND in March 2022.*

*The buildings detailed in this report are located in what remains of terrace constructed in 1848. Now only four buildings long, nos 61 and 63 are located in the centre of the row. They are three-storey with a basement, and both have a single-storey wing projecting to the south-east. Nos 61 and 63 are a good example of a mid-19th century terrace, which incorporated new and old building techniques and layouts to attract the emerging Victorian middle-class. Not much of the original interior survives, particularly in no 61, but there are small glimpses into the buildings original fabric and form.*

## 2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out at 61 and 63 New London Road, Chelmsford, Essex, CM1 0ND. The recording work was commissioned by Adam Leatherbarrow on behalf of FINC Architects and was carried out by Colchester Archaeological Trust (CAT) on 10th March 2022. The site is located at NGR TM 19469 27608 (Fig 1).

A planning application (planning ref. 21/00080/FUL) was submitted to Chelmsford City Council in January 2021 for *alterations of no 61 and no 63 to form 3 office (Class E) units & meeting spaces. Demolition of rear wing, single storey rear extension and alterations to fenestration.*

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to the council that a Historic England building recording be made of the building prior to its conversion (ECC 2022). This recommendation was given based on the building being a grade II listed building. The recommendation was based on the National Planning Policy Framework (MHCLG 2021).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2022) 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 southern ranges and a suitable lower level recording on the remaining building elements. 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:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structure(s).
- Original function and layout.
- Original and later fixtures and fittings.
- The 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 plan of the buildings at a scale of 1:50.
- A description of the buildings. 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)

*By Dr Pip Parmenter*

The following background includes extracts from the Essex Historic Environment Record (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

*Alterations are proposed to both nos 61 and 63 New London Road, Chelmsford. The buildings are part of a short terrace of four buildings constructed in 1848 and are grade II listed (59-65 New London Road, NHLE no:1141347). The listing reads: 'A terrace built in 1848, of gault bricks with parapet of 4 open bays with circular stone balustrades. Four houses of 3-storeys, 4 window range of pairs of sashes, in stucco architraves with 6 panes each on ground floor, the 2nd floor windows being square. Shop windows inserted in Nos 61 and 65. Two front doors survive in stone surround with flat hoods on consoles. Plastered decorative ceilings in porch recesses. Rear elevation in yellow stock brick with 3 round headed sash windows on 1st floor, with radial and marginal glazing bars. Roofs, 4 low pitched gambles, slated.'*

The buildings are between the medieval centre of Chelmsford to the north-east and Roman Moulsham to the south-east and are directly over the site of the medieval Dominican Friary, founded between 1234 and 1237. The friary was on the main route to London, close to a bridge across the River Can, and the layout of the priory complex allowed for an open space for townsfolk to gather. The Friary was illustrated by William

Stukeley in 1751, was demolished (all bar the kitchen) shortly after the dissolution and a school was established on the site until it too was demolished in the 18th century.



**Illustration 1** The Kitchen, by William Stukeley 1751 (The Bodleian, Oxford).

Excavations of the site in 1939, revealed masonry foundations of four walls which incorporated a stone coffin. In 1970 further excavations revealed parts of the church, which was surrounded by at least 20 burials and had 79 internal burials.



**Plate 1** John Walker's 1591 map of Chelmsford showing the house built on the site of the Dominican Friary.

A map of Chelmsford, drawn by John Walker in 1591, shows a half-timbered house in the area which likely incorporated the monastic kitchen.

A large house, labelled 'Little Water House' is visible in this approximate location on Chapman and André's 1777 map (Map 1), but by the time the 1839 Tithe Map was

published, this seems to have been demolished and the area had been divided into building plots (Map 2). The first cartographic evidence identified for the terrace is the 1881 OS Map (Map 3).



**Map 1** 1777 Chapman and André map showing the approximate location of 61 and 62 New London Road.

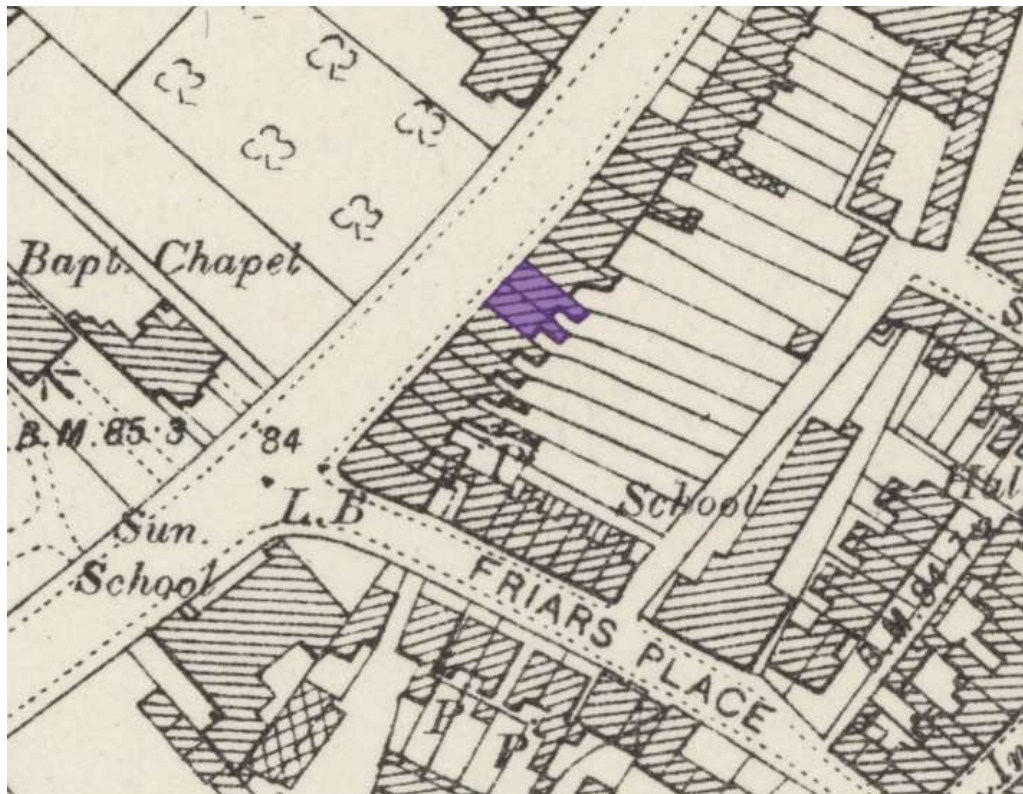


**Map 2** 1839 Tithe Map showing approximate location the development site.



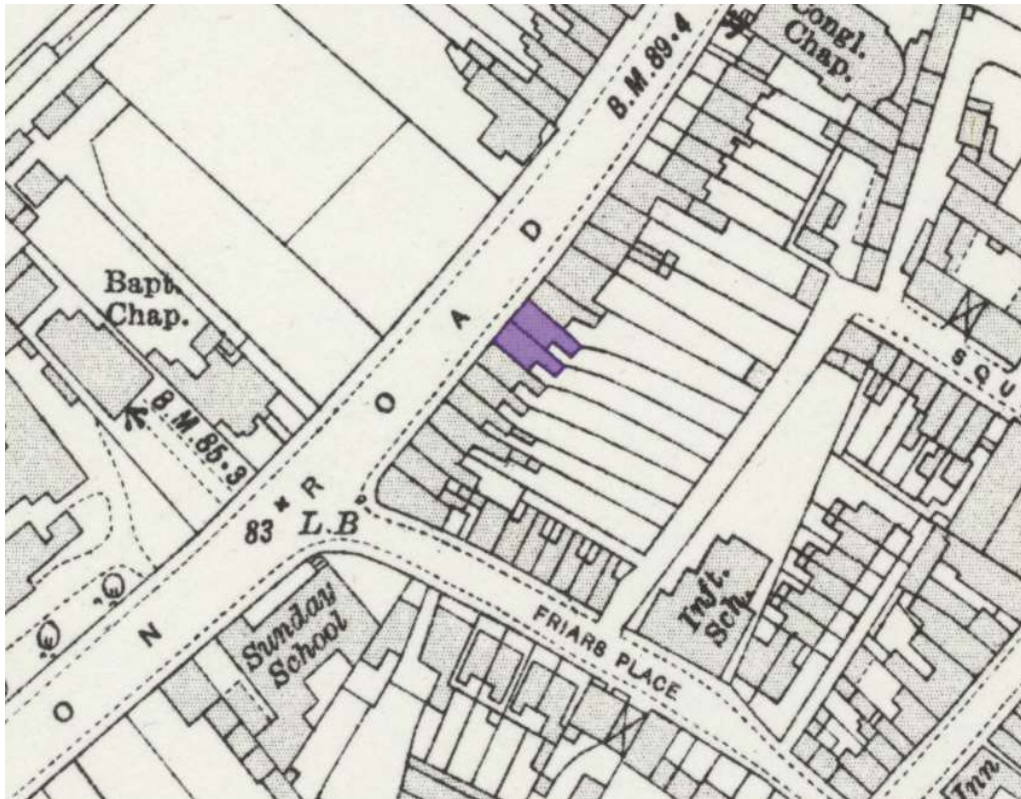
**Map 3** 1881 OS Map with 61 and 63 New London Road highlighted in the purple.

Between the 1839 Tithe Map and the 1881 OS Map there is considerable development along New London Road and in the wider area as the town spreads out from its historic centre to the north-east. This development continues into the 20th century and is documented by the 1897 and 1921 OS Maps (below).



**Map 4** 1897 OS Map, development site highlighted in purple.





**Map 5** 1921 OS Map with 61 and 63 New London Road highlighted.

By 1947, the open land opposite nos 61 and 63 New London Road had been developed and other empty plots have been filled in. The only remaining buildings of what had once been an extensive terrace of houses running north-east towards the River Can, are 59 – 65 (odd). The size and shape of 61 and 63 New London Road remains the same between 1897 and the present day.

The construction of The Parkway in the early 1970s required the demolition of the buildings to the south of no 65, as well as Friars Place. Most of the buildings which now surround nos 61 and 63 New London Road are 20th century offices and shops.



**Map 6** Extract of the 1947 OS Map with the site highlighted in purple.

## 6 Building recording descriptive record (Figs 2-9)

The buildings detailed in this report are the two central buildings in a short four building terrace. The main range of the terrace is aligned north-east/south-west and is three-storeys high with a basement. Both buildings have a single-storey rear wing coming off at a right angle to the south-east. Nos 61 and 63 cover a combined area of roughly 13m by 10m.



**Photograph 1** North-west elevations of no 61 and 63. Photograph taken facing east.

### Exterior

All windows detailed below are replacement timber-framed vertical-sash windows with a stone sill unless otherwise stated.

The north-west elevation of the terrace is constructed from Gault bricks (brick measurement: 215mm x 105mm x 65mm) while the south-east elevation is constructed from yellow stock bricks (brick measurement: 225mm x 110mm x 65mm). Both elevations are laid in Flemish bond. Both nos 61 and 63 have a gabled roof clad in slate with a chimney on the south-west pitch. The construction material of the rear wings is obscured by render (painted white), but it is likely to have also been laid in brick. Both rear wings also have a gabled roof clad in slate.

The north-west elevation has a stone parapet with open bays and circular balustrades, obscuring the gable-end. There is a string course between the ground floor and first floor, probably made of limestone and painted white. There is also a lightly decorative cornice at the top of the elevation.

The ground floor of no 61 is dominated by a modern shop front, with two single-light windows and steps to a glass front door. There is an off-centre sash-window on each of the first and second floors, twelve-light and six-light respectively. Both windows have a flat-arched lintel painted white, which are likely constructed from shaped limestone.

On this elevation the top two floors of no 63 have been painted white, the ground floor beige and the basement level black. There is an off-centre window on all three-storeys and a boarded up opening at basement level. The lower two windows are two-light while the upper is four-light. The first floor window and basement opening have flat-

arched lintels, while the ground floor window has a stucco architrave surround. The second floor window is a larger replacement window, with an imitation flat-arched lintel, that interrupts the corncicing.



**Photograph 2** Detail of window on north-west elevation of no 63 (ground floor). Photograph taken facing north-west.



**Photograph 3** Detail of entrance to no 63. Photograph taken facing south-east.



**Photograph 4** Detail of original plaster decorative ceiling in entrance way of no 63.

The windows on the first floor of this elevation do not have a sill, instead they sit on the string course.

There is an original doorway on the ground floor of no 63, with a recessed porch and a small staircase. It has an original decorative stone surround and a decorative plaster ceiling. The door is a replacement and the plastered area above the door may have once contained rectangular fanlight.



**Photograph 5** South-east elevation of nos 61 and 63. Photograph taken facing north-west.

On the south-east elevation, the main range of no 61 has six windows. Four are aligned to the south-west, one on each storey and one on the basement. These have a segmented brick arch. The window on the basement level is 16-light, the ground and first-floor windows twelve-light and the second floor nine-light.

The remaining two windows are on the north-east side of the elevation. The lower is located at the bottom of the ground floor. It is a single-light fixed window with no sill or lintel. The upper window is round-headed 28-light sash-window with a brick arch and is located between the ground and first floor.

On this elevation, the main range of no 63 has seven windows, mirroring the locations on 61 with an extra window on the second floor. The two upper-most windows are awning windows with a timber lintel. The top window is a larger replacement two-light window, which sits slightly higher than the original opening. The other second floor window is inserted, four-light and has a red tile sill.

The ground floor and first floor windows have segmented brick arches and are 17-light and four-light, respectively. The window located between the ground and first floor is a round-headed 28-light sash-window with a brick arch. The small window at the bottom of the ground floor is a single-light awning window with no lintel and a red tile sill. At the basement level, the wall has been rendered and painted white. The window is a two-light awning replacement window.

Both rear wings have been rendered and painted white on all elevations. The elevations are also identical in layout, except the south-west elevation of no 61 has two windows and a door and no 63 had three windows and a door. The south-east

elevations of both wings have a single window while the north-east elevations are uninterrupted render.

The windows on the rear wing of 61 are all awning windows with a wooden sill, two of which are single-light and the third six-light.

The windows on the rear wing of 63 are all two-light awning windows with a wooden sill. The window on the south-east elevation also has a much wider timber lintel, perhaps an indication of a previous larger window being present in this location.



**Photograph 6** Detail of windows on south-east elevation (ground and first floor of no 63). Photograph taken facing north-west.



**Photograph 7** South-east and south-west elevations of no 61. Photograph taken facing north.



**Photograph 8** Detail of window on south-east elevation (ground floor of no 63). Photograph taken facing north-west.

### **Interior**

When constructed, nos 61 and 63 would have had the same the floor plans. The layout of the two buildings is still almost identical, the only differences being the removal of some internal walls. Both buildings have two chimney breasts on the south-west wall of every floor in the main range. For room numbers and locations see Figs 2-5.

The roof is constructed from pairs of rafters that rise from a timber wall-plate to meet at a ridge board. Each pair of rafters has a single collar. All the timber used in the roof construction are machine-cut. The roof structure was only visible in no 63, but it can be assumed that the roof of no 61 is constructed in the same manner.

### **Basement**

At basement level, no 61 has three rooms (rooms 1-3) while no 63 has four (rooms 4-7). Rooms 1 and 4 are located in the rear wing. Both contain a modern kitchen and two modern toilets. Room 4 also has an inserted wall that divides off a small lobby area that contains a cupboard. Room 1 has three windows, one on the south-east wall and two on the south-west wall, while room 4 has four, one of the south-east wall and three on the south-west wall. There is also a door on the south-west and north-west walls of both rooms. Both have a lower floor level in the lobby area with a step up to the kitchen and hallway.



**Photograph 9** Interior of room 1 (basement of no 61). Photograph taken facing south-east.



**Photograph 10** Interior shot room 4 (basement of no 63). Photograph taken facing south-east.

In the main range, the basement of no 61 has two rooms and no 63 has three. Room 3 and room 6 are hallways with a staircase, up to the ground floor, and a cupboard beneath them. Both have a door in the north-west wall. Room 6 also has a door in the south-west wall.

Two rooms, 5 and 7, make up the rest of the basement level of no 63, whereas in no 61 these rooms have been combined to form one large room (room 2). Both buildings have a window on the south-east and north-west wall and a cupboard built into the northern corner.

Of the two former fireplaces in no 61, one is open (but not working) with a modern wooden surround and the other sealed. The fireplaces in no 63 have both been covered over.



**Photograph 11** Interior shot of room 2 (basement of no 61). Photograph taken facing south.



**Photograph 12** Interior shot of room 7 (basement of no 63). Photograph taken facing south-west.

### **Ground Floor**

The ground floors of nos 61 and 63 mirror that of the respective basement levels minus the cupboards and the rear wing, plus the addition of the main entrance on the north-west wall and the shopfront of 61. In the hallway of no 63 (room 11), an original wooden arch is located at ceiling height. It is a plain arch painted white that would have been incorporated into the structure to support the dividing wall on the floor above.

Similar to the basement level of no 61, one fireplace is open (but not working) with a modern wooden surround and the other sealed. In no 61, the fireplace in room 10 has



been covered while in room 12 there is a modern reproduction fireplace flanked with glazed red tiles and a carved wooden surround.



**Photograph 13** Interior of room 8 (ground floor of no 61). Photograph taken facing north-west.



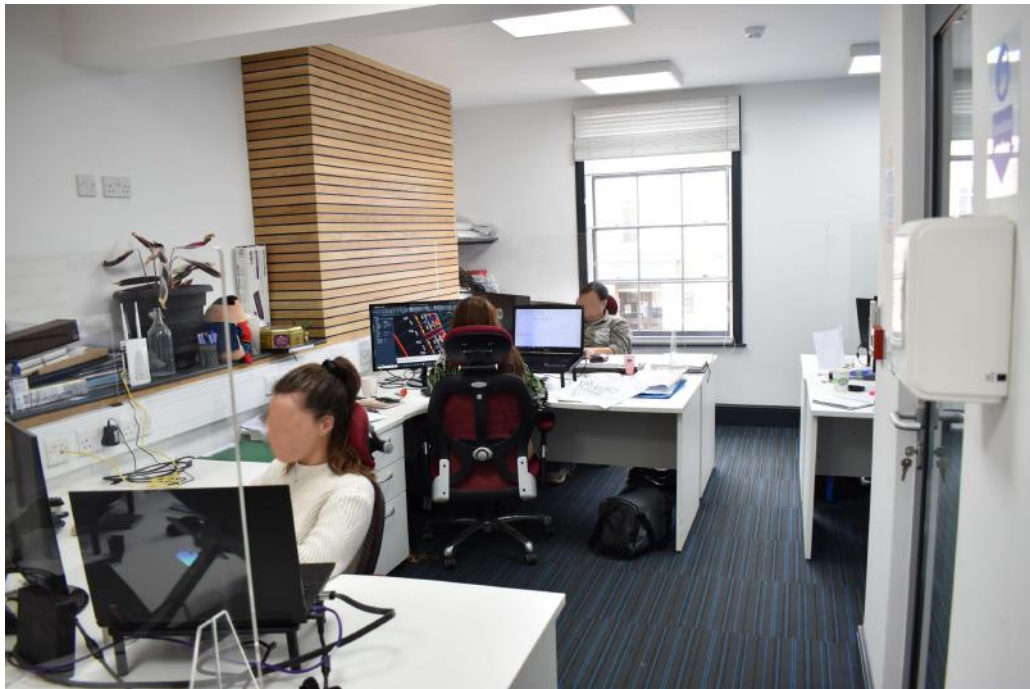
**Photograph 14** Detail of original timber arch in room 11 (ground floor of no 63). Photograph taken facing south-east.

### ***First Floor***

The layout of the first floors of nos 61 and 63 are the same as the respective basement levels minus the cupboards and the rear wing.

Removal of the plaster board on the wall between rooms 16 and 17 in no 63 has revealed a timber frame beneath. The wall has a middle post with a stud and diagonal through-brace either side. Carpenters marks are present in the form of 'I' and 'II' on the braces and stud. Baltic timber marks were also observed on both studs. Further removal of plaster, this time around the frame of the doorway between rooms 15 and 17, has exposed the wooden pegs used to peg the timber door frame together. The timber used in the stud wall and the door frame is machine-cut.

The location of both former fireplaces in no 61 were obscured at the time of recording. Both possible fireplaces in no 63 have been plastered over.



**Photograph 15** Interior of room 14 (first floor of no 61). Photograph taken facing north-west.



**Photograph 16** Detail of stud wall between room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.



**Photograph 17** Detail of carpenters marks 'II' on stud and brace of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.



**Photograph 18** Detail of Baltic Timber marks in stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing east.



**Photograph 19** Detail of timber pegs in doorway in room 17 (1st floor of no 63). Photograph taken facing south-east.



**Photograph 20** Detail of stairs in room 13 (first floor of no 61). Photograph taken facing south-east.



**Photograph 21** Interior of room 18 (second floor of no 61). Photograph taken facing south.

### ***Second Floor***

The top floor, or attic, of both buildings is one large room (rooms 18 and 19) with a staircase in the eastern corner. Room 19 has two windows on the south-east wall while room 18 only had one. Both rooms have one window on the north-west wall. The ceiling of these top-floor rooms is sloped due to the roof structure. There is some

evidence in no 63 that the attic was originally split into three rooms with the same layout as the floors below. The attic would have been the same in no 61.

The location of both former fireplaces were obscured at the time of recording in no 61 and covered no 63.



**Photograph 22** Interior shot of room 19 (2nd floor of no 63). Photograph taken facing north.

## 7 Discussion

Terraced houses were first introduced in Britain in the 1630s and became a trademark of British architecture during the Georgian period. They were designed to be inhabited by one household, with space for a family and their servants in relatively close quarters (Ravetz and Turkington, 1995).

By the early Victorian period many towns and cities had attractive streets for the wealthier urbanites, lined with the identical façades of a terraced row, but the reign of Queen Victoria saw huge changes in domestic housing. The Industrial Revolution introduced mass manufacturing which meant houses became cheaper and easier to build and in turn more affordable to buy. This was also a time of the emerging middle classes, who as a result moved into more substantial homes which incorporated mass-produced details to imitate the fashionable homes of the rich (Yorke, 2011).

While buildings in the early Victorian period were still built with many 'Regency' style characteristics, gradually Victorian architecture emerged as a style of its own, shaped by the rapid growth in population and the influence of new technologies. The rapidly expanding canal system in the early 19th century allowed for different building materials to be shipped around the country, contributing to changes in the vernacular architecture (Chambers, 1986). Richer Victorian clients began to move away from the use of stucco plaster, a popular choice for render in the Regency period, and chose carved stones and colourful bricks. Stone that had once been hand-carved by a stone mason was now cut by steam-powered machinery, making it more accessible and affordable.

The terrace recorded at New London Road is a classic example of an early Victorian terrace in many ways. The façade has a parapet obscuring the roof, a style that was popularised during the Georgian period but was slowly abandoned after the 1850's as fashions changed (Yorke, 2005). The front facing elevation is built in Gault brick while

the rear is yellow stock brick. The development of the canals and railways allowed fine quality bricks to be transported all over the country. As these bricks were more expensive than common bricks, it was not unusual for only the façade to be built with them and cheaper, more common bricks used on the other elevations. (Yorke, 2008).

This terrace also exhibits signs of the gradual changes to Victorian architecture. Previously, stucco plaster would have been used as a render, covering at least the basement and ground floor, to emulate more expensive stone construction. The use of stucco only around the ground floor window is evidence of how its use slowly fell out of favour towards the mid-19th century, as other materials became more available. Carved stone as the lintels, window sills, parapet and string course is a sign that Victorian builders were embracing the use of materials imported from elsewhere in the country.

At this time, the front entrance to houses began to be set back so that a short porch was recessed within the body of the house. These porches usually had some sort of decorative elements, such as tiles flanking the door or, as in the case of no 63, a decorative plaster ceiling, along with a small flight of stairs leading to the entrance. The stairs, necessary to enter due to a half basement raising the ground floor level, and set back entrance would have made the approach to the front door more dramatic (Yorke, 2005). The surviving porch of no 63 New London Road is similar, if not identical, to the type of porch that would have also been present on no 61.

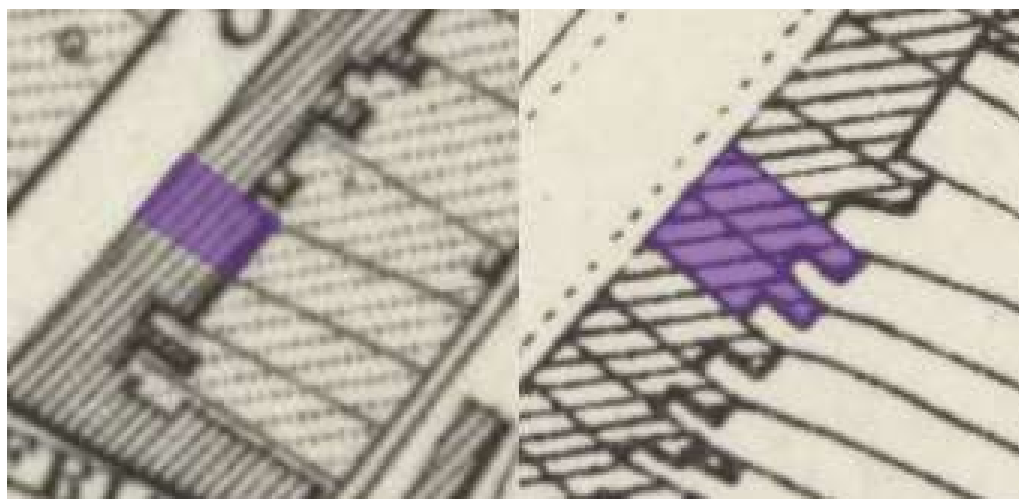
During this period, the plan of large detached and terraced houses began to evolve. The service rooms were now located in lighter half basements or the increasingly common rear wing or extension (Yorke, 2011). The advantage of a constructing a rear wing, particularly on a terrace, was that extra space could be created on the lower floors without the need to expand the width of the building. The main rooms in large houses used to be flexible spaces with the furniture moved around to suit the rooms need at the time, but by the early 19th century more individual rooms with specific uses were built into houses.

The original layout of the New London Road terraces would have probably incorporated a kitchen in the basement with a scullery in the rear wing, living quarters for the family on the ground and first floors and either storage or sleeping quarters for live-in servants in the attic rooms. The half basement and rear wing are an indication that Victorian architects understood the need to improve working conditions for servants, to try and stop them being attracted to more lucrative factory jobs (Yorke, 2011).

Although it is not immediately obvious from looking at the available cartographic information, it is evident that the rear wing was constructed prior to 1881, likely at the same time as the main range. On the first addition 6-inch OS map (Map 7), the part of the terrace containing nos 61 and 63 is depicted as rectangular with no defined rear wing. It can be noted, however, that when compared to the surrounding terrace buildings, with a more defined shape, the block projects to the same point\*. When compared with the later 1897 map (Map 8), which defines all the rear extensions on the terrace, this shows them to also protrude to the same point. The lack of definition on the 1st edition OS map is not unsurprising as the early 6-inch OS maps tend to lack the detail we have come to appreciate of modern maps.

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\* The rear wings of nos 61 and 63 are defined on the 1st edition 25-inch OS Map also dating there construction to pre-1881, however a copy of the map was not accessible at the time of writing.



**Maps 7 and 8** Extracts of the 1881 (left) and 1897 (right) OS Maps, demonstrating the size of the extension in comparison to the surrounding terrace.

It is also notable that the other buildings in the terrace have the same size and shape wing at the rear, an indication that they were probably constructed at the same time as each other when the main range of the terrace was built.

The terrace at New London Road is a good example of early Victorian architecture, a time when vernacular architecture was moving away from the classic Regency styles and gradually becoming what we recognise as Victorian. The architect of this terrace has explored the use of new materials in construction, which had become more readily available due to the Industrial revolution, and imitated designs favoured by the upper classes to appeal to the emerging middle-class. The incorporation of the rear wing and half basement is also indicative of a time that acknowledges that conditions for servants needed to improve (especially the dark basement-dwelling kitchen typical of the Georgian terrace) for households to improve staff retention.

The popularity of the grand architectural terrace peaked in the mid-19th century, not long after the New London Road Terrace was built, after which the richer population turned more towards individual houses. After this peak, the terraced house became synonymous with the working class, becoming a solution to the demand for cheap urban housing. The fact that this section of terrace has survived almost 200 years, and is still sought, after is a testament to the hardy materials and new techniques that emerged during the Industrial revolution.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Adam Leatherbarrow for commissioning and FINC Architects for funding the historic building recording. The recording was carried out by Sarah Veasey.

Figures are by Sarah Veasey, based on original architects drawings by FINC Architects. The project was monitored by Mark Baister for Essex County Council. The text was reviewed 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>

CAT	2022	<i>Written Scheme of Investigation (WSI) for an historic building recording and archaeological monitoring at 61-63 New London Road, Chelmsford, Essex, CM2 0ND by S Veasey</i>
Chambers, J	1986	<i>The English House</i>

CIfA	2014a (updated 2019)	<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>
MHCLG	2021	<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 D. Gurney
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological occasional papers 24 by M Medlycott
ECCPS	2021	<i>Brief for Archaeological Monitoring and Building Recording at 61 &amp; 63 New London Road, Chelmsford</i> by M Baister
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>
Goodheart, C	2019	<i>A Brief Introduction to Terraced Housing</i> at <a href="https://heritagecalling.com/2019/11/15/a-brief-introduction-to-terraced-housing/">https://heritagecalling.com/2019/11/15/a-brief-introduction-to-terraced-housing/</a> accessed on 29/07/2022
Ravetz, A and Turkington, R	1995	<i>The Place of Home: English Domestic Environments, 1914-2000</i>
Yorke, T	2005	<i>The Victorian House Explained</i>
Yorke, T	2008	<i>British Architectural Styles: An Easy Reference Guide</i>
Yorke, T	2011	<i>Tracing the History of Houses</i>

## 10 Abbreviations and glossary

carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof spanning between a pair of inclined timbers (such as rafters)
EHER	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
Georgian	the reigns of kings George I - IV and William IV, from 1714 to 1837
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e widthways
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 horizontal members which rise the full height of the frame, being either principal posts at the bay divisions or intermediate posts within the bay
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
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
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
string course	a raised horizontal band or course of bricks on a building



tie-beam	beam tying together the post-heads of a timber-framed wall or the upper surfaces of a solid wall
truss	a frame consisting of several pieces of timber, jointed and triangulated in order to retain its shape under load
vernacular	a style of architecture used in the construction of domestic and functional buildings for ordinary people, as opposed to public or monumental buildings
Victorian	the reign of Queen Victoria, from 1837 to 1901
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, but will be permanently deposited with Chelmsford Museum under the accession code CHMER:2022.010.

## 12 Contents of archive

### Paper record

One A4 document wallet containing:  
The report (CAT Report 1799)  
Original site record (plans and notes)  
Site digital photos and log

### Digital record

The CAT WSI  
The report (CAT Report 1799)  
Digital plans  
Site digital photos and log

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### Distribution list

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email: [sv@catuk.org](mailto:sv@catuk.org)

checked by: Philip Crummy  
date:

## Appendix 1:

### Full digital photographic record

CHMER2022.010_CFNLR22_Photo	Interior shot of room 19 (2nd floor of no 63). Photograph taken facing north.
graph_001.JPG	
CHMER2022.010_CFNLR22_Photo	Interior shot of room 19 (2nd floor of no 63). Photograph taken facing south-west.
graph_002.JPG	
CHMER2022.010_CFNLR22_Photo	Interior shot of room 19 (2nd floor of no 63). Photograph taken facing south.
graph_003.JPG	
CHMER2022.010_CFNLR22_Photo	Detail shot of window on south-east wall of room 19 (2nd floor of no 63). Photograph taken facing south-east.
graph_004.JPG	
CHMER2022.010_CFNLR22_Photo	Detail shot of window on north-west wall of room 19 (2nd floor of no 63). Photograph taken facing north-west.
graph_005.JPG	
CHMER2022.010_CFNLR22_Photo	Detail shot of window on south-west wall (above staricase) of room 19 (2nd floor of no 63). Photograph taken facing south-east.
graph_006.JPG	
CHMER2022.010_CFNLR22_Photo	Detail shot of staris to second floor of no 63 (room 15). Photograph taken facing south-east.
graph_007.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of stud wall between room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
graph_008.JPG	
CHMER2022.010_CFNLR22_Photo	Interior shot of room 17 (1st floor of no 63). Photograph taken facing south.
graph_009.JPG	
CHMER2022.010_CFNLR22_Photo	Interior shot of room 17 (1st floor of no 63). Photograph taken facing south-east.
graph_010.JPG	
CHMER2022.010_CFNLR22_Photo	Interior shot of room 16 (1st floor of no 63). Photograph taken facing north.
graph_011.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east wall of room 16 (1st floor of no 63). Photograph taken facing south-east.
graph_012.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of window on north-west wall of room 17 (1st floor of no 63). Photograph taken facing north-west.
graph_013.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of carpenters marks 'II' on stud and brace of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
graph_014.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of carpenters marks 'II' on stud and brace of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
graph_015.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of carpenters marks 'II' on stud and brace of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
graph_016.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of carpenters marks 'I' on stud and brace of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
graph_017.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of carpenters marks 'I' on stud and brace of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
graph_018.JPG	

CHMER2022.010_CFNLR22_Photo	Detail of carpenters marks 'l' on stud and brace of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of empty mortices in beam of stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of Baltic Timber marks in stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing south.
CHMER2022.010_CFNLR22_Photo	Detail of Baltic Timber marks in stud wall of room 16 and 17 (1st floor of no 63). Photograph taken facing east.
CHMER2022.010_CFNLR22_Photo	Detail of doorway in room 17 (1st floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of doorway in room 16 (1st floor of no 63). Photograph taken facing north-east.
CHMER2022.010_CFNLR22_Photo	Detail of timber pegs in doorway in room 17 (1st floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of timber pegs in doorway in room 17 (1st floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of window of south-east wall of room 15 (1st floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of staircase to first floor of room 11 (ground floor no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of original timber arch in room 11 (ground floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Interior shot of room 12 (ground floor of no 63). Photograph take facing south.
CHMER2022.010_CFNLR22_Photo	Interior shot of room 12 (ground floor of no 63). Photograph take facing east.
CHMER2022.010_CFNLR22_Photo	Detail of fireplace in room 11 (ground floor of no 63). Photograph taken facing south-west.
CHMER2022.010_CFNLR22_Photo	Detail of window of north-west wall of room 11 (ground floor of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of front door of (room 11, ground floor of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of window on north-west elevation of no 63 (ground floor). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	North-west elevations of no 61 and 63. Photograph taken facing east.
CHMER2022.010_CFNLR22_Photo	North-west elevation of no 61 and 63. Photograph taken facing west.
CHMER2022.010_CFNLR22_Photo	North-west elevation of no 63. Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	North-west elevation of no 61. Photograph taken facing south-east.

CHMER2022.010_CFNLR22_Photo graph_040.JPG	Detail of boarded up basement window of no 63. Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo graph_041.JPG	Detail of entrance to no 63. Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo graph_042.JPG	Detail of entrance to no 63. Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo graph_043.JPG	Detail of original plaster decorative ceiling in entrance way of no 63.
CHMER2022.010_CFNLR22_Photo graph_044.JPG	Detail of original stone doorway surround of no 63.
CHMER2022.010_CFNLR22_Photo graph_045.JPG	Interior of room 10 (ground floor of no 63). Photograph taken facing west.
CHMER2022.010_CFNLR22_Photo graph_046.JPG	Interior of room 10 (ground floor of no 63). Photograph taken facing north.
CHMER2022.010_CFNLR22_Photo graph_047.JPG	Detail of window of south-east wall of room 10 (ground floor of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo graph_048.JPG	Interior shot of room 11 (ground floor of no 63). Photograph taken facing north.
CHMER2022.010_CFNLR22_Photo graph_049.JPG	Detail of staircase to ground floor in room 6 (basement of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo graph_050.JPG	Interior shot of room 7 (basement of no 63). Photograph taken facing south-west.
CHMER2022.010_CFNLR22_Photo graph_051.JPG	Interior shot of room 7 (basement of no 63). Photograph taken facing north-east.
CHMER2022.010_CFNLR22_Photo graph_052.JPG	Detail of window on north-west wall of room 7 (basement of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo graph_053.JPG	Interior of room 5 (basement of no 63). Photograph taken facing south.
CHMER2022.010_CFNLR22_Photo graph_054.JPG	Interior shot of room 5 (basement of no 63). Photograph taken facing north.
CHMER2022.010_CFNLR22_Photo graph_055.JPG	Detail of window on south-east wall of room 5 (basement of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo graph_056.JPG	Interior shot room 4 (basement of no 63). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo graph_057.JPG	Interior shot of room 4 (basement of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo graph_058.JPG	Detail of window on south-west wall of room 4 (basement of no 63). Photograph taken facing north-east.
CHMER2022.010_CFNLR22_Photo graph_059.JPG	Detail of window of south-west wall of room 4 (Basement of no 63). Photograph taken facing south-west.
CHMER2022.010_CFNLR22_Photo graph_060.JPG	Interior of toilet cubical of room 4 (basement of no 63). Photograph taken facing south-west.
CHMER2022.010_CFNLR22_Photo graph_061.JPG	Detail of door in room 4 (basement of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo graph_062.JPG	Detail of doorstep in room 6 (basement of no 63). Photograph taken facing south-west.

CHMER2022.010_CFNL22_Photo_063.JPG	Exterior detail of windows on south-west elevation of no 63. Photograph taken facing north-east.
CHMER2022.010_CFNL22_Photo_064.JPG	South-west and north-west elevations of no 63. Photograph taken north.
CHMER2022.010_CFNL22_Photo_065.JPG	Detail of inserted supports for a security shutter on south-east elevation of no 63. Photograph taken facing west.
CHMER2022.010_CFNL22_Photo_066.JPG	Detail of vents on south-west elevation of no 63. Photograph taken facing south-east.
CHMER2022.010_CFNL22_Photo_067.JPG	Detail of window on south-east elevation (ground floor of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_068.JPG	South-east elevation of no 63. Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_069.JPG	South-east and south-west elevations of no 61. Photograph taken facing north.
CHMER2022.010_CFNL22_Photo_070.JPG	Detail of window on south-east elevation of no 61. Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_071.JPG	South-east elevation of no 61 and 63. Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_072.JPG	Detail of window on south-west elevation of no 61. Photograph taken facing north-east.
CHMER2022.010_CFNL22_Photo_073.JPG	Detail of window on south-west elevation of no 61. Photograph taken facing north-east.
CHMER2022.010_CFNL22_Photo_074.JPG	Detail of window on south-east elevation of no 61. Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_075.JPG	Detail of door on south-west elevation of no 61. Photograph taken facing north.
CHMER2022.010_CFNL22_Photo_076.JPG	North-east elevation of no 61. Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_077.JPG	Detail of inserted window on south-east elevation (second floor of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_078.JPG	Detail of windows on south-east elevation (second floor of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_079.JPG	Detail of windows on south-east elevation (ground and first floor of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_080.JPG	Detail of windows on south-east elevation (ground floor of no 63). Photograph taken facing north-west.
CHMER2022.010_CFNL22_Photo_081.JPG	Detail of window on south-east elevation (ground floor of no 63). Photograph taken facing north.
CHMER2022.010_CFNL22_Photo_082.JPG	Detail of window on south-east elevation (ground floor of no 61). Photograph taken facing north-west.

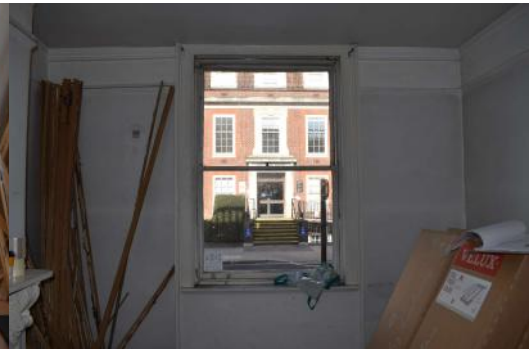
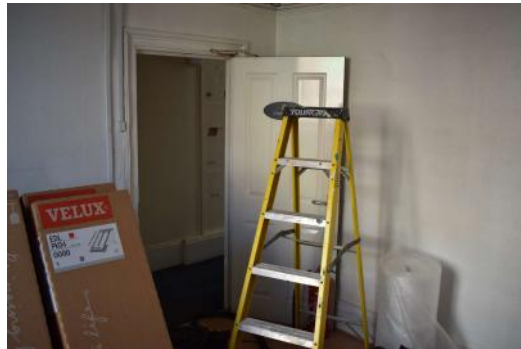
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east elevation (ground floor of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east elevation (first floor of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east elevation (second floor of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east elevation (ground floor of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Interior shot of room 2 (basement of no 61). Photograph taken facing south.
CHMER2022.010_CFNLR22_Photo	Interior of room 2 (basement of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of door in room 2 (basement of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of window on north-west wall of room 2 (basement of no 61). Photograph taken facing south-west.
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east wall of room 2 (basement of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of stairs in room 3 (basement of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of window in room 3 (basement of no 61). Photograph taken facing east.
CHMER2022.010_CFNLR22_Photo	Interior of room 8 (ground floor of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Interior of room 8 (ground floor of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east wall of room 8 (ground floor of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Interior of room 9 (ground floor of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of window in room 13 (first floor of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of stairs in room 13 (first floor of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Interior of room 14 (first floor of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Interior of room 14 (first floor of no 61). Photograph taken facing south-east.
CHMER2022.010_CFNLR22_Photo	Detail of window on north-west wall of room 14 (first floor of no 61). Photograph taken facing north-west.
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east wall of room 18 (second floor of no 61). Photograph taken facing south.

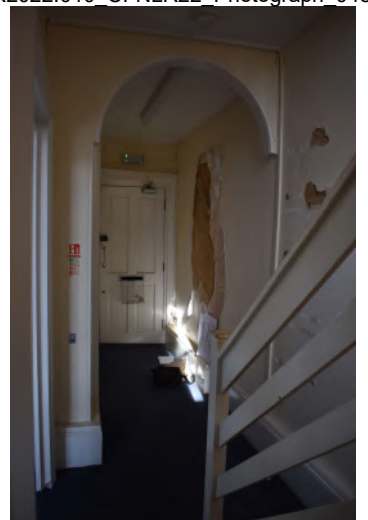
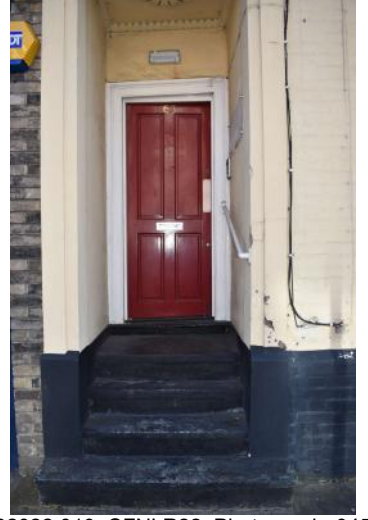
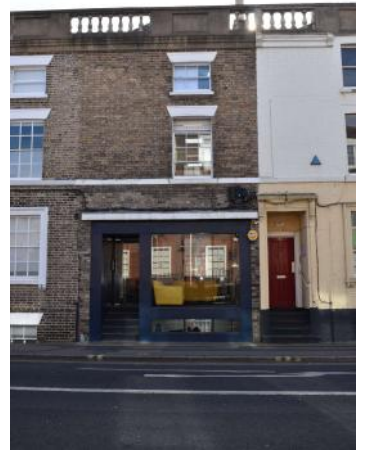
CHMER2022.010_CFNLR22_Photo	Interior of room 18 (second floor of no 61). Photograph taken facing south-east.
graph_104.JPG	
CHMER2022.010_CFNLR22_Photo	Interior of room 18 (second floor of no 61). Photograph taken facing south.
graph_105.JPG	
CHMER2022.010_CFNLR22_Photo	Interior of room 1 (basement of no 61). Photograph taken facing south-east.
graph_106.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of window on south-east wall of room 1 (basement of no 61). Photograph taken facing south-east.
graph_107.JPG	
CHMER2022.010_CFNLR22_Photo	Detail of window on south-west wall of room 1 (basement of no 61). Photograph taken facing south-west.
graph_108.JPG	

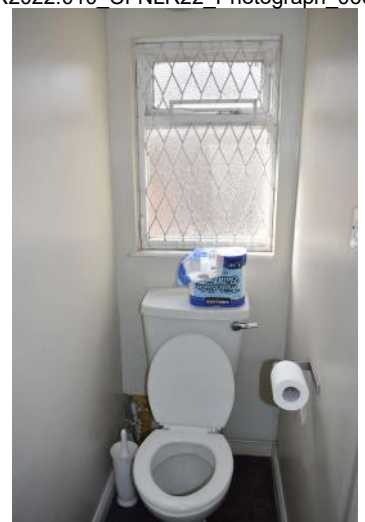
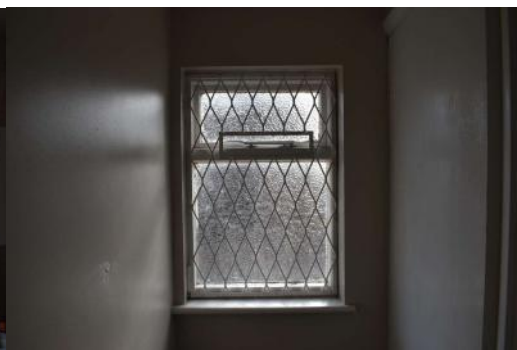
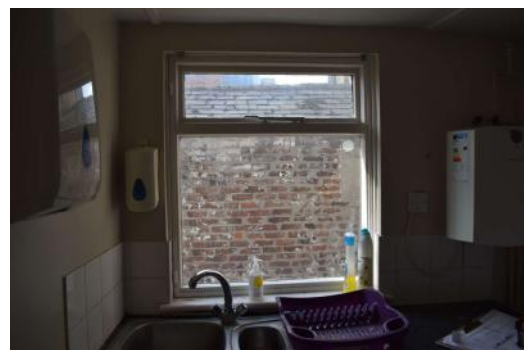


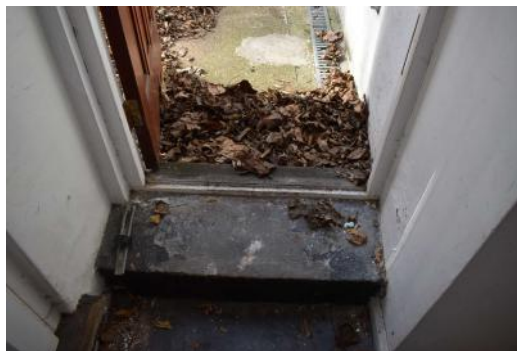
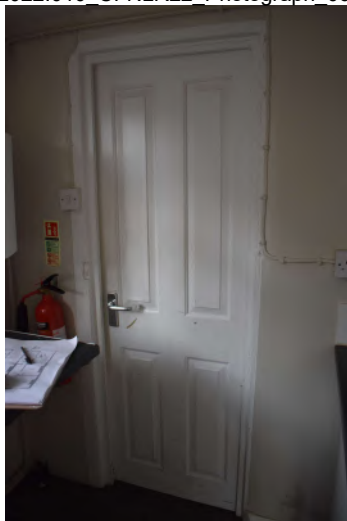


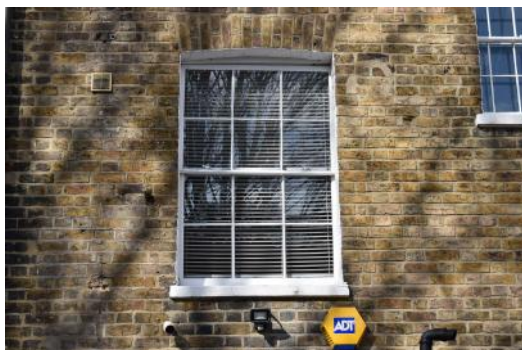


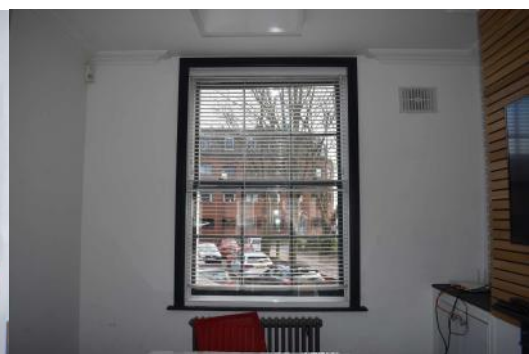
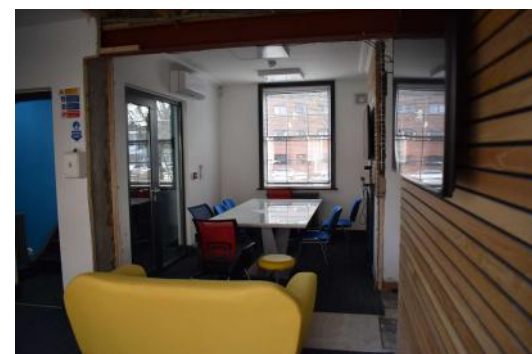
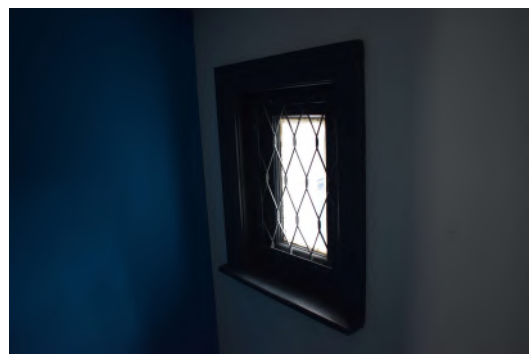
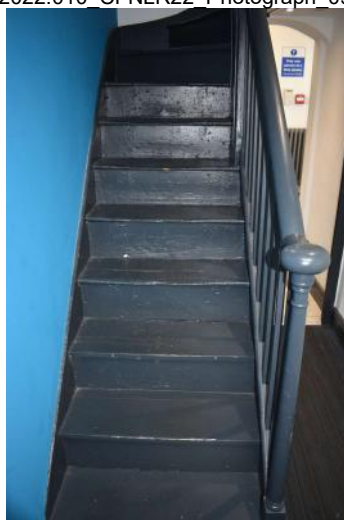
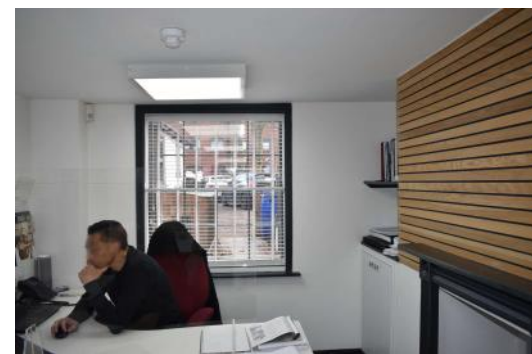
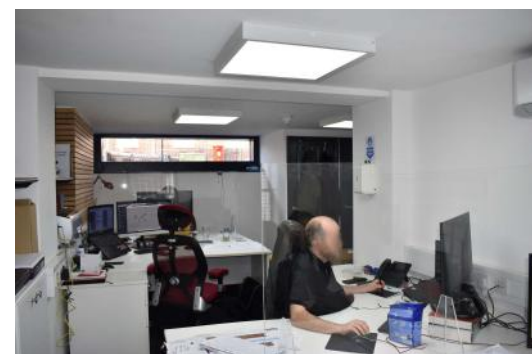
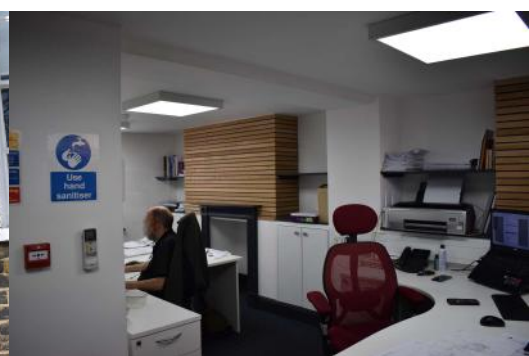
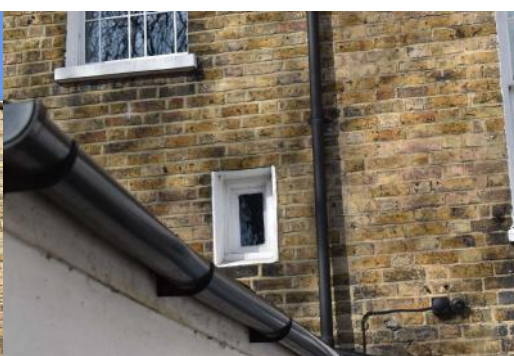
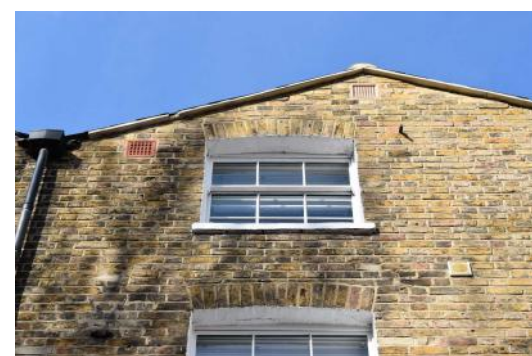




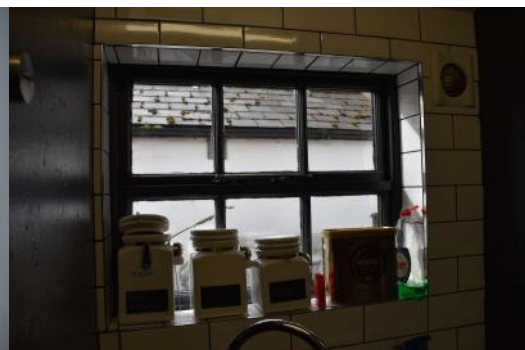
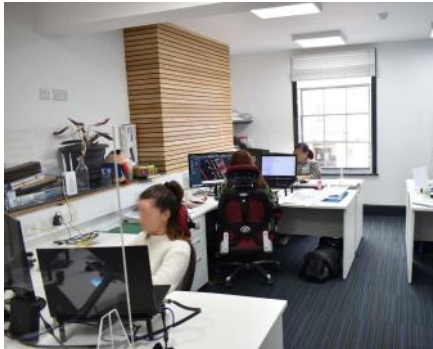
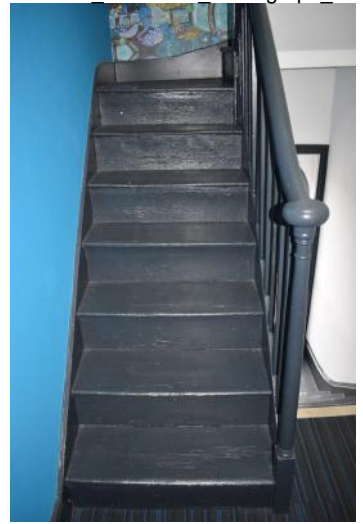
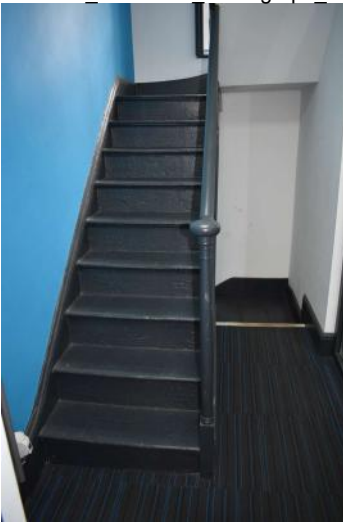


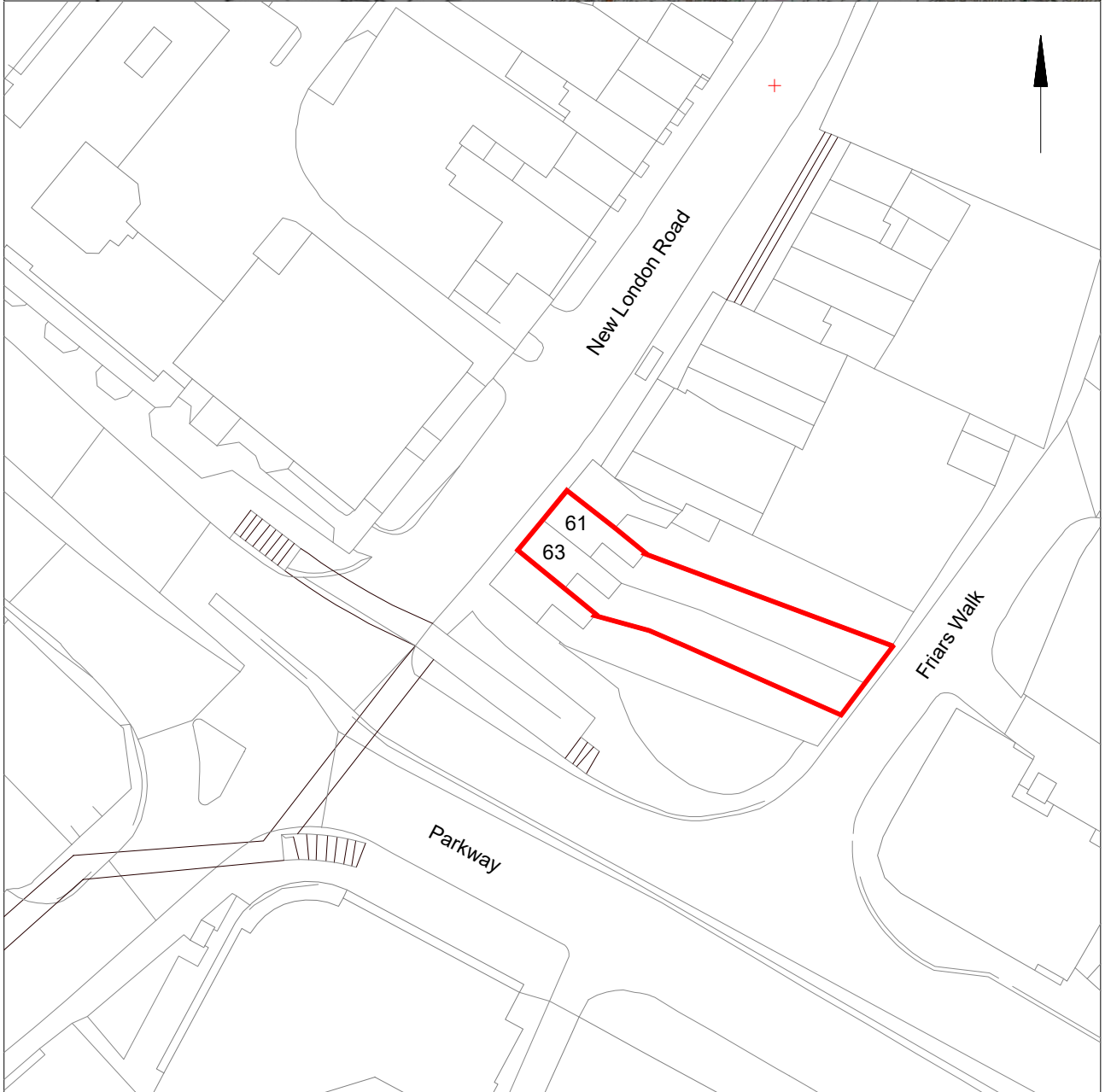
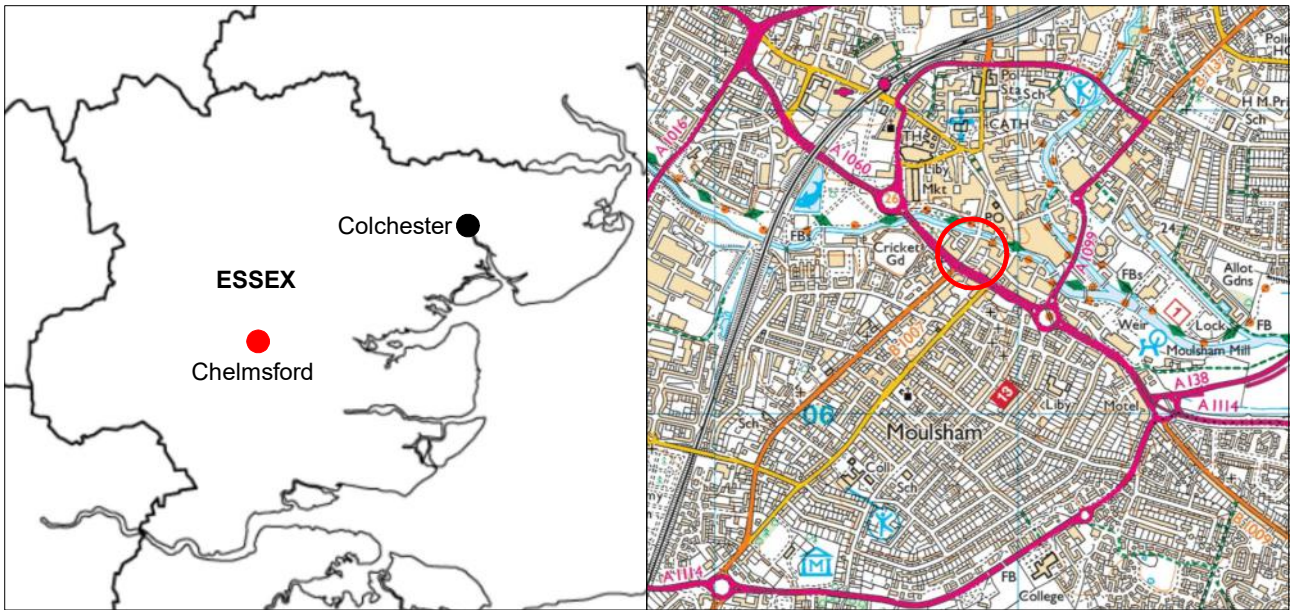












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Fig 1 Site location.



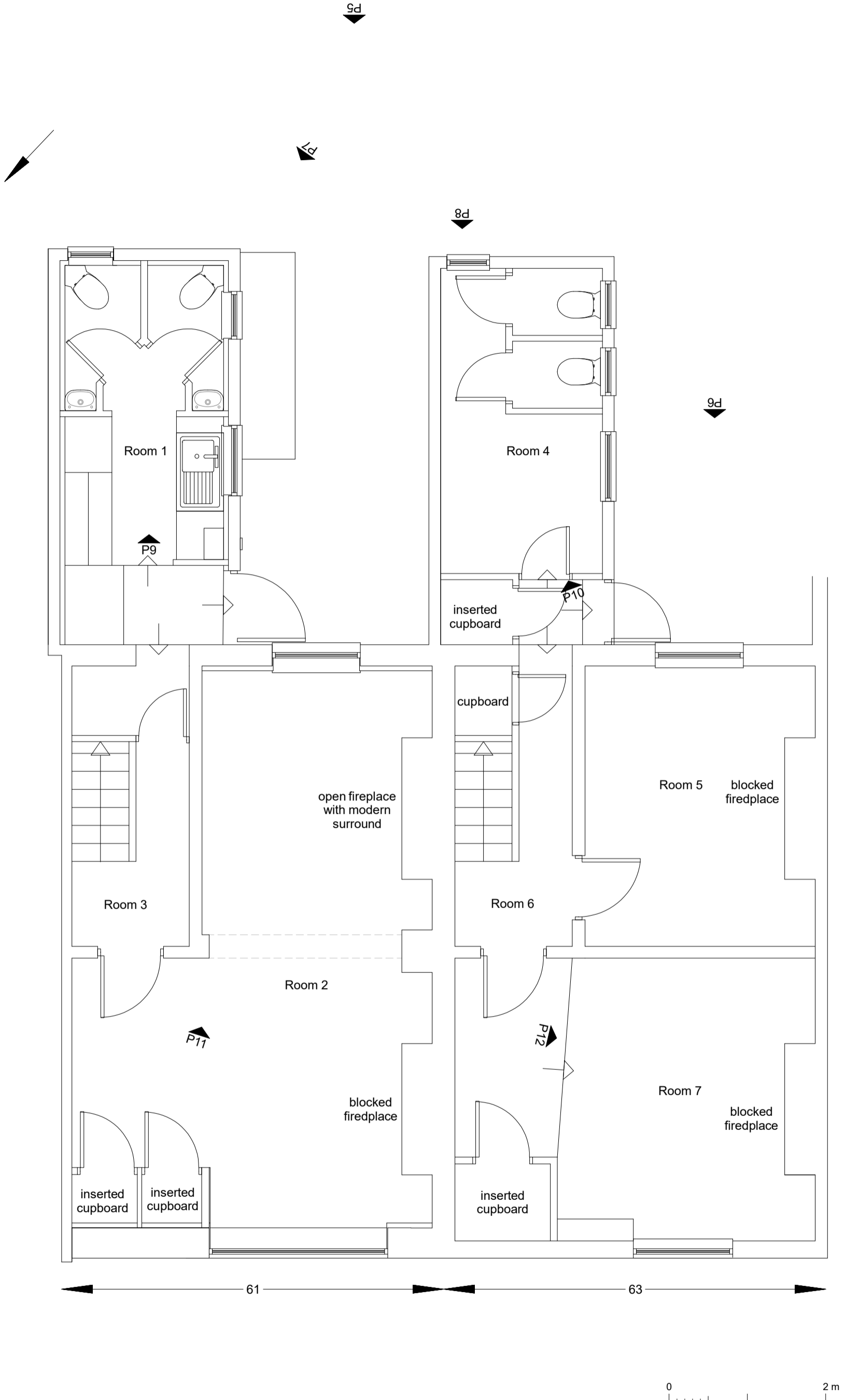


Fig 2 Basement floor plan. Location and direction of photographs reproduced in text shown.

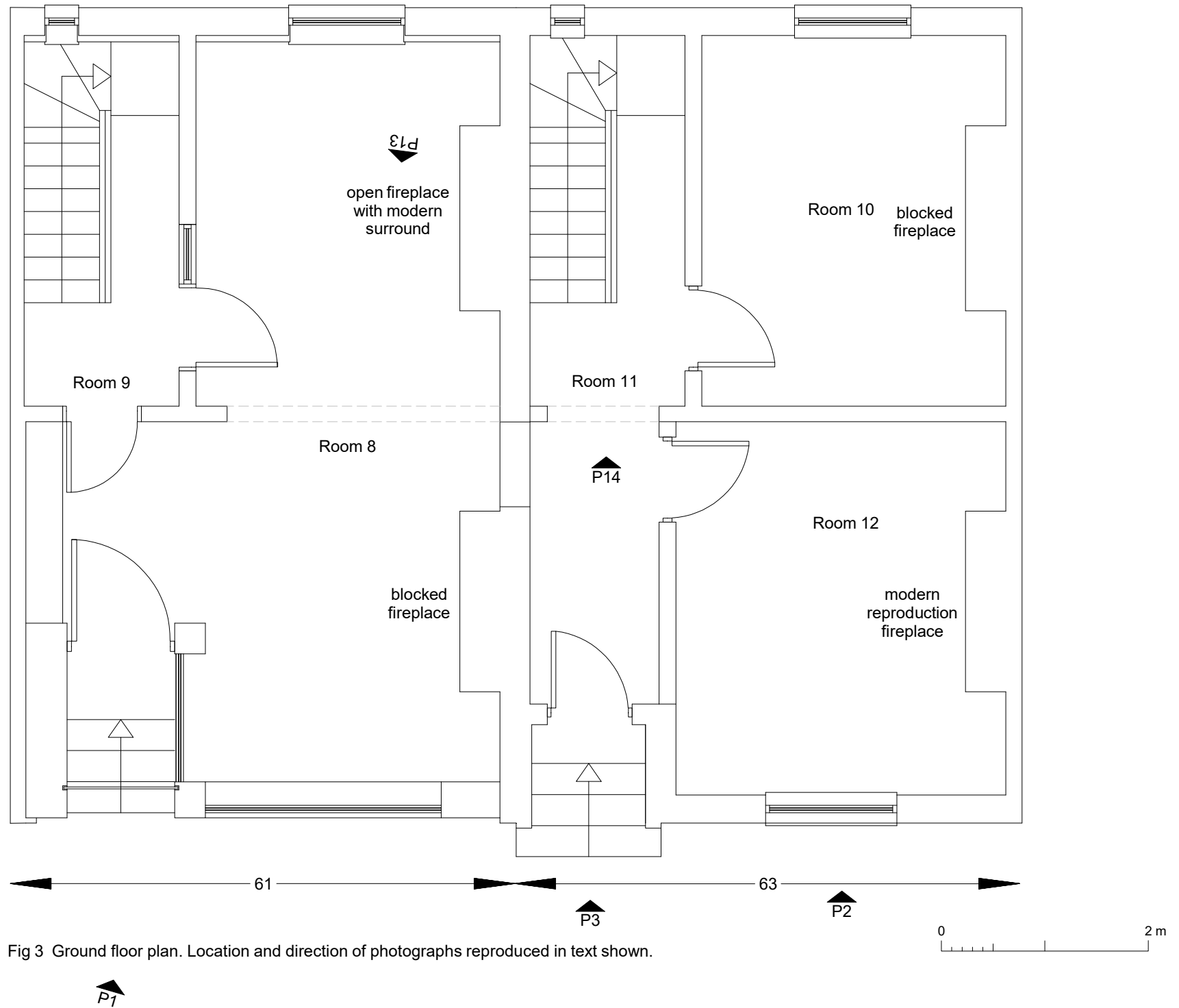


Fig 3 Ground floor plan. Location and direction of photographs reproduced in text shown.

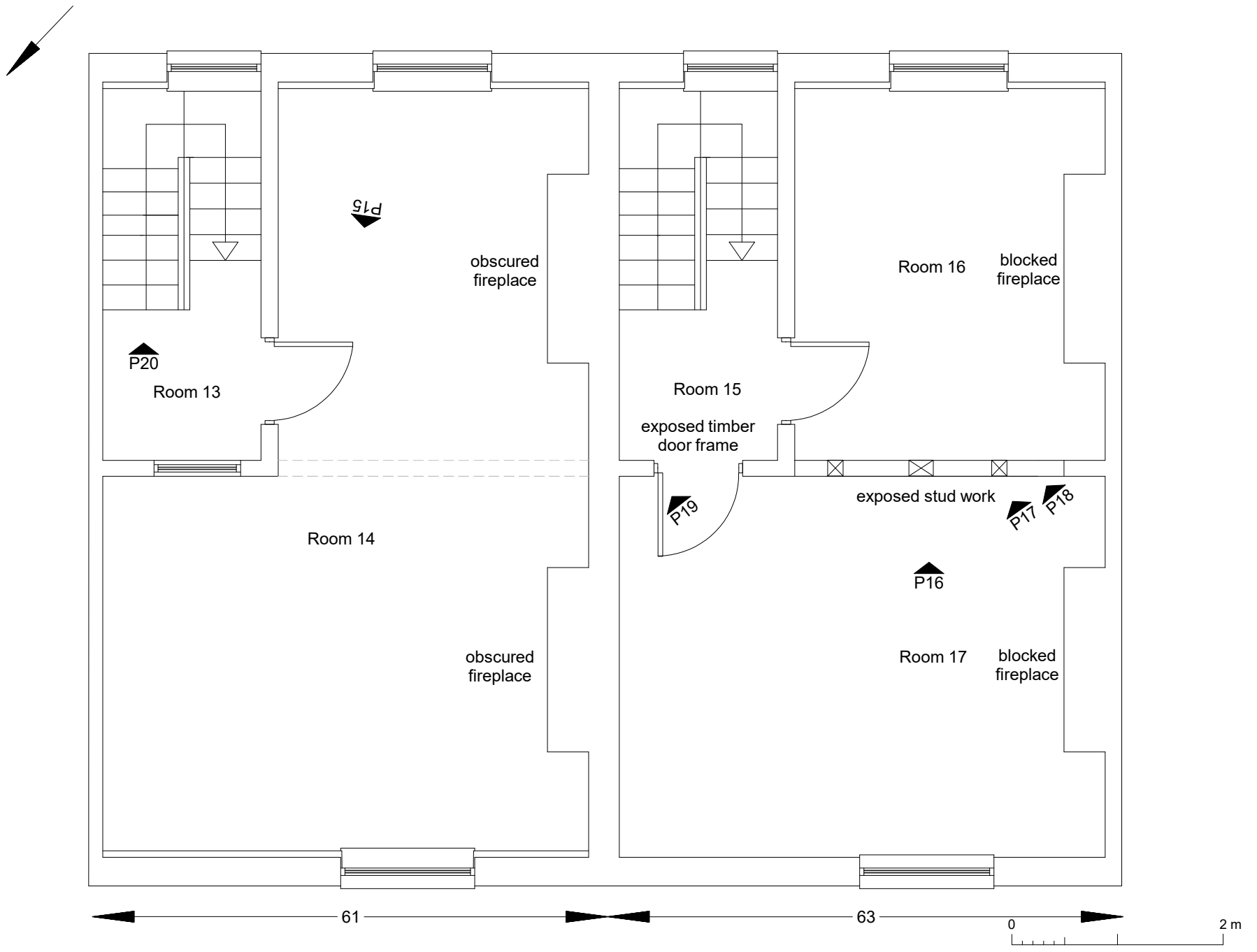


Fig 4 First floor plan. Location and direction of photographs reproduced in text shown.

P22



Fig 5 Second floor plan. Location and direction of photographs reproduced in text shown.



Fig 6 North-west elevation.

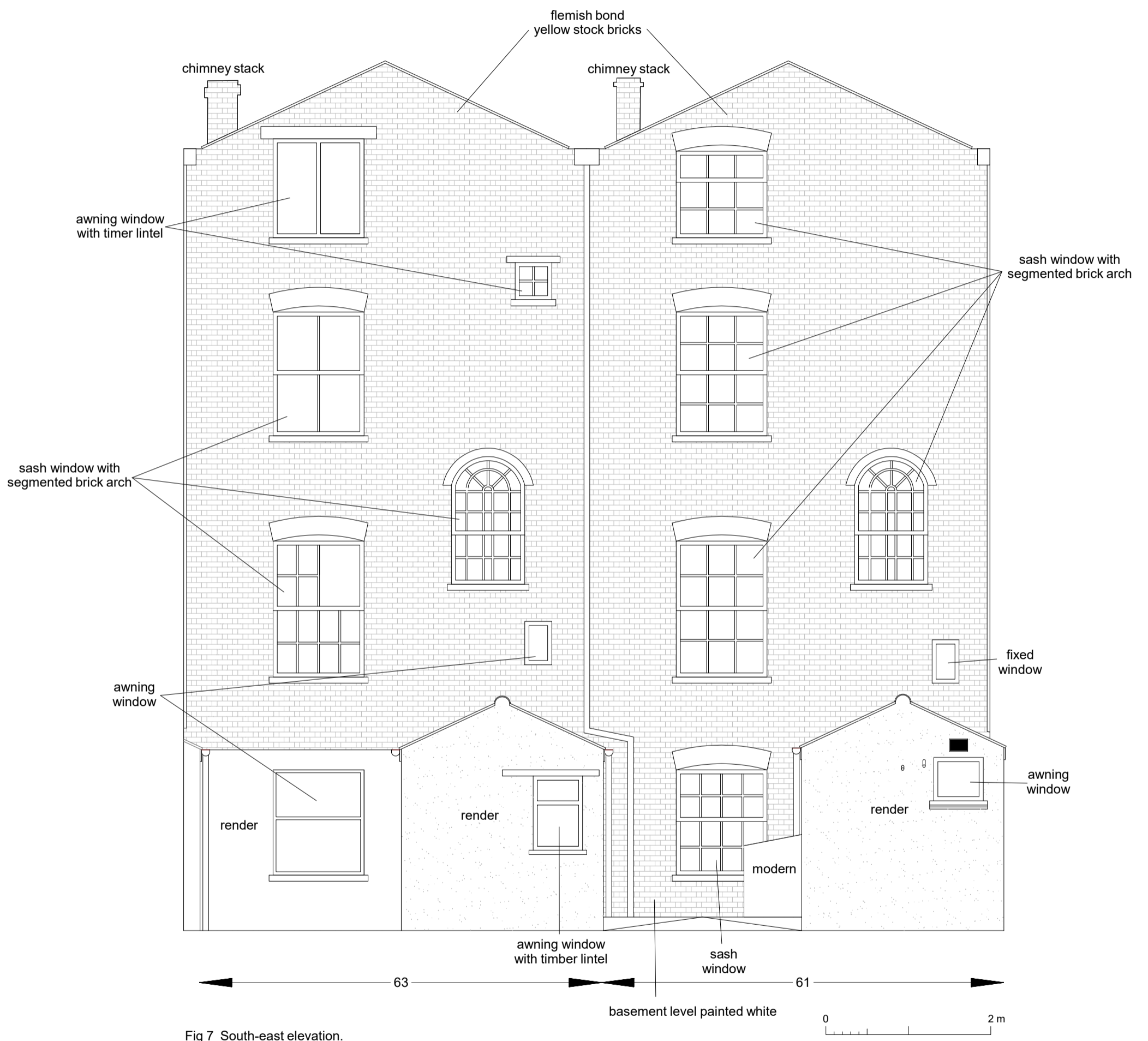
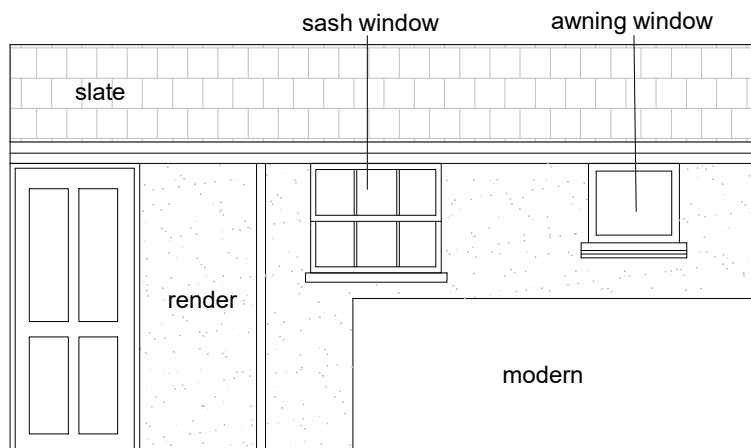


Fig 7 South-east elevation.

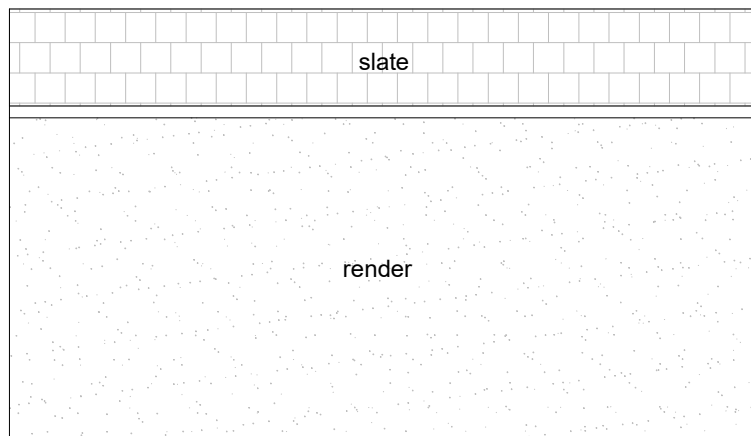


South-west



wooden door with  
two fixed windows

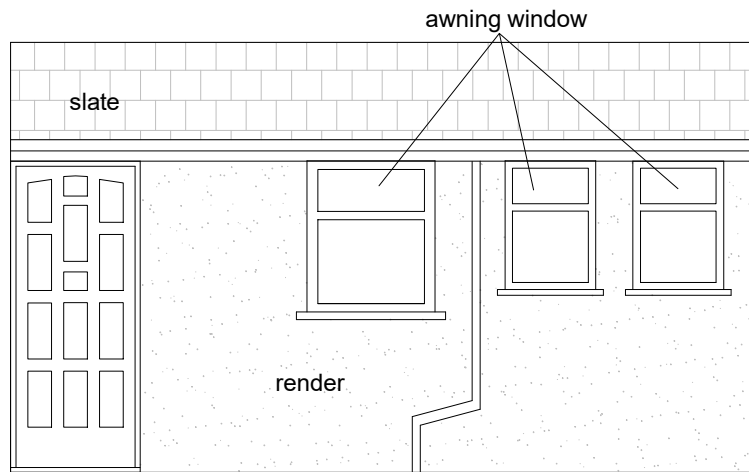
North-east



0 2 m

Fig 8 North-east and south-west elevations of no. 61.

South-west



wooden door with  
one fixed windows

North-east

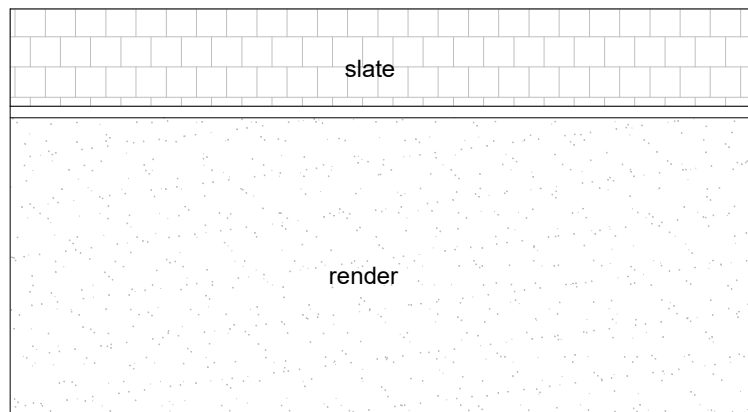


Fig 9 North-east and south-west elevations of no. 63.

## Summary for colchest3-504841

OASIS ID (UID)	colchest3-504841
Project Name	Analytical Buildings Record (Level 3) at 61 & 63 New London Road, Chelmsford, Essex
Sitename	61 & 63 New London Road, Chelmsford, Essex
Activity type	Analytical Buildings Record (Level 3)
Project Identifier(s)	2022/02k
Planning Id	21/02529/FUL, 21/02530/LBC
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	10-Mar-2022 - 10-Mar-2022
Location	61 & 63 New London Road, Chelmsford, Essex NGR : TL 70840 06511 LL : 51.7312799477307, 0.472465623997492 12 Fig : 570840,206511
Administrative Areas	Country : England County : Essex District : Chelmsford Parish : Chelmsford, unparished area

Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the southern ranges and a suitable lower level recording on the remaining building elements. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:</p> <p>“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.</p> <p>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.”</p> <p>The following are included in the report:</p> <ul style="list-style-type: none"> <li>• A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site.</li> <li>• A large-scale block plan of the site.</li> <li>• Annotated and phased floor plan of the buildings at a scale of 1:50.</li> <li>• A description of the buildings. The description addresses features such as materials, dimensions, method of construction and phasing.</li> <li>• 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).</li> </ul>
Project Results	<p>Numbers 61 and 63 New London Road are three-storey with a basement, and both have a single-storey wing projecting to the south-east. Nos 61 and 63 are a good example of a mid-19th century terrace, which incorporated new and old building techniques and layouts to attract the emerging Victorian middle-class. Not much of the original interior survives, particularly in no 61, but there are small glimpses into the buildings original fabric and form.</p>
Keywords	Town House - Victorian - FISH Thesaurus of Monument Types
Funder	
HER	Essex HER - unRev - STANDARD
Person Responsible for work	Sarah, Veasey
HER Identifiers	HER Event No - CFNLR22
Archives	Documentary Archive, Digital Archive - to be deposited with Chelmsford Museum;

# Written Scheme of Investigation (WSI) for a historic building recording and archaeological monitoring and recording at 61-63 New London Road, Chelmsford, Essex, CM2 0ND

**NGR:** TL 70840 6511 (centre)

**District:** Chelmsford

**Parish:** Chelmsford

**Planning reference:** 21/02529/FUL & 21/02530/LBC

**Commissioned by:** Adam Leatherbarrow (FINC)

**Client:** FINC Architects

**Curating museum:** Chelmsford Museum

**Museum accession code:** *tbc*

**ECC project code:** *tbc*

**CAT project code:** HBR: 2022/02k

WB: 2022/02l

**Oasis project ID:** HBR: colchest3- 504841

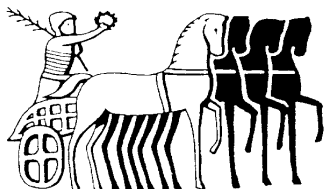
WB: colchest3-504840

**Fieldwork manager:** Adam Wightman

**Contracts Manager:** Chris Lister

**ECC monitor:** Mark Baister

**This WSI written:** 23/02/2022



COLCHESTER ARCHAEOLOGICAL TRUST,  
Roman Circus House,  
Roman Circus Walk,  
Colchester,  
Essex, CO2 7GZ

*tel:* 01206 501785 option 1

*email:* [services@catuk.org](mailto:services@catuk.org)

## Site location and description

The proposed development site is located at 62 & 63 New London Road, Chelmsford, Essex (Fig 1), centred at National Grid Reference (NGR) TL 70840 06511.

## Proposed work

The planning application proposes the conversion of 61 and 63 New London Road into three office units and meeting spaces, the demolition of the rear wing and a new single storey extension.

## Historical background

The following archaeological includes extracts from the ECC brief and Essex Historic Environment Record (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

The buildings proposed for development are part of a short terrace of four buildings constructed in 1848 (59-65 New London Road, NHLE No.:1141347). They are built of gault bricks and are three-storeys high. The parapet has four open bays with circular stone balustrades. The front of the buildings have ten windows in total, two original door ways and two modern shop fronts. The windows have stucco architraves and the original door ways have stone surrounds with plastered decorative ceilings in the porch recesses.

The rear elevation in yellow stock brick with three round headed sash windows, 12 rectangular sash windows and five smaller rectangular windows. All four buildings have a single storey extension and the roofs are gabled.

The Historic Environment Record shows that this development is on the site of Chelmsfords medieval Dominican Priory (EHER 5875). In 1938, foundation trenches dug at 108 New London Road revealed masonry foundations for four walls. A stone coffin was found to be built into the walls, the position and condition of which suggested that it had been reused as part of a conduit. Many oyster shells were found together with fragments of two stone mortars. These finds and the evidence for a fresh water supply entering the building suggest that the priory kitchen occupied this north west corner of the house.

In 1969 excavations defined the east of the building, it was constructed of flint rubble with limestone dressings and measured 30 feet by over 84 feet. The surviving wall courses are three feet wide, and stand on flint and mortar foundations that are five feet wide and five feet deep. Further excavations in 1970 uncovered the foundations of the south transept, parts of the nave, south aisle and south-west corner of the choir. The west end of the church and buildings to the north of it have since been seen in contractors trenches.

Around twenty burials were found outside the church, east and south of the transept. A further seventy-nine were inside the church, including ten overlapping and west of the foundations of the earlier west wall. Parts of four burials were recovered from the cloister area.

In 1971, excavations inside the nave revealed the south side of the earlier west doorway and further human burials were recovered. To the north, the junction of the later west wall with the west cloister range was noted; other evidence here suggested a possible enlargement of the cloister and rebuilding of the west range in a more westerly position. In 1973 demolition of some 19th century buildings allowed further excavation of the priory. The north-east corner of the main range was located, and much of the reredorter examined.

The Chelmsford Friars founded their church on the main route to London, on the Moulsham side of the river close to the bridge. The cloister was on the north rather than the normal south face of the Church, enabling the south side of the complex to be used as an open preaching yard where the townsfolk could gather. The priory was founded between 1234 and 1277 and consisted of a long narrow flint-built preaching nave with a small attached chapel to the south. A walking space behind the altar divided this from the smaller heavily buttressed

choir. In the mid-fourteenth century the church was extended to the west and an aisle was added to the south with some remodelling of the cloisters.

In 1538, upon the dissolution of the monasteries on the orders of King Henry VIII, in common with most other monastic institutions, the priory was pulled down and the land sold. A map of Chelmsford drawn in 1591 by John Walker shows the site occupied by a half-timbered house and another structure, probably the retained monastic kitchen. The latter was also sketched by William Stukeley in 1751. These buildings formed part of the Moulsham School which was founded in 1551 and pulled down in the 18th Century. The whole area was redeveloped in 1839 when the New London Road frontage was laid out running diagonally across the monastic precinct just touching the west wall of the church.

The development is also located within the area of the Roman Town of Caesaromagus, not far from the site of a 4th-century extra-mural Romano-Celtic temple (EHER 5865) and a Roman mansio bath house (EHER 5843). The town was probably established around a fort constructed in the aftermath of the Boudiccan revolt of 60-61 AD, it grew to its largest during the mid 2nd century and had earthwork defences constructed c 160-175 AD.

## **Planning background**

A planning application (21/02529/FUL) was submitted to Chelmsford City Council in January 2022 for *Alterations of No. 61 and No. 63 to form 3 office (Class E) units & meeting spaces. Demolition of rear wing, single storey rear extension and alterations to fenestration.*

As the site is highlighted as being non-designated heritage asset and is located by the EHER as having a high potential for archaeological deposits, a full archaeological condition was recommended prior to the conversion of the property. This recommendation follows the guidelines given in National Planning Policy Framework (MHCLG 2019).

## **Requirement for work** (Fig 1 and 2)

The required archaeological work consists of a Historic England Level 3 historic building recording on the southern ranges (proposed from demolition) and a suitably lower level recording on the remaining building elements. This will be followed by monitoring and recording on any groundworks. Details are given in a Project Brief written by ECCPS (*Brief for Monitoring and Building Recording at 61 & 63 New London Road, Chelmsford – ECC 2022*).

1) The building recording will take place before any demolition or conversion works. Specially the record will consider:

- Plan form of the site
- Materials and method of construction
- A measured survey including floor plans, elevation and sections
- Photographic record accompanied by appropriate photographic register
- Date(s) of the structure
- 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 the original fabric
- The significance of the site in a regional context
- To determine the evolution of the building, including ascertaining the construction date of the southern ranges.

2) Archaeological monitoring will determine the presence or absence, the extent, date and character and significance of any archaeological deposits that may be present and ensure their preservation by record. The monitoring will take place in all areas where topsoil stripping or ground reduction will have potential to disturb the archaeological horizon.

The monitoring will aim to identify any features associated with the 13th century priory, including building remains and burials.

Archaeological deposits identified will require excavation prior to any further work or machine activity in the area. Time will be allocated to allow for investigation of any exposed archaeological deposits.

## **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-d)
- Standards and Frameworks published by East Anglian Archaeology (Gurney 2003, Medlycott 2011) and the recent review updates on <https://researchframeworks.org/eoe/>
- relevant Health & Safety guidelines and requirements (CAT 2021)
- the Project Brief issued by ECC Historic Environment Advisor (ECCPS 2022)

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.

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:

- HBR: one historic building recorder
- Monitoring: one CAT officer for the duration of the groundworks

In charge of day-to-day site work and building-recording: Sarah Veasey

## **Historic building recording methodology**

A Historic England Level 3 building survey will be carried out prior to building conversion. The resultant report will include the following.

A brief documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the building and the site will be made. Sources consulted will include:

- Essex Historic Environment Record.
- Essex Records Office.
- Local Studies Library



- The site owner/developer.

A large-scale block plan will be made of the site using existing architect's drawings or the current OS 1:2500 map extract. The position of the building will be shown and any adjacent buildings will be given a unique identifier noting date of construction and function (where known).

The building will be described in as much detail as possible. The description will 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 Historic England (2016 and 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 will be shown together with any evidence of phasing.

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

The guidelines contained in Historic England: *Understanding Historic Buildings. A guide to good recording practice* (2016) 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* (2015) 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, 2015) 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.

## **Monitoring methodology**

There will be sufficient on-site attendance by CAT staff to maintain a watch on all contractors' groundworks to record, excavate or sample (as necessary) any archaeological features or deposits.

All topsoil removal and ground reduction will be done with a toothless bucket under the supervision and to the satisfaction of CAT staff. Where necessary, areas will be cleaned by hand to ensure the visibility of archaeological deposits.

If any features or deposits are uncovered, time will be allowed for these features to be excavated by hand, planned and recorded. This includes a 50% sample of discrete features (pits, etc), 10% of linear features (ditches, etc) in 1m wide sections, and 100% of complex structures/features. Complex archaeological structures such as walls, kilns, ovens or burials will be carefully cleaned, planned and fully recorded.

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

A metal detector will be used to examine spoil heaps, and the finds recovered.

Individual records of excavated contexts, layers, features or deposits will be entered on proforma 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.

## Site surveying

The site and any features will be surveyed by Total Station or GPS where possible, 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 investigated areas will be located by NGR coordinates where possible.

## Monitoring 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). Samples will be collected for potential micromorphical 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.

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 monitoring, 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 Historic England guidance (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.

## Monitoring 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 monitoring, 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 Historic England guidance (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.

## Monitoring 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 from the monitoring 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.

Most of our finds reports are written internally by CAT Staff under the supervision and direction of Philip Crummy (Director) and Howard Brooks (Deputy Director). This includes specialist subjects such as:

ceramic finds (pottery and ceramic building material): Matthew Loughton

animal bones: Alec Wade (or Adam Wightman, small groups only)

small finds, metalwork, coins, etc: Laura Pooley

non-ceramic bulk finds: Laura Pooley

flints: Adam Wightman

environmental processing: Robin Mathieson/Bronagh Quinn

project osteologist (human remains): Meghan Seehra

or to outside specialists:

animal and human bone: Julie Curl (*Sylvanus*)

environmental assessment and analysis: Val Fryer / Lisa Gray

radiocarbon dating: SUERC Radiocarbon Dating Laboratory, Glasgow

conservation/x-ray: Laura Ratcliffe (LR Conservation) / Norfolk Museums Service, Conservation and Design Services

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

flint: Hazel Martingell

prehistoric pottery: Stephen Benfield / Nigel Brown / Paul Sealey

Roman pottery: Stephen Benfield / Paul Sealey / Jo Mills / Val Rigby / Gwladys Monteil

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

Roman glass: Hilary Cool

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.

## 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* (Historic England 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 HBR report will contain:

- The aims and methods adopted in the course of the investigation.
- A brief history of the buildings and their context, including the development of the site, its original design, the date, the form and function of the building and any significant modifications.
- Location maps, plans and annotated drawings tied into the OS Grid.
- Labelled re-productions of a representative sample of the photographs.
- Detailed results including a suitable conclusion and discussion and results referring to Regional Research Frameworks (Medlycott 2011 and <https://researchframeworks.org/eoe/>).
- A concise non-technical summary of the project results.

The monitoring report will contain:

- Location plan of monitored areas in relation to the proposed development. 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.

The paper archive will be deposited with the appropriate museum within two months of the completion of the final publication report and confirmed in writing to the ECCHEA.

The digital archive resulting from the work will be deposited with the Archaeology Data Service ([www.archaeologydataservice.ac.uk](http://www.archaeologydataservice.ac.uk)) to safeguard the long-term curation of the digital records. The ECCHEA will be notified when the digital archive has been deposited. Prior to deposition CAT's data management plan (based on the official guidelines from the Digital Curation Centre 2013) will ensure the integrity of the digital archive. A summary of the contents of the archives shall be supplied to the ECCHEA at the time of their deposition.

## Monitoring

ECCHEA will be responsible for monitoring progress and standards throughout the project, and will be kept regularly informed during fieldwork recording, report writing 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>

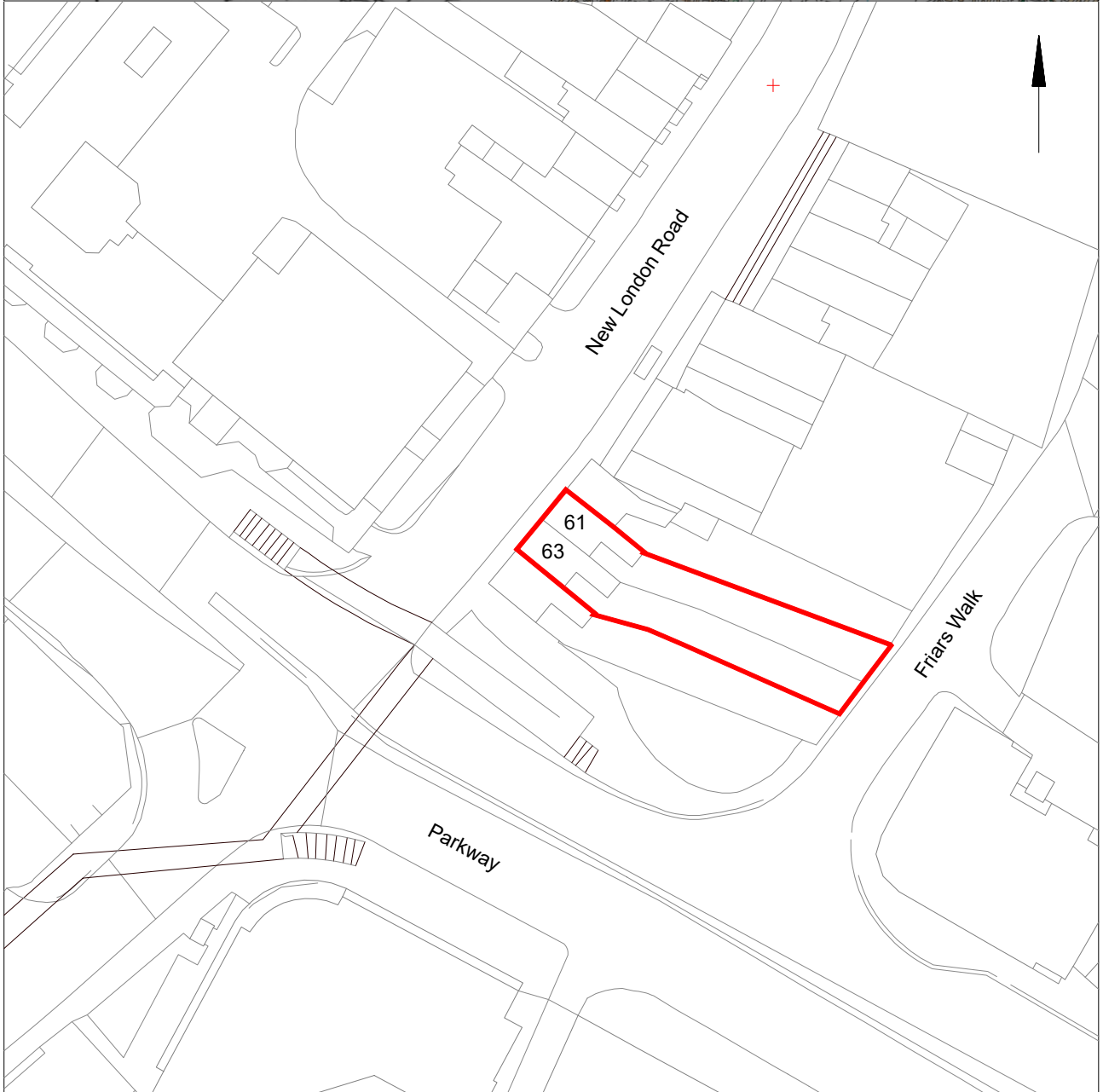
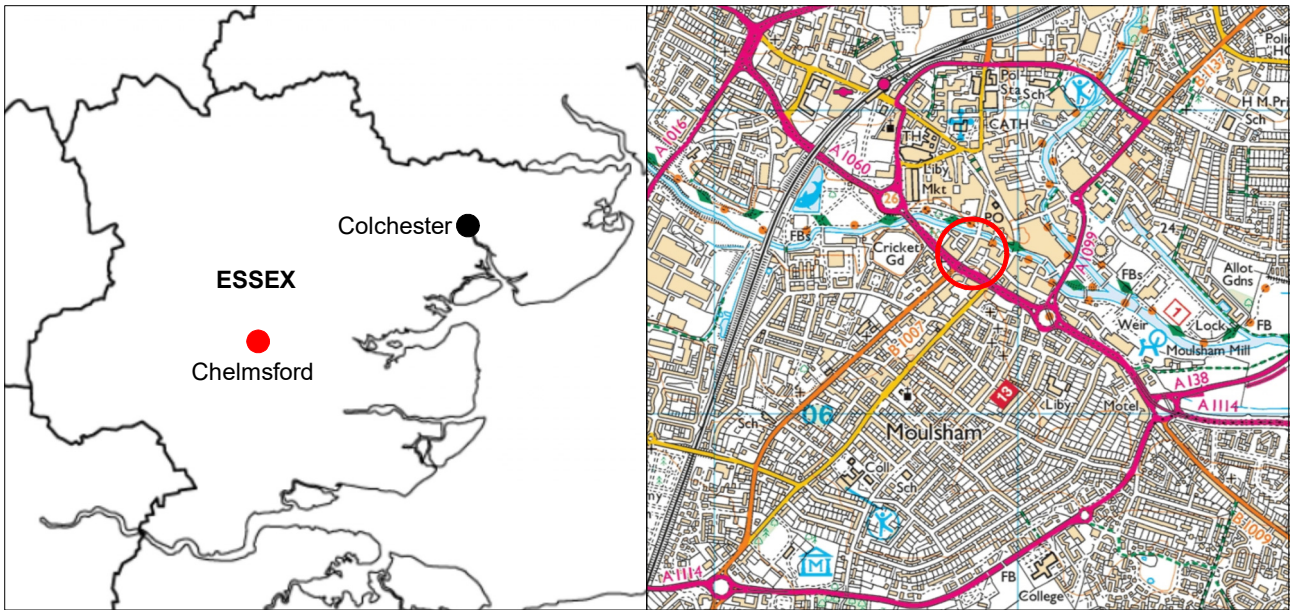
- |                               |       |  |
|-------------------------------|-------|--|
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Fig 1 Site location.





Fig 2 Scope of Historic Building Record.