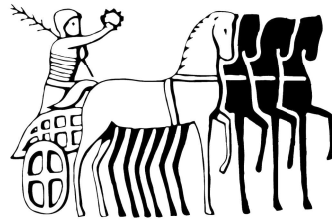


# Colchester Archaeological Trust



**CAT Report 1875  
issued October 2022**

**Historic building recording of an outbuilding at  
Bennett's Farm, Weald Road, South Weald,  
Brentwood: November 2022**



**CAT project ref.: 2022/10g  
ECC code: SOWBF22**

**Historic building recording of an outbuilding at  
Bennett's Farm, Weald Road, South Weald,  
Brentwood**

**November 2022**

**NGR: TQ 56881 93429**

**Planning ref.: 21/02086/FUL**

**CAT project ref.: 2022/10g  
CAT Report 1875**

**ECC code: SOWBF22  
OASIS id: colchest3-510318**

**report prepared by  
Sarah Veasey**

**with contributions from Dr Pip Parmenter**

**fieldwork by Sarah Veasey**

**commissioned by Nikki Collins (Real8 Group)  
on behalf of The Grange Group**

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## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust at Bennett's Farm, Weald Road, South Weald, Brentwood in November 2022. The building surveyed at Bennett's Farm incorporated the remains of a Victorian farm building into a modern outbuilding. The original farm building was timber-framed on a red brick plinth and arranged in U-shape. The cartographic evidence indicates a construction date of 1838-1881 with alterations in the early and late 20th century.*

## 2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out at Bennett's Farm, Weald Road, South Weald, Brentwood, Essex, CM14 5QR. The recording work was commissioned by Nikki Collins (Real8 Group) on behalf of The Grange Group and was carried out by Colchester Archaeological Trust (CAT) on 1st November 2022. The site is located at NGR TQ 56881 93429 (Fig 1).

*A planning application (planning ref. 21/02086/FUL) was submitted to Chelmsford City Council in January 2021 for the *Recreational use of land for clay pigeon shooting in woodland area and demolition of 2no. existing buildings. Construction of a courtyard of buildings including a country store (retail use) and clubhouse with associated hospitality uses including restaurants/bar with changing room facilities and offices. Construction of a woodland management building. Widening of vehicle access including additional hardstanding and new parking area. Hard/soft landscaping proposed with the creation of bunds.**

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's presence on historic mapping. 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 any remains of the historic farm building 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>).

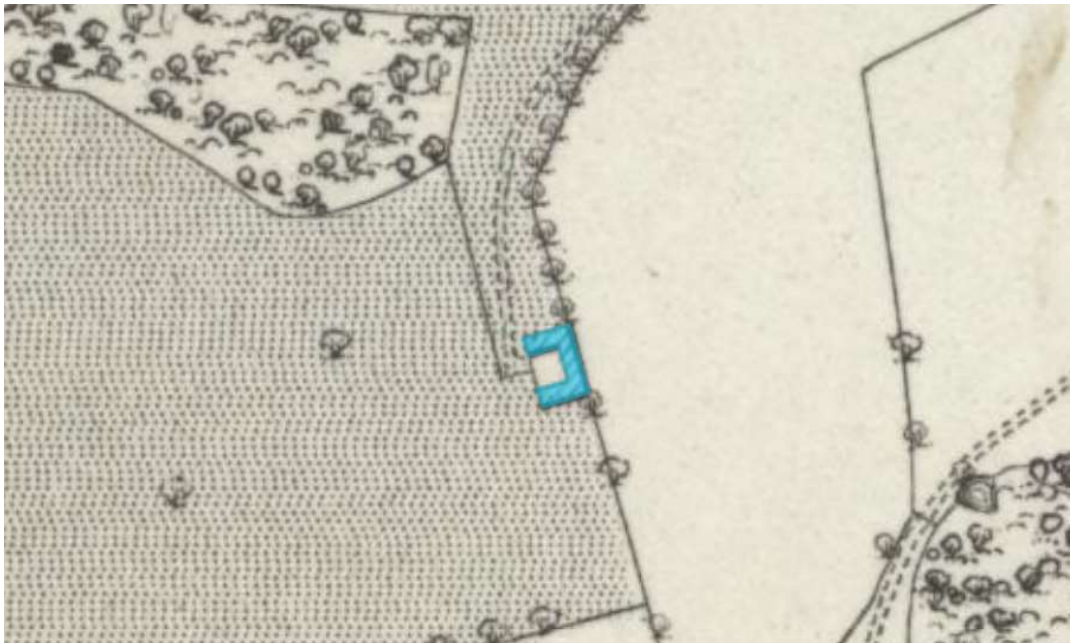
The building is part of a small farmstead now known as Bennett's Farm, but originally called Wealdcote Farm. It is located approximately 500m to the south-west of the village of South Weald and 3km south-east of Brentwood. The building is thought to have been constructed in the mid-19th century. John Speed's 1610 map of Essex shows a small settlement labelled 'South Weld' next to an area of enclosed parkland (Map 1). Brentwood labelled 'Burntwood' is also visible just to the south. The map is not detailed enough to show the location of any buildings. The Ingrebourne River splits just to the south-west of Bennett's Farm and its tributaries run both north and south of the farm-buildings. Chapman and André's map of Essex from 1777 shows three plantation style wooded areas to the south of the approximate area of Bennett's Farm but there is no indication that there was a farm in this location at the time (Map 2).





**Map 3** Extract from the 1838 Tithe Apportionment map with the approximate location of the outbuilding highlighted in blue.

The tithe apportionment map of 1838 (Map 3) shows the area in more detail, as well as the division of land around Bennett's Farm. There do not appear to be any structures on this map around Bennett's Farm, which probably straddles the boundary between parcels 3 (Weald Meadow) and 24 (Bushy Pasture). There is no structure visible on the tithe map.



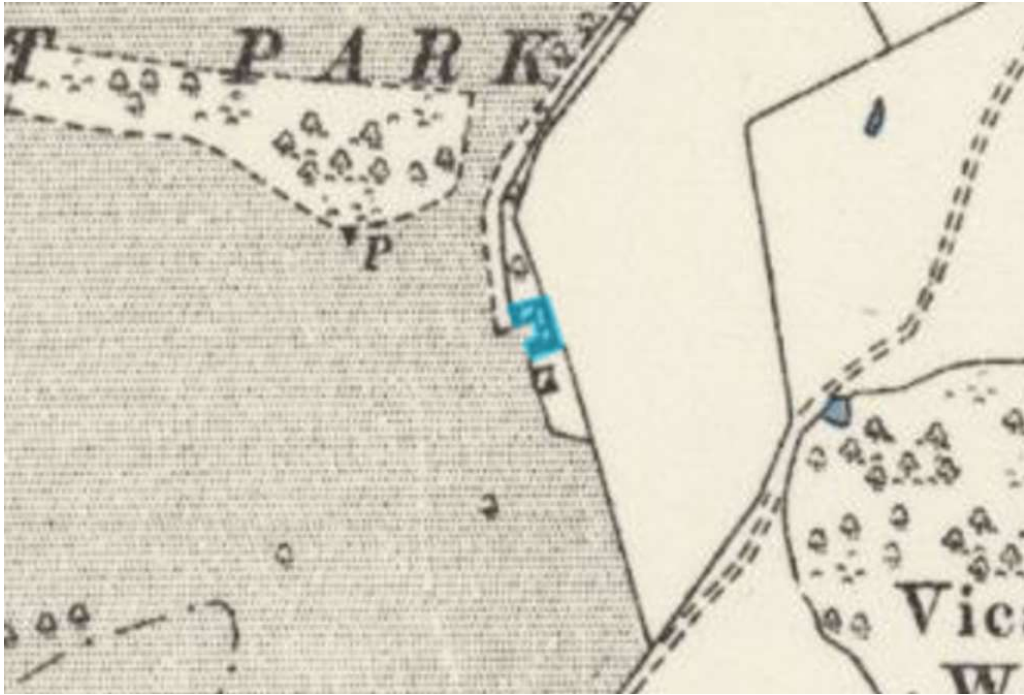
**Map 4** An extract from the 1881 Ordnance Survey map showing the location of the outbuilding highlighted in blue.

The first map on which Bennett's Farm or Wealdcote Farm is visible is the 1881 Ordnance Survey map, which shows a U-shaped building with a trackway leading up to it (Map 4). On this map it is just within an area of parkland to the south-west of South Weald. It is thought that this building represents the structure that is the focus of



this historic building record. There appears to be a boundary delineating the area through which the trackway travels and which ends halfway into the yard of the building.

The 1898 edition of the Ordnance Survey map shows Bennett's Farm within a small plot of land, separating it from the parkland immediately to the west (Map 5). The building was still accessed from the north by a trackway. Between 1881 and 1898 the farmhouse was built just to the south of the U-shaped building.



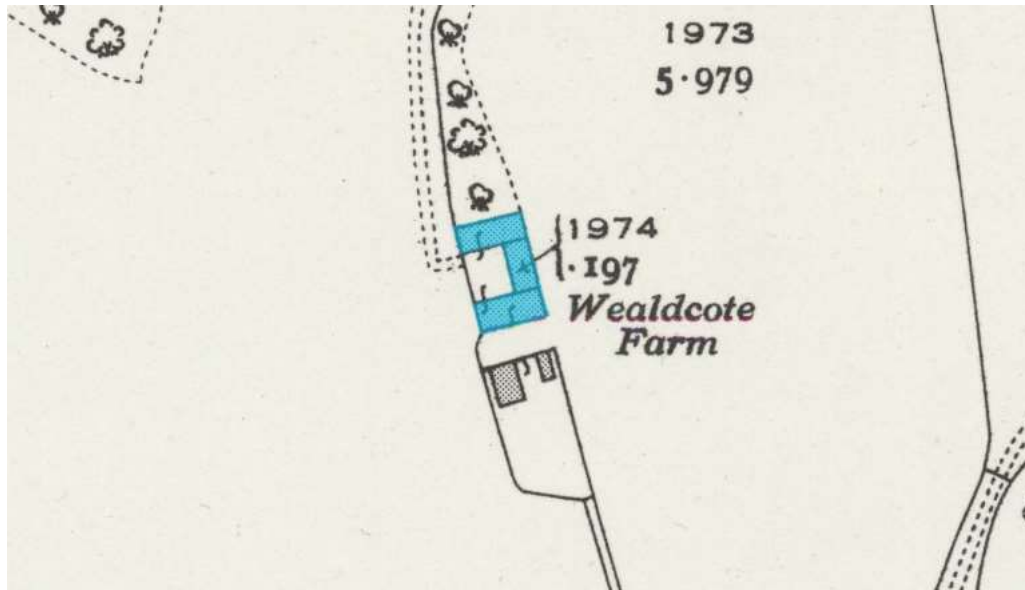
**Map 5** Extract from the 1898 Ordnance Survey map showing the outbuilding highlighted in blue.



**Map 6** Extract from the 1921 Ordnance Survey map showing the location of the outbuilding highlighted in blue.

The 1921 OS map clearly shows the buildings of Bennett's Farm (Map 6). The U-shaped building was still present at this time, as well as the farmhouse to the south and an additional small building just to the east of the farmhouse. The 1947 edition

shows little change to the layout of the farm but does label it for the first time as Wealdcote Farm (Map 7).



**Map 7** Extract from the 1947 Ordnance Survey map showing the location of the outbuilding highlighted in blue.

The 1967 OS map labels the buildings as Bennett's Farm. By this time the U-shaped building has been altered – the northern wing of the building appears to have been demolished and the central yard infilled to make a rectangular building. The farmhouse remains to the south, but the additional small building immediately to the east of the farmhouse is not marked on the map, so has likely been demolished. A new building is marked on the map just to the north of Bennett's Farm, presumably a barn or shed. Since 1967, this building has been removed and a large barn has been added to the farmyard, to the west of the building that is the focus of this report.



**Map 8** Extract from the 1967 Ordnance Survey map showing the location of the outbuilding highlighted in blue.

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

The building surveyed for this report includes elements of a historic farm building incorporated into a modern outbuilding. The building complex is roughly square in shape and covers an area of 450m<sup>2</sup>. It consists of a combination of an L-shaped building with modern additions (labelled Stores 1-4 and the Garage on Fig 2) and a large modern extension (Store 5 on Fig 2).

Most of the L-shaped building is supported on a red brick plinth laid in a Flemish-bond (brick dimensions: 220 x 100 x 60mm), this represents what is left of the original Victorian farm building. The roof of the L-shape is gabled at both ends and clad in ceramic S-tiles. The roof of Store 5 is also gabled but is clad in corrugated asbestos.

### Elevations

The south-east elevation is a combination of brick and black weatherboard. The south-western end of this elevation is a later extension, constructed of red brick laid in English-bond (brick dimensions: 225 x 110 x 65mm). The rest of the elevation is clad in black weatherboard with a brick plinth. Two sets of double doors and a single stable door are present on this elevation, and whilst the openings are original, the doors themselves are modern replacements. There is also a single window on this elevation, which would have been a six-light vertical awning window, but half has been removed and boarded up.

The south-west elevation is dominated by a large set of modern double doors. There is a set of mesh-covered openings to the north-west of the doors along with a modern peacock door and ledge. This elevation is constructed of breeze blocks.

The north-east end of the north-west elevation is clad in black weatherboard, around a modern Garage door, while the rest of the elevation is breeze blocks. A small amount of the brick plinth also survives on this elevation. There are also a number of mesh-covered openings at the top of the elevation.

The north-east elevation is featureless and clad in black weatherboard.



**Photograph 1** South-east elevation. Photograph taken facing north north-west.



**Photograph 2** Detail of double-doors on south-east elevation. Photograph taken facing north-west.



**Photograph 3** South-west elevation. Photograph taken facing north-east.



**Photograph 4** North-west elevation. Photograph taken facing south-east.



**Photograph 5** North-east elevation. Photograph taken facing west.

Within Store 5, the north-west and south-west elevations of the L-shaped building are visible. The north-west elevation is partially clad in black weatherboard below which the brick plinth is visible. A small door (probably avian related) is present in the weatherboarding. The rest of the elevation is breeze blocks.

The brick plinth is visible the full length of the south-west elevation. Above this is a combination of black weatherboarding and breeze blocks. Two original timber posts are visible, both of which have modern concrete supports. A possible third may be

located behind some weatherboarding (see Fig 7). There is a single inserted door with a concrete step.



**Photograph 6** Internal elevation in Store 5. Photograph taken facing south-east.



**Photograph 7** Internal elevation in Store 5. Photograph taken facing south-west.



**Photograph 8** Detail of original post and brick plinth in Store 5. Photograph taken facing south-east.

### Interior

The building has been divided into Stores 1-5 and the Garage (see Fig 2). The Garage was inaccessible at the time of the survey but is a modern addition constructed of breeze blocks. The floor of the whole building is poured concrete.

The roof of the L-shape building is a modern replacement, likely added when Store 1 was constructed. The roof consists of pairs of rafters that rise from the wall-plate to meet a ridge board. There is a single clasped purlin on each pitch and equally spaced collars and upper collars. Three tie-beams are present in the roof structure: one in the south-west wing, which has been incorporated into a dividing wall, and two in the north-west wing. These are secured with iron straps. The original timber walls are supported by through-bracing. What remains of the original timber-frame appears to be mainly machine-cut timbers, however some were too degraded to say for sure.

No evidence of Baltic timber or carpenters' marks were observed but this may have been due to the poor preservation of some of the timbers.

Store 1 is located in the south-west wing of the L-shape building and is a later extension. The north-east wall of Store 1 is the original south-west elevation of the historic farm building, it is clad in brown weatherboard and has a red brick plinth. The north-west and south-west walls of Store 1 are breeze block and the south-east wall is dominated by a set of double doors and a single window.

The north-west and south-west walls of Store 2 are largely featureless, bar a small vertical-planked door located in the north-west wall. The north-east wall is almost entirely dominated by a set of double doors.

The wall between Stores 2 and 3 is a later insertion and is constructed entirely from timber. It contains a vertical-planked door, which has signs of reuse in the frame (visible in Store 3).

Store 3 has a further two doors, one in the north-west wall which leads to Store 4 and an external door in the south-east wall. The timber-frame in this room has the most reused timbers, including posts, braces and the sill-beam. Two side-halved scarf joints

were also identified, one in the wall-plate on the north-west wall and one in the sill-beam of the north-east wall.



**Photograph 9** Interior of Store 1. Photograph taken facing south-east.



**Photograph 10** Interior of Store 2. Photograph taken facing north-west.





**Photograph 11** Interior of Store 3. Photograph taken facing south-east.



**Photograph 12** Detail of interior door between Store 3 and 4. Photograph taken facing north-west.

The modern Garage has been constructed within the footprint of Store 4 and therefore obscured much of detail of the north-west and south-west walls. The timber-frame of the south-west wall was of a different style to the rest of the building and the plinth was slightly shorter, evidence the wall is inserted. On the north-east wall many of the timbers show signs of reuse and two side-halved scarf joints are present in the sill-beam. A modern feeding trough, now filled with concrete, occupies the gap between the Garage wall and the north-east wall of Store 4.

Store 5 incorporates the elevations of the L-shaped building into its walls (described above) as well as breeze blocks and a pair of large double doors.



**Photograph 13** Interior of Store 4. Photograph taken facing north-east.



**Photograph 14** Detail of reused timber for sill-beam in Store 4. Photograph taken facing north-east.



**Photograph 15** Detail of scarf joint in wall plate of Store 3. Photograph taken facing north-west.

## 7 Discussion

The cartographic evidence places the construction of the outbuilding at Bennett's Farm somewhere between 1838 and 1881. The more detailed mapping indicates the building was originally configured in a U-shape, with two enclosed buildings flanking an adjoining open-fronted area. The open-fronted area was enclosed sometime between 1920 and 1947.

The mid-19th century is known as the 'High Farming' years in British agriculture, a time of increased output and prosperity brought about by affordable imported artificial fertilisers, manure and feeds. These, combined with an Act of Parliament in 1849 that provided loans for the construction of farm buildings, led to a boom in agriculture in Britain.

Fourteen million pounds were borrowed between 1846 and 1882, a quarter of which was spent on building (Orwin 1971). The evidence for this can be seen on many farms where most of the pre-1940's buildings date from roughly 1840-70 as the construction of new farmsteads (and the modernization of existing ones) was a consuming interest for many landlords (Martins 1995). It seems likely that this agricultural prosperity instigated the construction of Bennett's Farm.

Aside from the later added farmhouse and small Store building, the outbuilding recorded was the only farm building on Bennett's Farm for some time. This can likely be attributed to the industrialisation of farming in the Victorian period. The buildings on a farm had to adjust to the changing balance between grain and livestock farming. The barn was no longer the most important building on a farm as the advent of portable threshing machines made the double-barn threshing doors and then the barn itself obsolete (Martins 1995).

Unfortunately, sometime after 1947 the northern range of the original farm building was demolished and what remained subsequently extended to form the square building which exists today. This left little of the original fabric of the building visible to

ascertain its intended function. The original double-width opening on the south-west elevation is indicative of cart storage while the tall brick plinth suggests the rearing of animals – the taller plinth may have been used to prevent animals from gnawing on the timber-frame. Alternatively, the open-fronted area could have been cart storage while the flanking enclosed buildings used for animal husbandry.

Another question that cannot be answered is the provenance of the re-used timbers incorporated into the frame. Historic mapping indicates the site was empty of buildings prior to the outbuildings construction so the reused timbers must have been brought in from elsewhere.

Whilst as first glance this outbuilding may not seem to represent much of importance, as a Victorian agricultural building it is part of a decreasing architectural resource. Much of the research on built heritage focuses on older buildings, which are becoming better understood than early modern ones, which tend to be dismissed. Farm buildings are under particular threat of loss from the historical record due to farmsteads becoming redundant and their buildings sought after for residential conversion. Any opportunity to ensure the recording of the largely unlisted post-1840 building stock is to be welcomed (Andrew 2022).

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Nikki Collins (Real8 Group) for commissioning and The Grange Group for funding the historic building recording. The recording was carried out by Sarah Veasey.

Figures are by Sarah Veasey, based on original architectural drawings by Traer Clark Architects and original on-site drawings. 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>

Andrew, D	2022	<i>Post-medieval Resource Assessment</i> <a href="https://researchframeworks.org/eoe/resource-assessments/post-medieval/">https://researchframeworks.org/eoe/resource-assessments/post-medieval/</a> accessed on 24/11/2022
CAT	2022	<i>Written Scheme of Investigation (WSI) for an historic building recording at Bennett's Farm, Weald Road, South Weald, Brentwood, Essex, CM14 5QR</i> by S Veasey
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 Building Recording at Bennett's Farm, Weald Road, South Weald</i> by M Baister
Martins, S W	1995	<i>Farms and Fields</i>
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic	2016	<i>Understanding Historic Buildings. A guide to good recording</i>

England		<i>practice</i>
Orwin, C S & Wretham E H	1971	<i>History of British Agriculture 1846-1914</i>

## 10 Abbreviations and glossary

Baltic timber mark	scribed, hammered, stamped or painted marks on timber imported from the countries surrounding the Baltic sea
carpenters' 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)
EHHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
English-bond	a brickwork bond created from alternate courses of headers and stretchers
Flemish-bond	a brickwork bond created from alternating headers and stretchers within a single course
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e. widthways
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 Index of Archaeological Investigation <b>S</b> , <a href="http://oasis.ac.uk/pages/wiki/Main">http://oasis.ac.uk/pages/wiki/Main</a>
plinth	the supporting base of a wall
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
scarf joint	a joint in which timbers are fitted together to create longer lengths
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
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 the Archaeological Data Service (ADS).

## **12 Contents of digital archive**

The CAT WSI

The report (CAT Report 1799)

Digital plans

Site digital photos and log

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### **Distribution list**

The Grange Group

Mark Baister, ECCHEA

EHER

**Appendix 1:**

**Full digital photographic record**

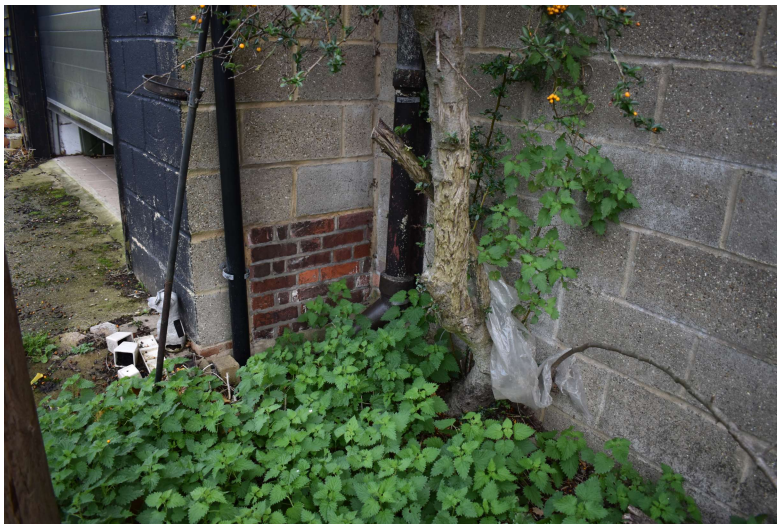
SOWBF22_Photo	North-west elevation. Photograph taken facing south-east.
SOWBF22_Photo	Detail of modern Garage on north-west elevation. Photograph taken facing south-east.
SOWBF22_Photo	Detail of original brick plinth in modern Garage wall. Photograph taken facing east.
SOWBF22_Photo	Detail of original brick plinth in north-west elevation. Photograph taken facing south-east.
SOWBF22_Photo	Overall location shot of farm building. Photograph taken facing south south-east.
SOWBF22_Photo	South-west elevation. Photograph taken facing north-east.
SOWBF22_Photo	Detail of modern doors on south-west elevation. Photograph taken facing north-east.
SOWBF22_Photo	Detail of peacock door and ledge on south-west elevation. Photograph taken facing north-east.
SOWBF22_Photo	South-east elevation. Photograph taken facing north north-west.
SOWBF22_Photo	South-east elevation. Photograph taken facing north-east.
SOWBF22_Photo	Detail of double-doors on south-east elevation. Photograph taken facing north-west.
SOWBF22_Photo	Detail of double doors on south-east elevation. Photograph taken facing north-west.
SOWBF22_Photo	Detail of single-door on south-east elevation. Photograph taken facing north-west.
SOWBF22_Photo	Detail of modern entrance on south-east elevation. Photograph taken facing north-west.
SOWBF22_Photo	North-east elevation. Photograph taken facing north-west.
SOWBF22_Photo	North-east elevation. Photograph taken facing west.
SOWBF22_Photo	Interior of Store 5. Photograph taken facing south-west.
SOWBF22_Photo	Interior of Store 5. Photograph taken facing west south-west.
SOWBF22_Photo	Interior of Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Interior of Store 5. Photograph taken facing east south-east.
SOWBF22_Photo	Interior of Store 5. Photograph taken facing north-east.
SOWBF22_Photo	Detail of original elevation and brick plinth in Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Internal elevation in Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Detail of door in Internal elevation in Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Internal elevation in Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Detail of door internal elevation in Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Detail of door of internal elevation in Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Detail of post in internal elevation in Store 5. Photograph taken facing south-east.
SOWBF22_Photo	Internal elevation in Store 5. Photograph taken facing south-west.
SOWBF22_Photo	Detail of door of internal elevation in Store 5. Photograph taken facing south-west.
SOWBF22_Photo	Interior of Store 1. Photograph taken facing north-east.
SOWBF22_Photo	Interior of Store 1. Photograph taken facing south-east.

SOWBF22_Photo	Interior of Store 1. Photograph taken facing south-east.
SOWBF22_Photo	Interior of Store 1. Photograph taken facing south-east.
SOWBF22_Photo	Interior of Store 2. Photograph taken facing north-west.
SOWBF22_Photo	Interior of Store 2. Photograph taken facing north.
SOWBF22_Photo	Interior of Store 2. Photograph taken facing north-west.
SOWBF22_Photo	Roof structure of Store 2. Photograph taken facing north.
SOWBF22_Photo	? Reused timber in door frame of Store 2. Photograph taken facing north-west.
SOWBF22_Photo	Interior of Store 3. Photograph taken facing north-west.
SOWBF22_Photo	Interior of Store 3. Photograph taken facing north-east.
SOWBF22_Photo	Interior of Store 3. Photograph taken facing south-east.
SOWBF22_Photo	Detail of interior door between Store 3 and 4. Photograph taken facing north-west.
SOWBF22_Photo	Detail of reused timber in Store 3. Photograph taken facing north-west.
SOWBF22_Photo	Detail of reused timber post in Store 3. Photograph taken facing north-east.
SOWBF22_Photo	Detail of reused timber in Store 3. Photograph taken facing north-west.
SOWBF22_Photo	Detail of reused timber in Store 3. Photograph taken facing north-east.
SOWBF22_Photo	Detail of reused timber in Store 3. Photograph taken facing south-east.
SOWBF22_Photo	Detail of scarf joint in wall plate of Store 3. Photograph taken facing north-west.
SOWBF22_Photo	Detail of door between Store 2 and 3. Photograph taken facing south-west.
SOWBF22_Photo	Detail of reused timber in door frame of door between Stores 2 and 3. Photograph taken facing west.
SOWBF22_Photo	Detail of steps and row of headers in doorway between Stores 3 and 4. Photograph taken facing north-west.
SOWBF22_Photo	Interior of Store 4. Photograph taken facing north-east.
SOWBF22_Photo	Interior of Store 4. Photograph taken facing south-west.
SOWBF22_Photo	Detail of reused timber in door frame between Stores 3 and 4. Photograph taken facing south.
SOWBF22_Photo	Detail of doorway between Stores 3 and 4. Photograph taken facing south-east.
SOWBF22_Photo	Detail of timber frame in Store 4. Photograph taken facing north.
SOWBF22_Photo	Detail of notch in post in Store 4. Photograph taken facing north-east.
SOWBF22_Photo	Detail of reused timber post in Store 4. Photograph taken facing north-east.
SOWBF22_Photo	Detail of reused timber for sill-beam in Store 4. Photograph taken facing north-east.
SOWBF22_Photo	Detail of scarf joint in sill-beam in Store 4. Photograph taken facing north-east.
SOWBF22_Photo	Detail of scarf joint in sill-beam in Store 4. Photograph taken facing north-east.
SOWBF22_Photo	Detail of cement-filled mortices on sill-beam in Store 5. Photograph taken facing north-east.
SOWBF22_Photo	Detail of timber frame in Store 4. Photograph taken facing north.
SOWBF22_Photo	Detail of scarf joint in sill-beam in Store 3. Photograph taken facing north-west.
SOWBF22_Photo	Detail of metal strap in tie-beam between Stores 2 and 3. Photograph taken facing south-west.
SOWBF22_Photo	Detail of metal strap in tie-beam between Stores 2 and 3. Photograph taken facing south-east.





SOWBF22\_PhotoGraph\_003Detail of ?original brick plinth in modern g... SOWBF22\_PhotoGraph\_004Detail of ?original brick plinth in north-wes...



SOWBF22\_PhotoGraph\_005Overall location shot of farm building. Pho... SOWBF22\_PhotoGraph\_006South-west elevation. Photograph taken f...





SOWBF22\_PhotoGraph\_009South-east elevation. Photograph taken f... SOWBF22\_PhotoGraph\_010South-east elevation. Photograph taken f...



SOWBF22\_PhotoGraph\_011Detail of double-doors on south-east elev... SOWBF22\_PhotoGraph\_012Detail of double doors on south-east elev...





SOWBF22\_PhotoGraph\_015North-east elevation. Photograph taken fa... SOWBF22\_PhotoGraph\_016North-east elevation. Photograph taken fa...



SOWBF22\_PhotoGraph\_017Interior of store 5. Photograph taken facin... SOWBF22\_PhotoGraph\_018Interior of store 5. Photograph taken facin...

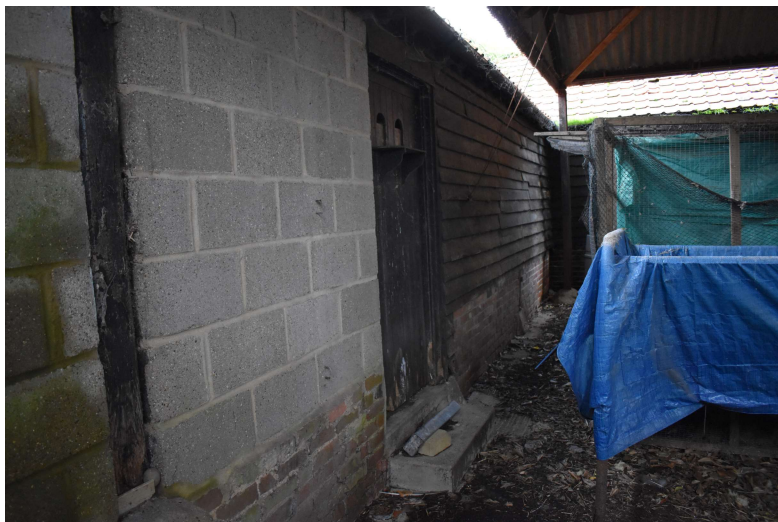


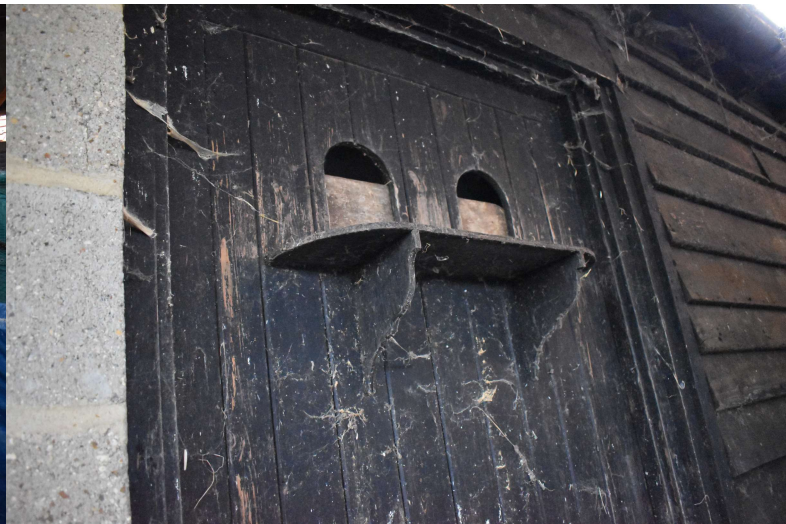


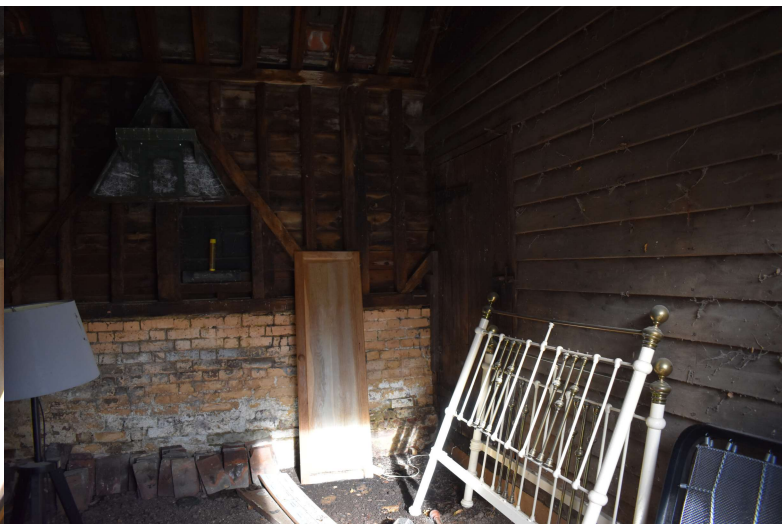
SOWBF22\_PhotoGraph\_021Interior of store 5. Photograph taken facin... SOWBF22\_PhotoGraph\_022Detail of internal elevation and brick plinth...



SOWBF22\_PhotoGraph\_023Internal elevation in store 5. Photograph t... SOWBF22\_PhotoGraph\_024Detail of door in internal elevation in store...









SOWBF22\_PhotoGraph\_039?Reused timber in doorframe of store 2. P... SOWBF22\_PhotoGraph\_040Interior of store 3. Photograph taken facin...



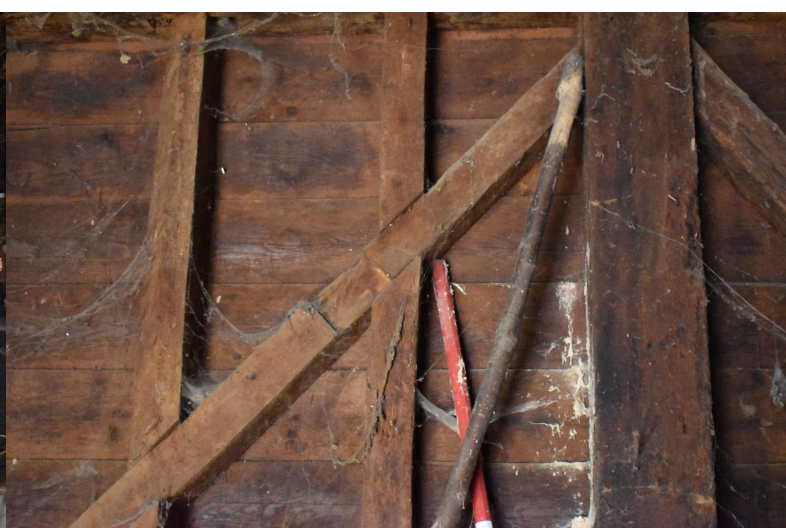
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SOWBF22\_PhotoGraph\_043Detail of interior door between store 3 and... SOWBF22\_PhotoGraph\_044Detail of reused timber in store 3. Photogr...



SOWBF22\_PhotoGraph\_045Detail of reused timber post in store 3. Ph... SOWBF22\_PhotoGraph\_046Detail of reused timber in store 3. Photogr...



SOWBF22\_PhotoGraph\_047Detail of reused timber in store 3. Photogr... SOWBF22\_PhotoGraph\_048Detail of reused timber in store 3. Photogr...







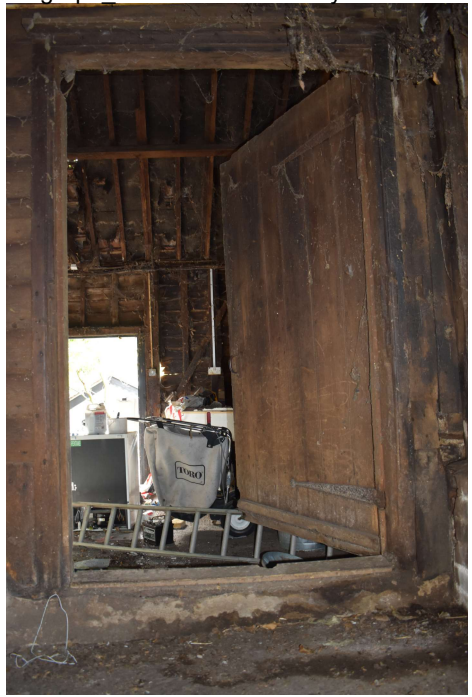
SOWBF22\_PhotoGraph\_051Detail of reused timber in door frame of ... SOWBF22\_PhotoGraph\_052Detail of steps and row of headers in door...



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SOWBF22\_PhotoGraph\_055Detail of reused timber in door frame betw... SOWBF22\_PhotoGraph\_056Detail of doorway between stores 3 and 4...



SOWBF22\_PhotoGraph\_057Detail of timber frame in store 4. Photogra... SOWBF22\_PhotoGraph\_058Detail of notch in post in store 4. Photogra...



SOWBF22\_PhotoGraph\_059Detail of reused timber post in store 4. Ph... SOWBF22\_PhotoGraph\_060Detail of reused timber for sill-beam in stor...



SOWBF22\_PhotoGraph\_061Detail of scarf joint in sill-beam in store 4. ... SOWBF22\_PhotoGraph\_062Detail of scarf joint in sill-beam in store 4. ...



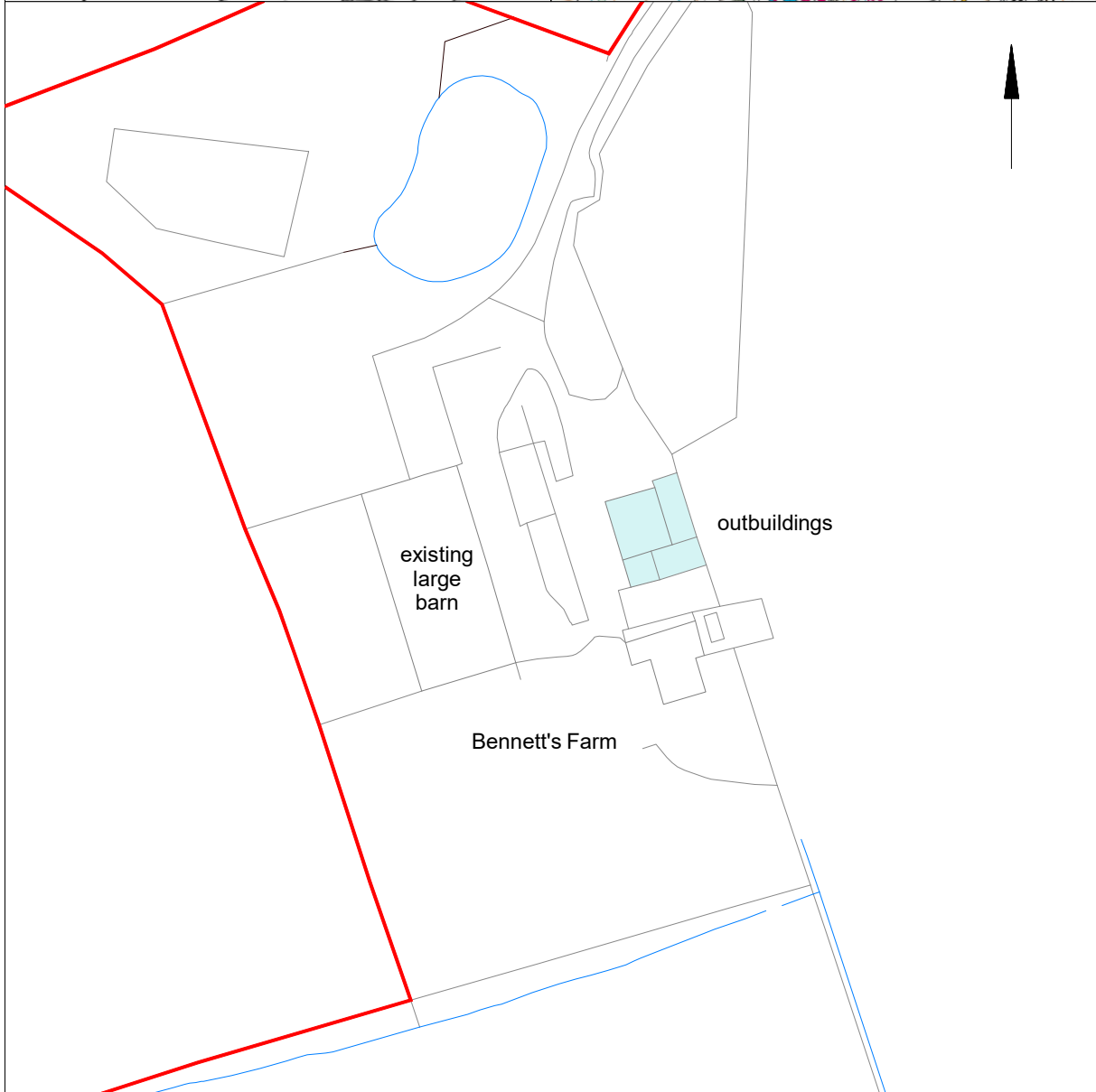
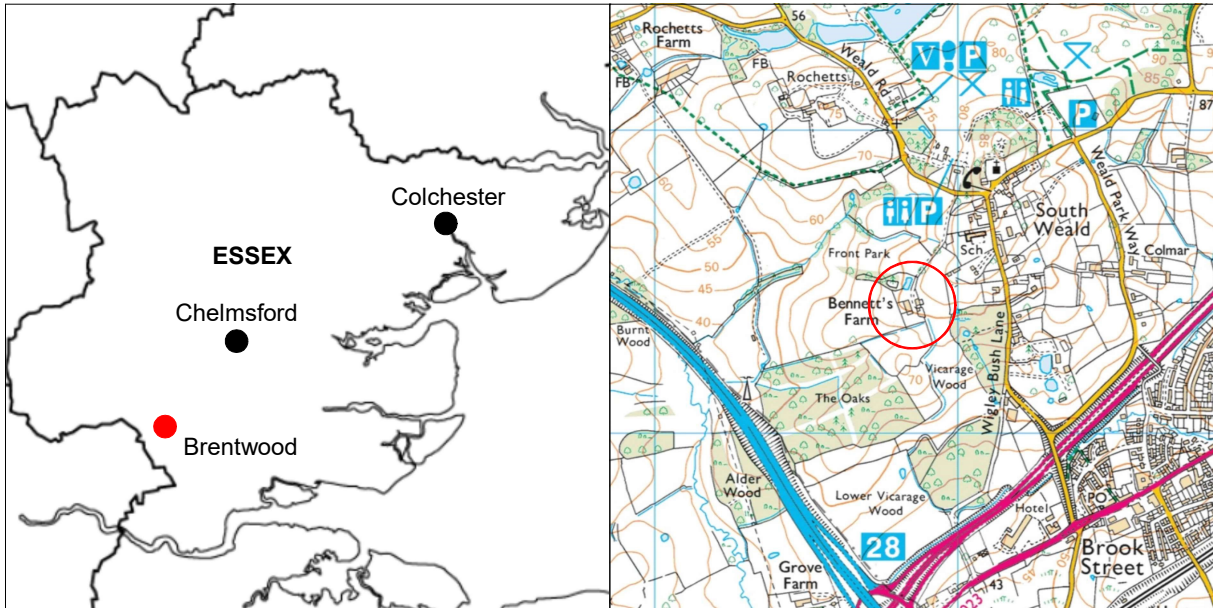
SOWBF22\_PhotoGraph\_063Detail of cement-filled mortices on sill-bea... SOWBF22\_PhotoGraph\_064Detail of timber frame in store 4. Photogra...



SOWBF22\_PhotoGraph\_065Detail of scarf joint in sill-beam in store 3. ... SOWBF22\_PhotoGraph\_066Detail of metal strap in tie-beam between ...







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Fig 1 Site location with the recorded outbuilding in blue.



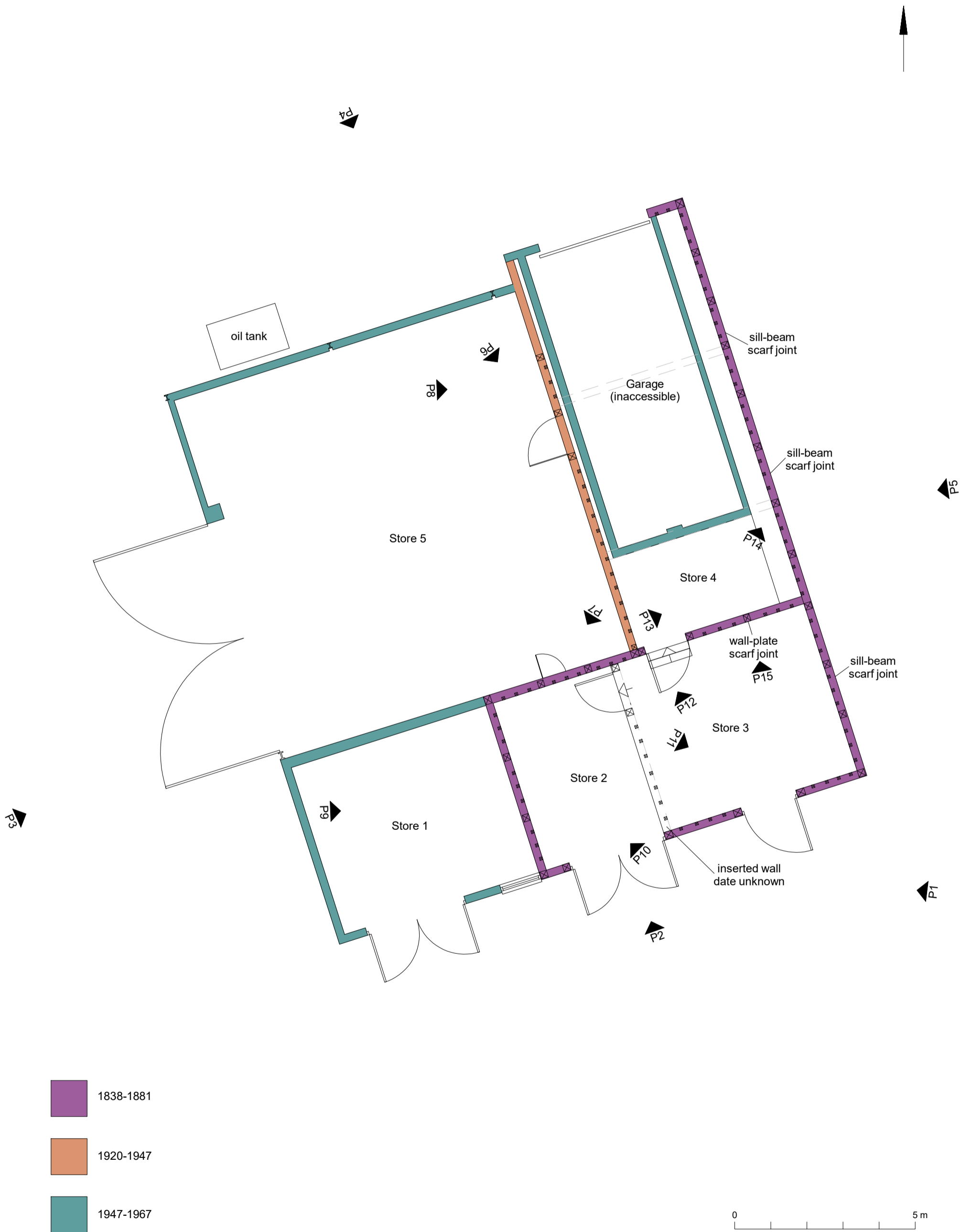


Fig 2 Floor plan with location and direction of photographs included in the text.

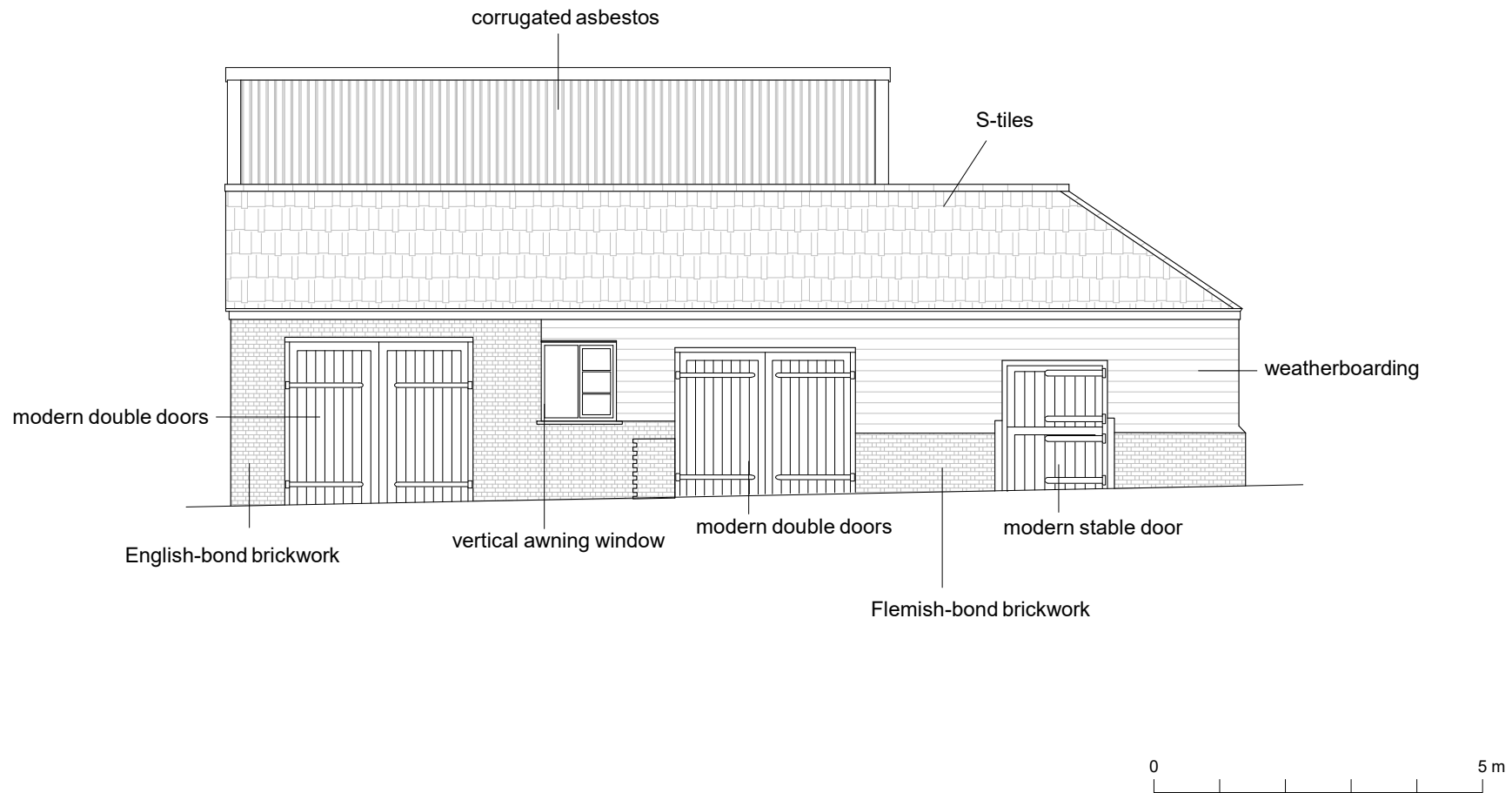


Fig 3 South-east elevation.

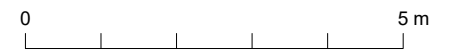
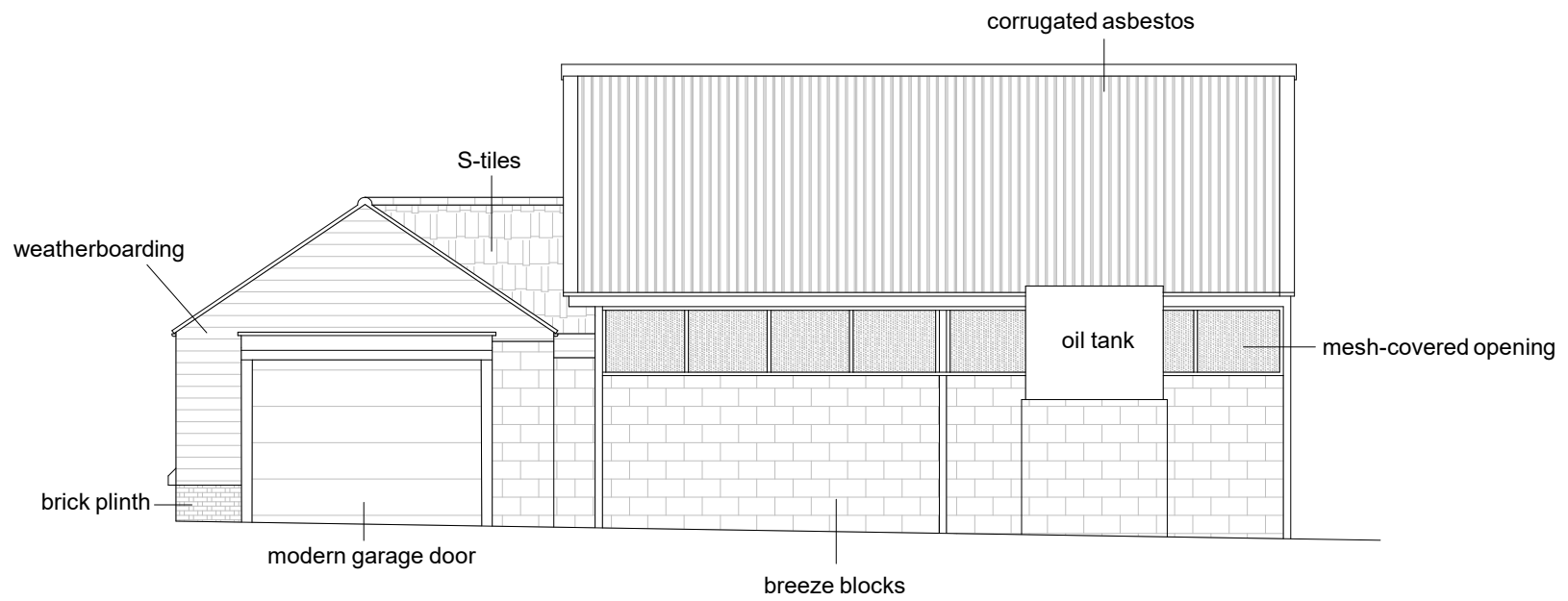


Fig 4 North-west elevation.



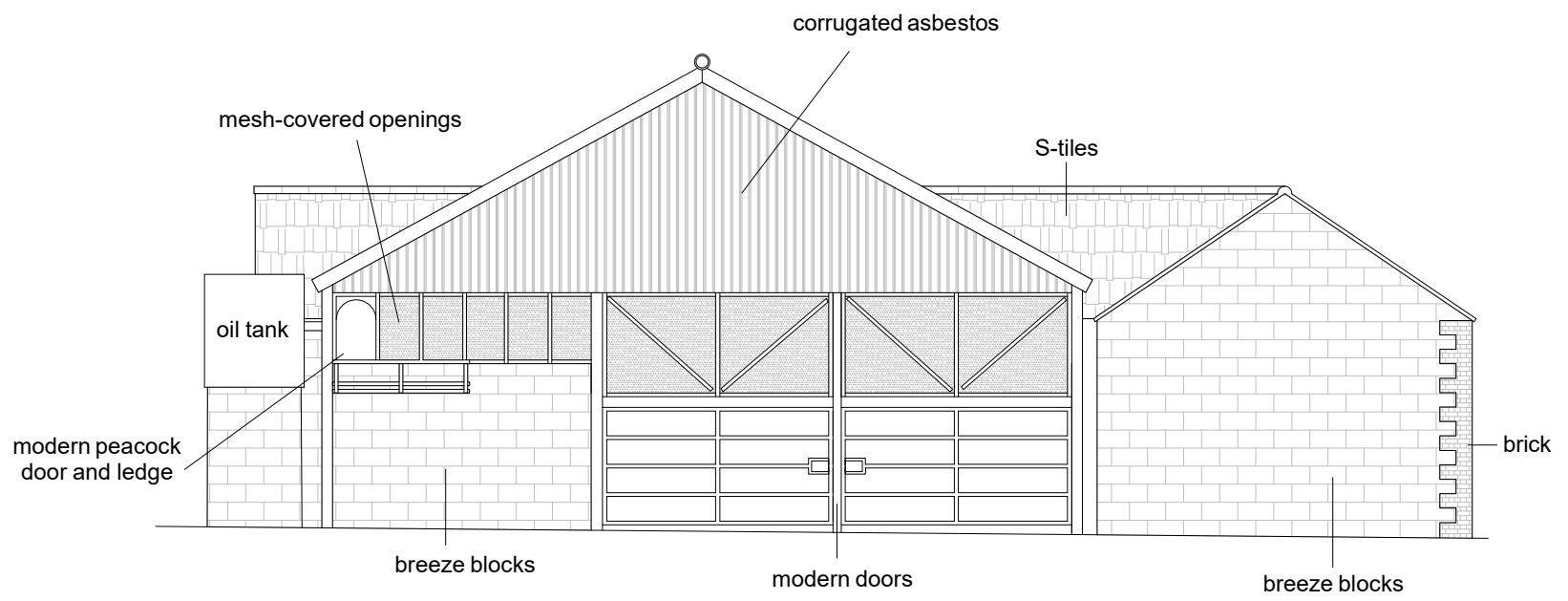


Fig 5 South-west elevation.

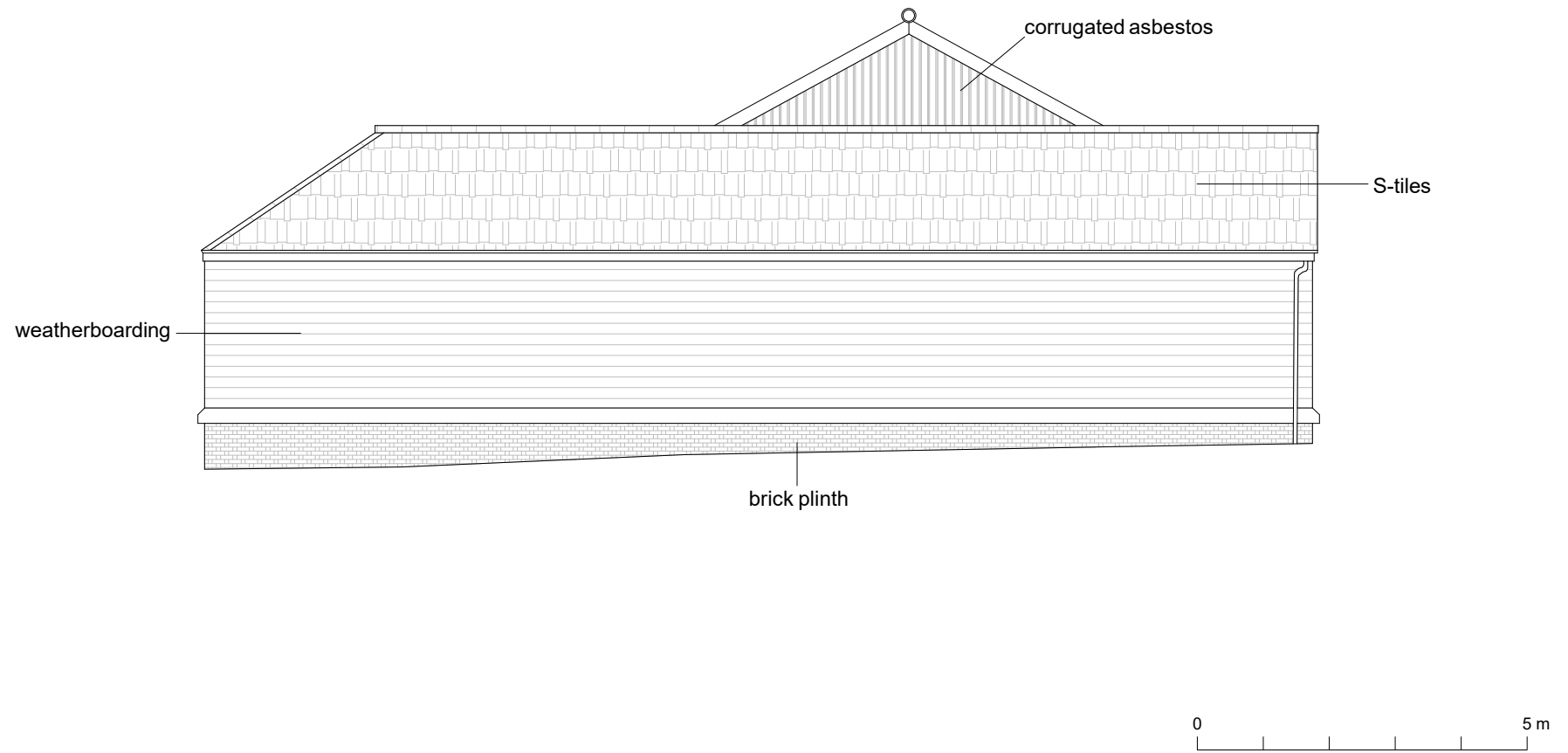
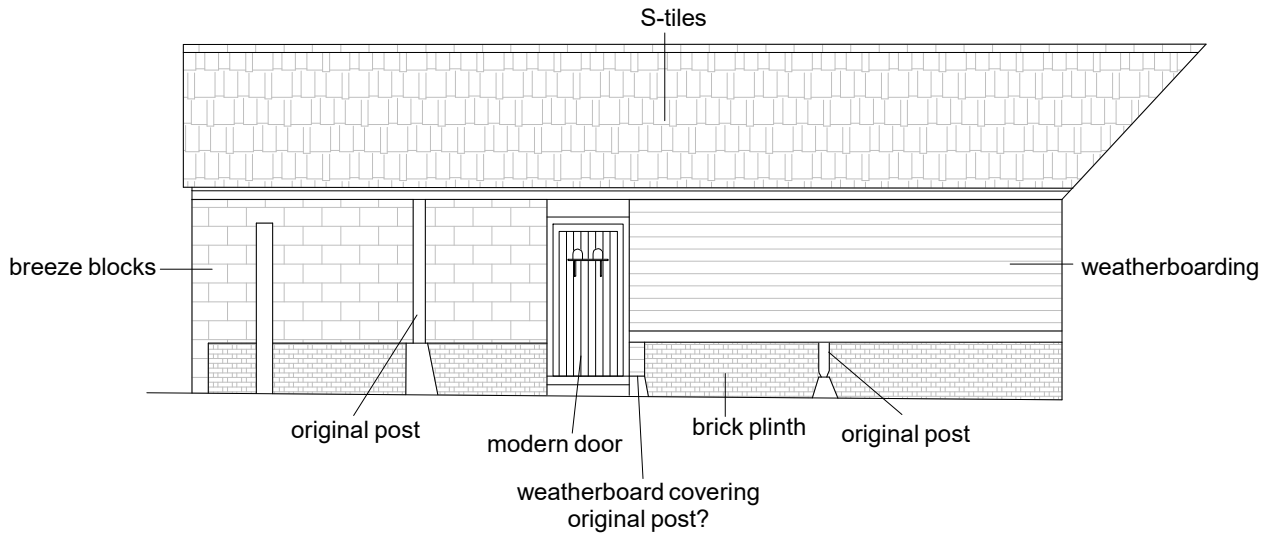


Fig 6 North-east elevation.

south-west elevation



north-west elevation

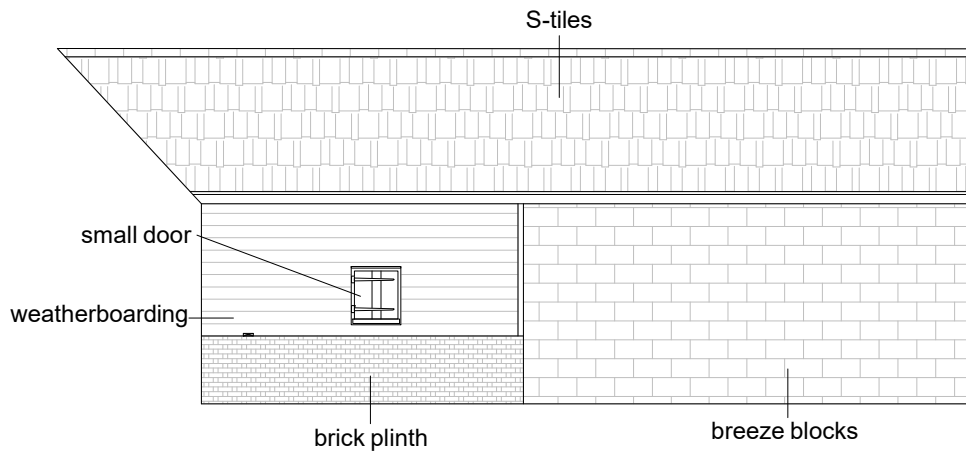


Fig 7 Internal elevations (store 5).

## Summary for colchest3-510318

OASIS ID (UID)	colchest3-510318
Project Name	Historic building recording of an outbuilding at Bennett's Farm, Weald Road, South Weald, Brentwood
Sitename	Bennetts Farm, Weald Road, South Weald, Brentwood, Essex, CM14 5QR
Activity type	Analytical Buildings Record (Level 3)
Project Identifier(s)	2022/10g
Planning Id	21/02086/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	01-Nov-2022 - 01-Nov-2022
Location	Bennetts Farm, Weald Road, South Weald, Brentwood, Essex, CM14 5QR NGR : TQ 56881 93429 LL : 51.6178263182276, 0.264637611825831 12 Fig : 556881,193429
Administrative Areas	Country : England County : Essex District : Brentwood Parish : Brentwood, unparished area
Project Methodology	The aim of the building recording was to provide a detailed record and assessment of any remains of the historic farm building and a suitable lower-level recording on the remaining building elements. The building recording was carried out to Level 3 (Historic England 2016).
Project Results	A programme of historic building recording was carried out by Colchester Archaeological Trust at Bennett's Farm, Weald Road, South Weald, Brentwood in November 2022. The building surveyed at Bennett's Farm incorporated the remains of a Victorian farm building into a modern outbuilding. The original farm building was timber-framed on a red brick plinth and arranged in U-shape. The cartographic evidence indicates a construction date of 1838-1881 with alterations in the early and late 20th century.
Keywords	Outbuilding - Victorian - FISH Thesaurus of Monument Types
Funder	
HER	Essex HER - unRev - STANDARD
Person Responsible for work	S, Veasey
HER Identifiers	HER Event No - SOWBF22
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;

# Written Scheme of Investigation (WSI) for an historic building recording at Bennetts Farm, Weald Road, South Weald, Brentwood, Essex, CM14 5QR

**NGR:** TQ 56881 93429 (centre)

**District:** South Weald

**Parish:** Brentwood

**Planning reference:** 21/02086/FUL

**Commissioned by:** Nikki Collins (Real8 Group)

**On behalf of:** The Grange Group

**Curating museum:** ADS

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

**CAT project code:** 2022/10g

**Oasis project ID:** colchest3-510318

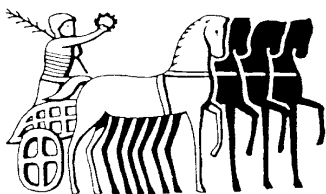
**Contracts Manager:** Chris Lister

**Fieldwork manager:** Adam Wightman

**Post-excavation Manager:** Laura Pooley

**ECC monitor:** Mark Baister

**This WSI written:** 25/10/2022



COLCHESTER ARCHAEOLOGICAL TRUST,  
Roman Circus House,  
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*tel:* 01206 501785

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

## Site location and description

The proposed development site is located at Bennetts Farm, Weald Road, South Weald, Brentwood, Essex (Fig 1). The site is centred at National grid reference (NGR) TQ 56881 93429.

## Proposed work

The planning application proposes the demolition of the existing farm buildings and construction of a clubhouse, country store, office building and workshop.

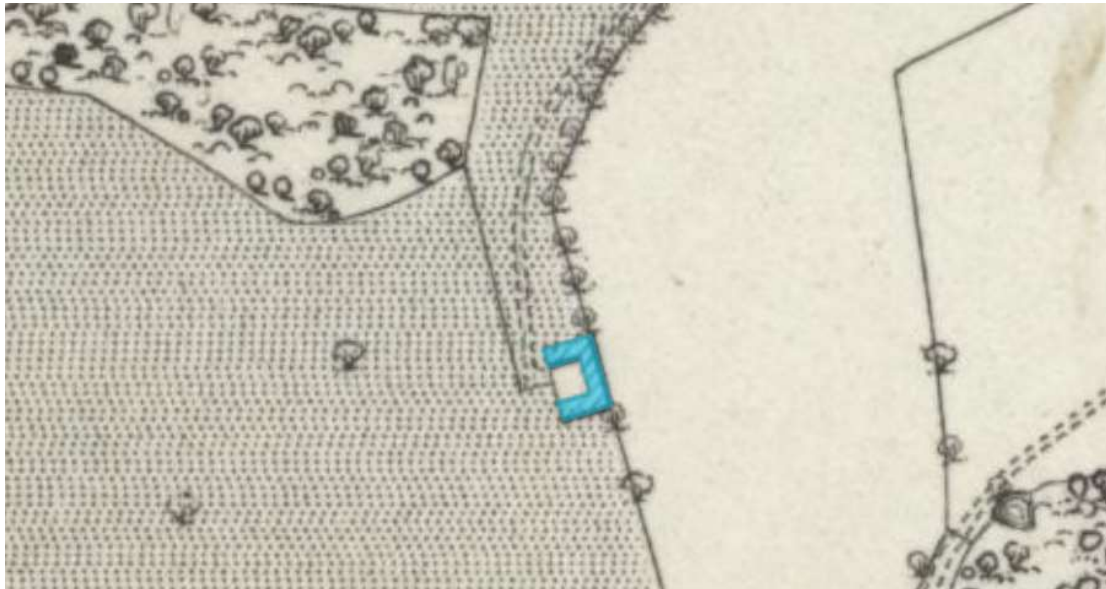
## Archaeological background

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>).

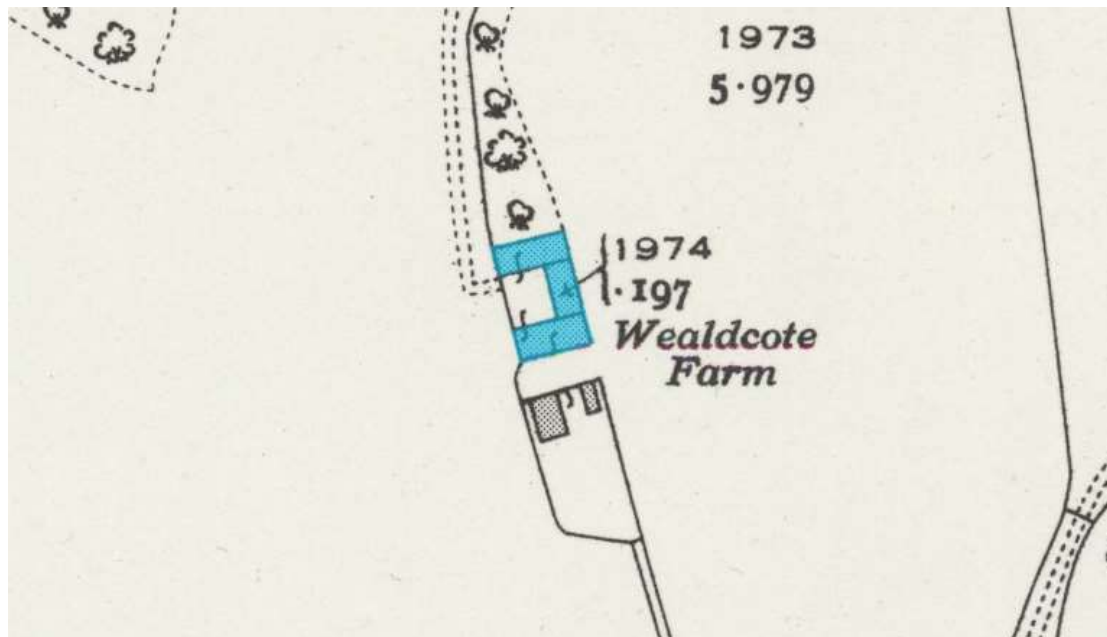
The first edition OS Map (1881, Map 1) shows a C-shaped building in the location of Bennetts Farm. This remains present in this form on OS Maps dated between 1881 and 1947. The northern wing of the building appears to have been demolished sometime after this, leaving an L-shaped building. This then appears to have been incorporated into a cluster of farm buildings which are present on the farm today.

The layout of the farm remains fairly constant between 1881 and 1947, the farm house is added between 1881 and 1898 then another smaller building, to the east of the house, sometime prior to 1920. After 1947, a large agricultural shed was constructed and the farmhouse extended.

The farm remains nameless on historic OS Maps until 1947 where it is labelled as 'Wealdcote Farm' (Map 2).



**Map 1** Extract of the 1881 6-inch OS Map. The farm buildings of Bennetts Farm highlighted in blue.



**Map 2** Extract of the 1947 25-inch OS Map. The farm buildings of Bennetts Farm highlighted in blue.

### Planning background

A planning application (21/02086/FUL) was submitted to Braintree District Council in December 2021 for the *Recreational use of land for clay pigeon shooting in woodland area and demolition of 2no. existing buildings. Construction of a courtyard of buildings including a country store (retail use) and clubhouse with associated hospitality uses including restaurants/bar with changing room facilities and offices. Construction of a woodland management building. Widening of vehicle access including additional hardstanding and new parking area. Hard/soft landscaping proposed with the creation of bunds.*

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 2021).

### Requirement for work (Figs 1)

The required archaeological work will consist of a Historic England Level 3 historic building recording prior to the demolition. Details are given in a Project Brief written by ECCPS (*Brief for historic building recording at Bennetts Farm, Weald Road, South Weald – ECC 2022*).

Specifically, 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
- The significance of the site on a regional context

Specific research questions are:

- To identify the original structural elements, features and fittings of the building
- To identify the extent of the historic building visible on the 1st edition OS Map, its level of survival, and its evolution since that time
- To determine the buildings construction date and original use, if possible

- To ascertain the presence of any earlier building remains or elements within the fabric of the building (including reused timbers or other structural elements)

## **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 and c)
- 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:

- two historic building recorders for one day

In charge of historic building recording: Sarah Veasey

## **Historic building recording methodology**

A Historic England Level 3 building survey will be carried out prior to the demolition of the farm buildings. 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.

## 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).

A report 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) and the recent review updates on <https://researchframeworks.org/eoe/>. Of particular relevance to this site is the study of farmsteads to understand the East Anglian landscape, which is a research agenda for Framework question 2 'how best can we synthesise what we already know about the post-medieval period?'
- 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 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>Standards and guidance for the archaeological investigation and recording of standing buildings or structures.</i> Updated Dec 2020                     |
| CIfA                          | 2014b | <i>Code of Conduct: professional ethics in archaeology.</i> Revised Oct 2021   |
| 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                         | 2022  | <i>Brief for Historic Building Recording at Bennetts Farm, Weald Road, South Weald</i> by Mark Baister   |
| 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              | 2016a | <i>Understanding Historic Buildings, a guide to good recording</i>   |

(HE)		<i>practice</i> . By R Lane
Historic England	2016b	<i>Management of Research Projects in the Historic Environment (MoRPHE)</i>
(HE)		
Historic England	2018	<i>The Role of the Human Osteologist in an Archaeological Fieldwork Project</i> . By S Mays, M Brickley and J Sidell
(HE)		
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	2021	<i>National Planning Policy Framework</i> . Ministry of Housing, Communities and Local Government.
RCHME	1996	Recording historic buildings, a descriptive specification

Sarah Veasey



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

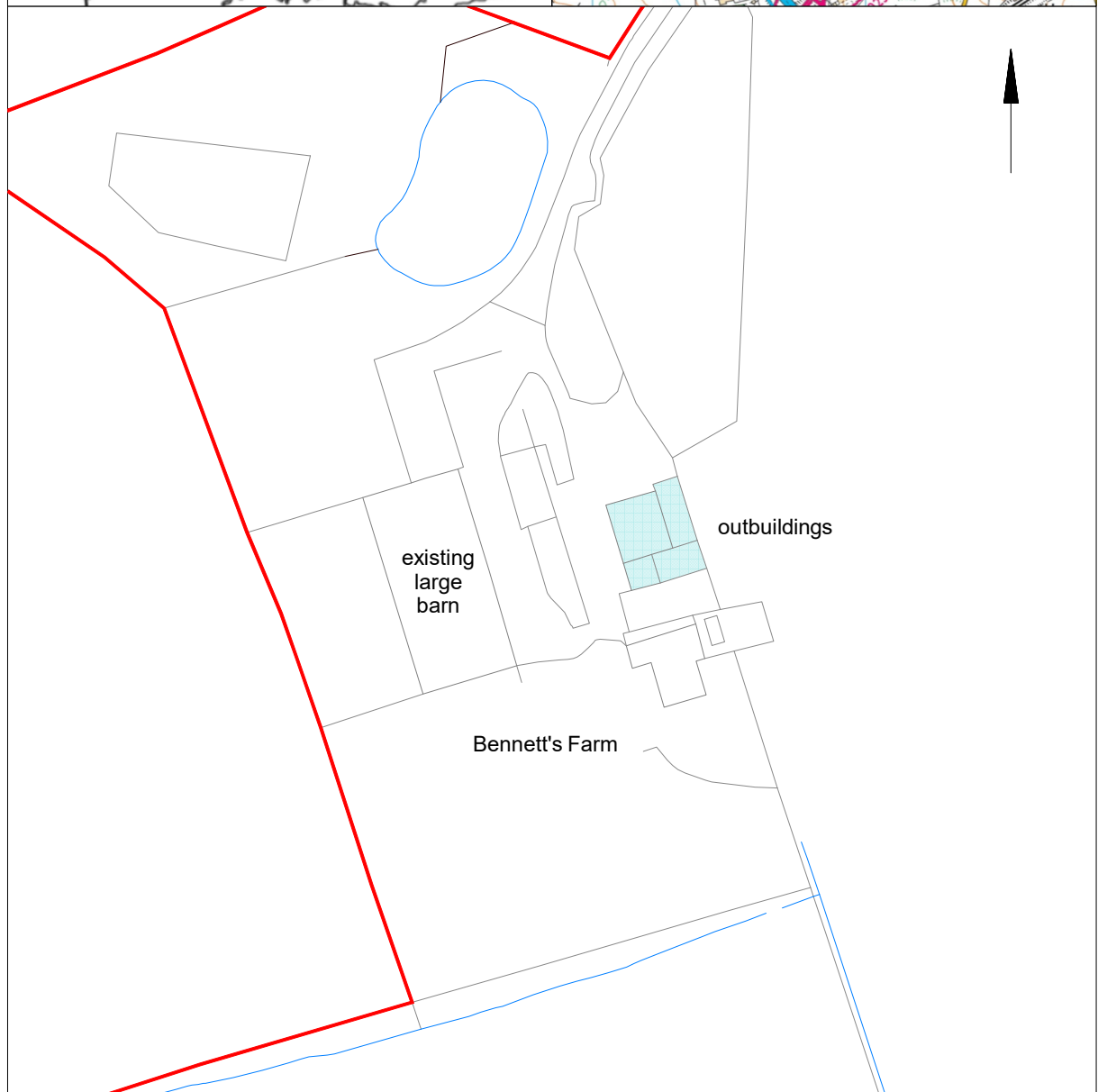
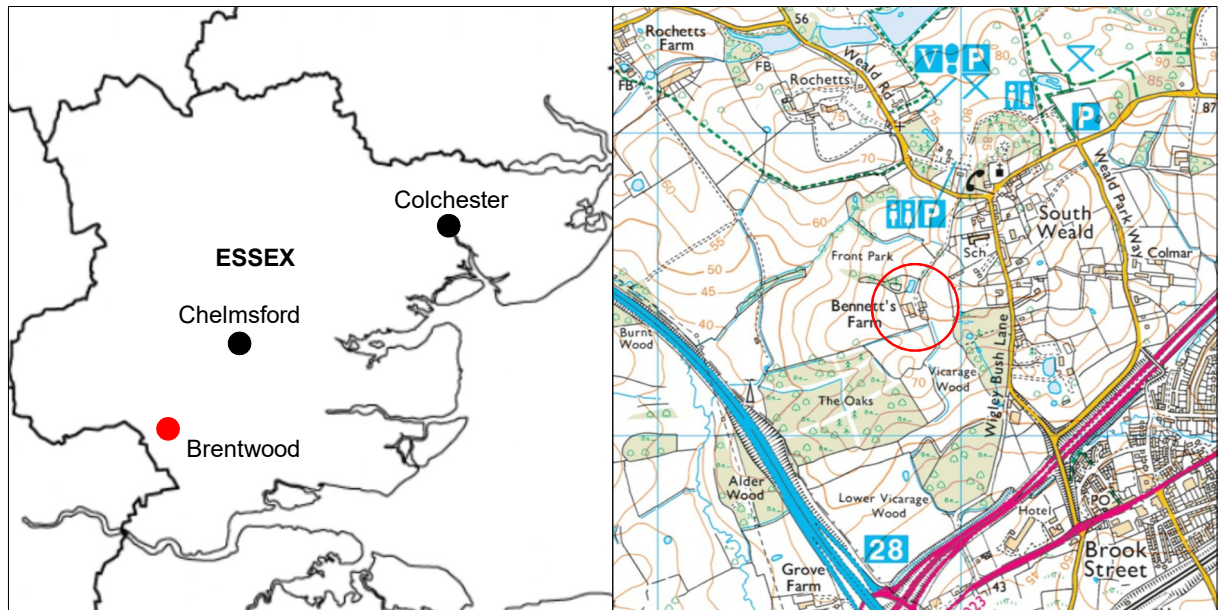


Fig 1 Site location with outbuildings to be recorded shaded blue.

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