

**Historic building recording at
Mission Hall, Bannister Green, Felsted,
Essex, CM6 3NF**

May 2017



report prepared by Mark Baister

**commissioned by
Andrew Stevenson
on behalf of
Andrew Nelhams**

CAT project ref.: 17/04n
NGR: TL 69422 20697 (c)
Planning reference: UTT/16/1937/FUL
ECC project code: FLMH17
OASIS project id: colchest3-28299



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CAT Report 1093
May 2017

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OASIS Data Collection Form

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1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust on a timber-framed Mission Hall at Bannister Green, Felsted. Cartographic evidence proves the building was not erected in its current location until the 1950s, but there remains the possibility it was originally a First World War hut used for accommodating soldiers.

2 Introduction

This is the archive report on the historic building recording at the Mission Hall, Bannister Green, Felsted, in response to an application for the conversion of the Hall. The work was commissioned by Andrew Stevenson on behalf of Andrew Nelhams, and carried out by Colchester Archaeological Trust (CAT) in May 2017. Mission Hall is centred at NGR TL 69422 20697, and is within the curtilage of the 15th-century Grade II listed house at Aylands Farm (NHLE no. 1322277).

The planning application UTT/16/1937/FUL was submitted to Uttlesford District Council in July 2016 for the conversion of the Mission Hall to a dwelling including erection of a single-storey extension. As a curtilage listed building, the Essex County Council Historic Environment Advisor recommended that a building record be undertaken prior to conversion. 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."

In response to this recommendation, a Written Scheme of Investigation (WSI) was prepared by Colchester Archaeological Trust (CAT 2017) 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 archaeological investigation and recording of standing buildings or structures* (2014), *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 *Historic England: Understanding Historic Buildings, A guide to good recording practice* (2016) and *RCHME: Descriptive Specification 3rd Edition* were followed.

3 Aims

The aim of the building recording was to provide a photographic record of the Hall prior to conversion. The building recording was carried out to Level 1 (Historic England 2016).

In particular the record considered surviving fixtures and fittings relating to the original use of the building and any modifications, additions and subsequent uses.

4 Building recording methodology

The following are included in this report:

- A brief cartographic survey of the evidence pertaining to the building and its history.
- A large-scale block plan of the site showing the position of the building.
- A photographic record, comprising digital photographs of both the exterior and interior of the building including details of the façade and historic fixtures and fittings.
- A very brief summary history of the building and written assessment of its historic features.

5 Historical background (Fig 1, Maps I and II)

The following historical background draws on information held by the Essex Historic Environment Record (EHER) accessed via the Heritage Gateway:

Mission Hall is located on a parcel of land that is forward of and to the east of Aylands Bungalow and Aylands Farm, which is Grade II listed. It is listed as 'House and the Stores' (NHLE no.1322277):

House. C15 Hall with 2 gabled crosswings and extension to right, with later additions and alterations. 2 storeys. Red plain tiled roofs. Timber framed and plastered. Various small paned casement and sliding sash windows and C20 shop front to ground floor of right crosswing. 6 panel door with surround and open

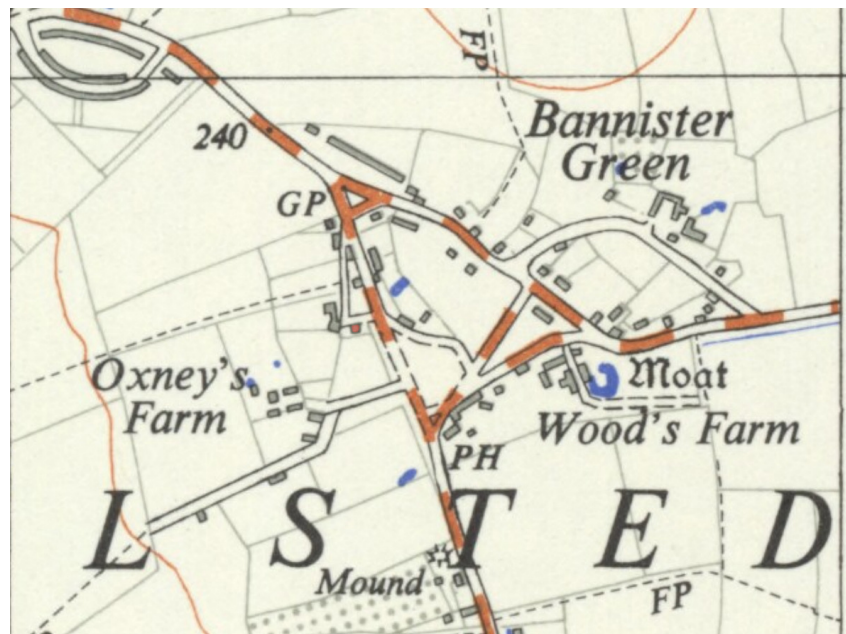
pediment. Off centre red brick chimney stack and red brick stack to right addition.

Mission Hall is not listed in its own right but is within the curtilage of Aylands Farm. The supporting information submitted with the planning application suggests the Hall may have originally been a First World War army accommodation hut, and was used by the village as a place of worship until the late 1980s (ref).

A brief analysis of the cartographic data shows that the Mission Hall is not present on OS maps up to 1947 (Map I), and first appears on the 1953 OS map (Map I).



Map I 1947 OS Map of Bannister Green. Area where Mission Hall currently stands highlighted in red.



Map II 1953 OS Map of Bannister Green. Mission Hall highlighted in red.

6 Descriptive summary and photographic record (Fig 2)

The Mission Hall is aligned east-west, measures 12m long by 6.3m wide, and is just under 4m in height. It is suspended approximately 450mm above the ground by a series of brick piers.



Photograph 1 North elevation of the Hall. Photograph taken facing south-east.

The exterior of the structure is covered with horizontal weatherboarding, and the low-pitched roof is covered with felt. Along each of the long sides of the Hall (symmetrical on the north and south elevations), there are four wooden framed six-light windows with inward opening awnings at the top. On the east and west ends of the building are planked doors and small wooden louvres in the gables.



Photograph 2 South elevation of the Hall. Photograph taken facing north-east.



Photograph 3 East elevation of the Hall. Photograph taken facing west.



Photograph 4 West elevation of Hall. Photograph taken facing east.

The interior of the building has a wooden plank floor and roof. The posts, sill-beams and wall-plates are all covered with wooden boards. None of the timber-frame of the building is visible except for the king-post roof trusses, which are constructed of machine cut timber and held together with metal bolts.



Photograph 5 Interior shot of Hall. Photograph taken facing east.



Photograph 6 King-post roof trusses. Photograph taken facing south-east.

At the eastern end of the Hall there is evidence for two recently removed subdivisions within the building, forming two separate rooms, one on each side of the eastern entrance.



Photograph 7 Recently removed division in the south-east corner of the Hall. Shot taken facing south-east.



Photograph 8 Detailed shot of one of the six-light windows on the southern elevation. Photograph taken facing south.

Was the Mission Hall originally a First World War hut?

The suggestion made in the planning application that the Mission Hall had its beginnings as an accommodation hut for soldiers in the First World War has some merit.

On the outbreak of war in 1914 the British army expanded rapidly, and accommodation had to be found to house and train somewhere in the region of 800,000 new recruits. The Army's solution to this problem was the creation of a series of large hutted camps. At the end of the war, these huts were dismantled and many were sold to local people who used them as dwellings, workshops and village halls.



Photograph 8 First World War hutted camp at Brocton. Taken from <http://www.staffspastrack.org.uk/exhibit/chasecamps/hut.htm>.



Photograph 9 First World War hutted camp at Wareham. Taken from <http://www.kingsownmuseum.com/ko1769pagethree.htm>.

Although the Mission Hall is slightly smaller than the standard size of these huts, which was 60ft (18.2m) x 20ft (6.1m), it could be a surviving example. It shares many stylistic traits with First World War huts, including shape and method of construction.

The cartographic evidence, however, is an issue. Showing as it does that the Mission Hall was erected at its current location between 1948 and 1953 (some 30-35 years after the end of the First World War) it becomes problematic to suggest it is a repurposed army accommodation hut.

Possibly after the war the hut was moved and used elsewhere before being moved (again) to Bannister Green to be used as a Mission Hall? Alternatively it is a purpose built community hall dating from the 1950s that shares some stylistic traits with the earlier First World War huts.

7 Acknowledgements

Colchester Archaeological Trust would like to thank Andrew Stevenson for commissioning and Andrew Nelhams for funding the building recording.

The building recording was carried out by Mark Baister.

The plans were created by Mark Baister.

The project was monitored by Richard Havis for Essex County Council.

8 References

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

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

| | | |
|------------------|------|--|
| Brunskill, R.W | 1985 | <i>Timber Building in Britain</i> |
| CAT | 2017 | <i>Written Scheme of Investigation (WSI) for historic building recording at Mission Hall, Bannister Green, Felsted, Essex, CM6 3NF</i> |
| CIfA | 2014 | <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</i> , East Anglian Archaeology, Occasional Papers 14, ed by D Gurney |
| Historic England | 2016 | <i>Understanding Historic Buildings, A guide to good recording practice</i> |
| Historic England | 2006 | <i>Army camps: history and development, 1858-2000</i> by John Schofield |
| MoRPHE | 2006 | <i>Management of research projects in the historic environment</i> (Historic England) |

Websites consulted include:

Great War Huts

<http://www.greatwarhuts.org/>

The First World War Camps of Cannock Chase – The Great War Hut

<http://www.staffspasttrack.org.uk/exhibit/chasecamps/hut.htm>

King's Own Royal Regiment Museum, Lancaster

<http://www.kingsownmuseum.com>

9 Abbreviations and glossary

| | |
|------------|--|
| CAT | Colchester Archaeological Trust |
| ECC | Essex County Council |
| CIfA | Chartered Institute for Archaeologists |
| EHER | Essex Historic Environment Record, held by ECC |
| HE | Historic Environment |
| king-post | a vertical timber rising from the centre of a tie beam to carry a ridge |
| modern | period from the 19th-century onwards to the present |
| NGR | National Grid Reference |
| post | in wall frames vertical members which rise the full height of the frame, being either main posts at the bay divisions or intermediate posts within the bay |
| sill-beam | the beam at the foot of a timber-framed wall from which rise all the studs (and usually the posts) |
| tie-beam | beam tying together the post-heads of a timber-framed wall or the upper surfaces of a solid wall |
| truss | a frame consisting of several pieces of timber, jointed and triangulated in order to retain its shape under load |
| wall-plate | a timber running horizontally along the top of a wall to receive the ends of common rafters |

10 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 Saffron Walden Museum under accession code 2017.48.

11 Contents of archive

One A4 document wallet containing:

1 Introduction

- 1.1 Copy of WSI produced by CAT
- 1.2 Risk assessment

2 Site archive

- 2.1 Digital photographic record
- 2.2 Attendance register
- 2.3 Site photographic record on CD

3 Research archive

- 3.1 Client report

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Distribution list

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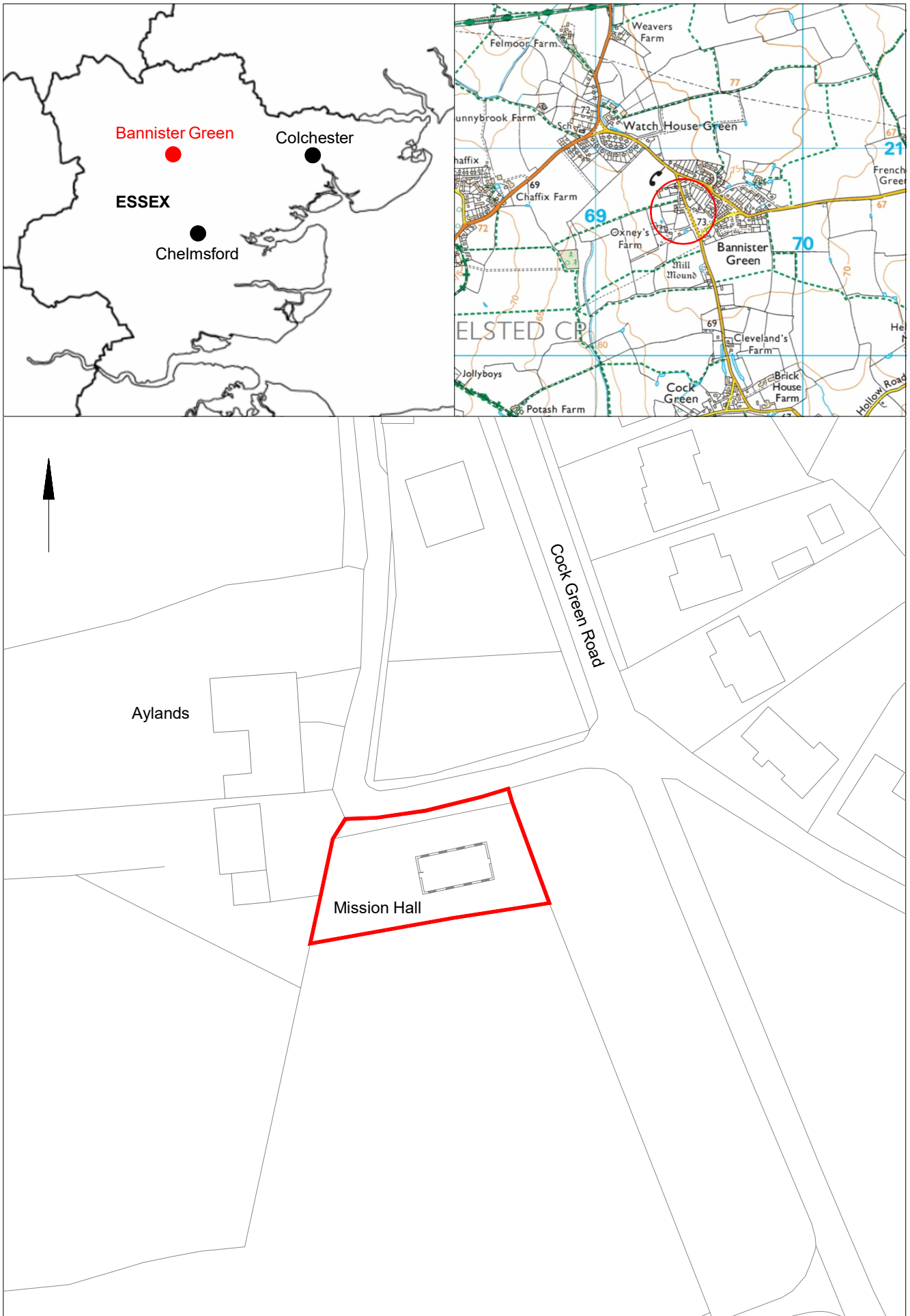
checked by: Philip Crummy
date: 04/05/2017

Appendix 1

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

| | |
|--|---|
| Bannister Green, Mission Hall BR 001.JPG | West elevation of Hall. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 002.JPG | Detailed shot of planked door on western elevation. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 003.JPG | Detailed shot of louvre in western elevation. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 004.JPG | Detailed shot of lock on door on western elevation. Photograph taken facing north-east. |
| Bannister Green, Mission Hall BR 005.JPG | Southern elevation of Hall. Shot taken facing north-east. |
| Bannister Green, Mission Hall BR 006.JPG | Detailed shot of window on southern elevation. Photograph taken facing north. |
| Bannister Green, Mission Hall BR 007.JPG | Detailed shot of window on southern elevation. Photograph taken facing north. |
| Bannister Green, Mission Hall BR 008.JPG | Detailed shot of window on southern elevation. Photograph taken facing north. |
| Bannister Green, Mission Hall BR 009.JPG | Shot of damage to structure on southern elevation. Photograph taken facing north. |
| Bannister Green, Mission Hall BR 010.JPG | North elevation of Hall. Photograph taken facing south-east. |
| Bannister Green, Mission Hall BR 011.JPG | North elevation of Hall. Photograph taken facing south-west. |
| Bannister Green, Mission Hall BR 012.JPG | Detailed shot of window in north elevation. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 013.JPG | Detailed shot of window in north elevation. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 014.JPG | Detailed shot of window in north elevation. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 015.JPG | Detailed shot of window in north elevation. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 016.JPG | Brick piers supporting Hall on northern elevation. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 017.JPG | North elevation of Hall. Photograph taken facing south-east. |
| Bannister Green, Mission Hall BR 018.JPG | East elevation of hall. Photograph taken facing west. |
| Bannister Green, Mission Hall BR 019.JPG | Detailed shot of door on eastern elevation. Photograph taken facing west. |
| Bannister Green, Mission Hall BR 020.JPG | Detailed shot of louvre on eastern elevation. Photograph taken facing west. |
| Bannister Green, Mission Hall BR 021.JPG | Detailed shot of lock on door on eastern elevation. Photograph taken facing west. |
| Bannister Green, Mission Hall BR 022.JPG | Open door on western elevation. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 023.JPG | Interior shot of Hall. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 024.JPG | Interior shot of hall. Photograph taken facing south-west. |
| Bannister Green, Mission Hall BR 025.JPG | Interior shot of hall. Photograph taken facing south-west. Flash on. |
| Bannister Green, Mission Hall BR 026.JPG | Interior shot of hall. Photograph taken facing north-west. |
| Bannister Green, Mission Hall BR 027.JPG | Interior shot of hall. Photograph taken facing north-west. Flash on. |
| Bannister Green, Mission Hall BR 028.JPG | Interior shot of hall. Photograph taken facing north-west. |
| Bannister Green, Mission Hall BR 029.JPG | Interior shot of hall. Photograph taken facing north-west. |
| Bannister Green, Mission Hall BR 030.JPG | Interior shot of hall. Photograph taken facing south-east. |
| Bannister Green, Mission Hall BR 031.JPG | Interior shot of hall. Photograph taken facing south-east. Flash on. |
| Bannister Green, Mission Hall BR 032.JPG | Interior shot of hall. Photograph taken facing north-east. |
| Bannister Green, Mission Hall BR 033.JPG | Interior shot of hall. Photograph taken facing north-east. Flash on. |
| Bannister Green, Mission Hall BR 034.JPG | Shot of king-post roof trusses. Photograph taken facing south-east. |

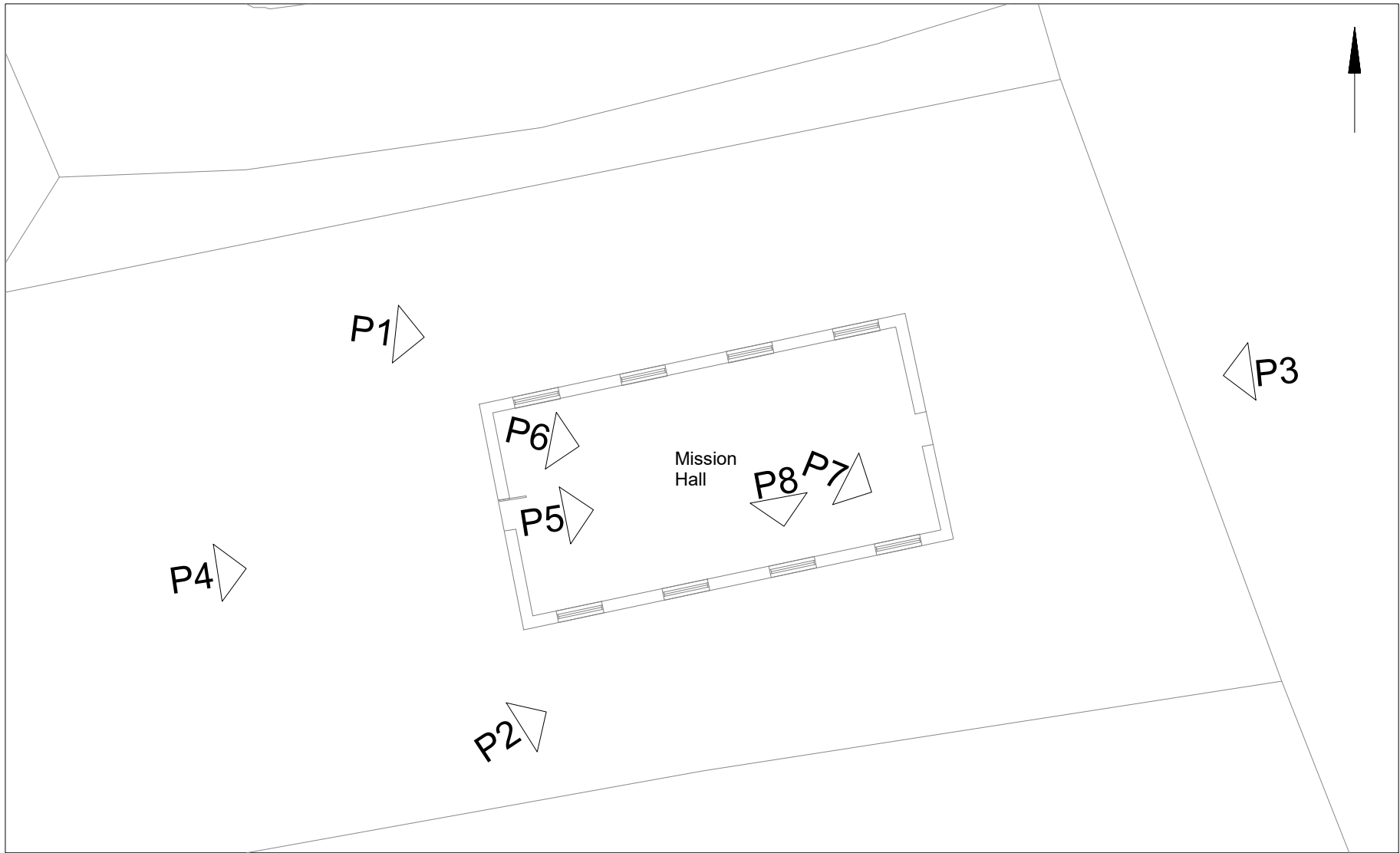
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|--|---|
| Bannister Green, Mission Hall BR 035.JPG | Shot of king-post roof trusses. Photograph taken facing south-east. Flash on. |
| Bannister Green, Mission Hall BR 036.JPG | Shot of king-post roof trusses. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 037.JPG | Shot of king-post roof trusses. Photograph taken facing east. Flash on. |
| Bannister Green, Mission Hall BR 038.JPG | Detailed shot of metal bolts connecting tie-beams and rafters. Photograph taken facing north-east. Flash on. |
| Bannister Green, Mission Hall BR 039.JPG | Detailed shot of metal bolts connecting tie-beams and rafters. Photograph taken facing north-east. |
| Bannister Green, Mission Hall BR 040.JPG | Interior shot showing subsidence in south-western corner of Hall. Photograph taken facing south-west. |
| Bannister Green, Mission Hall BR 041.JPG | Detailed shot of window, showing repaired/damaged panelling. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 042.JPG | Detailed shot of lock on window. |
| Bannister Green, Mission Hall BR 043.JPG | Detailed shot of lock on window. |
| Bannister Green, Mission Hall BR 044.JPG | Detailed shot of electric meter and fuse box. |
| Bannister Green, Mission Hall BR 045.JPG | Interior shot of south-east corner of the Hall, showing location of recently removed subdivision. Photograph taken facing south-east. |
| Bannister Green, Mission Hall BR 046.JPG | Interior shot of south-east corner of the Hall, showing location of recently removed subdivision. Photograph taken facing south-east. |
| Bannister Green, Mission Hall BR 047.JPG | Interior shot of south-east corner of the Hall, showing location of recently removed subdivision. Photograph taken facing south-east. |
| Bannister Green, Mission Hall BR 048.JPG | Interior shot of north-east corner of the Hall, showing location of recently removed subdivision. Photograph taken facing north-east. |
| Bannister Green, Mission Hall BR 049.JPG | Interior shot of north-east corner of the Hall, showing location of recently removed subdivision. Photograph taken facing north-east. |
| Bannister Green, Mission Hall BR 050.JPG | Detailed interior shot of door on eastern elevation. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 051.JPG | Detailed shot of lock on door on eastern elevation. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 052.JPG | Interior shot of wooden planked floor. Photograph taken facing east. |
| Bannister Green, Mission Hall BR 053.JPG | Interior shot of partially collapsed planked floor in south-west corner of Hall. Photograph taken facing south-west. |
| Bannister Green, Mission Hall BR 054.JPG | Interior shot of partially collapsed planked floor in south-west corner of Hall. Photograph taken facing south-west. |
| Bannister Green, Mission Hall BR 055.JPG | Lock on door on western elevation. Photograph taken facing north-west. |
| Bannister Green, Mission Hall BR 056.JPG | Piping on southern wall of Hall. Photograph taken facing south-east. |
| Bannister Green, Mission Hall BR 057.JPG | Piping on southern wall of Hall. Photograph taken facing south-east. Flash on. |
| Bannister Green, Mission Hall BR 058.JPG | Shot of older electrical socket in south-western corner of Hall. Photograph taken facing south-west. |
| Bannister Green, Mission Hall BR 059.JPG | Detailed shot of older electrical socket in south-western corner of Hall. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 060.JPG | Detailed shot of older electrical socket in south-western corner of Hall. Photograph taken facing south. |
| Bannister Green, Mission Hall BR 061.JPG | Detailed shot of metal bolts supporting king-posts. Photograph taken facing west. |



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Fig 1 Site location.





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Fig 2 Block plan of Hall showing location and direction of photographs reproduced in text.



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OASIS ID: colchest3-282999

Project details

| | |
|--|--|
| Project name | Historic building recording at Mission Hall, Bannister Green, Felsted, Essex, CM6 3NF |
| Short description of the project | A programme of historic building recording was carried out by Colchester Archaeological Trust on a timber-framed Mission Hall at Bannister Green, Felsted. Cartographic evidence proves the building was not erected in its current location until the 1950s, but there remains the possibility it was originally a First World War hut used for accommodating soldiers. |
| Project dates | Start: 03-05-2017 End: 04-05-2017 |
| Previous/future work | No / Not known |
| Any associated project reference codes | 17/04n - Contracting Unit No. |
| Any associated project reference codes | UTT/16/1937/FUL - Planning Application No. |
| Type of project | Building Recording |
| Site status | None |
| Current Land use | Community Service 1 - Community Buildings |
| Monument type | MISSION HALL Modern |
| Significant Finds | N/A None |
| Methods & techniques | "Photographic Survey" |
| Prompt | Planning condition |

Project location

| | |
|------------------|--|
| Country | England |
| Site location | ESSEX UTTLESFORD FELSTED Mission Hut, Bannister Green |
| Postcode | CM6 3NF |
| Study area | 67.5 Square metres |
| Site coordinates | TL 69422 20697 51.8586158796 0.460566103776 51 51 31 N 000 27 38 E Point |

Project creators

| | |
|------------------------------|---------------------------------|
| Name of Organisation | Colchester Archaeological Trust |
| Project brief originator | none |
| Project design originator | Laura Pooley |
| Project director/manager | Chris Lister |
| Project supervisor | Chris Lister |
| Type of sponsor/funding body | Owner |

Project archives

| | |
|---------------------------|--|
| Physical Archive Exists? | No |
| Digital Archive recipient | Saffron Walden Museum |
| Digital Archive ID | 2017.48 |
| Digital Contents | "none" |
| Digital Media available | "Images raster / digital photography" |
| Paper Archive recipient | Saffron Walden Museum |
| Paper Archive ID | 2017.48 |
| Paper Contents | "none" |
| Paper Media available | "Correspondence", "Miscellaneous Material", "Photograph" |

Project bibliography 1

| | |
|-------------------------------|---|
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| Entered on | 4 May 2017 |

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