

**Historic building recording  
of 'The Warrens', Warren Lane, Stanway,  
Essex  
November 2015**



**report prepared by Chris Lister**

**commissioned by David Burns of Taylor Wimpey East London**

CAT project ref.: 15/11e  
NGR: TL 9515 2353 (centre)  
Colchester Museum accession code: 2016.58  
OASIS ref: colchest3-230560



**Colchester Archaeological Trust**  
Roman Circus House,  
Roman Circus Walk,  
Colchester,  
Essex, CO2 7GZ

tel.: 01206 501785  
email: [archaeologists@catuk.org](mailto:archaeologists@catuk.org)

**CAT Report 908**  
June 2016

## **Contents**

1	Summary	1
2	Introduction	1
3	Aims	1
4	Building recording methodology	2
5	Historical background	2
6	Descriptive record	7
7	Discussion	8
8	Acknowledgements	9
9	References	9
10	Abbreviations and glossary	9
11	Archive deposition	10
12	Contents of archive	10

## **Appendices**

Appendix 1: Selected photographs.

Appendix 2: Full list of digital photographic record  
(images on accompanying CD)

Figures

after p 20

EHER summary sheet  
CAT WSI  
OASIS summary sheet

## **List of figures**

- Fig 1 Site location.
- Fig 2 Ground floor plan.
- Fig 3 First floor plan.

## 1 Summary

*Historic building recording was carried out on a complex of buildings at the former Par Air Services Pet Travel Company, Warren Lane, Stanway in November 2015. This work revealed that the complex comprises a mid to late 19th-century brick-built dwelling and a series of concrete and timber outbuildings dating to the 20th century. The dwelling replaced a cottage and yard that were located on the site in the late 18th century. The dwelling was called the 'The Warrens', recalling the medieval warrens owned by Stanway manor on the adjacent land and was the home of the local wheelwright and blacksmith in the mid- late 19th century.*

## 2 Introduction (Fig 1)

This is the archive report on the historic building recording of 'The Warrens', Warren Lane, Stanway, Essex, in response to a predetermination application for its demolition. The work was carried out on behalf of Taylor Wimpey East London, by Colchester Archaeological Trust (CAT) in November 2015. The site comprises the buildings of the former Par Air Services Pet Travel Company, including the main office building, attached dwelling, kennels and associated sheds and outbuildings. The building that is the focus of this record is a two-storey structure constructed in the nineteenth century, formerly known as the 'Warrens', centred at NGR TL 9515 2353 (Fig 1).

Predetermination advice was sought from Colchester Borough Council proposing the demolition of the buildings on the site. Given the age of the dwelling on the complex the principal planning officer for CBC, Mr Alistair Day, recommended that a historic building record be undertaken prior to any consent. This recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework.

In response to this condition a Written Scheme of Investigation (WSI) was prepared by Colchester Archaeological Trust (CAT 2015) and agreed with the Colchester Borough Council. 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 archaeological investigation and recording of standing buildings or structures* (2008), *Management of research projects in the historic environment* (MoRPHE), and *Standards for field archaeology in the East of England* (EAA 14). In addition, the guidelines contained in *English Heritage: Understanding Historic Buildings, A guide to good recording practice* (2006) and *RCHME: Descriptive Specification 3rd Edition* were followed.

## 3 Aims

The aim of the building recording was to provide a photographic record and assessment of the dwelling. The building recording was carried out to Level 2 (English Heritage, 2006).

In particular the record considered:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of the structures.
- 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.
- The significance of the site on a regional level.

#### **4 Building recording methodology**

The following are included in this report:

- A brief documentary and cartographic survey of the evidence pertaining to the building and its history.
- A large-scale block plan of the site based on pre-existing architects' drawings.
- Current floor plans of the dwelling, at a scale of 1:100 using the English Heritage (2006) drawing conventions. The floor plans depict positions of doors, windows, internal partitions, stairs, fixtures and fittings plus later additions and evidence of phasing.
- A brief description of the building. The description addresses features such as materials, dimensions, method of construction including brickwork, joinery, fenestration, spatial configuration, phasing, re-used timbers, carpentry marks/graffiti and any evidence of original fixtures and fittings.
- A discussion of the history and development of the building, including its design, date, form and function and any significant modifications/reuse.
- A full photographic record, comprising digital photographs of both general shots and individual features (external and internal). Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text (Appendix 1). The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 2).

#### **5 Historical background** (Maps 1-6)

The dwelling replaced a small farm, enclosed in 1791, that was located on the site in the late 18th century. This farm was called 'The Warrens', as it was located on land adjacent to the medieval warrens of Stanway manor. The Chapman and André map of 1777, which predates the enclosure, shows no indication of the farm (Map 1). It is however recorded on the Tithe map of 1839, with the award recording John Haynes Harrison as the owner (Map 2). The detail on the tithe award is too indistinct to confirm that the building present in 1839 is the one standing in the

21st century. However, the 6 inch edition Ordnance Survey from 1881 (Map 3) is clearer and shows a building of the right size and shape, with an extension to the rear. Combined with the architectural detailing of the dwelling this suggests a construction date of mid to late 19th century, with the present building being the second structure on the site to be called 'The Warrens'.

The 19th-century building appears to have been the dwelling for a wheelwright and blacksmith, Samuel Bright, who moved to 'The Warrens' around 1863 from Heckford Bridge. Bright was wealthy enough to purchase the gravel pit to the south of the house and additional land to the north, suggesting he may also have been responsible for the rebuilding of the house. Architectural details of the house, including moulded door and window lintels and raised floors incorporating ventilation bricks were introduced in the 1850s so 1863 would be a viable date for the construction of the house.

Blacksmithing was continued by Bright's son-in-law, Samuel Bullock, at least until the 1870s. The 1881 Ordnance Survey (Map 3) shows the dwelling set in a small square of garden with an L-shaped range of buildings to the rear. These buildings were, presumably, where the blacksmith carried out his craft.

By 1896, as indicated on the 25 inch Ordnance Survey (Map 4) a few additional structures had been added to the northern edge of the complex, probably outbuildings that were associated with the timber yard shown on the map, which may have been another business venture of the Bright/Bullock family. The plan form of the service wing of the house, projecting east from the main range is very clear and suggests there may have been multiple phases of building associated with the service wing.

The 1921 edition of the Ordnance Survey shows the layout of the complex to have remained the same since 1896, with the addition of a long outbuilding to the south, on the edge of the old gravel pit (Map 5). The 1939 edition shows little change the layout of the complex (Map 6). The map evidence suggests that the main building and the outbuildings evolved over time into their current plan form to meet the needs of the business operated on the property, with the majority of the buildings dating to the late 19th century. However, the materials of the buildings suggest that many, if not all, of the outbuildings have been rebuilt on the same layout as the earlier structures. Similarly, the materials used in the construction of the service wing at the rear of the main house indicate that there has been substantial 20th-century rebuilding of the extension.



Map 1 Chapman and André map of Essex, 1777, showing the land used for the medieval warrens to the north of Stanway Hall prior to the construction of 'The Warrens'.



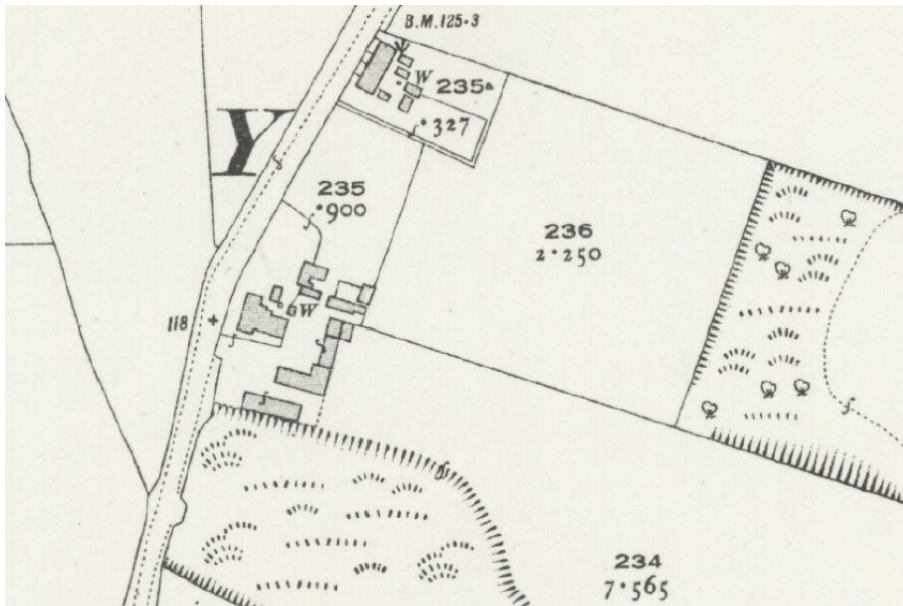
Map 2 Tithe map of Stanway, 1839, showing the 'The Warrens' in the north corner of parcel 472 (ERO D/CT 329B).



**Map 3** Ordnance Survey 6 inch edition, 1881 Sheet XXVII, showing the 'The Warrens' and the outbuildings associated with the smithy.



**Map 4** Ordnance Survey 25 inch edition, 1896 Sheet XXVII.14, showing the 'The Warrens' and the increased number of outbuildings.



**Map 5** Ordnance Survey 25 inch New Series, 1921 Sheet XXXVII.5, showing the 'The Warrens' and the increased number of outbuildings.



**Map 6** Ordnance Survey 25 inch New Series, 1939 Sheet XXXVII.5.



## 6 Descriptive record (Figs 1-3)

'The Warrens' comprises an original Victorian range with a collection of 20th-century extensions to the rear. In the following descriptive record, and on Figures 2 and 3, the ground floor rooms have been numbered GF1-GF6 and the first floor rooms numbered FF1-FF7. At the time of the survey the house was vacant with the windows boarded over.

The main range of 'The Warrens' is a two-storey north-east to south-west aligned structure with a gabled slate roof (Photograph 1). It is constructed from red brick with dimensions of 240mm x 115mm x 63mm, with the principal facade laid in Flemish bond and the sides and rear laid in stretcher bond. A plinth formed from moulded brick is common to all sides (Photograph 2). The side elevations each have a chimney stack. The front elevation has a centrally-located entrance way flanked by large windows, with matching fenestration above (Photograph 3) and the side elevations have a single narrow window to each floor (Photograph 4). The doorway and windows have moulded lintels (Photograph 5) but the original door and sash windows have been replaced. A large 20th-century extension, comprising five different phases of construction, projects from the rear elevation, constructed on the footprint of an earlier service wing (Photograph 4). This has a gabled slate roof and is of two storeys with the ground floor rendered and the upper floor clad in black-painted weatherboard.

The main range has a simple symmetry: two large rooms to either floor divided by a central staircase (Figs 2 & 3). The ground floor rooms were presumably a parlour and a dining room, with the rooms upstairs used as bedrooms. There is no cellar and the service rooms, kitchen, scullery etc must have been housed in a separate wing. The late 19th-century Ordnance Survey mapping shows such a structure projecting from the rear of the house and there is a stub of single-storey brickwork at the rear of the house between the main range and the modern extension (Photographs 6 & 7). This is probably the remains of the late 19th/early 20th-century service wing but could potentially be a remnant of an earlier farm cottage. In her work *'The Parish of Stanway'* (Belhus, 2001) local historian Christina Edwards records that a former resident believed that remnants of an earlier cottage were retained within the present Victorian house, but it is probable that the modern extension destroyed the majority of these remains when the service wing was replaced, leaving only the brickwork between the main range and the modern extension.

The house retains few original features. The front door (although appropriate to the style of the house) is a modern replacement and the original ground floor fireplaces and surrounds have been replaced by 20th-century versions (Photographs 8 & 9) whilst the upstairs fireplaces have been blocked completely (Photographs 10 & 11). The skirting boards throughout the main range are replacements, although the architraves around the four internal doorways appear to be original (Photograph 12). There is no evidence for either a dado or picture rail, features that presumably would have been present. One of the downstairs rooms (GF2) has what appears to be the original moulded plaster coving and a plain ceiling rose (Photographs 13 & 14), but the other rooms do not have similar features. The newel posts and balusters of the staircase are modern replacements, although the

original planking of the staircase carcass survives beneath a modern veneer. The roof is of slate and there is no obvious reason for this not being the original covering although it may have been re-laid as there are modern plastic soffits and guttering – it was not possible to access the loft space.

The extension is accessed via archways cut into the rear wall of the main range on both floors. Although the archway on the ground floor is probably contemporary to the main range, providing access to the original service wing, the one on the first floor is a 20th-century insertion, possibly through an original window opening, although this is only supposition. The archway on the ground floor opens onto a short corridor with doors to GF3 and GF4 opening off it. Originally this opened directly into GF3, the modern kitchen, which forms the first phase of the 20th-century extension and which appears to have been a single-storey replacement for the Victorian service wing. There is a Crittall-type metal-framed window adjacent to the ground floor archway which may be in an original window opening (Photograph 15).

A second phase of construction saw the creation of GF4, a small room whose function is unclear, closely followed by a third phase comprising a small ablution block (GF5) built in line with the rear wall of GF3. A fourth phase of construction added a second storey above GF3, although this space was remodelled in the final phase of construction which added a large open plan office space (GF6) to the ground floor with an equivalent-sized room (FF7) above it and a bedroom (FF3) and a bathroom (FF5) above GF4 and GF5. The second storey above GF3 was remodelled into a bedroom (FF4), a WC and a treatment room (FF6).

Within the grounds of 'The Warrens' there are many outbuildings. Although several of these are sited on the locations of outbuildings identified on the 19th-century Ordnance Survey mapping, the construction materials (concrete, corrugated asbestos panels) suggest these are 20th-century replacements and it would appear that no structures have survived that were directly associated with the 19th-century wheelwright and blacksmithing businesses that were operated from 'The Warrens'.

## **7 Discussion**

As a building 'The Warrens' has a pleasing symmetry and compactness to it that could be described as quaint and it is a good example of the architectural progression of the cottage. However, this is tempered by the loss of so many of the original features and the 20th-century extension which has a major aesthetic impact on the house and its setting. The real significance of 'The Warrens' is in its contribution to the social history of the local area. If the house with its up-to-date architectural features (moulded door and window lintels and raised floors incorporating ventilation bricks) was indeed constructed by Samuel Bright, the wheelwright and blacksmith who purchased the property around 1863, this gives an indication of the wealth of such artisans during the mid-Victorian period and is a good example of the emerging middle classes, small-scale business men who were able to

capitalise on the growing population and increased urbanisation of Britain. This period coincided with the 'Golden Age' of British farming and, because of its rural location, the smithy and wheelwright shop associated with 'The Warrens' would have been ideally placed to service the local farm carts and machinery during this boom time in British agriculture.

The annexe and the outbuildings have no features or qualities that are redeeming. Although the annexe illustrates how buildings grow organically over time, the majority of the existing fabric dates to the 20th century and has replaced the earlier service wing.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank David Burns of Taylor Wimpey East London for commissioning and funding the building recording.

Plans are based on surveys carried out by the author.

The building recording was carried out by Chris Lister.

The project was monitored by Alistair Day, Colchester Borough Council.

## 9 References

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

Bettley, J & Pevsner, N	2007	<i>The Buildings of England: Essex</i>
CAT	2015	<i>Written Scheme of Investigation (WSI) for historic building recording at the former Par Air Services, Warren Lane, Stanway CO3 0LN.</i>
CIfA	2008	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England, East Anglian Archaeology, Occasional Papers 14, ed by D Gurney</i>
Edwards, C	2001	<i>The Parish of Stanway: People and Places c1700-c1840</i>
Edwards, C	2010	<i>Stanway c1900-c1920: A Community and its Fallen Soldiers</i>
English Heritage	2006	<i>Understanding Historic Buildings, A guide to good recording practice</i>
MoRPHE	2006	<i>Management of research projects in the historic environment (English Heritage)</i>

Websites consulted include:

<http://www.britishlistedbuildings.co.uk>  
<http://maps.nls.uk>

## 10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
chamfer	the splayed face resulting from the removal of the angle along a piece of timber or brick
CIfA	Chartered Institute for Archaeologists
EHEN	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office

feature	an identifiable thing like a pit, a wall, a floor; can contain 'contexts'
HE	Historic Environment
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
post-medieval	after Henry VIII to around the late 18th century

## 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 Colchester Museum accession code 2016.58.

## 12 Contents of archive

One A4 document wallet containing:

### 1 Introduction

- 1.1 Copy of WSI produced by CAT
- 1.2 Risk assessment
- 1.3 Copies of existing plans and elevations

### 2 Site archive

- 2.1 Digital photographic record.
- 2.2 Digital photographic contact sheet.
- 2.3 Attendance register
- 2.4 Site photographic record on CD

### 3 Research archive

- 3.1 Client report

© Colchester Archaeological Trust 2016

### Distribution list

Taylor Wimpey East London  
Alistair Day, CBC  
EHER



**Colchester Archaeological Trust**

Roman Circus House  
Circular Road North,  
Colchester,  
Essex CO2 7GZ

*tel.:* 01206 501785

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

checked by: Howard Brooks  
date: 10/06/2016

## Appendices

### Appendix 1 Selected photographs



**Photograph 1** 'The Warrens' mid to late 19th-century dwelling, probably built by local blacksmith Samuel Bright around 1863 (courtesy of David Burns).



**Photograph 2** Detail of the moulded brick plinth to 'The Warrens'.



**Photograph 3** North-west elevation of 'The Warrens' - view north-east.



**Photograph 4** South-west elevation of 'The Warrens' with the 20th-century extension constructed on the footprint of an earlier service wing to the right (courtesy of David Burns).



**Photograph 5** Detail of moulded door lintel – south-east.



**Photographs 6 & 7** (Left) Single-storey stub of brickwork between the main range and the 20th-century extension, probably all that survives of the original 19th-century service wing but potentially part of an earlier cottage. (Right) Detail of the brickwork – view north.





**Photograph 8** Interior of GF1 showing the replacement fire surround - view east.



**Photograph 9** Interior of GF2 showing the replacement fire surround – view south.



**Photograph 10** Interior of FF1 showing the blocked and obscured fireplace – view north-east.



**Photograph 11** Interior of FF2 showing the blocked fireplace – view south-west.



**Photograph 12** Original architrave around doorway to FF1 – view east.



**Photograph 13** Detail of original coving in GF2.



**Photograph 14** Detail of original ceiling rose in GF2.



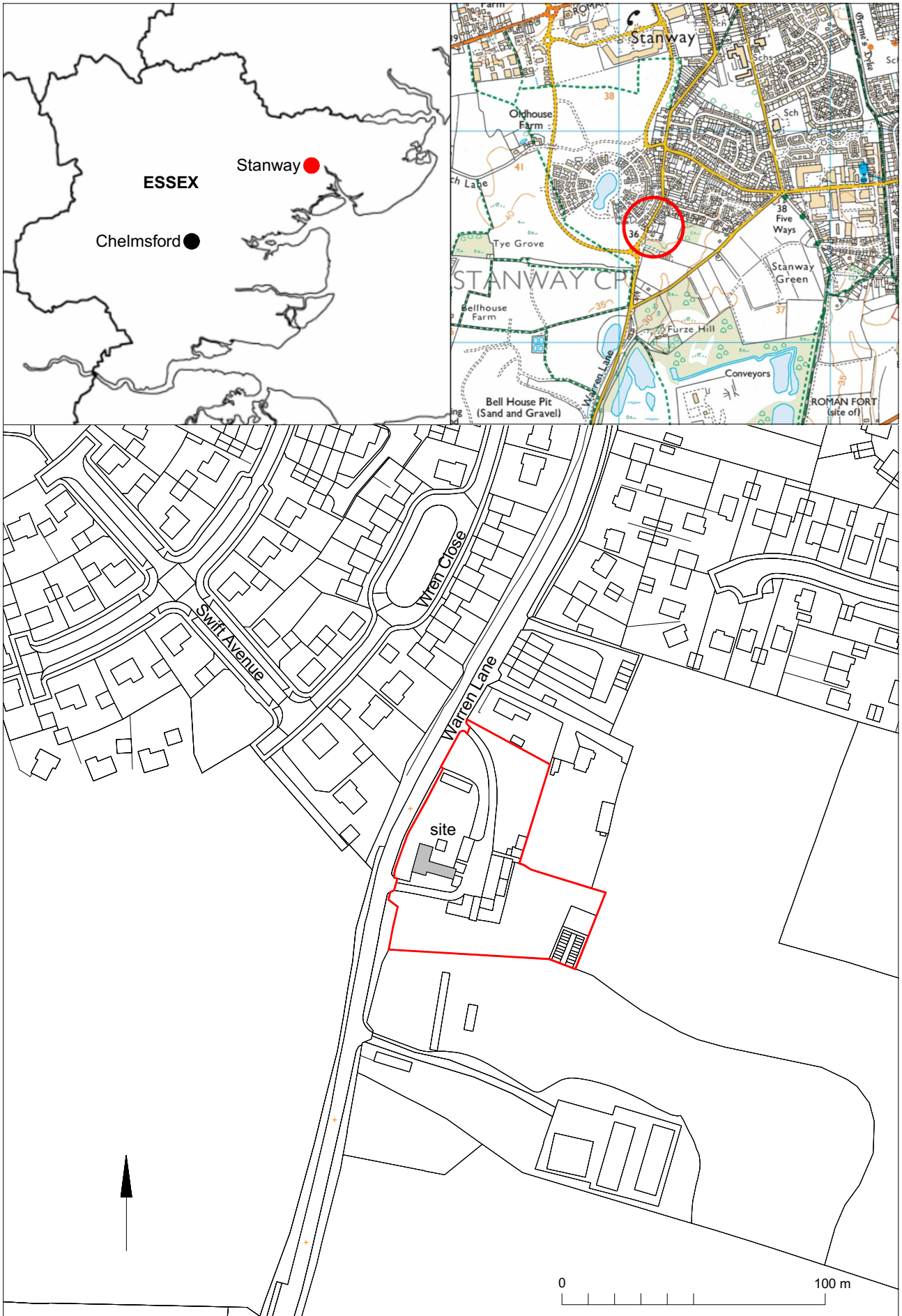
**Photograph 15** Replacement Crittall-type metal-framed window to the rear of the main range – view south-west.

## Appendix 2

### Full list of digital photographic record (images on accompanying CD)

001.jpg	North-west elevation of 'The Warrens' – view north-east
002.jpg	'The Warrens' seen from Warren Lane – view north-east
003.jpg	Moulded window lintel to ground floor – view south-east
004.jpg	Moulded window lintel to first floor – view south-east
005.jpg	Moulded door lintel to ground floor – view south-east
006.jpg	Detail of moulded door lintel – view south-east
007.jpg	South-west elevation of 'The Warrens' – view north-east
008.jpg	South-west elevation of 'The Warrens' with the 20th-century annexe to the right – view north-east
009.jpg	Detail of the moulded brick plinth to 'The Warrens'
010.jpg	North-east elevation of 'The Warrens' – view south-east
011.jpg	North-east elevation of 'The Warrens' with the 20th-century annexe to the left and a 20th-century building in the foreground – view south
012.jpg	South-East elevation of the 20th-century annexe – view north-west
013.jpg	Detail of the south-east elevation of the 20th-century annexe, showing the breeze block construction – view – north-west
014.jpg	20th-century outbuilding – view north
015.jpg	20th-century outbuilding - view south
016.jpg	20th-century outbuilding – view south-east
017.jpg	20th-century outbuilding – view south-east
018.jpg	20th-century outbuilding – view north-east
019.jpg	Timber-frame construction of the 20th-century outbuilding
020.jpg	20th-century outbuilding – view north-east
021.jpg	20th-century outbuilding - view south-east
022.jpg	Brick pavior floor to 20th-century outbuilding
023.jpg	Roof truss of 20th-century outbuilding
024.jpg	Interior of 20th-century outbuilding
025.jpg	Crittall window to the 20th-century outbuilding
026.jpg	20th-century outbuilding – view west
027.jpg	20th-century outbuilding – view north
028.jpg	20th-century outbuilding used as kennels – view north
029.jpg	20th-century outbuilding - view south-east
030.jpg	Kennels located in the former gravel pit – view south-west
031.jpg	20th-century outbuilding with 'The Warrens' in the background – view south-west
032.jpg	Entry hall to GF4 – view north-west
033.jpg	Exterior of entry hall to GF4 – view west
034.jpg	Interior of GF4 – view south
035.jpg	Interior of GF4 – view south-west
036.jpg	Replacement window to the rear of the main range – view south-west
037.jpg	Hallway between GF1 and GF2 – view north-west
038.jpg	Original planking to the stair case concealed behind modern veneer
039.jpg	Replacement front door
040.jpg	Staircase to first floor of the main range
041.jpg	Detail of the door knob to replacement front door
042.jpg	Original architrave to GF1 doorway – view east
043.jpg	Interior of GF1 – view east
044.jpg	Replacement fire surround in GF1 – view north-east
045.jpg	Interior of GF2 – view south
046.jpg	Original ceiling rose in GF2
047.jpg	Original coving in GF2
048.jpg	First floor landing of main range – view north-west
049.jpg	Original architrave to FF1 doorway – view north
050.jpg	Original architrave to FF2 doorway – view south-west
051.jpg	Interior of FF1 – view north-east
052.jpg	Interior of FF1 - view north-west
053.jpg	Interior of FF2 - view south-west
054.jpg	Interior of FF2 - view north-west

- 055.jpg Interior of GF3 - view south-east
- 056.jpg Interior of GF3 – view south-west
- 057.jpg Interior of GF5 – view east
- 058.jpg Interior of GF6 - view south-east
- 059.jpg Interior of GF6 - view north-east
- 060.jpg First floor connecting archway to the 20th-century annexe - view south-east
- 061.jpg Interior of FF3 - view north
- 062.jpg Modern decorative fire surround in FF3 - view north
- 063.jpg Interior of FF5 - view north-east
- 064.jpg Interior of FF6 - view south-east
- 065.jpg Interior of FF6 - view north
- 066.jpg Interior of FF6 with the treatment room to the rear - view north-west
- 067.jpg Replacement brickwork in entrance to main range
- 068.jpg Single-storey stub of brickwork between the main range and the 20th-century annexe, remnant of the original service wing - view north
- 069.jpg Stub of the brickwork for original service wing between the main range and the 20th-century annexe - view north



© Crown copyright. All rights reserved. Licence number 100039294.

Fig 1 Site location.

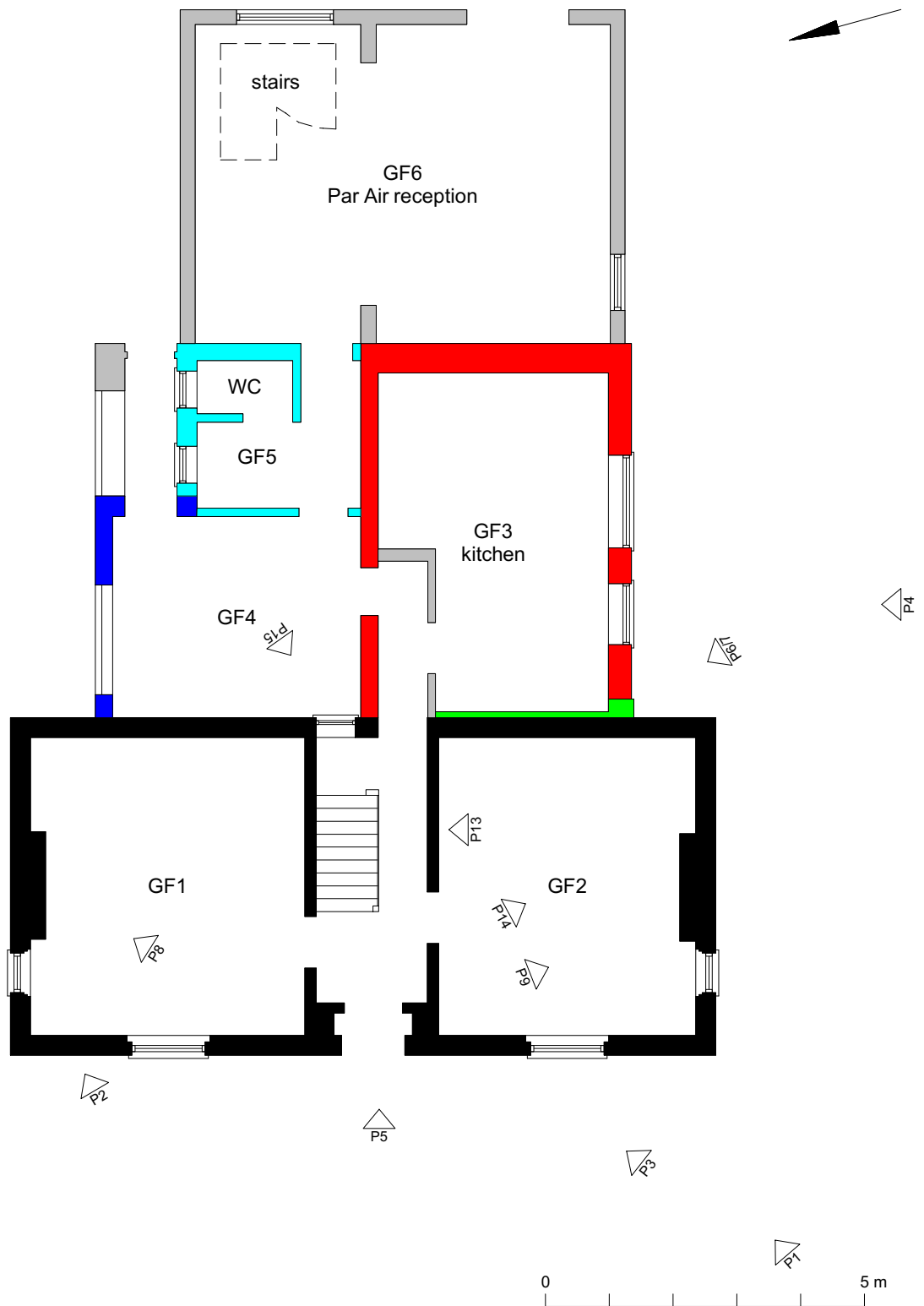
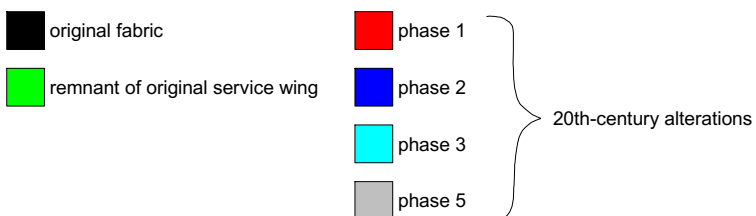


Fig 2 Ground floor plan: the numbered arrows indicate the location and orientation of photographs included in the report.





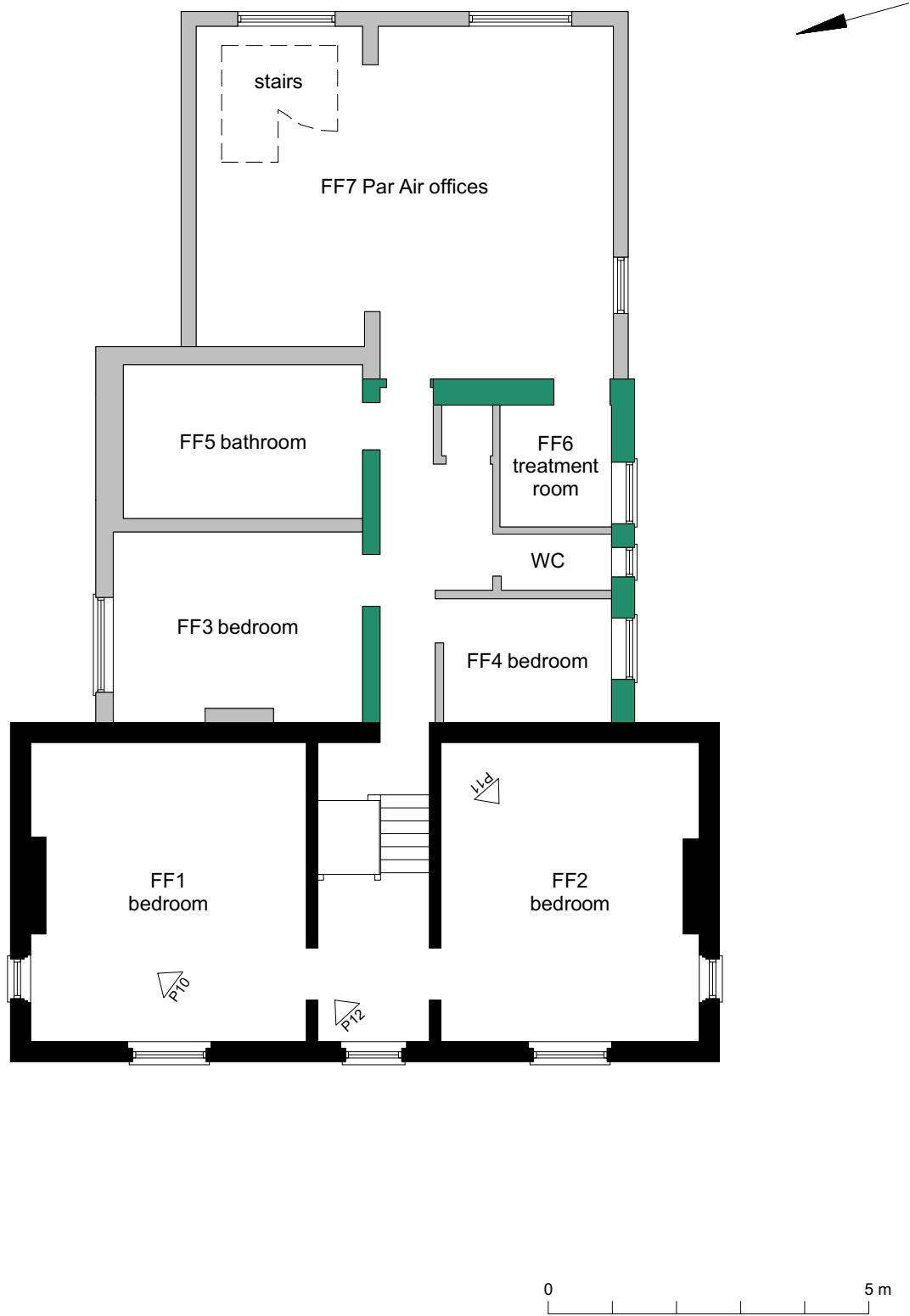


Fig 3 First floor plan: the numbered arrows indicate the location and orientation of photographs included in the report.

- original fabric
  - phase 4
  - phase 5
- } 20th-century alterations

## Essex Historic Environment Record/ Essex Archaeology and History

### Summary sheet

<b>Address:</b> The 'Warrens', Warren Lane, Stanway, Essex, CO3 0LN	
<b>Parish:</b> Stanway	<b>District:</b> Colchester
<b>NGR:</b> TL 9515 2353 (c)	<b>Site codes:</b> CAT project – 15/11e OASIS ref - colchest3-230560
<b>Type of work:</b> Building recording	<b>Site director/group:</b> Colchester Archaeological Trust
<b>Date of work:</b> November 2015	<b>Size of area investigated:</b> n/a
<b>Location of curating museum:</b> Colchester Museum, accession number:2016.58	<b>Funding source:</b> Client
<b>Monitored by:</b> Alistair Day, Colchester Borough Council.	
<b>Further seasons anticipated?</b> No	<b>Related EHER numbers:</b>
<b>Final report:</b> CAT Report 908	
<b>Periods represented:</b> 19th-20th centuries	
<p><b>Summary:</b></p> <p>Historic building recording was carried out on a complex of buildings at the former Par Air Services Pet Travel Company, Warren Lane, Stanway in November 2015. This work revealed that the complex comprises a mid to late 19th-century brick-built dwelling and a series of concrete and timber outbuildings dating to the 20th-century. The dwelling replaced a cottage and yard that were located on the site in the late 18th century. The dwelling was called the 'The Warrens', recalling the medieval warrens owned by Stanway manor on the adjacent land and was the home of the local wheelwright and blacksmith in the mid- late 19th century.</p>	
<b>Previous summaries/reports:</b>	
<b>Keywords:</b> Victorian, Warrens	<b>Significance:</b> *
<b>Author of summary:</b> Chris Lister	<b>Date of summary:</b> June 2016

Written Scheme of Investigation (WSI)  
for historic building recording at  
the former Par Air Services, Warren Lane, Stanway,  
CO3 0LN

**NGR:** TL 9515 2353 (centre)

**Planning reference:** 152102

**Client:** Taylor Wimpey

**Agent:** n/a

**Curating Museum:** Colchester

**Museum accession code:** 2016.58

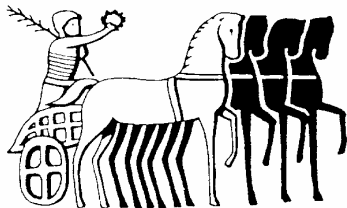
**CAT Project code:** 15/11e

**OASIS ref:** colchest3-230560

**Site Manager:** Chris Lister

**CBC Monitor:** Alistair Day

**This WSI written:** 16-11-2015



COLCHESTER ARCHAEOLOGICAL TRUST,  
Roman Circus House,  
Roman Circus Walk  
Colchester,  
Essex, C02 7GZ  
*tel:* 01206 501785  
*email:* [archaeologists@catuk.org](mailto:archaeologists@catuk.org)

## **1 Introduction**

- 1.1 This is a Written Scheme of Investigation (WSI) for historic building recording at the site of the former Par Air Services pet travel company, Warren Lane, Stanway Essex. This work is to be carried out in advance of the demolition of the buildings currently on the site. The work comprises a Historic England Level 2 survey of the building formerly used as a dwelling on the site. The work is to be carried out on behalf of Taylor Wimpey East London, by Colchester Archaeological Trust (CAT).
- 1.2 The site comprises the buildings of the former Par Air Services pet travel company, including the main office building, attached dwellings, kennels and associated sheds and outbuildings. The building to be recorded is a two-storey structure constructed in the nineteenth century, centred at NGR TL 9515 2353 (Fig 1).
- 1.3 A planning application was submitted to Colchester Borough Council in September 2015 (planning ref. 152102) proposing the demolition of the existing structures. Alistair Day of Colchester Borough Council Planning Department recommended that a building record be made prior to the demolition. This recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework, and reads as follows:

*"Prior to the commencement of any works, a programme of building recording and analysis shall have been undertaken and a detailed record of the building shall have been made by a person or body approved by the Local Planning Authority and in accordance with a Written Scheme which first shall have been submitted to and approved, in writing, by the Local Planning Authority.*

*Reason: To secure provision for inspection and recording of matters of historical importance associated with the site, which may be lost in the course of works."*

- 1.4 In response to this condition, Colchester Archaeological Trust was asked to prepare this Written Scheme of Investigation (WSI) for submission to Colchester Borough Council Planning Department.
- 1.5 Any variations to this WSI will be agreed beforehand with Alistair Day.

## **2 Historical background**

- 2.1 The dwelling at the Par Air Services was constructed in the mid to late 19th century and appears on the 1st edition Ordnance Survey map of 1881.

## **3 Aims**

- 3.1 The aim of the building recording will be to compile a Historic England Level 2 record of the building prior to its conversion. Specifically this will consider:
  - Plan form of the site.
  - Materials and method of construction.
  - 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.
  - The significance of the site on a regional level.

## **4 Building Recording Methodology**

- 4.1 A Historic England Level 2 survey of the dwelling will be undertaken prior to its demolition.
- 4.2 A brief documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the present building will be made. Sources consulted will include:
  - Essex Historic Environment Record.
  - Essex Records Office.

- Local Studies Library.
  - The site owner/developer.
- 4.3 A large-scale block plan will be made of the site using existing architects' drawings or the current OS 1:2500 map extract. The position of each building, structure and significant boundary will be shown and given a unique number noting date of construction and function.
  - 4.4 All the numbered features on 4.3 will be described. The description will seek to address materials, dimensions, method of construction including brickwork, joinery, fenestration, spatial configuration, phasing, any evidence of original and/or later fixtures/fittings and mechanisation, carpentry marks.
  - 4.5 A full photographic record will be made comprising colour digital photographs. This record will include both general shots and details of external and internal features (ie structural detail, joinery, fixtures and fittings joinery/carpenters'/Baltic-timber marks etc). A photographic scale will be included in the case of detailed photographs. The photographic record will be accompanied by a photographic register detailing (as a minimum) location and direction of shot.
  - 4.6 The completed plans will be clearly annotated to show the location and orientation of photographs taken as part of the survey.
  - 4.7 Fully annotated photographic plates supporting the text will be reproduced as colour laser copies.
  - 4.8 The guidelines contained in *English Heritage: Understanding Historic Buildings. A guide to good recording practice (2006)* will be adhered to. In addition, RCHME: *Descriptive Specification 3rd Edition*, ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014)* and the appropriate sections of the *Standards for Field Archaeology in the East of England (East Anglian Archaeology occasional paper 14, 2003)* and *Research and Archaeology Revised: A Revised Framework for the East of England (EAA 24, 2011)* and *Management of research projects in the historic environment (MoRPHE)* will be used for additional guidance in the design of the project specification, the contents of the report, and for the general execution of the project.

## 5 General methodology

- 5.1 The relevant document of the Chartered Institute for Archaeologists (CIfA) will be followed, i.e. *Standard and guidance for the collection, documentation, conservation and research of archaeological materials (2014)*, *Standard and guidance for archaeological investigation and recording of standing buildings or structures (2014)*. Other guidelines followed are those published in EAA 14 and EAA 24, and MoRPHE.
- 5.2 An accession code for the project will be sought from Colchester museum to identify the project archive when it is deposited at the curating museum.
- 5.3 An Event number for the Colchester Urban Archaeological Database (UAD) will be requested from CBC before fieldwork commences.
- 5.3 At the start of work an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms.
- 5.4 All the latest Health and Safety guidelines will be followed on site. CAT has a standard health and safety policy, which will be adhered to (CAT 1999, updated 2014).

## 6 Results

- 6.1 A copy of the report, detailing the building recording will be submitted to CBC within six months of the completion of the field work. Upon approval a .pdf version will be submitted to the UAD.

The building recording report will include:

- The aims and methods adopted in the course of the investigation.
- A brief history of the building complex.
- Annotated drawings including a location map and an overall plan showing all buildings. Where appropriate, the plan drawings will be tied into the OS Grid.
- Labelled re-productions of a representative sample of the photographs
- A concise non-technical summary of the project results.
- An appended copy of the WSI.

- 6.2 The site archive will be presented to Colchester Museum in accordance with their requirements.
- 6.3 An HER summary sheet will be completed within four weeks and supplied to the Essex Historic Environment Record. This will be completed in digital form and a copy attached to the final report.
- 6.4 Publication of the results, at least to a summary level, will be submitted, accompanied by appropriate resources, for publication in Essex Archaeology & History or another agreed publication within one year of the completion of the fieldwork.

## 7 Monitoring

- 7.1 The Colchester Borough Council will be responsible for monitoring progress and standards throughout the project. This will include the fieldwork, reporting, and publication stages.
- 7.2 Notification of the start of work will be given to the CBC one week in advance of its commencement.
- 7.3 Any variations of the WSI shall be agreed with the CBC before they are carried out.
- 7.4 The involvement of the CBC will be acknowledged in any report or publication arising from this project.

## 8 Archive deposition

- 8.1 The full archive will be deposited at Colchester Museum within two months of the completion of the final publication report.
- 8.2 The storage of the archive will accord with Colchester Museum's guidelines.
- 8.3 A summary of the contents of the archive will be supplied to the CBC at the time of deposition at the museum.

## 9 References

ClfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
ClfA	2014b	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
Colchester Archaeological Trust	2014	<i>Policies and procedures</i>
English Heritage	2006 (revised 2009)	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
English Heritage	2006	<i>Understanding Historic Buildings. A guide to good recording practice</i>
Gurney, D.	2003	<i>Standards for field archaeology in the East of England</i> East Anglian Archaeological, occasional papers 14 ( <b>EEA14</b> )
Medlycott, M.	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological Occasional Papers 24 ( <b>EEA 24</b> )

Chris Lister 16/11/15

## **Appendix - team structure and details**

### **List of team members**

#### **Site supervision and Recording**

Building recording - Chris Lister

#### **Graphics**

Chris Lister

#### **Report writing**

Chris Lister

### **Senior Site Staff**

#### **Chris Lister BA**

Chris joined CAT in June 2000 for the Head Street excavation. He studied Ancient History and Civilization at the University of Wales, College of Swansea, graduating in 1997. Formerly the unit surveyor responsible for the site recording of the majority of works undertaken by CAT Chris has supervised excavations at Colchester Zoo and Colchester Garrison, and carried out evaluations and watching briefs throughout Essex, Hertfordshire and Suffolk. As a buildings surveyor Chris has experience of working on a broad range of structures, including medieval moated enclosures, post-medieval barns and agricultural buildings, industrial sites, and a large number of buildings associated with Colchester Garrison, ranging from Victorian barracks through to 20th-century defensive structures. He has also recorded domestic dwellings, ranging from Regency and Victorian labourers' cottages to more substantial timber-framed structures such as Daniel Defoe's house at Tubbeswick in Colchester. After six months as the acting Archaeological Officer for Colchester Borough Council (2014-15) Chris was appointed as the Contracts Manager to Colchester Archaeological Trust.



© Crown copyright. All rights reserved. Licence number 100039294.

Fig 1 Site location.



# OASIS DATA COLLECTION FORM:

## England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

### Printable version

**OASIS ID: colchest3-230560**

#### Project details

Project name	Building recording of 'The Warrens', Warren Lane Stanway, Essex: November 2015
Short description of the project	Historic building recording was carried out on a complex of buildings at the former Par Air Services Pet Travel Company, Warren Lane, Stanway in November 2015. This work revealed that the complex comprises a mid to late 19th-century brick-built dwelling and a series of concrete and timber outbuildings dating to the 20th-century. The dwelling replaced a cottage and yard that was located on the site in the late 18th century. The dwelling was called the 'The Warrens', recalling the medieval warrens owned by Stanway manor on the adjacent land and was the home of the local wheelwright and blacksmith in the mid- late 19th century.
Project dates	Start: 19-11-2015 End: 19-11-2015
Previous/future work	No / No
Any associated project reference codes	15/11e - Contracting Unit No.
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	HOUSE Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey"
Prompt	Planning condition

#### Project location

Country	England
Site location	ESSEX COLCHESTER STANWAY Par Air Services Stanway
Postcode	CO3 0LN
Study area	0 Square metres

Site coordinates TL 9515 2353 51.875622174443 0.835361491599 51 52 32 N 000 50 07 E Point

### Project creators

Name of Organisation	Colchester Archaeological Trust
Project brief originator	none
Project design originator	Chris Lister
Project director/manager	Chris Lister
Project supervisor	Chris Lister
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Taylor Wimpey East London

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Colchester Museum
Digital Archive ID	colem 2016.58
Digital Contents	"none"
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Colchester Museum
Paper Archive ID	colem 2016.58
Paper Contents	"none"
Paper Media available	"Photograph","Plan","Report"

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic building recording of 'The Warrens', Warren Lane, Stanway, Essex: November 2015
Author(s)/Editor(s)	Lister, C.
Other bibliographic details	CAt Report 908
Date	2016

Issuer or publisher Colchester Archaeological Trust

Place of issue or  
publication Colchester

Description A4 comb-bound report

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

Entered by Chris Lister (cl@catuk.org)

Entered on 10 June 2016

## OASIS:

Please e-mail Historic England for OASIS help and advice

© ADS 1996-2012 Created by Jo Gilham and Jen Mitcham, email Last modified Wednesday 9 May 2012

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