

**Historic building recording at
No 10-12 Botany Cottages,
London Road, Purfleet,
Essex, RM19 1PS**

March 2019



**report prepared by
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**commissioned by
Thurrock Council**

CAT project ref.: 19/03a
NGR: TQ 55396 78122 (c)
Planning reference: 18/01328/DMI
EHER code: THBC19
OASIS project id: colchest3-344583



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CAT Report 1427
May 2019

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1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at No 10-12 Botany Cottages, London Road, Purfleet, Essex in March 2019.

No 10-12 Botany Cottages form the eastern extent of a range of 12 workers' cottages constructed in 1905 by the Steam Ship Coal Owners' Association Ltd. Built in the domestic revival style, with hanging tiles, square bay windows and pebbledash render, they are surviving examples of Arts and Crafts influenced buildings.

2 Introduction (Fig 1)

This is the archive report on a historic building recording of No 10-12 Botany Cottages in advance of their demolition. The recording work was commissioned by Thurrock Council and carried out by Colchester Archaeological Trust (CAT) in March 2019. The site is located on the south side of London Road, opposite Purfleet train station, at NGR TQ 55396 78122 (Fig 1).

A planning application (planning ref. 18/01328/DMI) was submitted to Thurrock Council in September 2018 proposing the demolition of Derby House, No 1-4 Railway Cottages and No 10-12 Botany Cottages.

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to Thurrock Council that a historic survey be made of the buildings prior to their demolition. The HEA prepared a brief to this effect (ECC 2018), recommending a Historic England Level 2 historic building record be undertaken.

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2019) and agreed with the HEA. All work was carried out in accordance with this WSI.

All work was carried out according to standards and practices contained in the Chartered Institute for Archaeologists' *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (2014a), *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2014b), *Management of research projects in the historic environment* (Historic England 2015), *Standards for field archaeology in the East of England* (EAA 14) and *Research and Archaeology Revised: A Revised Framework for the East of England* (EAA 24). In addition, the guidelines contained in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) were followed.

3 Aims

The aim of the building recording was to provide a detailed record and assessment of the buildings prior to their demolition. The building recording was carried out to Level 2 (Historic England 2016) which is defined as:

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

In particular the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structures.
- 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 10-12 Botany Cottages.
- A large-scale block plan of the site.
- Annotated floor-plans and elevations 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)

The following historical background draws on cartographic sources, the Essex Records Office (ERO) and the Essex Historic Environment Record (EHER) accessed via Heritage Gateway (www.heritagegateway.org.uk).

The Historic Environment Record (HER) shows that No 10-12 Botany Cottages form part of a line of workers' cottages on the south side of London Road (EHER 40636). A large plaque attached to the gable of No 6-7 Botany Cottages (further along on the west of the range) attests that the cottages were constructed in 1905 for the employees of the Steam Ship Coal Owners' Association Ltd (Photograph 1).



Photograph 1 Detail of plaque on north-facing gable of No 6-7 Botany Cottages. Photograph taken facing south-west.

A History of the County of Essex (1983) details the Steam Ship Coal Owners' Association Ltd as being active in bringing coal into Purfleet between 1906 and 1917.

The cottages are first depicted on the 1915 OS map as part of a long development of similar workers' cottages on the south side of London Road, opposite Purfleet train station (Map 1).



Map 1 1915 25-inch OS map, with 10-12 Botany Cottages highlighted.

Botany Cottages appear unchanged on mapping throughout the 20th century, and it is not until the recent demolition of the five westernmost cottages in the range (Fig 1) that there is a change in their footprint or layout.

Two photographs of Botany Cottages from 1955 (Photographs 2 and 3) show the range of buildings prior to their partial demolition and with their original windows.



Photograph 2 North elevation of Botany Cottages, with plaque in centre. None of the cottages visible in this photo are detailed in this report. Taken from www.francisfrith.com.



Photograph 3 North elevation of Botany Cottages. No 10 and 11 visible to left of frame. Taken from www.francisfrith.com.

6 Building recording descriptive record (Figs 1 - 6)

The three buildings detailed in this report are at the eastern end of Botany Cottages. They consist of a main range aligned north-west/south-east, each with a separate wing coming off at a right-angle to the south-west (Fig 1).

The two easternmost buildings (No 11-12) are set forward slightly (by about 0.6m) compared to the rest of the surviving range. Earlier mapping (see Map 1 above) shows that this was also the case for the westernmost two cottages prior to their demolition.

Exterior

Each cottage measures 12.2m x 4.9m in size and covers around 49 square metres. They all are brick-built and have nib-tile covered gabled roofs with decorative ridge-tiles at their apex. At each gable-end is a red brick chimney-stack (Photograph 4). The south-west wing extending from No 10 has another chimney projecting from its ridgeline, and the range extending from No 11-12 would have had one originally also (it has since been reduced down below the ridge – see below).



Photograph 4 South-west elevation of No 10-12. Photograph taken facing north-east.

The south-west elevation of the buildings is covered in pebbledash render, with no visible brickwork (Photograph 4). Each building has four windows on this elevation, two on the main range and two on the south-west wing, split between the ground and first-floors (Photograph 4). The vast majority of these are modern plastic-framed awning and casement windows, although the two on the main range of No 11 are both modern wooden-framed awnings (Fig 5). The windows vary in size significantly, and on the ground-floor of No 11 no window remains at all on the ground-floor of the south-west range (Photograph 4).

No 10 differs slightly on this elevation: it has a modern extension infilling the space between the main range and the south-west wing (Fig 5). This extension has a single roof pitch covered in plain tiles, and has no windows. It does, however, contain a glazed plastic-framed double-door.

Only No 12 has a south-east elevation. It is featureless and covered with pebbledash render, with a small section of hanging tiles and brickwork to the north (Photograph 5).



Photograph 5 South-east elevation of No 12. Photograph taken facing north-west.

On the north-east elevation the brickwork of the buildings is exposed at the ground-floor level and consists of red bricks laid in Flemish-bond with queen-closers around the windows and corners, with brick dimensions of 220 x 110 x 70mm (Photograph 6). On the first-floor level No 11-12 are covered with hanging tiles, and No 10 with pebbledash render. Each building has a projecting square bay window on the ground-floor, containing plastic-framed casement and awning windows (Photograph 6). Originally these bays would have contained wooden-framed casements, judging by the photographs of the frontage from 1955 (Photographs 2 and 3). Each building also has a plastic-framed six-light awning and casement window on the first-floor (Fig 4), which seems to have replaced three wooden-framed sash windows (Photographs 2 and 3).



Photograph 6 North-east elevation of Nos 11 and 12. Photograph taken facing south-west.

The main entrances into the buildings are on this elevation, with each pair of houses having doorways side by side (Photograph 6). Above the doorways is a timber-framed hood, covered in plain tiles (Photograph 7). The doors into the buildings are modern replacements.



Photograph 7 North-east elevation of No 10.
Photograph taken facing south-west.

Interior

Presumably, all three cottages would have originally been identical in their layout and it is only modern alterations that have caused any divergence in plan (Fig 2). The ground-floor of each building has two large rooms in the main range, a living-room to the north and a kitchen to the south. To the side of these is a corridor leading from the front door to the stairs (Fig 2). In each building the ground-floor of the south-west wing is accessed from the kitchen and contains a small room for a W.C. and another for a scullery or storeroom. Beneath each staircase is a cupboard (Fig 2).

The ground-floor of No 10 diverges from this plan most substantially; as well as the modern extension to the rear noted above, the kitchen has been divided by an inserted wall and the interior walls of the south-west wing have been removed. In addition to this, the stairway up to the first-floor has been opened up and is no longer separated from the kitchen.

No 10 has fireplaces in both the ground-floor rooms and in all three bedrooms upstairs (although one on the ground-floor has been blocked; Fig 2). This contrasts to No 11-12 which only have fireplaces in the northern rooms on the ground and first-floors, and apparently none elsewhere (Figs 2-3). However, evidence for a chimney survives in the roof space of the south-west wings of No 11-12 (see below), so presumably this absence of fireplaces is due to their removal, rather than them never having existed.

The fireplaces in the living-rooms are all still open on the ground-floor, although none of them have their original surrounds: No 11 has a moulded plaster surround, No 12 a tiled surround and in No 10 no surround survives at all (Photographs 8-9).



Photograph 8 Modern plaster fireplace surround in living-room on ground-floor of No 11. Photograph taken facing north-west.

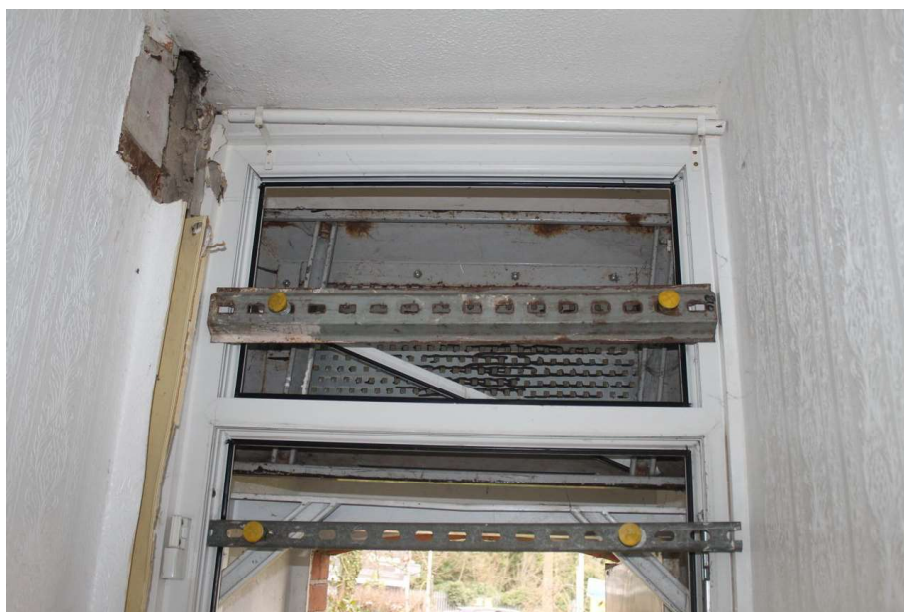


Photograph 9 1930s tiled fireplace surround in living-room on ground-floor of No 12. Photograph taken facing south-east.

In the entrance hall of each property is a doorway with a window opening above (Fig 2). A fixed 28-light leaded window survives in this location in No 10, and is probably original (Photograph 10). The other two cottages have a modern plastic-framed window in this location (Photograph 11).



Photograph 10 Detail of original leaded light in entranceway of No 10 on ground-floor. Photograph taken facing north-east.



Photograph 11 Plastic-framed window above entranceway on ground-floor of No 12. Photograph taken facing north-east.

No 11 has a surviving dado rail on the both the ground, stairs and first-floor (Photograph 12).

The first-floor of each of the buildings has a large bedroom to the north of the main range, taking up half the floor (Fig 3). The southern half of the main ranges at the first-floor level is divided between a smaller bedroom and a landing (Fig 3). The first-floor of the south-west wing contains a single bedroom with a fireplace (Fig 3). In Nos 11 and 12 the first-floor fireplace in the south-west wing has been removed (see above), but evidence for the chimney remains in the attic space (Photograph 13).



Photograph 12 Ground-floor of No 11, showing dado rail to left of frame. Photograph taken facing south-west.



Photograph 13 Remains of chimney in the attic space of No 11's south-west wing. Photograph taken facing south-east.

As with the ground-floor, No 10 has had the most alteration at the first-floor level, with a W.C. being inserted into the landing, removing an original wall (Fig 3). More space has been created in the landing to compensate for this insertion by moving the wall of the smaller bedroom (Fig 3). The northern fireplaces on the first-floor have been blocked in Nos 11 and 12, but the southern ones remain open and have brick arches above (Photograph 14). All the fireplaces on the first-floor of No 10 are still open.



Photograph 14 Exposed fireplace in southern room of main range on first-floor of No 10. Photograph taken facing south-east.
An original cupboard survives on the first-floor landing of No 12 (Photograph 15). Although the interior shelves appear to be more recent replacements, the cupboard's four-panelled door is probably original.



Photograph 15 Original cupboard on first-floor landing of No 12. Photograph taken facing north-west.

Very few doors survive on the interior of the buildings, and most of ones that do are all modern replacements (Photograph 16). The only exceptions to this are two vertical-planked doors leading into the cupboards under the stairs on the ground-floors of Nos 10 and 11, which are probably original (Photograph 17).

The building's roofs are partially visible through loft hatches, and are constructed of machine-cut rafters rising to a ridgeboard. They have no collars, but each roof is supported by inclined struts rising from the tie-beams.



Photograph 16 Modern door leading into southern room on first-floor of No 11. Photograph taken facing north-east.



Photograph 17 Surviving vertical-planked door on ground-floor of No 10 leading into cupboard under stairs.



Photograph 18 Detail of roof structure in No 10, showing rafter pairs rising to a ridgeboard with no collar support.

7 Discussion

The three buildings detailed in this report form the very eastern end of a range of workers' cottages constructed in 1905. Built before the time of local government being involved in housing construction (Yorke 2005, 63), these cottages were erected by the owners of the Steam Ship Coal Owners' Association for the workers under their employ. Originally a range of 12 buildings (Map 1) with both the eastern and western pair of buildings projecting slightly forward (pg 5), only 7 buildings now survive (Fig 1).

Internally, little remains that is original or of historical interest within No 10-12 Botany Cottages. The layout of the buildings is typical of the late 19th to early-20th centuries, with a two-up two-down through house, each with a rear extension and small front and rear gardens (Yorke 2005, 63). All the fireplace surrounds on the ground-floor are later replacements, with the earliest being a tiled surround probably inserted in the 1930's (Yorke 2006, 83 and Photograph 9). The exposed fireplaces on the first-floors are all simple brickwork arches with no surrounds or (surviving) grates. Being within the private areas of the houses these fireplaces would always have been less ornate with no surrounds (Yorke 2005, 74). The only original features that survive are the cupboard on the first-floor of No 12 with its four-panelled door (see pg 11), the leaded window above the entrance to No 10 (see pg 9) and the vertical-planked doors leading to cupboards underneath the stairs in No 10 and 11 (see pg 12).

Although constructed four years after the end of the Victorian period, the architecture of Botany Cottages owes much to the domestic revival style popularised in the latter years of Victoria's reign (Yorke 2005, 55). This style took its inspiration from earlier Tudor, Elizabethan and Stuart buildings, and became part of what was labelled the Arts and Crafts movement in latter half of the 19th and the early 20th-century, a campaign promoting traditional craftsmanship and a rejection of industrial production (Yorke 2005, 65).

Certain stylistic elements of Botany Cottages such as the square bay windows, the hanging tiles on the frontage, the use of clay tiles as a 'traditional' roofing material and pebbledash render are all hallmarks of the Arts and Crafts movement. Although not part of this investigation, the surviving buildings to west of the range have forward facing gables with mock timber-framing, more features that are typical of this style.

Although Botany Cottages do not follow every tenant of the Arts and Crafts movement (the chimneys are not particularly ornate, there are no angled buttresses, and there is no continuous roof over the bay windows and the doorways for example), the range was undoubtedly influenced by it and is of historical and social significance as a surviving example of early 20th-century industrial workers' cottages.

8 Acknowledgements

Colchester Archaeological Trust would like to thank Thurrock Council for commissioning and funding the historic building recording.

The recording was carried out by Mark Baister and Adam Tuffey.

Figures are by Mark Baister.

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

9 References

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

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

Brunskill, R.W.	1990	<i>Brick Building In Britain (1st ed)</i>
CAT	2019	<i>Written Scheme of Investigation (WSI) for an historic building recording at 10-12 Botany Cottages, London Road, Purfleet, RM19 1PS</i> by Tuffey, A.
CIfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> East Anglian Archaeological occasional papers 14 by Gurney, D.
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological occasional papers 24 by Medlycott, M.
ECC	2019	<i>Brief for Archaeological Building Recording of the Railway Cottages and 10 to 12 Botany Cottages, London Road, Purfleet</i> by Havis, R.
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice</i>
MHCLG	2018	<i>National planning policy framework</i>
Powell, W.R., Board, B.A., Briggs, N., Fisher, J. L., Harding, V. A., Hasler, J., Knight, N. and Parsons, M.	1983	'Parishes: West Thurrock' in <i>A History of the County of Essex: Volume 8</i>
Yorke, T.	2005	<i>The Victorian House Explained</i>
Yorke, T.	2006	<i>The 1930s House Explained</i>

10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CifA	Chartered Institute for Archaeologists
dado	the lower part of an interior wall, when decorated differently from the upper part. Sometimes separated from the upper wall by a dado rail
EHHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
Flemish-bond	a brickwork bond created from alternating headers and stretchers within a single course
HE	Historic Environment
modern	period from the 19th century onwards to the present
nib-tile	a clay roof tile with a projection on the underside to hook it onto a batten, with no nails or pegs necessary
NGR	National Grid Reference
OASIS	Online Access to the Index of Archaeological Investigations, http://oasis.ac.uk/pages/wiki/Main
queen-closer	a less-than-half brick adjacent to the end header of a brick course. Its purpose is purely decorative, often found around windows, doors, and along edges of buildings
Victorian	the reign of Queen Victoria, from 1837 to 1901

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 Thurrock Museum.

12 Contents of archive

Paper and digital record

One A4 document wallet containing:
The report (CAT Report 1427)
Original site record (plans, elevations and notes)
Site digital photos and log

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Distribution list

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Appendix 1:
Full digital photographic record
(images on accompanying CD)

THBC19_Photo graph_001.JPG	South-west elevation of No 10-12. Photograph taken facing north.
THBC19_Photo graph_002.JPG	South-west elevation of No 10-12. Photograph taken facing north-east.
THBC19_Photo graph_003.JPG	South-east elevation of No 12. Photograph taken facing north-west.
THBC19_Photo graph_004.JPG	North-east elevation of No 10-12. Photograph taken facing west.
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THBC19_Photo graph_013.JPG	South-west elevation of No 10 and 11, showing modern extension. Photograph taken facing north-east.
THBC19_Photo graph_014.JPG	Detail of wooden-framed awning window on south-west elevation of No 11. Photograph taken facing north-east.
THBC19_Photo graph_015.JPG	Empty window-frame on south-west elevation of No 11. Photograph taken facing north-east.
THBC19_Photo graph_016.JPG	Upper floor on south-west elevation of No 11. Photograph taken facing north-east.
THBC19_Photo graph_017.JPG	Soffit on south-west elevation of No 11. Photograph taken facing north.
THBC19_Photo graph_018.JPG	South-west elevation of No 10. Photograph taken facing north.
THBC19_Photo graph_019.JPG	South-west elevation of No 10-12. Photograph taken facing north-east.
THBC19_Photo graph_020.JPG	South-east elevation of No 12. Photograph taken facing north-west.
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THBC19_Photo graph_022.JPG	Detail of square bay window on north-east elevation of No 12. Photograph taken facing south-west.
THBC19_Photo graph_023.JPG	Detail of Botany Cottages sign on north-east elevation of No 10. Photograph taken facing south-west.
THBC19_Photo graph_024.JPG	Detail of square bay window on north-east elevation of No 10. Photograph taken facing south-west.
THBC19_Photo graph_025.JPG	Detail of entrance into No 10 (to left) and No 9 (to right), along with hood above. Photograph taken facing south-west.
THBC19_Photo graph_026.JPG	Detail of entrance into No 10. Photograph taken facing south-west.
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THBC19_Photo graph_036.JPG	Inserted window in kitchen in No 10. Photograph taken facing south.
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THBC19_Photo graph_038.JPG	Ground-floor of No 10, showing access into south-west wing and cupboard under stairs. Photograph taken facing south-west.

THBC19_Photo graph_039.JPG	Southern part of subdivided kitchen on ground-floor of No 10. Photograph taken facing south-east.
THBC19_Photo graph_040.JPG	Detail of inserted modern window in kitchen of No 10. Photograph taken facing south.
THBC19_Photo graph_041.JPG	Detail of south-west wing of No 10, showing removed interior walls. Modern extension to left of frame. Photograph taken facing south-west.
THBC19_Photo graph_042.JPG	Modern extension of No 10. Photograph taken facing south.
THBC19_Photo graph_043.JPG	Original? vertical-planked door leading into cupboard under stairs on ground-floor of No 10. Photograph taken facing north-west.
THBC19_Photo graph_044.JPG	Detail of original? vertical-planked door leading into cupboard under stairs on ground-floor of No 10. Photograph taken facing south-west.
THBC19_Photo graph_045.JPG	Detail of damage to internal brickwork between Nos 10 and 9 under stairs. Photograph taken facing north-west.
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THBC19_Photo graph_048.JPG	First-floor of south-west wing in No 10. Photograph taken facing south-west.
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THBC19_Photo graph_050.JPG	Landing on first-floor in No 10. Photograph taken facing north-east.
THBC19_Photo graph_051.JPG	Detail of steps on first-floor landing of No 10. Photograph taken facing east.
THBC19_Photo graph_052.JPG	First-floor landing of No 10, looking into northern bedroom with inserted W.C. to left. Photograph taken facing north-east.
THBC19_Photo graph_053.JPG	Inserted W.C. on first-floor landing of No 10. Photograph taken facing north-west.
THBC19_Photo graph_054.JPG	Detail of inserted W.C. on first-floor landing of No 10. Photograph taken facing west.
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THBC19_Photo graph_056.JPG	Southern bedroom in main range on first-floor of No 10. Photograph taken facing south-west.
THBC19_Photo graph_057.JPG	Detail of fireplace in southern bedroom in main range on first-floor of No 10. Photograph taken facing south-east.
THBC19_Photo graph_058.JPG	Northern bedroom in main range on first-floor of No 10. Photograph taken facing east.
THBC19_Photo graph_059.JPG	Northern bedroom in main range on first-floor of No 10. Photograph taken facing south-east.
THBC19_Photo graph_060.JPG	Northern bedroom in main range on first-floor of No 10. Photograph taken facing south.
THBC19_Photo graph_061.JPG	Detail of fireplace in northern bedroom in main range on first-floor of No 10. Photograph taken facing south-east.
THBC19_Photo graph_062.JPG	Northern bedroom in main range on first-floor of No 10. Photograph taken facing north-west.
THBC19_Photo graph_063.JPG	Detail of windows in northern bedroom in main range on first-floor of No 10. Photograph taken facing north-east.
THBC19_Photo graph_064.JPG	Detail of floor with joists in northern bedroom in main range on first-floor of No 10. Photograph taken facing north-west.
THBC19_Photo graph_065.JPG	Detail of roof structure visible through hatch on first-floor of No 10. Photograph taken facing south.
THBC19_Photo graph_066.JPG	Detail of roof structure visible through hatch on first-floor of No 10. Photograph taken facing south-east.
THBC19_Photo graph_067.JPG	Detail of roof structure visible through hatch on first-floor of No 10. Photograph taken facing north.
THBC19_Photo graph_068.JPG	Detail of newels on first-floor landing of No 10. Photograph taken facing north-east.
THBC19_Photo graph_069.JPG	Detail of roof treads and risers on first-floor of No 10. Photograph taken facing north-east.
THBC19_Photo graph_070.JPG	Ground-floor of No 11 showing dado rail to left and stairway, Photograph taken facing south-west.
THBC19_Photo graph_071.JPG	Living-room on ground-floor of No 11. Photograph taken facing north-west.
THBC19_Photo graph_072.JPG	Square bay windows in living-room on ground-floor of No 11. Photograph taken facing north-east.
THBC19_Photo graph_073.JPG	Living-room on ground-floor of No 11. Photograph taken facing south.

THBC19_PhotoGraph_074.JPG	Detail of fireplace with plaster surround in living-room on ground-floor of No 11. Photograph taken facing north-west.
THBC19_PhotoGraph_075.JPG	Kitchen on ground-floor of No 11. Photograph taken facing west.
THBC19_PhotoGraph_076.JPG	Kitchen on ground-floor of No 11. Photograph taken facing north.
THBC19_PhotoGraph_077.JPG	Kitchen on ground-floor of No 11, showing entrance into south-west wing. Photograph taken facing south-west.
THBC19_PhotoGraph_078.JPG	South-west wing on ground-floor of No 11. Photograph taken facing south-west.
THBC19_PhotoGraph_079.JPG	South-west wing on ground-floor of No 11. Photograph taken facing south.
THBC19_PhotoGraph_080.JPG	South-west wing on ground-floor of No 11. Photograph taken facing south.
THBC19_PhotoGraph_081.JPG	Detail of dado rail in hall on ground-floor of No 11. Photograph taken facing north.
THBC19_PhotoGraph_082.JPG	Staircase and dado rail in No 11. Photograph taken facing south-west.
THBC19_PhotoGraph_083.JPG	South-west wing on first-floor of No 11. Photograph taken facing south-west.
THBC19_PhotoGraph_084.JPG	Landing on first-floor of No 11. Photograph taken facing north-east.
THBC19_PhotoGraph_085.JPG	Southern bedroom in main range on first-floor of No 11. Photograph taken facing west.
THBC19_PhotoGraph_086.JPG	Southern bedroom in main range on first-floor of No 11, showing modern inserted door. Photograph taken facing east.
THBC19_PhotoGraph_087.JPG	Southern bedroom in main range on first-floor of No 11, showing floorboards. Photograph taken facing north-east.
THBC19_PhotoGraph_088.JPG	Northern bedroom in main range on first-floor of No 11, showing blocked fireplace. Photograph taken facing north.
THBC19_PhotoGraph_089.JPG	Modern door leading into northern bedroom in main range on first-floor of No 11. Photograph taken facing west.
THBC19_PhotoGraph_090.JPG	Blocked fireplace in northern bedroom in main range on first-floor of No 11. Photograph taken facing north-west.
THBC19_PhotoGraph_091.JPG	Landing on first-floor of No 11. Photograph taken facing south-west.
THBC19_PhotoGraph_092.JPG	Landing on first-floor of No 11, showing balusters. Photograph taken facing south.
THBC19_PhotoGraph_093.JPG	Detail of removed chimney and opening in roof in south-west wing of No 11. Photograph taken facing south-east.
THBC19_PhotoGraph_094.JPG	Entrance into No 12. Photograph taken facing south-west.
THBC19_PhotoGraph_095.JPG	Detail of panels on ground-floor of No 12. Photograph taken facing south.
THBC19_PhotoGraph_096.JPG	Living-room on ground-floor of No 12. Photograph taken facing north.
THBC19_PhotoGraph_097.JPG	Detail of fireplace and surround in living-room on ground-floor of No 12. Photograph taken facing south-east.
THBC19_PhotoGraph_098.JPG	Square bay window in living-room on ground-floor of No 12. Photograph taken facing north-east.
THBC19_PhotoGraph_099.JPG	Living-room on ground-floor of No 12. Photograph taken facing west.
THBC19_PhotoGraph_100.JPG	Kitchen on ground-floor of No 12. Photograph taken facing west.
THBC19_PhotoGraph_101.JPG	Detail of modern plastic-framed awning and casement window in kitchen on ground-floor of No 12. Photograph taken facing south-west.
THBC19_PhotoGraph_102.JPG	Detail of door-frame between kitchen and south-west wing on ground-floor of No 12. Photograph taken facing east.
THBC19_PhotoGraph_103.JPG	South-west wing on ground-floor of No 12, showing modern window. Photograph taken facing west.
THBC19_PhotoGraph_104.JPG	South-west wing on ground-floor of No 12. Photograph taken facing north-west.
THBC19_PhotoGraph_105.JPG	Kitchen on ground-floor of No 12. Photograph taken facing north.
THBC19_PhotoGraph_106.JPG	Stairway on ground-floor of No 12. Photograph taken facing south-west.
THBC19_PhotoGraph_107.JPG	Stairway on ground-floor of No 12. Photograph taken facing west.
THBC19_PhotoGraph_108.JPG	Stairway and location of removed dado rail on ground-floor of No 12. Photograph taken facing west.
THBC19_PhotoGraph_109.JPG	Detail of enclosed beam in hallway on ground-floor of No 12. Photograph taken facing south-west.
THBC19_PhotoGraph_110.JPG	South-west wing on first-floor of No 12. Photograph taken facing south-west.
THBC19_PhotoGraph_111.JPG	South-west wing on first-floor of No 12, showing entrance into main range and landing. Photograph taken facing north-east.
THBC19_PhotoGraph_112.JPG	Detail of remains of chimney in attic of south-west wing of No 12. Photograph taken facing north-west.

- THBC19_PhotoGraph_113.JPG Detail of remains of chimney in attic of south-west wing of No 12. Photograph taken facing north-west.
- THBC19_PhotoGraph_114.JPG Landing on first-floor of No 12. Photograph taken facing north-east.
- THBC19_PhotoGraph_115.JPG Detail of location of removed dado rail on landing on first-floor of No 12. Photograph taken facing east.
- THBC19_PhotoGraph_116.JPG Original? cupboard on landing on first-floor of No 12. Photograph taken facing north.
- THBC19_PhotoGraph_117.JPG Detail of original? cupboard on landing on first-floor of No 12. Photograph taken facing north-west.
- THBC19_PhotoGraph_118.JPG Detail of original? cupboard on landing on first-floor of No 12. Photograph taken facing north-west.
- THBC19_PhotoGraph_119.JPG Detail of original? cupboard door on landing on first-floor of No 12. Photograph taken facing north.
- THBC19_PhotoGraph_120.JPG Detail of door furniture on original? cupboard on landing on first-floor of No 12. Photograph taken facing north-west.
- THBC19_PhotoGraph_121.JPG Detail of door furniture on original? cupboard on landing on first-floor of No 12. Photograph taken facing north-west.
- THBC19_PhotoGraph_122.JPG Detail of door furniture on original? cupboard on landing on first-floor of No 12. Photograph taken facing north.
- THBC19_PhotoGraph_123.JPG Northern bedroom on first-floor of No 12, showing blocked fireplace and inserted modern cupboards. Photograph taken facing south-east.
- THBC19_PhotoGraph_124.JPG Northern bedroom on first-floor of No 12, showing modern glazed door. Photograph taken facing south-west.
- THBC19_PhotoGraph_125.JPG Southern bedroom on main range on first-floor of No 12. Photograph taken facing south.
- THBC19_PhotoGraph_126.JPG Details of floorboards and joists in southern bedroom on main range on first-floor of No 12. Photograph taken facing north-west.
- THBC19_PhotoGraph_127.JPG Detail of roof structure visible through hatch on first-floor of No 12. Photograph taken facing north-east.
- THBC19_PhotoGraph_128.JPG Detail of gable end roof structure visible through hatch on first-floor of No 12. Photograph taken facing south-east.
- THBC19_PhotoGraph_129.JPG Landing on first-floor of No 12. Photograph taken facing west.
- THBC19_PhotoGraph_130.JPG Detail plastic-framed replacement window above entranceway in ground-floor hallway of No 12. Photograph taken facing north-east.

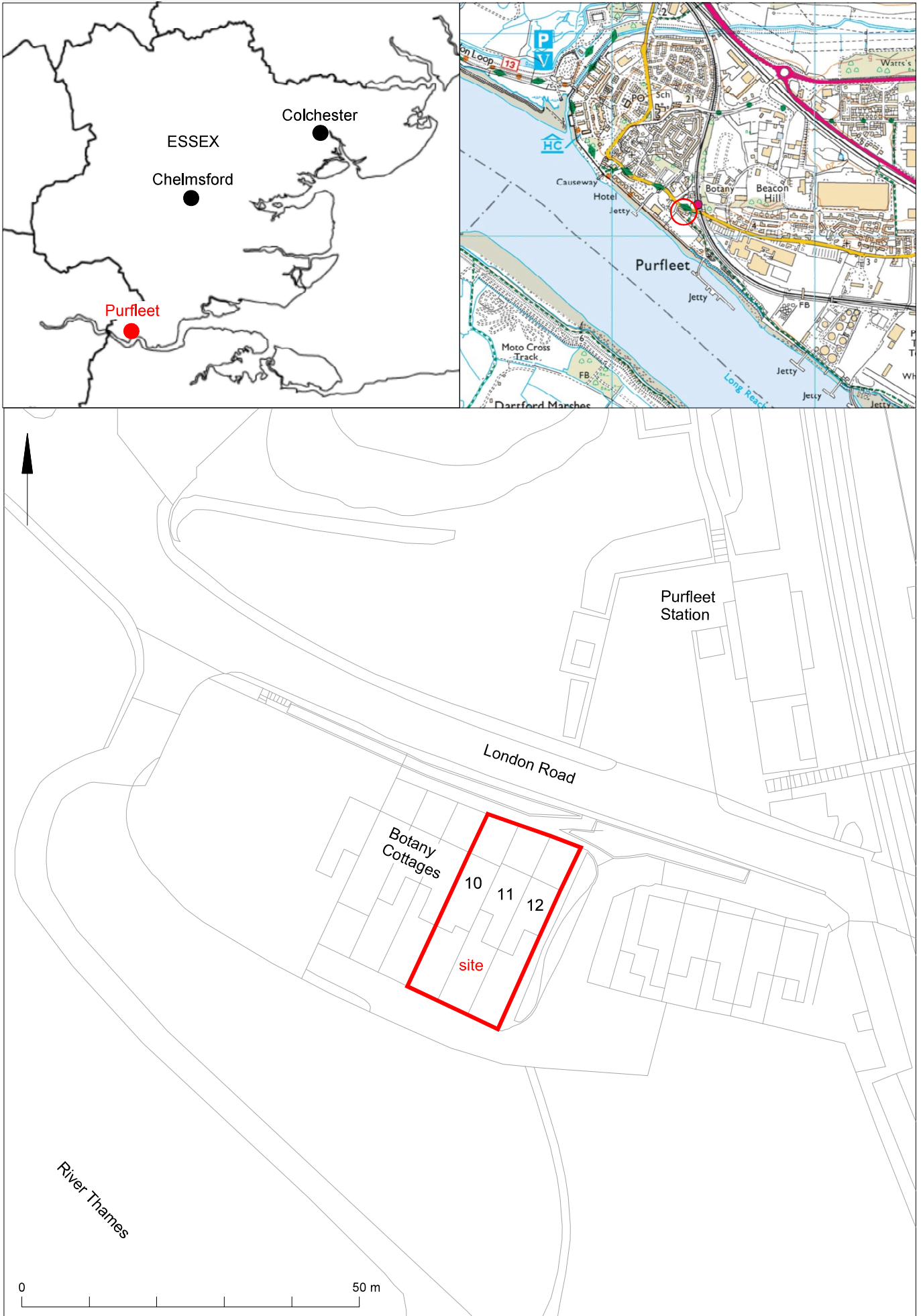


Fig 1 Site location.

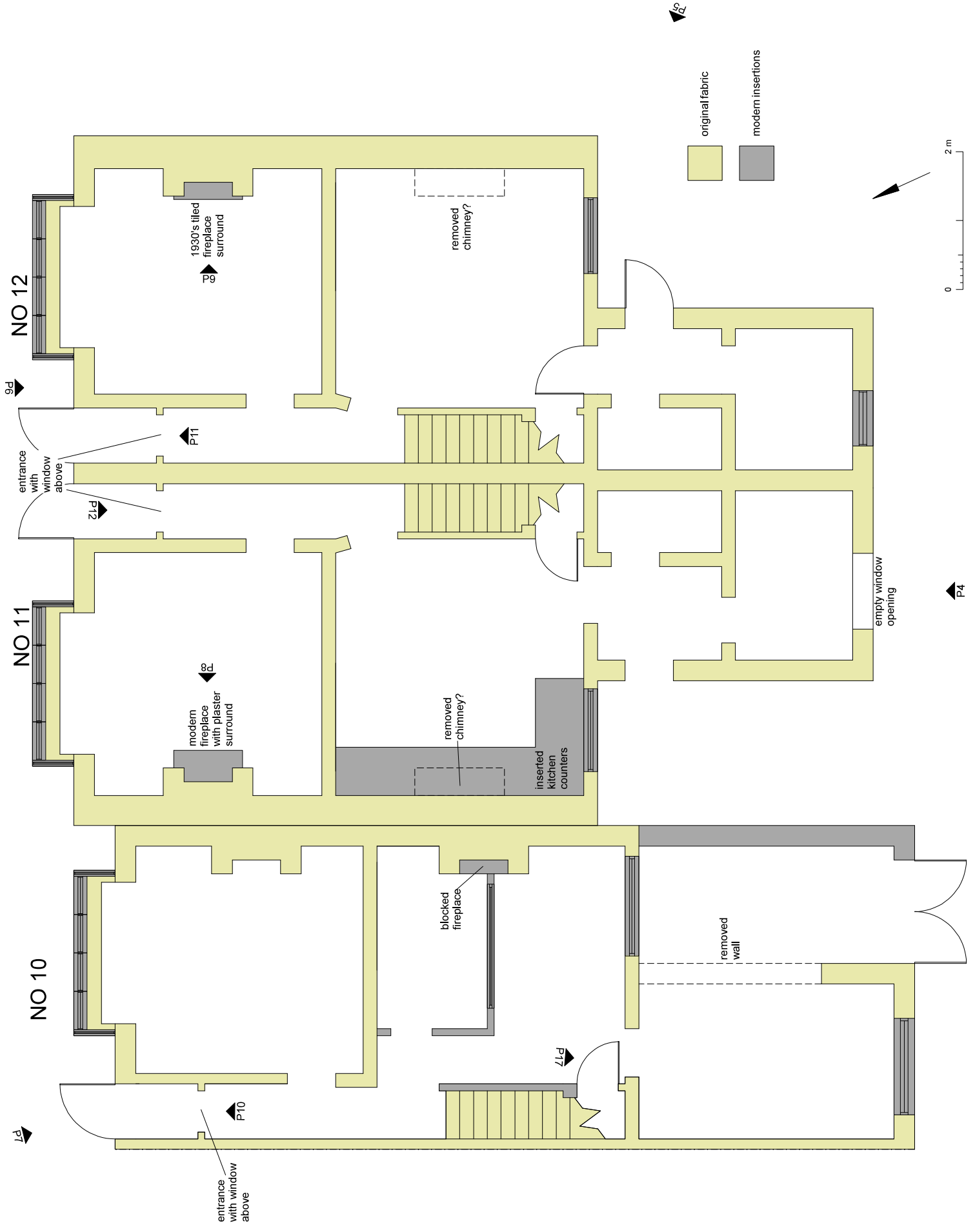


Fig 2 Ground-floor plan of 10-12 Botany Cottages. Location and direction of photographs reproduced in text shown.

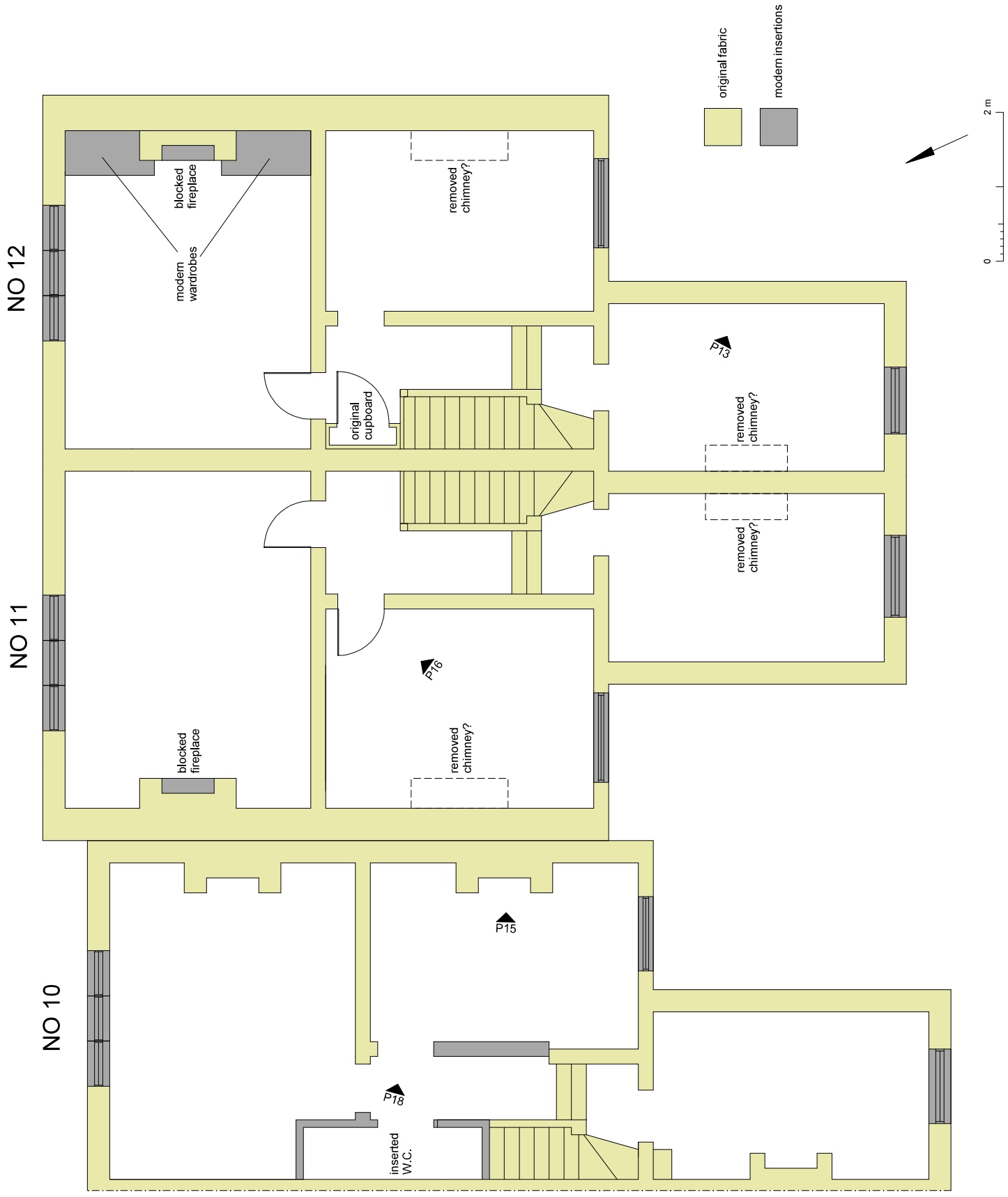


Fig 3 First-floor plan of 10-12 Botany Cottages. Location and direction of photographs reproduced in text shown.

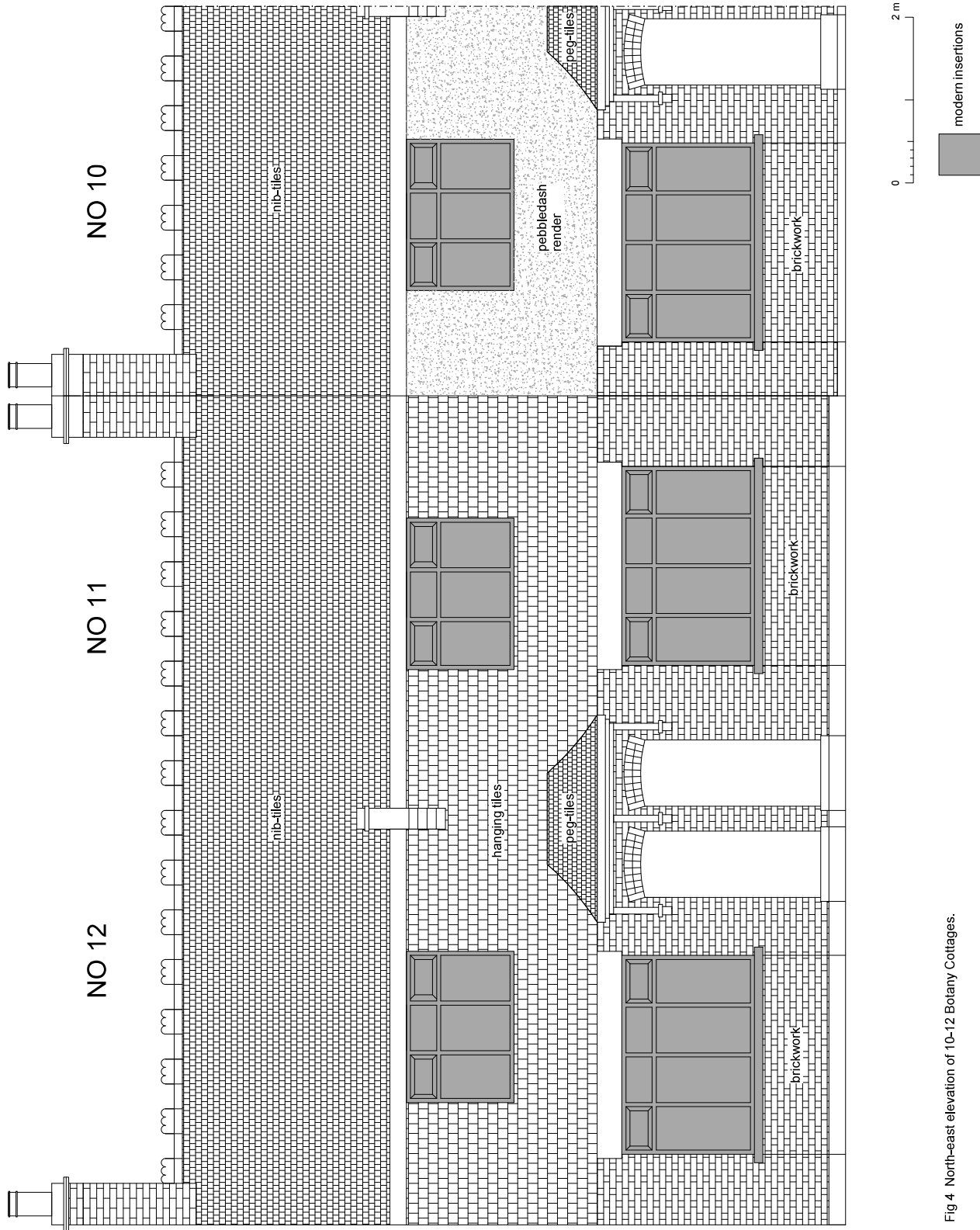


Fig 4 North-east elevation of 10-12 Botany Cottages.

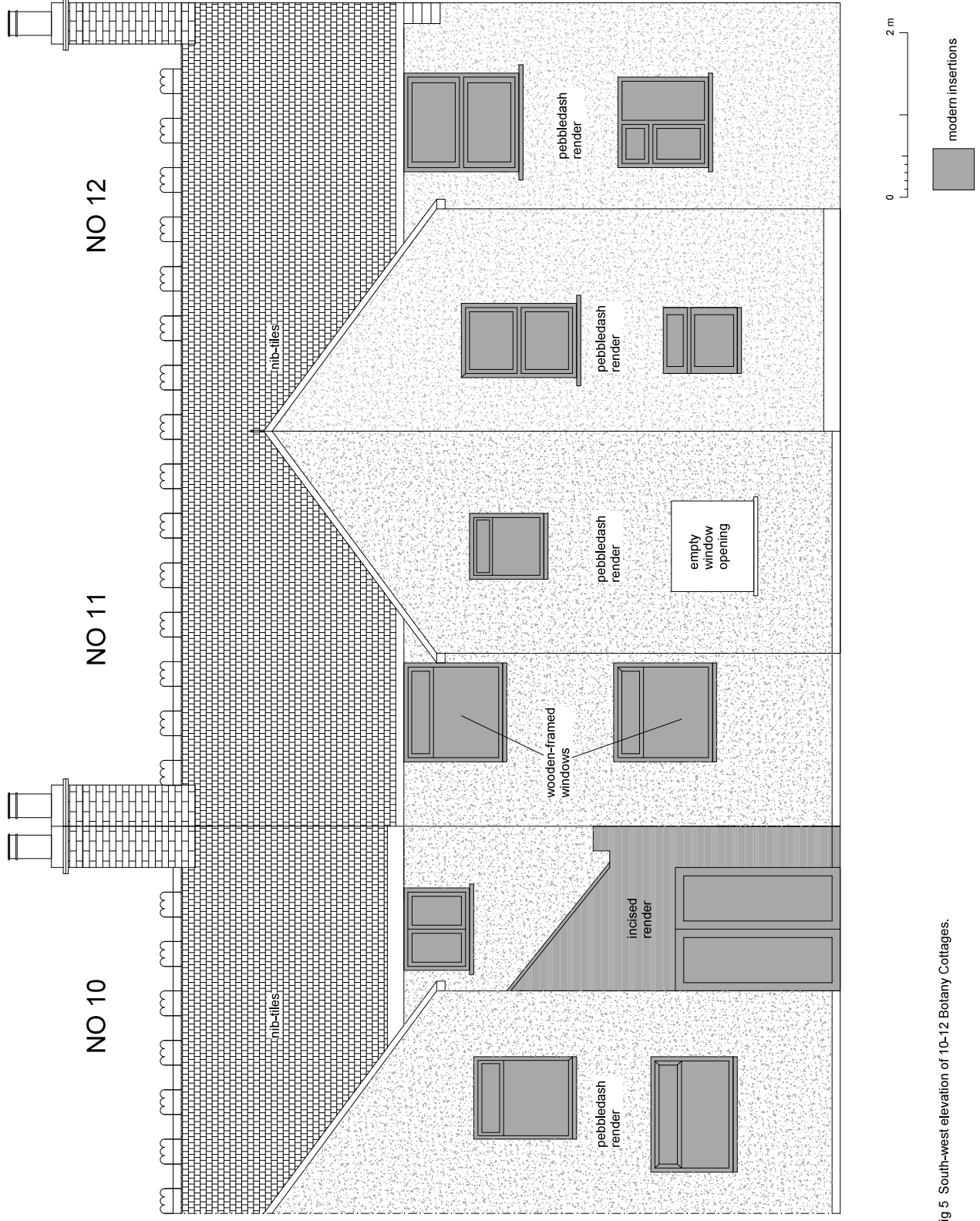


Fig 5 South-west elevation of 10-12 Botany Cottages.

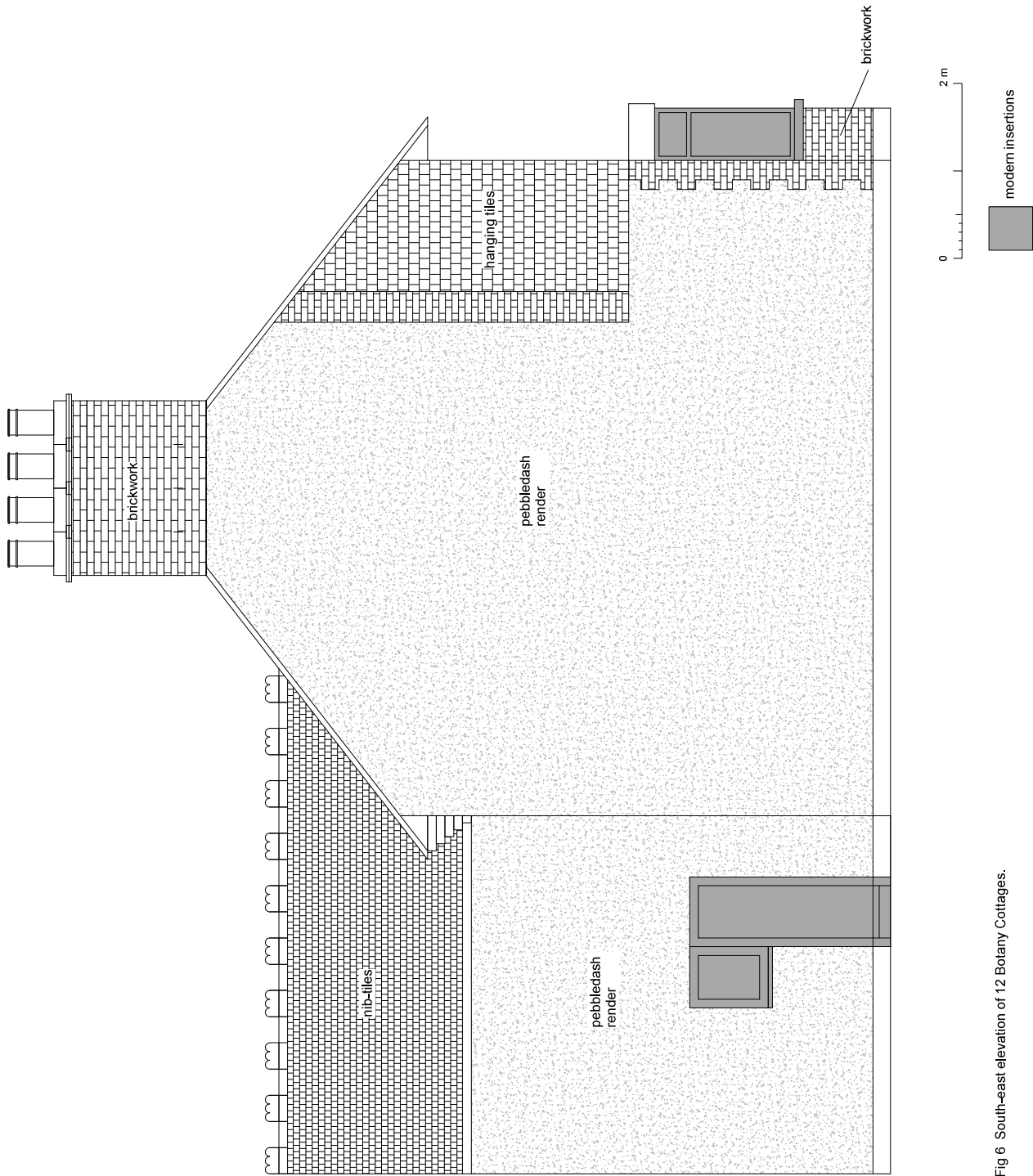


Fig 6 South-east elevation of 12 Botany Cottages.

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OASIS ID: colchest3-344583

Project details

Project name Historic building recording at No 10-12 Botany Cottages, London Road, Purfleet, Essex, RM19 1PS

Short description of the project A programme of historic building recording was carried out by Colchester Archaeological Trust at No 10-12 Botany Cottages, London Road, Purfleet, Essex in March 2019. No 10-12 Botany Cottages form the eastern extent of a range of 12 workers' cottages constructed in 1905 by the Steam Ship Coal Owners' Association Ltd. Built in the domestic revival style, with hanging tiles, square bay windows and pebbledash render, they are surviving examples of Arts and Crafts influenced buildings.

Project dates Start: 20-03-2019 End: 05-06-2019

Previous/future work No / Yes

Any associated project reference codes 18/01328/DMI - Planning Application No.

Any associated project reference codes 19/03a - Contracting Unit No.

Any associated project reference codes THBC19 - HER event no.

Type of project Building Recording

Site status None

Current Land use Residential 1 - General Residential

Monument type WORKERS' COTTAGE Modern

Significant Finds CUPBOARD Modern

Methods & techniques "Annotated Sketch", "Measured Survey", "Photographic Survey"

Prompt National Planning Policy Framework - NPPF

Project location

Country England

Site location ESSEX THURROCK PURFLEET 10-12 Botany Cottages

Postcode RM19 1PS

Study area 147 Square metres

Site coordinates TQ 55396 78122 51.48016266273 0.238097513493 51 28 48 N 000 14 17 E Point

Project creators

Name of Organisation Colchester Archaeological Trust

Project brief originator HEM Team Officer, ECC

Project design originator Adam Tuffey

Project director/manager Chris Lister

Project supervisor Mark Baister

Type of sponsor/funding body Borough Council

Project archives

Physical Archive Exists? No

Digital Archive recipient Thurrock Museum

Digital Archive ID THBC19

Digital Contents "Survey"

Digital Media available "Survey","Text"

Paper Archive recipient Thurrock Museum

Paper Archive ID THBC19

Paper Contents "Survey"

Paper Media available "Miscellaneous Material","Plan","Report","Section","Survey "

Project bibliography

1

Publication type Grey literature (unpublished document/manuscript)

Title	Historic building recording at No 10-12 Botany Cottages, London Road, Purfleet, Essex, RM19 1PS March 2019
Author(s)/Editor(s)	Baister, M.
Other bibliographic details	CAT Report 1427
Date	2019
Issuer or publisher	Colchester Archaeological Trust
Place of issue or publication	Colchester
Description	A4 bound report with clear plastic front and opaque back card back.
URL	http://cat.essex.ac.uk/summaries/CAT-1427.html
Entered by	Mark Baister (mb@catuk.org)
Entered on	5 June 2019

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[Cookies](#) [Privacy Policy](#)

Written Scheme of Investigation (WSI) for an historic building recording at 10-12 Botany Cottages, London Road, Purfleet, RM19 1PS

NGR: TQ 55396 78122 (centre)

Planning reference: 18/01328/DMI

Client: Simon McCudden (WYG)

Curating Museum: Thurrock

Museum accession code: [tbc](#)

CAT Project code: 19/03a

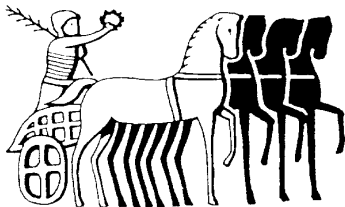
EHER Event number: [tbc](#)

OASIS ref: colchest3-344583

Site Manager: Chris Lister

ECC Monitor: Richard Havis

This WSI written: 06/03/19



COLCHESTER ARCHAEOLOGICAL TRUST,
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Site location and description

The properties proposed for demolition are located along the waterfront to the north of Long Reach, on the south extent of Purfleet (fig 1). The site is centred on NGR TQ 55396 78122. The site consists of three early-20th century worker's cottages which run along the south side of London road.

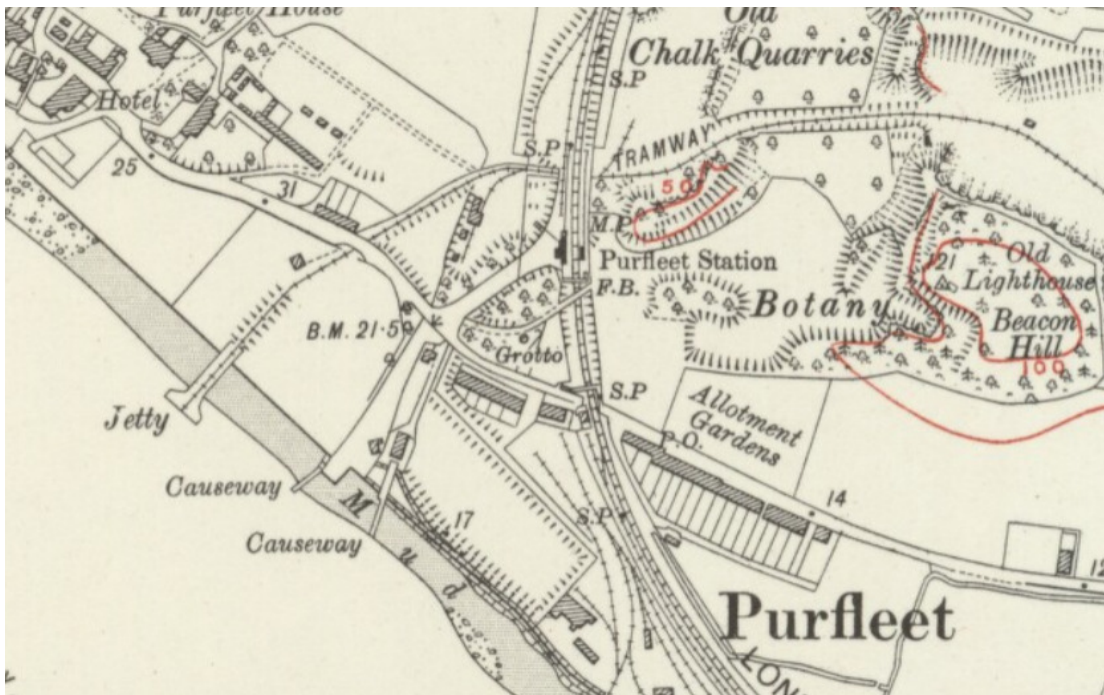
Proposed work

The proposed work comprises the demolition of 10-12 Botany Cottages.

Historical background

The following historical background draws on the Essex Historic Environment Record (EHER), held at Essex County Council, County Hall, Chelmsford and accessed via the Heritage Gateway:

The Historic Environment Record (HER) shows that the buildings 10-12 Botany cottages, London Road, form part of a line of workers cottages which exist as a non-designated heritage asset (EHER 40636). The buildings were built in 1905 but are first recorded on the 3rd edition Ordnance Survey map of the 1920's (Map 1). These cottages were constructed for the employees of the Steam Ship Owners Coal Association Ltd., as is attested by a large plaque attached to the central gable bearing the initials SSOCA Ltd.



Map 1 1921 OS Map of Botany Cottages, Purfleet

Industrial sites and monuments such as there have been identified as facing a high rate of loss (through redundancy, conversion, and demolition) in *Research and Archaeology: A framework for the Eastern Counties 2: research agenda and strategy* (East Anglian Archaeology occasional paper 8, 2000). Built with Arts and Crafts influence, this asset is of historical and social significance as a surviving example of a 20th century industrial workers cottage.

Planning background

The planning application is for the demolition of the buildings known as Derby House, 1-4 Railway Cottages & 10-12 Botany Cottages. The application was submitted to and validated by Thurrock Council in September 2018.

In response to this application, the Historic Environment Advisor (HEA) of Essex County Council (ECC), on behalf of Thurrock Council, prepared a brief recommending that a Historic England Level 2 building survey should be carried out on the Botany Cottages before any development can occur.

This recommendation is based on the guidance given in the *National Planning Policy Framework* (MHCLG 2018).

Colchester Archaeological Trust has prepared this Written Scheme of Investigation (WSI) in response to the HEA brief for submission to Thurrock Council Planning Department.

Any variations to this WSI will be agreed beforehand with the HEA.

Requirement for work

The required archaeological work is for a level 2 historic building recording. Details are given in a Project Brief written by the HEA (ECC 2018).

The building recording will comprise a Historic England Level 2 survey of three industrial workers cottages.

The remains will be described, drawn and photographed. Specifically this will consider:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of the structures.
- Function and internal layout.
- Original and later fixtures and fittings.
- Original and later phasing, additions and their effect on the internal/external fabric
- The level of survival of the original fabric.
- The significance of the site on a regional context.

Building recording methodology

A Historic England Level 2 survey of the three houses at 10-12 Botany Cottages will be undertaken.

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

- Essex Historic Environment Record.
- Essex Records Office.
- The site owner/developer.

A large-scale block plan will be made of the site using existing architects' drawings or the current OS 1:2500 map extract.

Plans and elevations at a scale of 1:100 will be made of the buildings, tied into the descriptive text and accompanying photographic record.

The buildings will be viewed, described and photographed. The description will seek to address materials, dimensions, method of construction and phasing.

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). 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.

The completed plans will be clearly annotated to show the location and orientation of photographs taken as part of the survey.

Fully annotated photographic plates supporting the text will be reproduced as colour laser copies.

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 (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.

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* (ClfA 2014a, b, c)
- Standards and Frameworks published by East Anglian Archaeology (Gurney 2003, Medlycott 2011)
- relevant Health & Safety guidelines and requirements (CAT 2018)
- the Project Brief issued by Historic Environment Advisor (ECC 2018)

A project or site code will be sought from the HEA 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.

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.

Staffing

The number of field staff for this project is estimated as follows: one CAT building recorder for one day.

Results

Notification will be given to the HEA when the fieldwork has been completed.

An appropriate archive will be prepared to minimum acceptable standards outlined in *Management of Research Projects in the Historic Environment* (Historic England 2015).

A report will be submitted within 4 months of the end of fieldwork, with a copy supplied to the HEA as a PDF.

The report will contain:

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

Results will be published, to at least a summary level (i.e. round-up in *Essex Archaeology & History*) in the year following the archaeological field work. An allowance will be made in the

project costs for the report to be published in an adequately peer reviewed journal or monograph series.

Archive deposition

It is a policy of Essex County Council that the integrity of the site archive be maintained (i.e. records should be properly curated by a single organisation), with the archive available for public consultation. To achieve this desired aim it is assumed that the full archive will be deposited in Thurrock Museum *unless otherwise agreed in advance*. (A full copy of the archive shall in any case be deposited).

By accepting this WSI, the client agrees to deposit the archive at Thurrock Museum.

The requirements for archive storage will be agreed with the curating museum.

The archive will be deposited with Thurrock Museum within 3 months of the completion of the final report, with a summary of the contents of the archive supplied to the HEA.

Monitoring

The HEA 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 to the HEA one week in advance of its commencement.

Any variations in this WSI will be agreed with the HEA prior to them being carried out. The HEA will be notified when the fieldwork is complete.

The involvement of the HEA will be acknowledged in any report or publication generated by this project.

References

CIfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
CAT	2018	<i>Policies and procedures</i>
ECC	2018	<i>Brief for Archaeological Building recording of The Railway cottages and 10-12 Botany Cottages, London Road, Purfleet</i> by Richard Havis
Gurney, D.	2003	<i>Standards for field archaeology in the East of England</i> East Anglian Archaeological, occasional papers 14 (EAA14)
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice</i>
Medlycott, M	2000	<i>Research and Archaeology: A framework for the Eastern Counties 2: research agenda and strategy (East Anglian Archaeology occasional paper 8.)</i>
Medlycott, M.	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological Occasional Papers 24 (EAA 24)
MHCLG	2018	<i>National Planning Policy Framework</i>

A Tuffey



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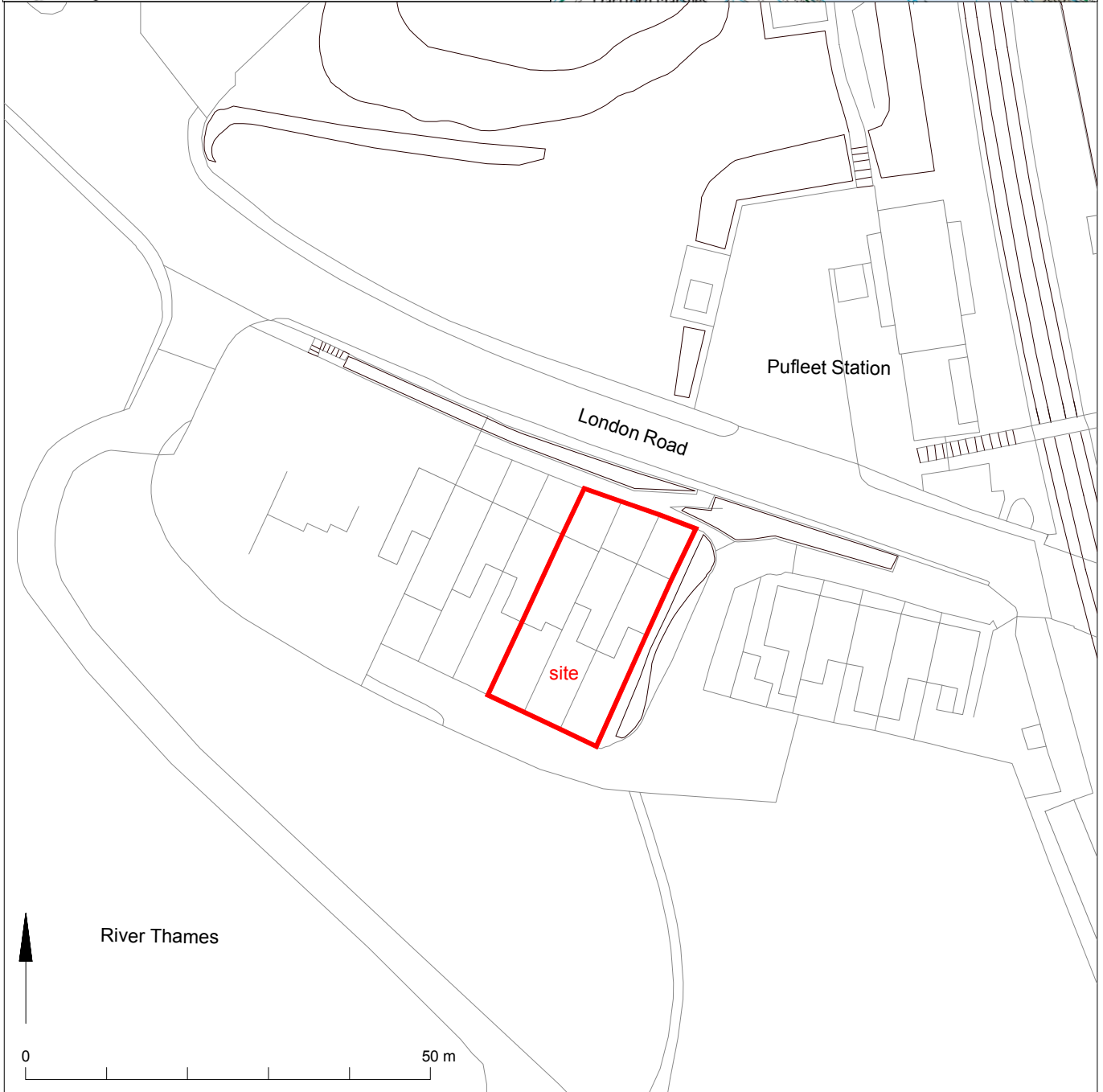
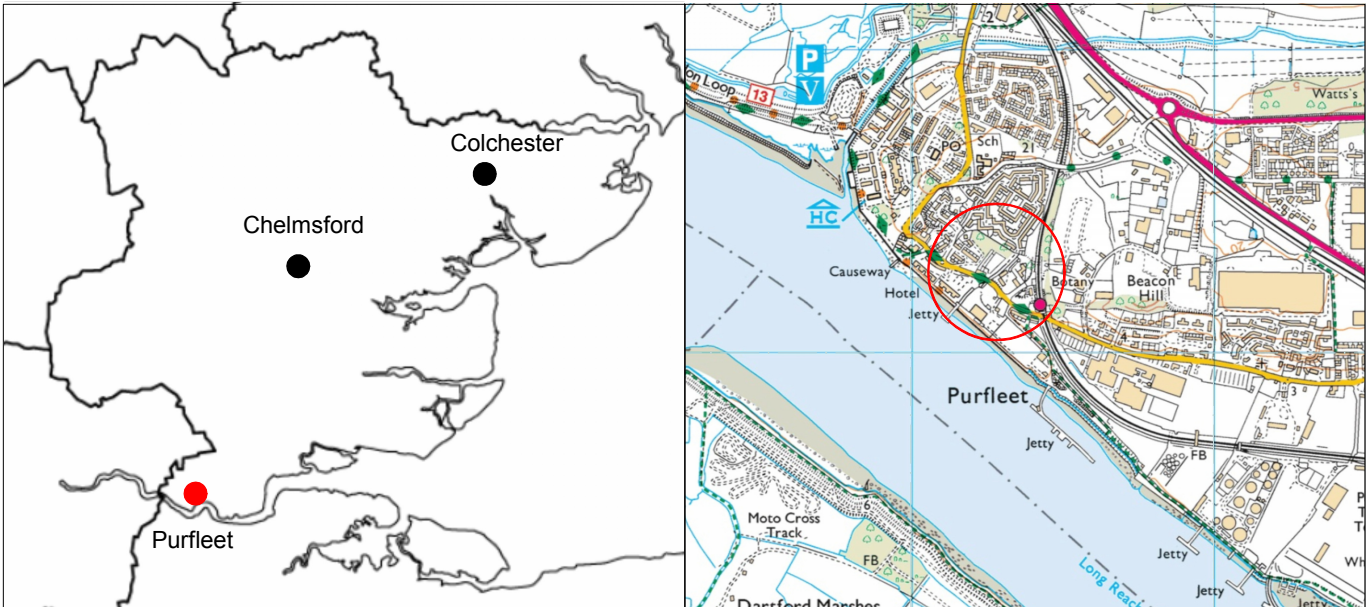


Fig 1 Site Location