

**Historic building recording at the
Red Lion Public House,
42 South Street, Manningtree,
Essex, CO11 1BG**

September 2019



**report prepared by
Mark Baister**

**commissioned by
Thomas West**

CAT project ref.: 2019/09n
NGR: TM 10648 31762 (c)
Planning references: 19/00040/LBC & 19/00039/FUL
ECC code: MTRL19
OASIS project id: colchest3-368481



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CAT Report 1520
February 2020

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1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust on a building to the rear of the Red Lion Public House, 42 South Street, Manningtree, Essex in September 2019.

Since the building had been partially demolished prior to the recording being carried out, little could be conclusively said about its function or age. Historic mapping shows it was originally an outbuilding that was later incorporated into the Red Lion as the pub was extended westwards. Based on recovered building materials from the structure, it was constructed in or after the late 18th century, suggesting it may have been constructed at the same time as the Red Lion itself.

2 Introduction (Fig 1)

This is the archive report on a historic building recording of a structure located to the south-west of the Red Lion public house. The recording work was commissioned by Thomas West and carried out by Colchester Archaeological Trust (CAT) in September 2019. The Red Lion is located in the centre of Manningtree, on the west side of South Street and 90m south of the High Street, at NGR TM 10648 31762 (Fig 1).

A planning application (planning refs. 19/00040/LBC and 19/00039/FUL) was submitted to Tendring District Council in January 2019 detailing the proposed partial demolition of an existing outbuilding and the erection of a 1.5 storey addition to the existing pub building.

In response to this application, the Place Services Historic Environment Advisor (HEM) recommended to the council that a Historic England Level 2 building survey be made of the building prior to the demolition taking place (ECC 2019). This recommendation was given based on the building's curtilage-listed status, as well as the site's location within an area highlighted by the EHER as having significant heritage assets. The recommendation was made based on the National Planning Policy Framework (DCLG 2018).

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 structure. The building recording was carried out to Level 2 (Historic England 2016) which defines a Level 2 survey 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

Although the intention of the recommendation made by the HEA was for the building recording to take place prior to the structure's partial demolition, unfortunately it was carried out prior to the commencement of this survey. To retrieve as much information as possible about the demolished section of the structure, mapping evidence, historic and recent photographs, reclaimed building elements and the surviving part of the building have all been examined in detail.

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the building.
- A large-scale block plan of the site.
- A description of the building. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record, comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

5 Historical background (Fig 1)

The following 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 structure detailed in this report is a single-storey building connected to the rear of the Red Lion pub. The southern half of this building was demolished prior to the commencement of the fieldwork for this report (Fig 1). The northern half of the building survives beneath a later first-floor extension to the pub.

The Red Lion pub itself is a Historic England Grade II listed building (no. 1261163). The current building is 18th/19th century in origin but records show there has been a public house on the site since the early 17th century. The listing entry for the Red Lion pub is reproduced below:

“Public house. C18/C19 or earlier. Plastered front, red brick returns. Grey slate roof, hipped to left. Left hip and right ridge chimney stacks. Eaves brackets. End pilasters. 2 storeys. 4 window range of small paned vertically sliding sashes with horns. Left and right simple doorways, that to left blocked.”

The site is located within Manningtree’s conservation area, on the west side of South Street. A brief history of Manningtree is recorded in the Tendring District Historic Characterisation Project (ECC 2008, 211 and EHER 3229) and includes the following summary (itself taken from the Essex County Council Historic Town Assessment (ECC 1999)):

“Manningtree is of considerable archaeological and historical importance, as an example of a small market town which contains elements of both a sea-port and an industrial town. There is also the distinct possibility that the medieval wharfrage survives behind the current quay frontage, protected and buried by 18th-19th century build-up.

Medieval Manningtree appears to have been deliberately planted in the first half of the 13th century, presumably by the lord of the manor; there is a reference of the grant of a market to the manor of Sciddinghou in 1238 and the town itself is first recorded in 1248. The town was intended as a new port, and achieved some success in local trade, transshipping provisions to the fleet in Harwich and as a fishing port supplying Colchester. The town layout suggests some form of deliberate planning based on the market in the High Street and the Quay. The dog-leg plan of South Street immediately to the south of the town raises the possibility that there had been a town enclosure. The quality of the 16th century built environment suggests that the town underwent a financial boom in that century. In the early nineteenth century Manningtree was a major centre of the Essex malt industry with five separate sites in operation.”

Being located within the centre of Manningtree, the Red Lion is surrounded by at least 80 listed buildings. This includes the early 19th-century 32 South Street across the road (Grade II no 1240065) and a 17th-century or earlier building at 22 South Street (Grade II no 1240152). Further to the north, Manningtree High Street contains a multitude of listed buildings, including a 16th-century timber framed house, now divided into three shops (EHER 25433) and the mid-19th century County Library (Grade II no 1254192), which was originally a corn exchange (EHER 25431). Approximately 90m to the north of the Red Lion is the site of Manningtree’s medieval and post-medieval marketplace (EHER 18802).

The 1777 Chapman and André map of Essex shows Manningtree, but the scale of the map makes identifying any specific buildings within the town impossible (Map 1).



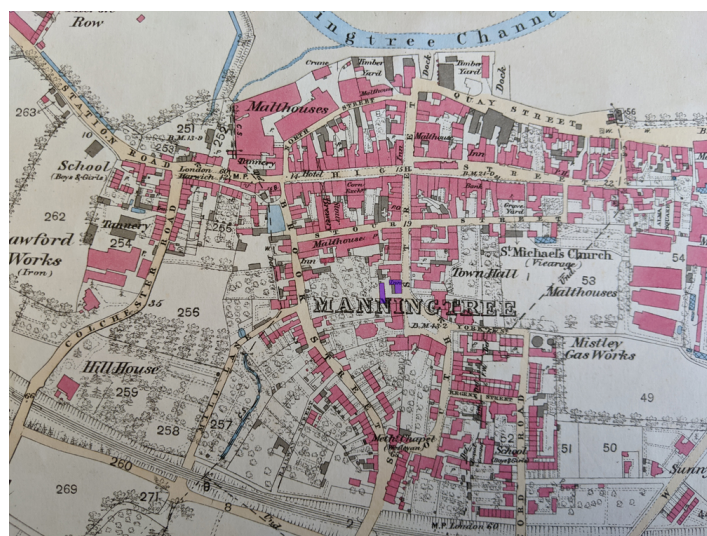
Map 1 Chapman and André map of 1777. Approximate location of the Red Lion highlighted in red.



Map 2 Inset from 1839 Lawford tithe map, showing western half of Manningtree. Approximate location of Red Lion shown in red. ERO D/CT 212B.

The Lawford tithe map from 1839 shows part of the town of Manningtree, but unfortunately fails to depict the eastern half the town, or the site of the Red Lion (Map 2).

The 1875 first edition 25-inch OS map shows Manningtree in much more detail (Map 3). The Red Lion is visible as a building fronting onto South Street with a small extension projecting from its western elevation. Behind the building, back from the street, is a north-south aligned outbuilding.



Map 3 1875 25-inch OS map. The Red Lion and outbuilding to rear highlighted in purple.

The second edition 25-inch OS map of 1896 shows that the Red Lion has been further extended to the west and is now connected to, and forms one contiguous building with, the north/south aligned outbuilding (Map 4).



Map 4 1895 25-inch OS map. The Red Lion and (now connected) outbuilding to rear highlighted in red.

The 1921 25-inch OS map shows the site in more detail, including divisions between the buildings (Map 5).



Map 5 1921 25-inch OS map. The Red Lion and (now connected) outbuilding to rear highlighted in red.

The footprint of the site appears unchanged from the time of this map to the current survey (Fig 1).

A recent Heritage, Design and Access statement carried out on the Red Lion (Garrish 2015) makes note of the now partially demolished building, describes it as a 'stable', probably of a similar date to the current pub (i.e. late 18th century), and assigns to it, as a whole, a 'very high significance'. The statement also notes, however, that the interior of the stable had been much modified and many individual elements of it may better be described as of 'moderate significance'. This is particularly relevant when considering the that a first-floor function room was constructed above the northern, surviving, half of the stable in the 1970s (Garrish 2015, 16), which would undoubtedly have had significant impact on its fabric. Perhaps most pertinently, however, the statement notes that 'potentially original brick work flooring does survive in the southern section of the stable building' i.e. the section that has now been demolished.

A heritage statement carried out in advance of the current phase of development (Wright 2019) agrees with what is said in the earlier 2016 document, and also contains some photographs of the building prior to its demolition (reproduced in the descriptive record below).

In conclusion, then, the southern half of the outbuilding shown in the maps above is almost certainly the recently demolished structure detailed in this report. It is first visible on the 1875 OS map and its footprint appears relatively unchanged until its recent demolition. The northern half the outbuilding appears to survive underneath a 1970s first-floor extension to the pub, and it is possible that important evidence as to its purpose and age may be gleaned from examining this surviving section.

6 Building recording descriptive record (Figs 1 - 2)

Since the section of building that is the subject of this recording was no longer standing at the time of the survey, what can be said about the structure of it is limited. From plans of the structure the demolished section appeared to be one room, with no internal divisions.

A photograph of the building taken from Google Maps in 2016 (Photograph 1) shows the two pairs of vertically-planked double doors on the eastern elevation, and with the roof covering removed and replaced with sheeting.



Photograph 1 East elevation of demolished building, viewed from the road. Photograph taken facing west. Copyright Google 2020, image captured September 2016.



Photograph 2 Detail of double-door on eastern elevation of building. Photograph taken facing west, reproduced from Wright 2019.



Photograph 3 Detail of interior of building, showing roof timbers and part of southern gable end. Photograph taken facing south-east, reproduced from Wright 2019.

Two photographs (Photographs 2 and 3) taken for the heritage impact assessment (Wright 2019) show the demolished section of the building in more detail, including one set of its double doors (Photograph 2) and the southern gable from the interior, showing the machine-cut roof timbers and the Flemish-bond red brickwork (Photograph 3).

Although nothing is left of the demolished section, several features that were attached to it are still standing and may give further indication of its fabric.

A red brick wall, that appears to have been keyed in to the demolished section, survives as part of the property boundary on the southern side of the site. It is laid in Flemish-bond with bricks bonded in lime mortar, with dimensions of 220 x 110 x 65mm (Photograph 4).



Photograph 4 Detail of red brick wall that was keyed into south end of demolished structure (joints visible on right side of wall). Photograph taken facing south.

The location where the southern half of the building projected from the Red Lion is clear; a wooden-panel division survives and the scars showing the pitches of the roof are evident at the first-floor level (Photograph 5). Also in this location, on the west side of the panelling, is another red brick wall that was jointed to the demolished section, with similar dimensions of bricks as the brick wall to the south (see above).



Photograph 5 Detail of northern half of building surviving underneath 1970s first-floor extension. Scar on first-floor shows roof pitches of demolished half. Wooden panel division visible with projecting brick wall visible to left. Photograph taken facing north-west.

The interior of the northern half of the building shows that it has a modern cobbled floor laid in concrete and a raised wooden platform to the west. Currently the building is used for storage. An inserted brick wall to the north supports the modern first-floor above and is constructed of bricks measuring 240 x 100 x 80mm, laid in stretcher-bond (Photograph 6).



Photograph 6 Interior of surviving northern half of building, showing brick wall to right and cobbled surface. Photograph taken facing west.

Some building elements of the demolished part of the structure were retained for reuse and it was possible to acquire a sample of these for examination.

A red brick from the wall of the demolished section (Photograph 7), measures 235 x 108 x 65mm in size and is of a regular shape with no visible inclusions in its make-up. It has slightly rounded arrises and a mildly striated upper surface, with the remaining faces and base lightly creased. It has a shallow, central, frog measuring 125mm in length, 40mm in breadth and 15mm in depth. Patches of lime mortar remain on its surfaces.



Photograph 7 Red brick recovered from wall of demolished building.

A floor (pavior) brick from the demolished section was also recovered (Photograph 8). It is yellow/white in colour and slightly misshapen, tapering inwards at one end. It measures 235 x 105 x 42mm in size and has no visible inclusions in its fabric. It has sharp, only slightly rounded, arrises and a smooth upper surface and faces. Its base has some mild striations and small patches of lime mortar remaining.



Photograph 8 Pavior brick recovered from demolished building, showing slight tapering from right to left.

Finally, a timber from the demolished section was observed on site (Photograph 9). It was straight, approximately 4m long, machine-cut and measured 100mm x 150mm in profile.



Photograph 9 Timber from demolished building, observed on site.

7 Discussion

Due to the nature of this project, and the demolition of part of the structure in question, any assertions or interpretations that can be derived from the evidence collected above are going to be limited in their scope.

Based on the surviving and recovered architectural evidence, the building seems to have been a brick-built, single-storey structure, originally constructed as an outbuilding to the rear of the Red Lion before being incorporated into the pub building in the early 20th century (see historical background). The timber-framed elements of the structure, including the roof, all appear to have been constructed of machine-cut timber.

The heritage statement for the development asserts that the partially demolished structure is late 18th century in origin, the same age as the main pub building (Wright 2019). Such a claim is difficult to prove from mapping evidence, as the building's first cartographic appearance is on the 1875 OS map.

As for the structural evidence, the machine-cut timbers of the roof (assuming they were original to the building) must broadly date to after the Industrial Revolution and the introduction of industrial processes for sawing timber. The white pavior brick from the floor, meanwhile, is typical of the 19th century (Ryan 1996, 96).

However, while the roof and the brick flooring could both have been redone or subsequently added to the building, the brick from the wall of the structure is presumably part of the original fabric (unless, of course, it was reused from an earlier structure). The narrow frog on its upper surface dates it to the late 18th century or after, frogs not appearing in moulded bricks before that date (Brunskill 1990, 24).

Although only a very minimal amount of evidence survives, there is nothing that precludes the possibility that the partially demolished outbuilding was constructed at the same time as the Red Lion pub and is late 18th century in date. Drawing any other conclusions, such as determining the building's use or evolving function, is very difficult. The recent use of the building appears to have been as a storeroom, with the surviving northern half still being used as such. The suggestion made in the Heritage Statement that the demolished section was in use as a stable (Wright 2019) can neither be confirmed nor denied, although given its single-storey nature, long facade and its appearance on early mapping as an outbuilding to the rear of the pub, it certainly seems a possibility.

8 Acknowledgements

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

The recording was carried out by Mark Baister.

Figures are by Mark Baister.

The project was monitored by Teresa O'Connor for Essex County Council.

The text was reviewed and edited by Philip Crummy, director of CAT.

9 References

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

Brunskill, R.W.	1990	<i>Brick Building In Britain (1st ed)</i>
Brunskill, R.W.	1994	<i>Timber Building In Britain (2nd ed)</i>
CAT	2019	<i>Written Scheme of Investigation (WSI) for historic building recording at the Red Lion Public House, 42 South Street, Manningtree, Essex, CO11 1BG</i> by E. Holloway
CIfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b (updated 2019)	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
DCLG	2018	<i>National planning policy framework</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> East Anglian Archaeological occasional papers 14 by 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	1999	<i>Essex County Council Historic Town Assessment</i> by Medlycott, M
ECC	2008	<i>Tendring District Historic Environment Characterisation Project</i> by Medlycott, M
ECC	2019	<i>Historic Buildings and Conservation Advice RE: Red Lion Public House, 42 South Street, Manningtree, Essex</i> by Murphy, T
Garrish, N	2015	<i>The Red Lion Public House, 42 South Street, Manningtree, Essex, CO11 1BG: Heritage, Design and Access Statement</i>
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice</i>
Ryan, P	1996	<i>Brick in Essex: from the Roman conquest to the Reformation</i>
Wright, L	2019	<i>Heritage Statement; The Red Lion Public House, Manningtree</i>

10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
EHER	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
NGR	National Grid Reference
OASIS	O nline A cces S to the I ndex of A rchaeological I nvestigations, http://oasis.ac.uk/pages/wiki/Main
rafter	an inclined timber following the slope of the roof
stretcher-bond	a brickwork bond where each course consists of only stretchers – indicating a cavity wall

11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ. The digital archive will be permanently deposited with the Archaeological Data Service (<https://archaeologydataservice.ac.uk/>) under EHER code MTRL19.

12 Contents of archive

Paper record

One A4 document wallet containing:
The report (CAT Report 1520)
Original site record (plans, elevations and notes)
Site digital photos and log, attendance register, risk assessment

Digital record

The HEA brief and CAT WSI
The report (CAT Report 1520)
Digital plans
Site digital photos and log

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Distribution list

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Teresa O'Connor, ECCHEA
EHER



Colchester Archaeological Trust

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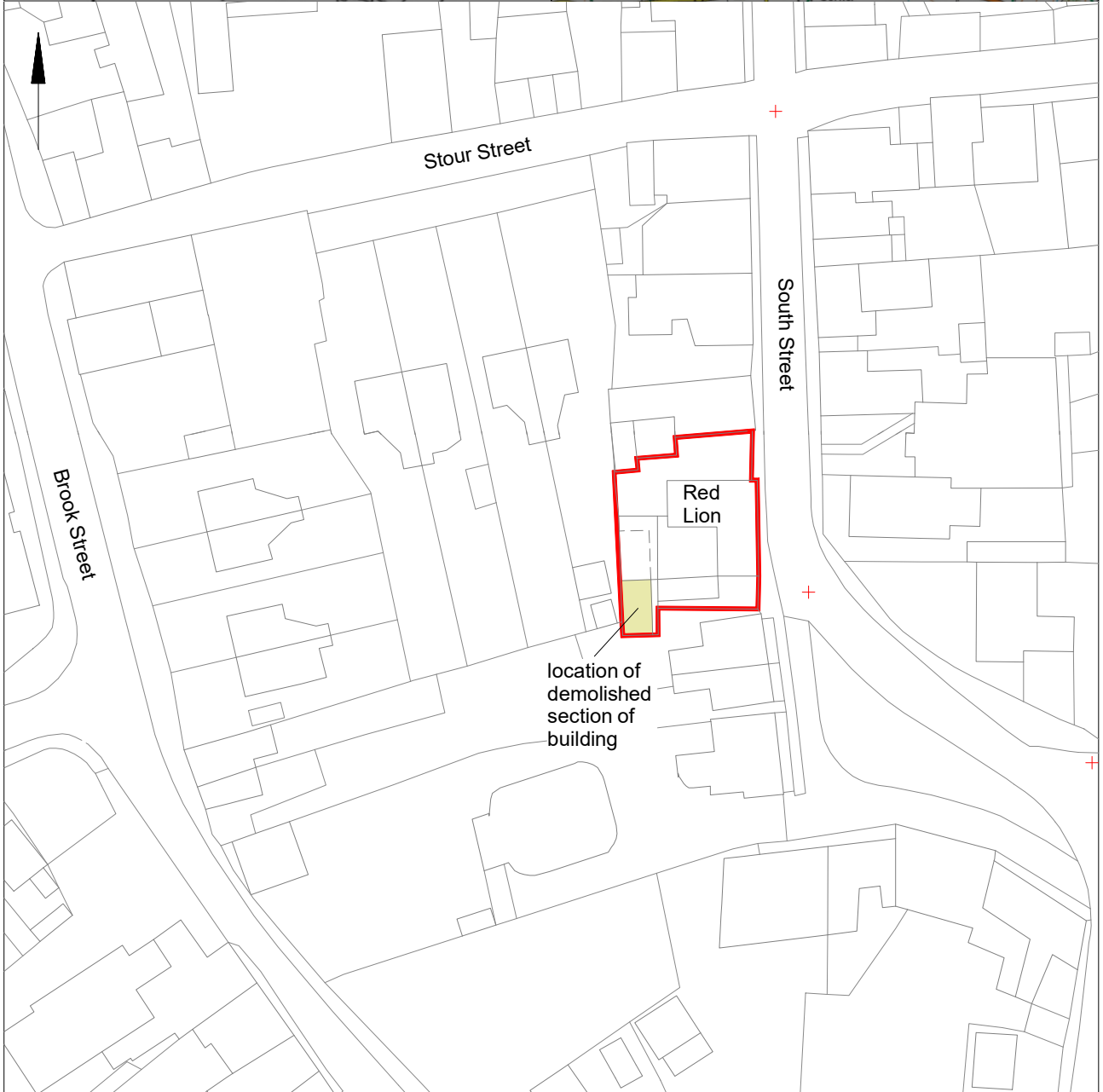
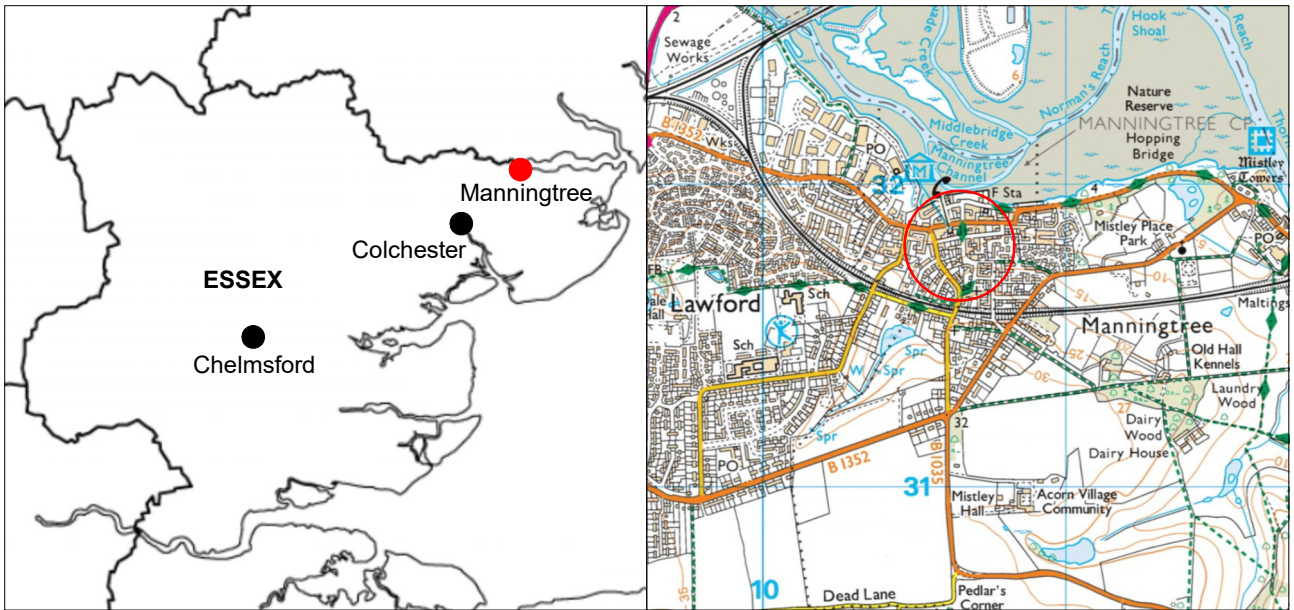
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date: 11/02/2020

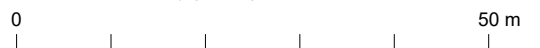
**Appendix 1:
Full digital photographic record
(images on accompanying CD)**

MTRL19_Photo	Creation of shoring against earth bank that was until recently held back by demolished building. Photograph taken facing south-west.
MTRL19_Photo	Northern half of building surviving underneath 1970s extension. Photograph taken facing north-west.
MTRL19_Photo	1970s extension above surviving section of building. Photograph taken facing north-west.
MTRL19_Photo	Red brick wall at south end of site that was until recently jointed to outbuilding. Photograph taken facing south.
MTRL19_Photo	Interior of northern half of building, underneath 1970s extension. Photograph taken facing west.
MTRL19_Photo	Interior of northern half of building, underneath 1970s extension, showing timber division. Photograph taken facing south-west.
MTRL19_Photo	Interior of northern half of building, underneath 1970s extension, showing modern brick wall. Photograph taken facing north-west.
MTRL19_Photo	Interior of northern half of building, underneath 1970s extension, showing cobbled floor in concrete. Photograph taken facing west.
MTRL19_Photo	Vertical-planked modern door leading into northern half of building, underneath 1970s extension. Photograph taken facing west.
MTRL19_Photo	Site shot, showing ground-floor of west extension to Red Lion and 1970s extension above. Photograph taken facing north-west.
MTRL19_Photo	1970s extension above surviving northern half of building. Photograph taken facing north.
MTRL19_Photo	Northern half of building surviving underneath 1970s extension. Photograph taken facing north-west.
MTRL19_Photo	Site shot looking back at South Street and the Red Lion pub. Photograph taken facing north-east.
MTRL19_Photo	Brick wall that was until recently jointed onto demolished building. Photograph taken facing south-east.
MTRL19_Photo	Site shot showing location of demolished building. Photograph taken facing west.
MTRL19_Photo	Site shot. Photograph taken facing north-east.
MTRL19_Photo	Recovered timber from building.
MTRL19_Photo	Site shot. Photograph taken facing west.



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Fig 1 Site location.



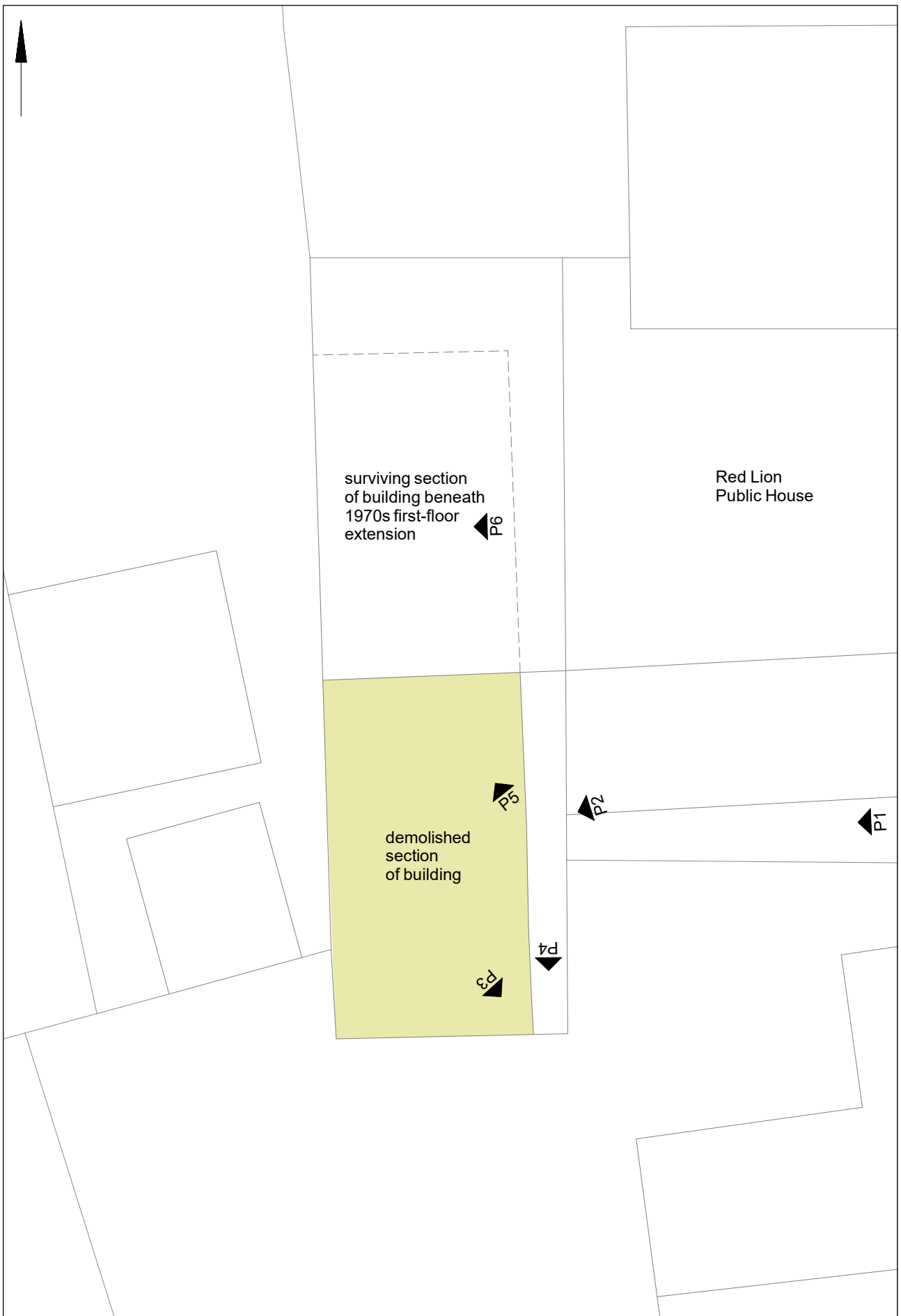


Fig 2 Detail of site, showing location and direction of photographs included in report.

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OASIS ID: colchest3-368481

Project details

Project name	Historic building recording at the Red Lion Public House, 42 South Street, Manningtree, Essex, CO11 1BG
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust on a building to the rear of the Red Lion Public House, 42 South Street, Manningtree, Essex in September 2019. Since the building had been partially demolished prior to the recording being carried out, little could be conclusively said about its function or age. Historic mapping shows it was originally an outbuilding that was later incorporated into the Red Lion as the pub was extended westwards. Based on recovered building materials from the structure, it was constructed in or after the late 18th century, suggesting it may have been constructed at the same time as the Red Lion itself.
Project dates	Start: 24-09-2019 End: 14-02-2020
Previous/future work	No / Not known
Any associated project reference codes	2019/09n - Contracting Unit No.
Any associated project reference codes	MTRL19 - HER event no.
Any associated project reference codes	19/00040/LBC - Planning Application No.
Any associated project reference codes	19/00039/FUL - Planning Application No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	OUTBUILDING Post Medieval
Significant Finds	BRICK Post Medieval
Methods & techniques	"Annotated Sketch","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	ESSEX TENDRING MANNINGTREE Red Lion Public House, 42 South Street

Postcode CO11 1BG
 Study area 0 Square metres
 Site coordinates TM 10648 31762 51.943871354338 1.065232660719 51 56 37 N 001 03 54 E Point

Project creators

Name of Organisation Colchester Archaeological Trust
 Project brief originator HEM Team Officer, ECC
 Project design originator Mark Baister
 Project director/manager Chris Lister
 Project supervisor Mark Baister
 Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No
 Digital Archive recipient Colchester Museum
 Digital Archive ID MTRL19
 Digital Contents "Survey","other"
 Paper Archive recipient Colchester Museum
 Paper Archive ID MTRL19
 Paper Contents "Survey","other"
 Paper Media available "Miscellaneous Material","Notebook - Excavation',' Research',' General Notes","Photograph","Report","Survey "

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
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