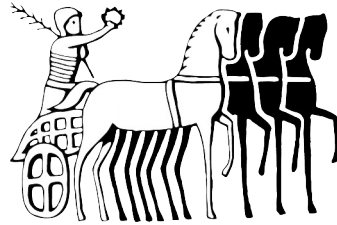


# Colchester Archaeological Trust



**CAT Report 1802  
September 2022**

**Historic building recording of a cart lodge at  
Purley Farm House, Purley Lane,  
Coggeshall, Essex CO6 1TH**

**May 2022**



**CAT project ref.: 2022/02m  
ECC code: CGPF22**

**Historic building recording of a cart lodge at  
Purley Farm House, Purley Lane,  
Coggeshall, Essex CO6 1TH**

**May 2022**

**NGR: TL 85640 24696**

**Planning ref.: 21/03055/FUL**

**CAT project ref.: 2022/02m  
CAT Report 1802**

**ECC code: CGPF22  
OASIS id: colchest3-505008**

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**commissioned by the homeowner**

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## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust on a cart lodge at Purley Farm House, Purley Lane, off Colne Road, Coggeshall in May 2022. The cart lodge dates from 1777-1843, with a probable construction date of the early 19th century.*

## 2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out at Purley Farm House, Purley Lane, off Colne Road, Coggeshall, Essex. The recording work was commissioned by the homeowner and was carried out by Colchester Archaeological Trust (CAT) in May 2022. The site is located between Coggeshall and Earls Colne at NGR TL 85640 24696 (Fig 1).

A planning application (planning ref. 21/03055/FUL) was submitted to Braintree District Council in October 2021 proposing the *demolition of existing dwelling and erection of two-storey 4-bedroom replacement dwelling, detached garage/cartlodge with first floor accommodation and associated outbuilding.*

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 cart lodge prior to its demolition (ECC 2022). The recommendation was based on the National Planning Policy Framework (MHCLG 2019).

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 structures prior to their conversion. The building recording was carried out to Level 2 (Historic England 2016) which is defined as:

*“...a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may be serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored the scope of a wider project.”*

In particular the record considered the:

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

#### 4 Methodology

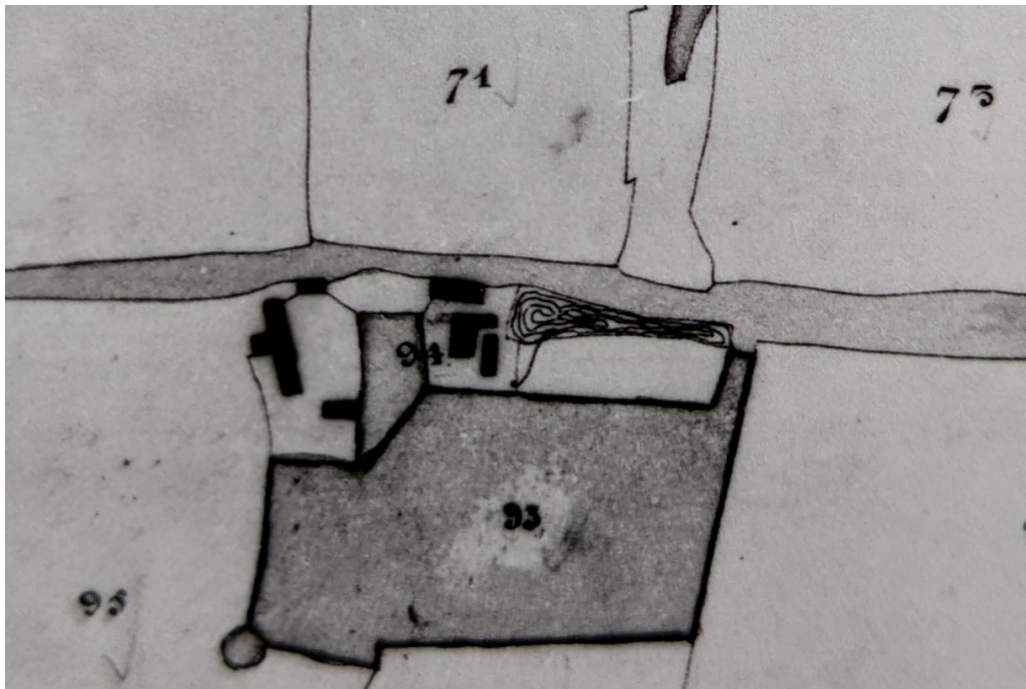
The following are included in this report:

- 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-plan 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 background includes extracts of the Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

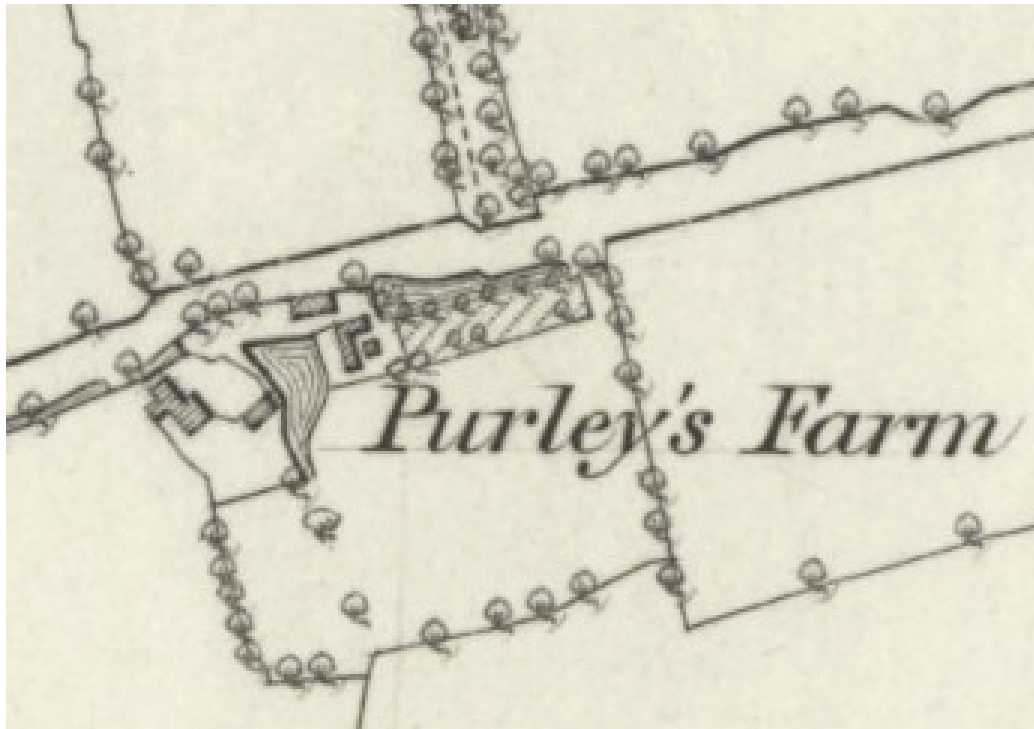
The 1777 Chapman and André survey shows no indication of any structures in the location of the modern day Purley Farm House but *Purley's Farm* is recorded on the 1843 Tithe map for Feering Parish (Map 1). This depicts a complex of three structures to the immediate south of what is today known as Purley Lane: the cart lodge that is the focus of this report; an L-shaped structure which is presumably the precursor of the existing dwelling; and an ancillary building to the south-east. To the east of this is a pond which survives today in the same form and to the west are three additional structures, comprising a threshing barn and two outbuildings. The threshing barn and the outbuilding adjacent to the lane have survived into modern times, although both have been converted from their original agricultural purpose. The Tithe apportionment records that the farm at this time was owned by W.P. Honeywood and rented to Francis Hills.



**Map 1** 1843 Tithe map for Feering Parish.

Purley's Farm maintained this layout with only minor changes to the barn and the outbuilding adjacent to the dwelling and the construction of a new pond between the dwelling and the

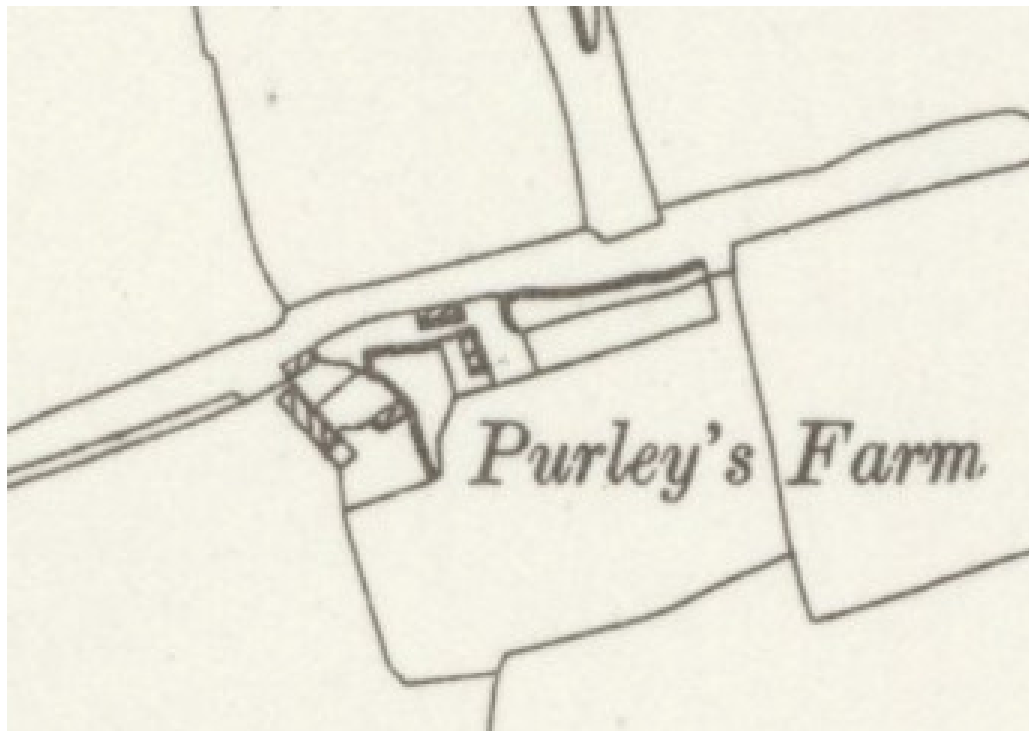
barn, as shown on the 1881 6 inch edition of the Ordnance Survey (Map 2). By the time of the revised edition of the Ordnance Survey in 1898, the small outbuilding adjacent to the dwelling has disappeared (Map 3). By 1925 the east-west aligned wing of the dwelling is also missing from the mapping (Map 4).



**Map 2** 1881 edition 6 inch Ordnance Survey.

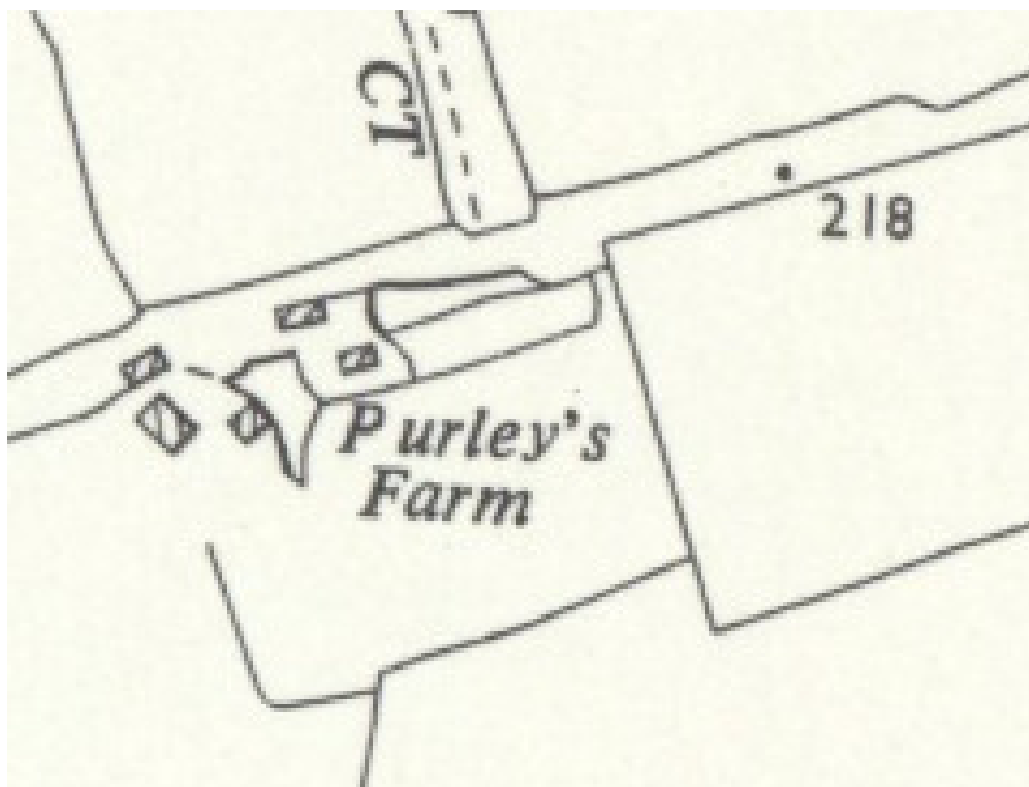


**Map 3** 1898 edition 6 inch Ordnance Survey.



**Map 4** 1925 edition 6 inch Ordnance Survey.

The scale of the 1949 1:25,000 edition of the Ordnance Survey is too small to easily distinguish the shape of the dwelling at this time but the 1956 1:10,000 edition (Map 5) clearly shows a new rectangular dwelling aligned east-west in its place, this being the existing Purley Farm House. The cart lodge is shown on all of these cartographic sources.



**Map 5** 1956 edition 1:10,000 Ordnance Survey.



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

The building detailed in this report is an east-west aligned timber-framed, rectangular cart lodge. It measures 6.6m x 18.3m covering an area of approximately 121m<sup>2</sup>. It is single-storey with an inserted loft level at the east end. The original structure is completely concealed by modern corrugated asbestos sheeting on the exterior whilst much of the framing on the interior is concealed behind sheets of oriented strand board (OSB).

### Exterior

The building lies parallel to Purley Lane, but set back a short distance from the road with the northern elevation a featureless façade of corrugated asbestos sheeting (Photograph 1).



**Photograph 1** North and east elevations – view south-west.

The eastern elevation is clad in black weatherboard to the lower register with corrugated asbestos sheeting above. This elevation also contains a recessed entrance area with a large timber sliding-door. To the right of this door is a pair of uPVC French doors which face south. There is a single window on the east elevation comprising a modern two-light awning window with a uPVC frame.

The south elevation is also featureless and fully clad in corrugated asbestos sheeting (Photograph 2). It was not possible to access the western elevation during the recording but it is assumed that this is also featureless and clad in corrugated asbestos.

The roof of the building is a mono-pitch that slopes southwards and, like the rest of the building, is clad in corrugated asbestos sheeting. In two places the asbestos sheeting has been replaced with translucent corrugated plastic to form crude roof lights.



**Photograph 2** South elevation – view north.

**Interior**

The building consists of five roughly equal-sized bays, which have been labelled B1-B5 from west to east (see Fig 2). The floor of the building is modern concrete and the majority of the timber-frame has been concealed behind sheets of modern OSB (Photographs 3 and 4) although the tie-beams (T1-T4 on Fig 2) and supporting knee braces are visible as are the posts on the south wall. The exposed timbers are a mix of hardwood and softwood and comprise both hand-sawn and machine-cut timbers, including many which are re-used.



**Photograph 3** Interior of the cart lodge with the north wall to the right – view north-west.



**Photograph 4** Interior of the cart lodge showing the south wall with its exposed posts and protective concrete shoes – view south-west.

A section of the OSB sheeting was removed from each of the north, south and west walls to look for evidence of the original framing. This revealed a brick plinth present below the frame of the north and west walls, which also partly survives on the east wall and comprised two courses of brick with dimensions of 230mm x 110mm x 65mm laid in Flemish bond.



**Photograph 5**  
Exposed timber-frame  
of the north wall.

On the north wall the brick plinth supports a sill beam with dimensions of 90mm x 150mm from which rise straight, machine-cut intermediate posts and studs with through-bracing. The braces fall from the head of the posts to the sill-beam and comprise both machine-cut and hand-sawn timbers. Batons are attached to the posts and studs on to which the external asbestos cladding is affixed. A wall-plate is carried on the heads of the intermediate posts (Photograph 5).

On the south wall the removal of the OSB sheeting did not expose any further original timber-framing other than the posts that were already visible. The spaces between the posts have been blocked by the insertion of inclined struts and a girding-beam. The inclined struts rise from the post to meet the wall-plate while the girding-beam is supported by a central post. The external asbestos cladding is attached to these posts (Photograph 6).

The corner and intermediate posts in this wall each have a protective concrete shoe around their bases, a common feature of cart lodges designed to protect the posts from damage, although this is clearly a later addition. A concrete plinth has been inserted between the shoes.

On the wall plate of the south wall, two face-halved and single-pegged scarf joints were identified on the wall-plate, one in bay 2 and one in bay 4 (Photograph 7).



**Photograph 6**  
Inserted frame to the cart lodge openings on the south wall.

When the OSB sheeting was removed from the west wall, this exposed a half height wall of breeze blocks and no indication of the original framing (Photograph 8). No mortices were observed in the underside of the gable tie-beam or indeed in the underside of the eastern gable tie-beam. This suggests that either both gable tie-beams are replacements or that the short sides of the cart lodge were open to the elements.



**Photograph 7** Face-halved and single-pegged scarf joint in the wall plate of the south wall.



**Photograph 8**  
Inserted breeze block wall to west end of the cart lodge.

Bays B1-B4 are open, while bay B5 contains a recessed entrance way and a small inserted office. This has been created by the insertion of a wall between bays B4 and B5 directly below tie-beam T4 which is constructed from 300mm wide timber planks and has an opening for a large sliding door (Photograph 9). This divides the recessed entrance way and

office from the rest of the building. The construction method used on the east and south walls of the office is concealed. The southern wall contains a pair of uPVC French doors and the eastern a uPVC window. The raised floor of the office is covered in modern laminate flooring.



**Photograph 9** Inserted dividing wall between bays B4 and B5 with the loft above.

The intermediate posts support large section straight tie-beams (T1-T4 on Fig 2) with dimensions of 160-175mm x 200mm high, which are supported by knee braces at each end (Photograph 10).



**Photograph 10** Tie-beam T1 with knee braces – view west.

The knee-braces are attached to the intermediate posts by a single bolt and three iron nails and to the tie-beams in an identical fashion. A single iron staple is found on the opposing faces at each end of the tie-beams (Photograph 11) and a single carpenter's mark in the form of an incised 'II' is located on the west face of tie-beam T3 (Photograph 12). The tie-beams and knee braces are all re-used from an earlier building.



**Photograph 11** Knee brace at south end of tie-beam T3 showing iron bolts to the post and tie-beam and the iron staple at the end of the tie-beam – view south-west.



**Photograph 12** Carpenter's mark on tie-beam T3 above the remains of an inserted post to support the loft.

Located above bays B4 and B5 is a loft, carried on eleven timber joists, which are notched in to tie-beams T3, T4 and the eastern gable tie-beam (Photograph 13). Most of the joists comprise machine-cut timbers but a few are formed from split tree trunks. Several of the joists also display empty mortices, indicating they are re-used timbers. The joists start 1.10m in from the wall plates on each side and this suggests that, although the loft is probably not an original feature, it was inserted when the cart lodge had its original gabled roof with the reduced width a result of the restricted space formed by the triangular shape of the roof configuration.



**Photograph 13** Inserted loft above bays B4 and B5, accessible only by ladder – view north-east.

Additional support for the loft is provided by three posts inserted below the centres of tie-beams T3, T4 and the eastern gable tie-beam (see Photograph 9). The post below tie-beam T3 has been removed at some point but the remains of the post can be seen below the tie-beam (see Photograph 12) and a scar in the concrete floor corresponds to its position (Photograph 14). It is likely that the carpenter's mark observed on tie-beam T3 corresponds to the insertion of these posts rather than the framing of the cart lodge itself. The inserted post below tie-beam T4 has either been affected by rot at some point or was never sufficiently long enough when inserted, as the foot of this post sits on a timber pillow which is, in turn, carried on a pair of bricks (Photograph 15).

The roof is a modern mono-pitch replacement constructed from machine-cut timber, most likely for a gabled roof probably covered in tile or slate, tile is more likely than slate based on the early 19th-century date suggested by the cartographic evidence. To form the mono-pitch roof, a secondary wall-plate has been placed on top of the original wall-plate on the southern wall (Fig 5). Seven rafters rise from this smaller wall-plate to meet the top of a vertical frame attached to the northern wall-plate. The rafters carry four purlins, to which the asbestos roof panels are directly attached.

Three longitudinal timbers sit directly on top of the western gable tie-beam and tie-beams T1-T3 acting as a kind of purlin (see Photograph 10). These are formed from scrap timber, crudely spliced together and include a pair of waggon shafts over bay B3 (Photograph 16) and a door post over bay B2. After tie-beam T3, these timbers end and are replaced with the



joists for the floor of the loft. From these lower purlins, randomly-located struts rise to the meet the rafters. A pair of inclined struts rise from the northern-most end of tie-beam T2.



**Photograph 14** Scar in the concrete floor from the removal of the inserted post below tie-beam T3, which provided support for the loft.



**Photograph 15** Inserted post below tie-beam T4 providing support for the loft, with a timber pillow carried on bricks – view east.



**Photograph 16** Waggon shaft (complete with harness attachment) fixed to a section of door post to form a crude longitudinal purlin supporting the struts of the modern roof.

## 7 Discussion

Despite its outward appearance and the many modern alterations it has suffered over time, the structure that is the focus of this historic building record has at its core a substantial amount of the original fabric surviving. Once the modern alterations are stripped away, it becomes clear that the function of the structure was as a cart lodge serving Purley's Farm.

The cartographic evidence suggests a date for the cart lodge of somewhere between 1777 and 1843, which matches the materials and stylistic form of the timber-framing. This date range also coincides with the boom in farming arising from the expanding cereal production brought about by the Napoleonic wars.

One intriguing question that cannot be answered is the provenance of the re-used timbers incorporated in the fabric since the mapping indicates there were no earlier structures in this location. Perhaps these timbers could have been salvaged from some of the older farms in the vicinity, possibly Palmer's Farm to the east which is mentioned in the Court Rolls as far back as 1399.

Another question that is difficult to answer is why the lane that leads to the much older Palmer's Farm came to be known as Purley Lane (and indeed who was Purley?) when surely common usage would more likely have known this as Palmer's Lane.

What can be said is that the cart lodge at Purley Farm House is a good example of how agricultural structures from the 19th century can survive in rural areas through an evolution of purpose. It is likely that the cart lodge ceased to be used for its original function shortly after the Second World War probably around the same time that the original dwelling was replaced by the current house. It was then used for storage and subsequently a games room which shows how versatile and long-lived such structures can be.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank the homeowner for commissioning and funding the historic building recording.  
 The recording was carried out by Chris Lister.  
 Figures are by Sarah Veasey, based on original architects drawings by PJT Design Ltd.  
 The project was monitored by Teresa O'Connor for Essex County Council.  
 The text was reviewed by Philip Crummy, Director of Archaeology for 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 an archaeological evaluation at Purley Farm House, Colne Road, Coggeshall, CO6 1TH by S Veasey</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	2019	<i>National planning policy framework</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England East Anglian Archaeological occasional papers 14 by D. Gurney</i>
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England, East Anglian Archaeological occasional papers 24 by M Medlycott</i>
ECCPS	2022	<i>Brief for Historic Building Recording and trial trenching evaluation at Purley Farm House Colne Rd Coggeshall By T O'Connor</i>
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>

## 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
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
girding-beam	a timber beam placed horizontally in a wall frame at a level between the sill-beam and the tie-beam or wall-plate
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e widthways
joist	a horizontal timber that supports floorboards above. Will sometimes carry boarded or plastered ceilings
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
OASIS	<b>O</b> nline <b>A</b> cces <b>S</b> 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>
OSB	Oriented Strand Boards, a type of engineered wood, formed by adding adhesives and then compressing layers of wood strands in specific orientations

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
purlin	a longitudinal timber giving support to the common rafters of a roof and normally set at right-angles to the slope of the rafters
rafter	an inclined timber following the slope of the roof
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
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
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 CGPF22.

## 12 Contents of digital archive

The CAT WSI  
The report (CAT Report 1802)  
Digital plans  
Site digital photos and log

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### Distribution list

Homeowner  
Teresa O'Connor, ECCHEA  
EHER

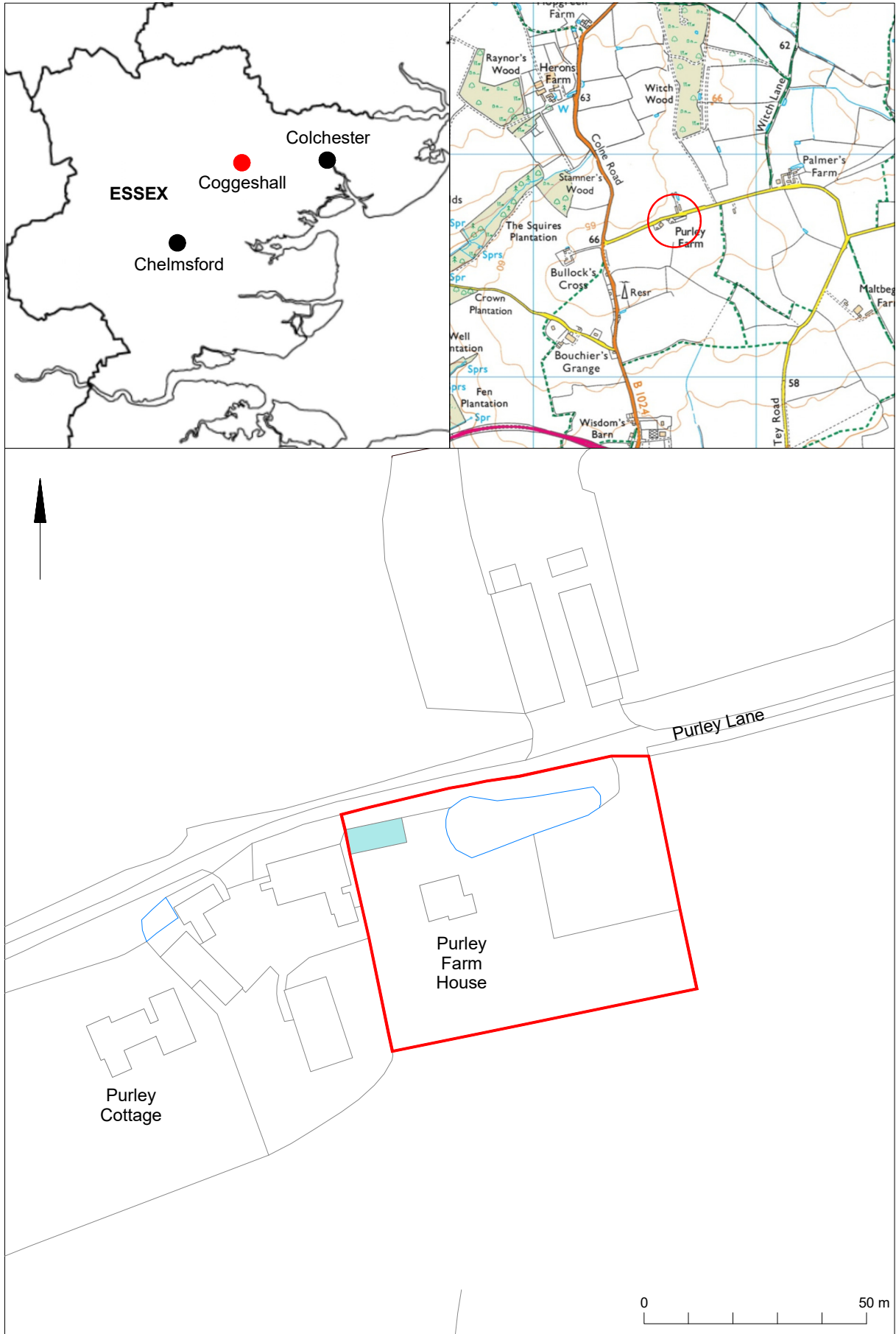


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Fig 1 Site location with the cart lodge that is the subject of this report shown blue.



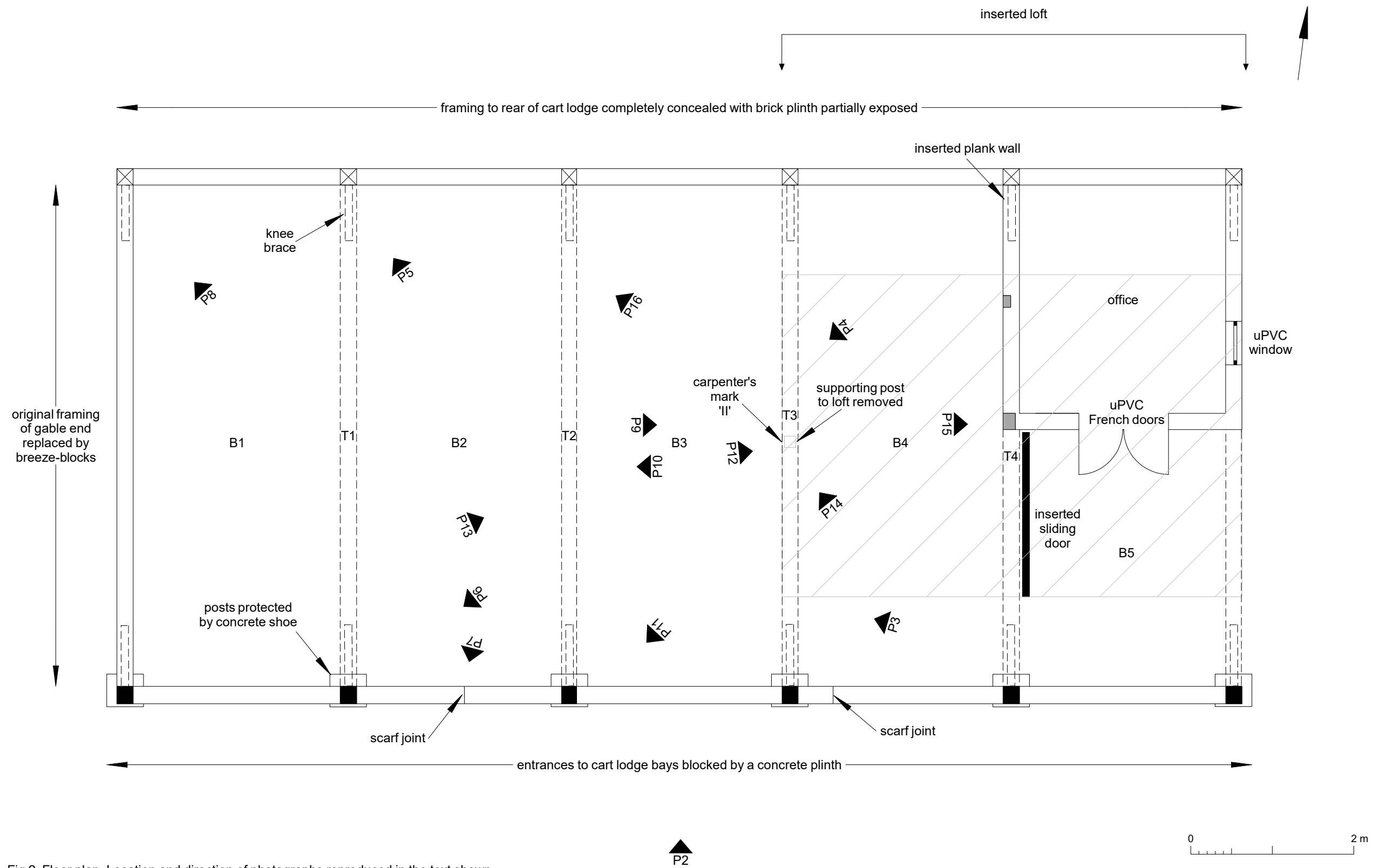


Fig 2 Floor plan. Location and direction of photographs reproduced in the text shown.

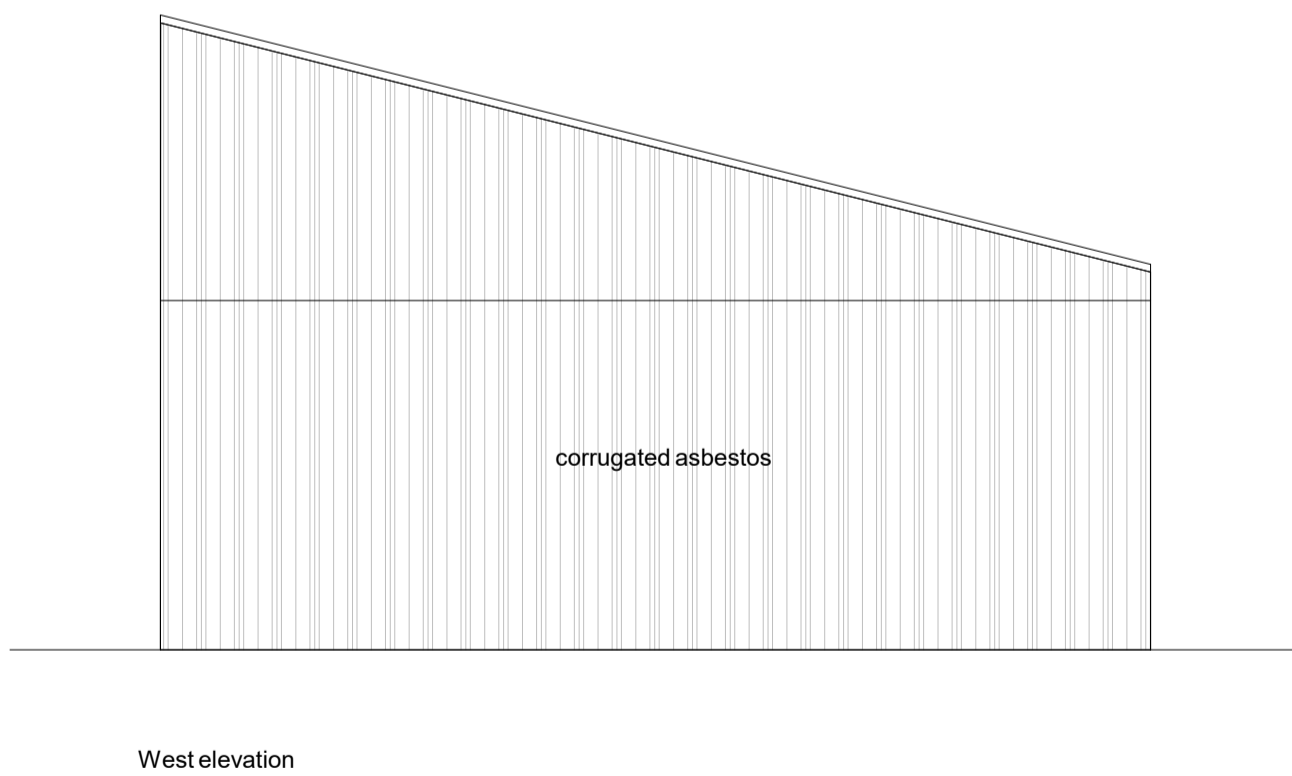
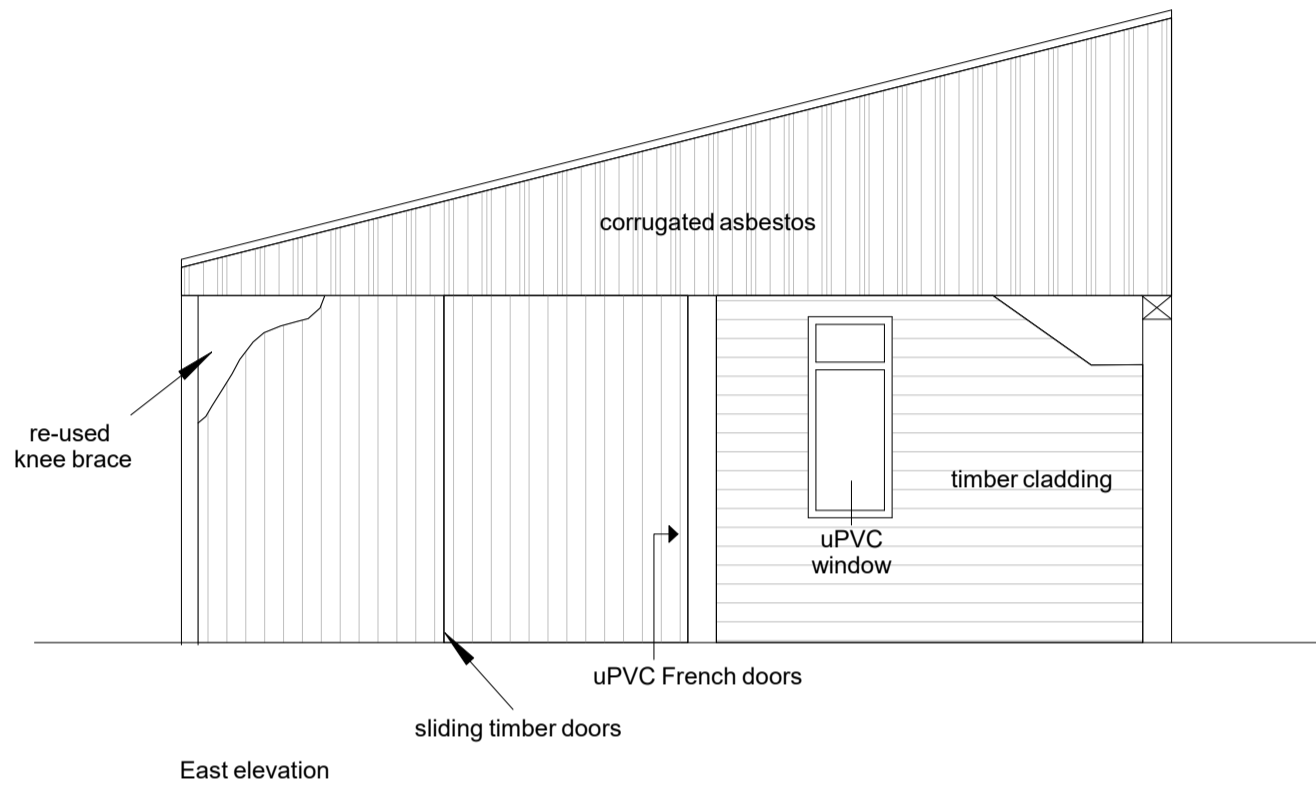
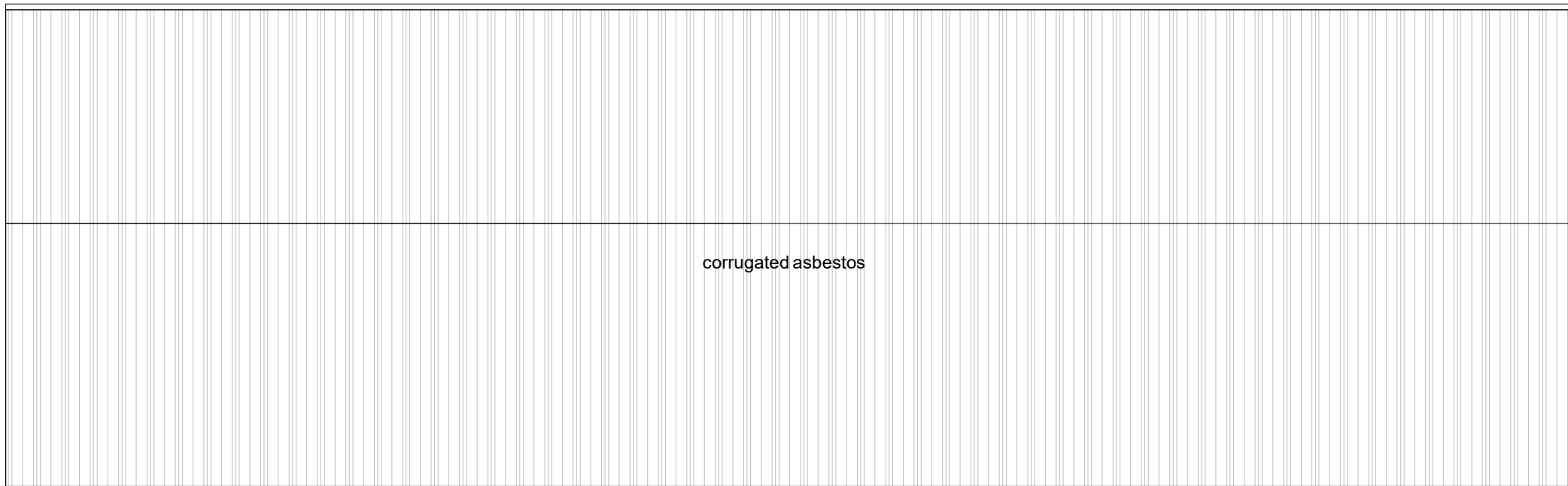
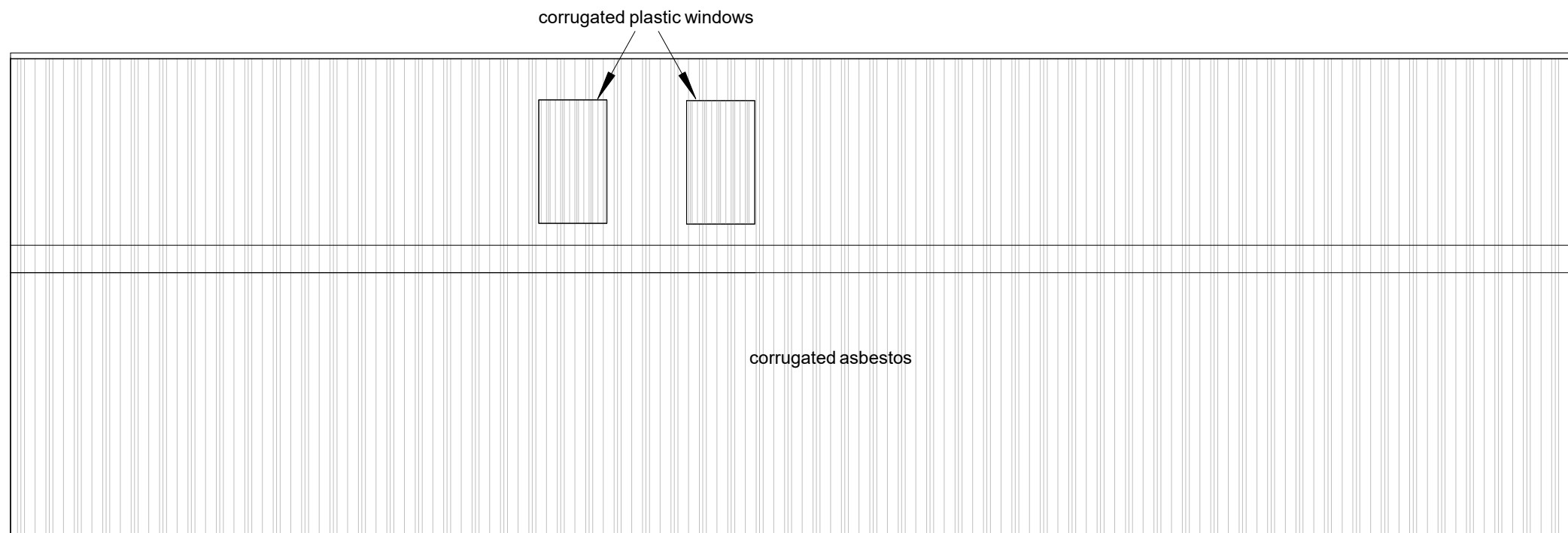


Fig 3 East and west elevations.





North elevation



South elevation



Fig 4 North and south elevations.

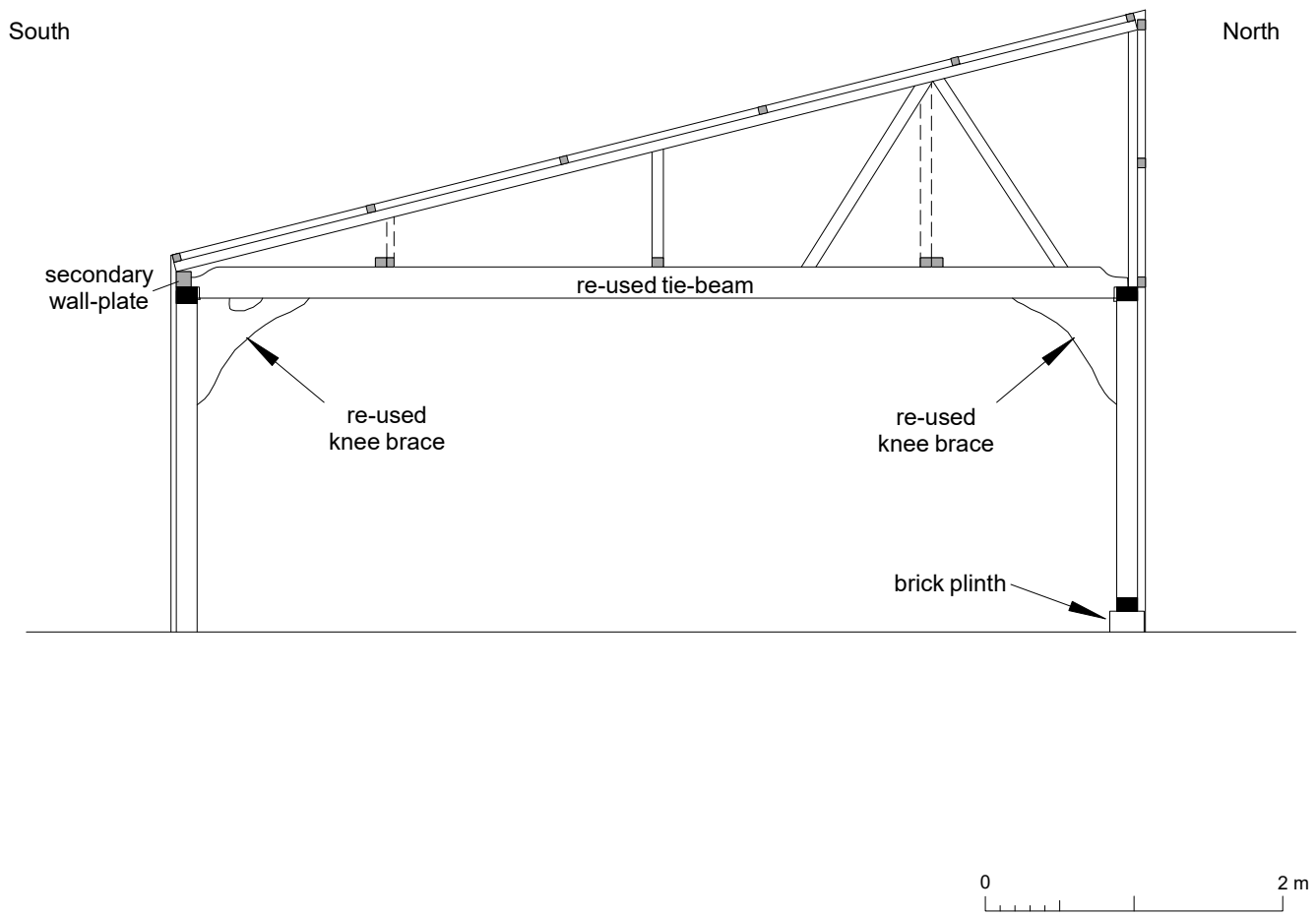


Fig 5 Truss cross-section (tie-beam T2).

CGPF22\_Photograph\_001East elevation. Photograph taken facing west.

CGPF22\_Photograph\_002North elevation. Photograph taken facing south-east.



CGPF22\_Photograph\_003North and east elevations. Photograph taken facing north.

CGPF22\_Photograph\_004 Purley Farm House with cart lodge to the right. Photograph taken facing south.



CGPF22\_Photograph\_005South elevation. Photograph taken facing north.

CGPF22\_Photograph\_006South elevation. Photograph taken facing north.



CGPF22\_Photograph\_007Interior shot. Photograph taken facing north-west.

CGPF22\_Photograph\_008Interior shot. Photograph taken facing north-east.



CGPF22\_Photograph\_009Interior shot. Photograph taken facing south-east.



CGPF22\_Photograph\_010Interior shot. Photograph taken facing south-west.



CGPF22\_Photograph\_011Bay 1. Photograph taken facing west.



CGPF22\_Photograph\_012Northern knee-brace of tie-beam 1. Photograph take...



CGPF22\_Photograph\_013Northern knee-brace of tie-beam 1. Photograph take...



CGPF22\_Photograph\_014Southern knee-brace of tie-beam 1. Photograph take...



CGPF22\_Photograph\_015Southern knee-brace of tie-beam 1. Photograph take...



CGPF22\_Photograph\_016Bay 2. Photograph taken facing north-west.



CGPF22\_Photograph\_017Northern knee-brace of tie-beam 2. Photograph take... CGPF22\_Photograph\_018Northern knee-brace of tie-beam 2. Photograph take...



CGPF22\_Photograph\_019Southern knee-brace of tie-beam 2. Photograph take... CGPF22\_Photograph\_020Southern knee-brace of tie-beam 2. Photograph take...



CGPF22\_Photograph\_021Northern knee-brace of tie-beam 3. Photograph take... CGPF22\_Photograph\_022Northern knee-brace of tie-beam 3. Photograph take...



CGPF22\_Photograph\_023Southern knee-brace of tie-beam 2. Photograph take... CGPF22\_Photograph\_024Northern knee-brace of tie-beam 3. Photograph take...



CGPF22\_Photograph\_025Timber-plank wall and sliding door between bays 4 a... CGPF22\_Photograph\_026Northern knee-brace of tie-beam 4. Photograph take...



CGPF22\_Photograph\_027Southern knee-brace of tie-beam 4. Photograph take...

CGPF22\_Photograph\_028Southern knee-brace of tie-beam 4. Photograph take...



CGPF22\_Photograph\_029Northern knee-brace of tie-beam 5 (exterior). Photog...

CGPF22\_Photograph\_030Southern knee-brace of tie-beam 5. Photograph take...



CGPF22\_Photograph\_031Southern knee-brace of tie-beam 5. Photograph take...

CGPF22\_Photograph\_032Inserted loft above bays 4 and 5. Photograph taken f...





CGPF22\_PhotoGraph\_033Detail of south post supporting tie-beam 4 with notch... CGPF22\_PhotoGraph\_034Southern wall of inserted office. Photograph taken fa...



CGPF22\_PhotoGraph\_035Floor joists of loft in ceiling of office. Photograph take... CGPF22\_PhotoGraph\_036Carpenters' mark on tie-beam 3. Photograph taken f...



CGPF22\_PhotoGraph\_037Scar from concrete shoe from removed post below ti... CGPF22\_PhotoGraph\_038Foot of inserted post supporting tie-beam 4 resting o...



CGPF22\_PhotoGraph\_039Wall plate face-halved and timber-pegged scarf joint. CGPF22\_PhotoGraph\_040Timber-frame of northern wall. Photograph taken faci...



CGPF22\_PhotoGraph\_041Timber-frame of northern wall. Photograph taken faci... CGPF22\_PhotoGraph\_042Timber-frame of northern wall. Photograph taken faci...



CGPF22\_PhotoGraph\_043Timber-frame of southern wall. Photograph taken fac... CGPF22\_PhotoGraph\_044Timber-frame and breeze-blocks of western wall. Ph...



CGPF22\_PhotoGraph\_045Detail of a waggon shaft re-purposed as a purlin.

CGPF22\_PhotoGraph\_046Detail of a waggon shaft re-purposed as a purlin.



# Summary for colchest3-505008

OASIS ID (UID)	colchest3-505008
Project Name	Descriptive Buildings Record (Level 2) at Purley Farm, Purley Lane, Coggeshall
Sitename	Purley Farm, Colne Road, Coggeshall
Activity type	Descriptive Buildings Record (Level 2)
Project Identifier(s)	2022/02m
Planning Id	21/03055/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	04-May-2022 - 04-May-2022
Location	Purley Farm, Colne Road, Coggeshall NGR : TL 85640 24696 LL : 51.8898993199333, 0.696267816479092 12 Fig : 585640,224696
Administrative Areas	Country : England County : Essex District : Braintree Parish : Coggeshall
Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the structures prior to their conversion. The building recording was carried out to Level 2 (Historic England 2016) which is defined as:</p> <p>“...a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may be serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored the scope of a wider project.”</p> <p>In particular the record considered the:</p> <ul style="list-style-type: none"> <li>• Plan form of the site.</li> <li>• Materials and method of construction.</li> <li>• Date(s) of the structures.</li> <li>• Original function and layout.</li> <li>• Original and later fixtures and fittings.</li> <li>• Significance of the site in its immediate local context.</li> </ul>
Project Results	A programme of historic building recording was carried out by Colchester Archaeological Trust on a cart lodge at Purley Farm House, Purley Lane, off Colne Road, Coggeshall in May 2022. The cart lodge dates from 1777-1843, with a probable construction date of the early 19th century.
Keywords	Cart Shed - Victorian - FISH Thesaurus of Monument Types
Funder	
HER	Essex HER - unRev - STANDARD

Person Responsible for work	C, Lister, S, Veasey
HER Identifiers	HER Event No - CGPF22
Archives	

# Written Scheme of Investigation (WSI) for an historic building recording and an archaeological evaluation at Purley Farm House, Colne Road, Coggeshall, CO6 1TH.

**NGR:** TL 85640 24696 (centre)

**District:** Braintree

**Parish:** Coggeshall

**Planning reference:** 21/03055/FUL

**Commissioned by:** Homeowner

**Curating museum:** Braintree

**ECC project code:** [tbc](#)

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

Eval: 2022/02n

**Oasis project ID:** HBR: colchest3-505008

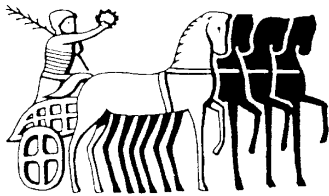
Eval: colchest3-505009

**Fieldwork manager:** Adam Wightman

**Contracts Manager:** Chris Lister

**ECC monitor:** Teresa O'Connor

**This WSI written:** 09/03/2022 (Revised)



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

*tel:* 01206 501785

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

## Site location and description

The proposed development site is located at Purley Farm House, Colne Road, Coggeshall, CO6 1TH (Fig 1). The site is centred at National grid reference (NGR) TL 85640 24696.

## Proposed work

The planning application proposes the demolition of an existing dwelling and the construction of a two-storey four-bedroom replacement, a detached garage/cartlodge with first floor accommodation and an associated outbuilding.

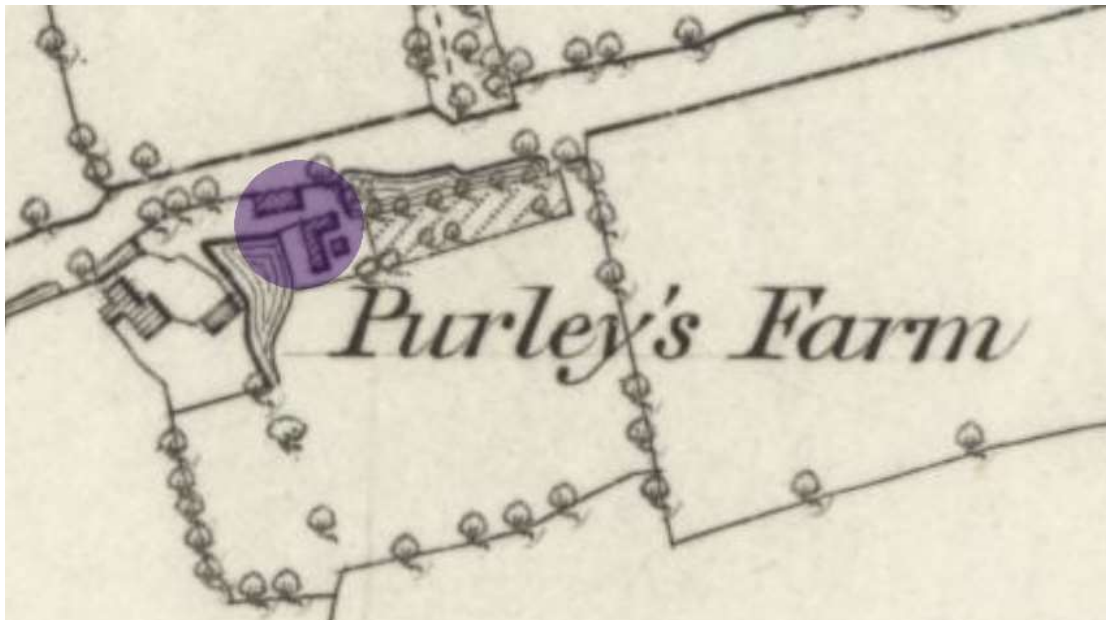
## Archaeological background

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

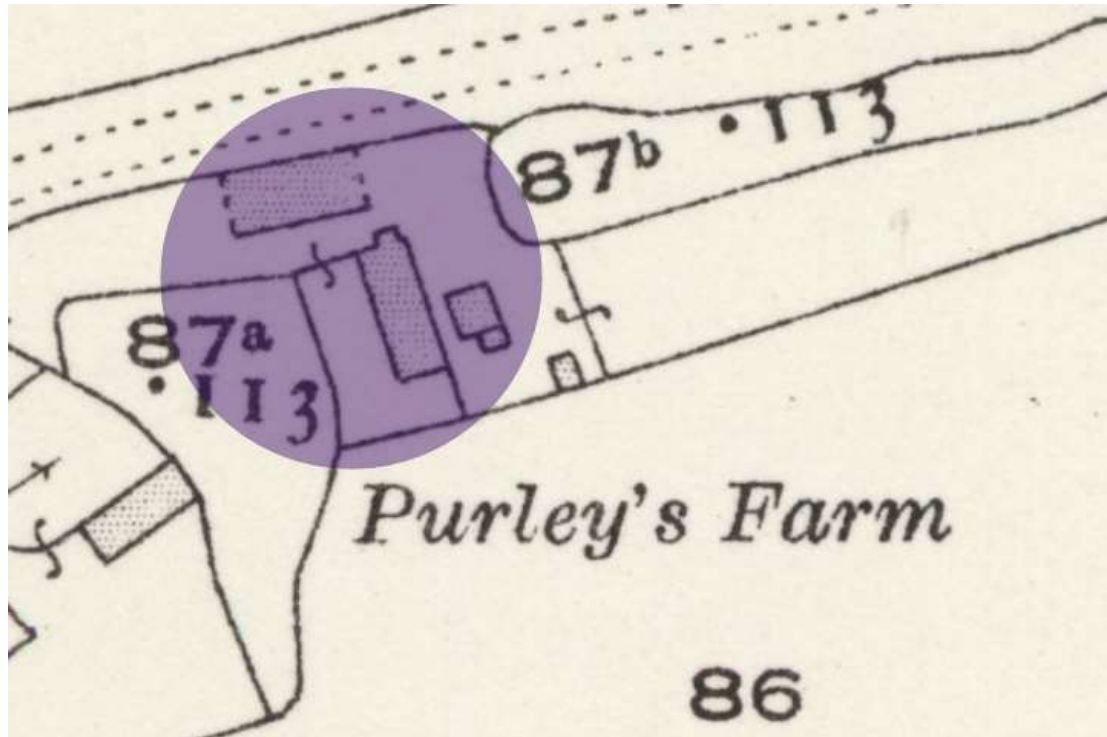
While Purley Farm is depicted on the Tithe Map, it not present on the Chapman and André map, dating its origin to somewhere between 1777 and c 1840. On the tithe map a large L-shaped building has been identified as a house, with a smaller building fronting the road and another to the east of the L-shaped building. The large building is identified as a house on the Tithe Map but is more akin in size and shape to a barn, perhaps indicating the building has been misidentified.

By the third edition OS map (1923), the large L-shaped building has reduced in size and is rectangular in shape, while the building fronting the road and the smaller square building remaining relatively unchanged. It is possible the existing house is represented by the smaller square building.

Although the building fronting the road is clad in corrugated metal, a timber-frame is visible in the overhang. It has an unusually long single-pitched roof and the function and origin are currently unknown.



**Map 1** Extract of the 1st edition OS map (1881). The site highlighted in purple.



**Map 2** Extract of the 3rd edition OS map (1923). The site highlighted in purple.

To the east of the proposed site, work on a pipeline revealed one definite and several possible unurned cremations as well as medieval pottery sherds (EHER 45174).

Cropmarks are located to the west, south and east of the development (EHER 14241, 14248, 47532), many of which appear on 1st edition OS map. Some of the cropmarks do not appear on historic mapping but they are likely old field boundaries. Purley's farm is also the potential site of a moat (EHER 8783), although no historic mapping supports this theory.

The development site is also located approximately 1km south-east of the Markshall Estate (EHER 47208). An ancient landscape that contains an assemblage of visible features that date to the 1600's and earlier.

### **Planning background**

A planning application (21/03055/FUL) was submitted to Braintree District Council in October 2021 for the *Demolition of existing dwelling and erection of two-storey 4-bedroom replacement dwellinghouse, detached garage/cartlodge with first floor accommodation and associated outbuilding.*

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).

### **Requirement for work** (Figs 1-2)

The required archaeological work will consist of an historic building recording followed by an archaeological evaluation by trial-trenching. Details are given in a Project Brief written by ECCPS (*Brief for historic building recording and trial trenching evaluation at Purley Farm House, Colne Road, Coggeshall – ECC 2022*).

Specifically,

- 1) An Historic England Level 2 historic building recording will be undertaken on the barn building prior to demolition.

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 original fabric.
- A summary statement describing the building's type or purpose, historically and at present

2) After the building recording, but prior to any demotion works, two linear trial-trenches will be evaluated. Trench 1 will be positioned to target both the footprint of the proposed garage/cartlodge and a building present on the 1888 OS Map. Trench 2 will be positioned within the footprint of the proposed new dwelling. Both trenches have also been located to avoid overhead power cables (see Fig 3). Both trenches will be 10m long and 1.8m wide. This equates to 20m of trenching covering an area of 36m<sup>2</sup>.

Further area excavation may 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 and report.

A meeting will be held on site once the trial trenching has been completed to define requirements for further work. A summary of the results and a plan of the findings with a completed spot-dating report of all finds will be available at the meeting.

## **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)
- East of England 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 2022)
- 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.

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:

HBR: one historic building recorder for one day

Evaluation: one CAT officer and two archaeologists for one day

In charge of historic building recording: Sarah Veasey

In charge of trial-trenching day-to-day site work: Harvey Furniss/Ben Holloway

## Historic building recording methodology

A Historic England Level 2 building survey will be carried out prior to the demolition of the barn building. 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.

## 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 proformarecord 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 or GPS, 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 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.

## **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.

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: Bronagh Quinn  
project osteologist (human remains): Megan 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 / Gwladys Monteil  
Roman brick/tile: 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.

A contingency will be made in the budget for scientific assessment/analysis if suitable deposits are identified. This can include soil micromorphological and geochemical analysis of floors and dark earth deposits and/or absolute dating (such as archaeomagnetic and radiocarbon). The Historic England Regional Science Advisor will be consulted for advice.

### **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).

Two reports will be submitted within 6 months of the end of fieldwork (one for the historic building record and one for the evaluation), with copies supplied to the Historic Environment Advisor as single PDFs.

The historic building recording 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).
- A concise non-technical summary of the project results.

The evaluation 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.

A PDF copy of the full report will be uploaded by CAT to the OASIS website and the Colchester Archaeological Trust's Online Report Library (<http://cat.essex.ac.uk/>), both of which are publicly accessible.

### **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, 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>

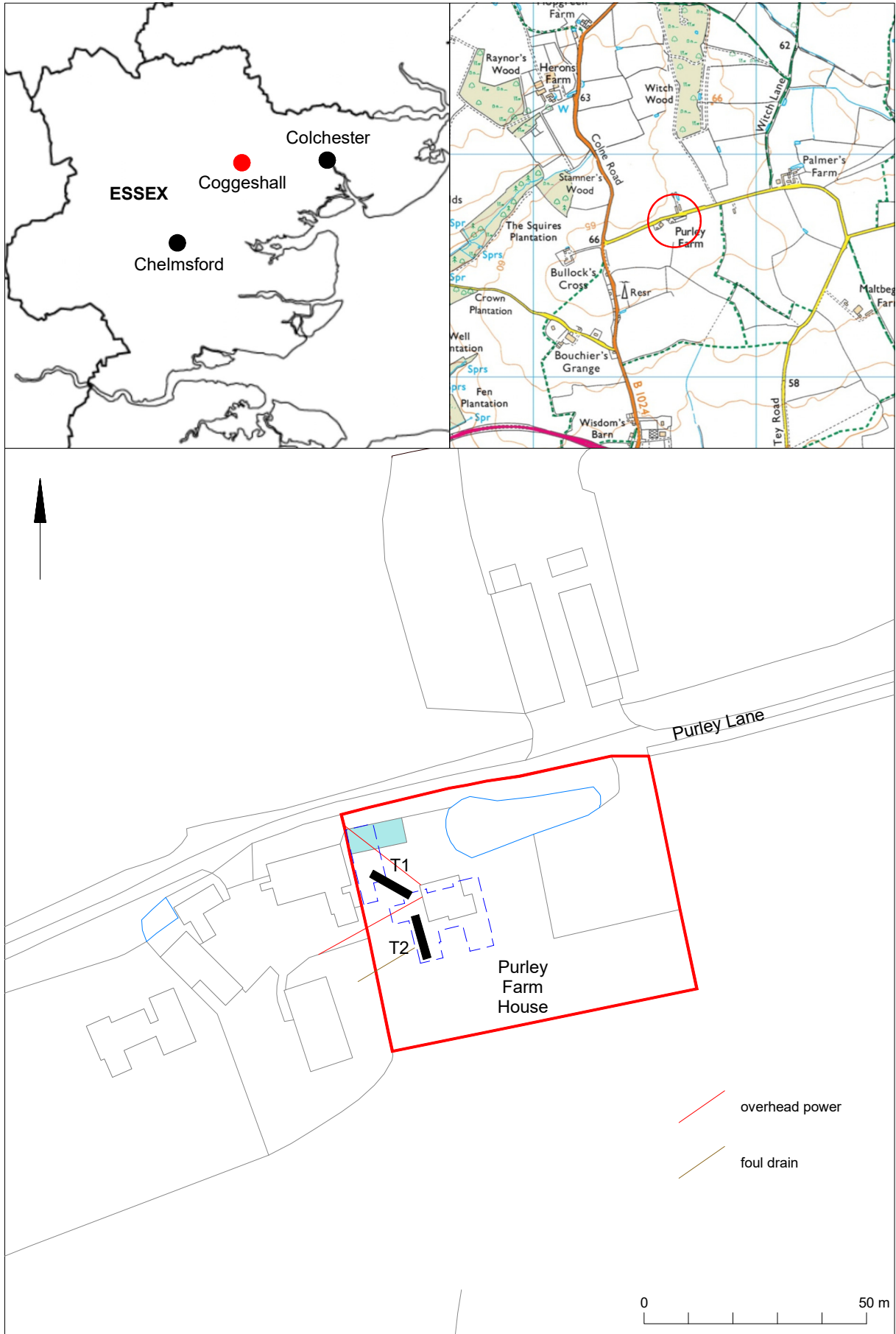
- |                               |       |  |
|-------------------------------|-------|--|
| Brown, N & Glazebrook, J      | 2000  | <i>Research and Archaeology: A Framework for the Eastern Counties 2. Research agenda and strategy.</i> East Anglian Archaeology Occasional Paper 8 (EAA 8) |
| CAT                           | 2022  | <i>Health &amp; Safety Policy</i>  |
| CIfA                          | 2014a | <i>Standard and Guidance for archaeological evaluation</i>   |
| CIfA                          | 2014b | <i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>                                      |
| CIfA                          | 2014c | <i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials.</i> Updated Oct 2020                    |
| CIfA                          | 2014d | <i>Code of Conduct: professional ethics in archaeology.</i> Revised Oct 2021   |
| Digital Curation Centre (DCC) | 2013  | <i>Checklist for Data Management Plan v. 4.0</i>   |
| ECCPS                         | 2019  | <i>Brief for historic building recording and trial trenching evaluation at Purley Farm House, Colne Road, Coggeshall,</i> by Teresa O'Connor               |
| Gurney, D                     | 2003  | <i>Standards for field archaeology in the East of England.</i> East Anglian Archaeology Occasional Papers 14 (EAA 14).                                     |
| Historic England (HE)         | 2015  | <i>Management of Research Projects in the Historic Environment (MoRPHE)</i>  |
| Historic England (HE)         | 2016a | <i>Understanding Historic Buildings, a guide to good recording practice.</i> By R Lane   |
| Historic England (HE)         | 2016b | <i>Management of Research Projects in the Historic Environment (MoRPHE)</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 24 (EAA 24)             |
| MHCLG                         | 2019  | <i>National Planning Policy Framework.</i> Ministry of Housing, Communities and Local Government.  |
| RCHME                         | 1996  | Recording historic buildings, a descriptive specification  |

Sarah Veasey



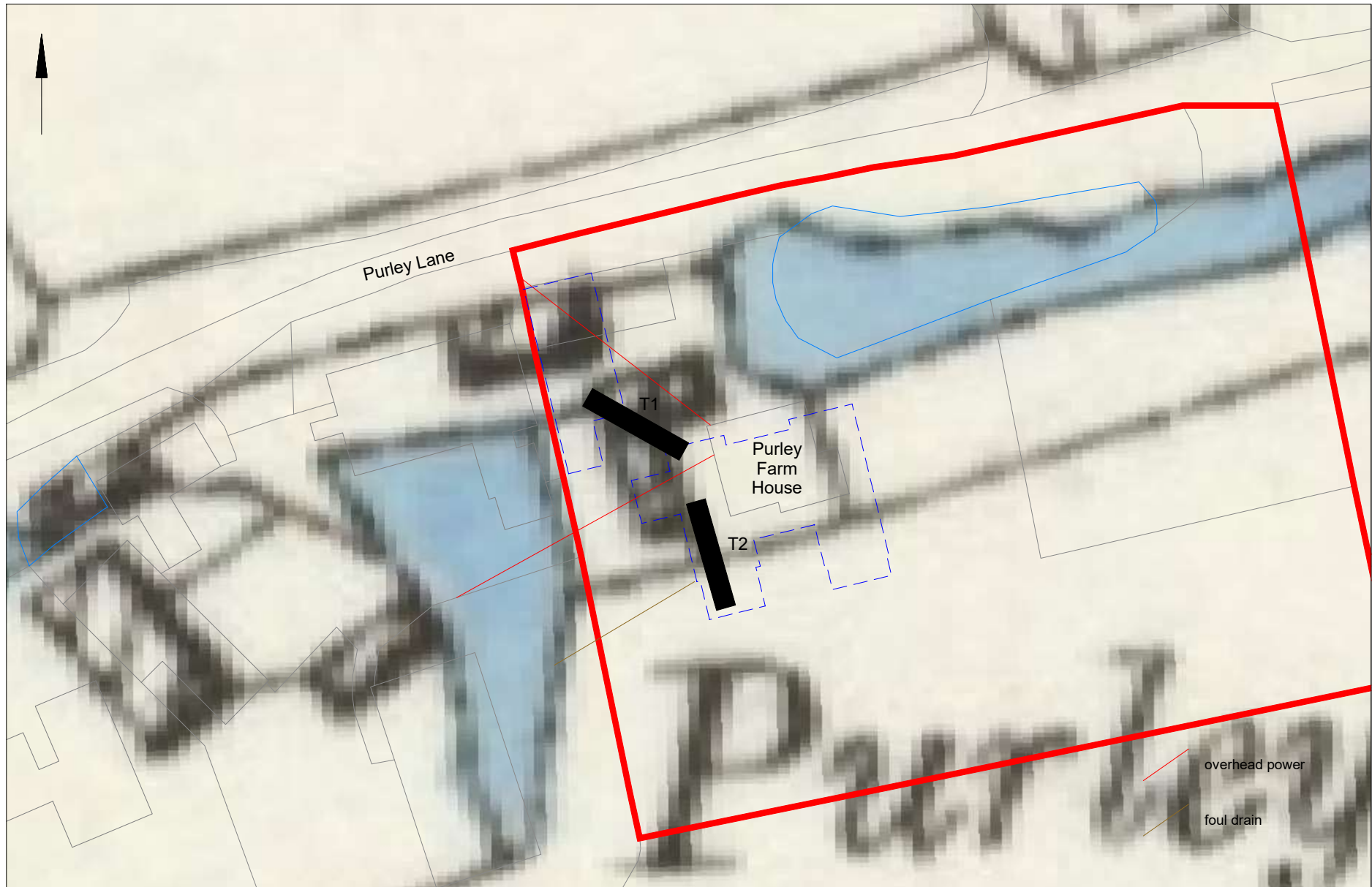
Colchester Archaeological Trust,  
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Fig 1 Site location and trench layout in relation to proposed development (dashed blue lines). Structure to be surveyed for Historic Building Record shown blue.



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Fig 2 Trench layout in relation to 1898 6 inch Ordnance Survey.

0 20 m