

**Historic building recording
of an outbuilding to the rear of
47-51 Newland Street,
Witham, Essex, CM8 2BD**

June 2020



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**commissioned by
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CAT project ref.: 2020/05d
NGR: TL 82162 14476 (c)
Planning reference: 17/02256/FUL & 19/00051/REF
ECC code: WHNS20
OASIS project id: colchest3-395107



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CAT Report 1563
June 2020

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1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust on an outbuilding to the rear of 47-51 Newland Street, Witham, Essex in June 2020.

The outbuilding is a single-storey gabled structure and is timber-framed with later brick-built additions. Aside from the bracing members, most of the structural timbers within the outbuilding are hand-sawn and show evidence of re-use, suggesting the structure was raised from the remains of an earlier building or buildings. The outbuilding was converted into a function room for the Spread Eagle hotel in the 20th century by the addition of an extension on its western end, and the infilling of several bay-wide entrances into the structure. Given the size of these original entrances, which were probably for the egress of horses or carts, and the location of the outbuilding behind the hotel, an original interpretation of the structure as a cart lodge or stable seems logical.

Alternatively, there is the possibility that the outbuilding was originally a horse hospital, as one is mentioned in deeds from the early 19th century as being extant in the yard behind the Spread Eagle hotel.

2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out on an outbuilding to the rear of 47-51 Newland Street, Witham in advance of its demolition. The recording work was commissioned by Texo Scaffolding and was carried out by Colchester Archaeological Trust (CAT) in June 2020. The site is located immediately to the south of the junction of Newland Street and Maldon Road in Witham town centre, at NGR TL 82162 14476 (Fig 1).

A planning application (planning ref. 17/02256/FUL) was submitted to Braintree District Council in December 2017 proposing the demolition of an existing outbuilding and the erection of seven new dwellings with associated parking. Although the original application was refused, it was later approved upon appeal (planning ref. 19/00051/REF).

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to the council that a Historic England Level 2 building recording be made of the outbuilding prior to its demolition (ECC 2020). This recommendation was given based on the outbuilding's location within a conservation area and its curtilage listed status, both of which were highlighted by the EHER. The recommendation was based on the National Planning Policy Framework (DCLG 2019).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2020) 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 outbuilding prior to its 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 the:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of the structure.
- Original function and layout.
- Original and later fixtures and fittings.
- Significance of the site in its immediate local context.

4 Methodology

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site.
- A large-scale block plan of the site.
- Annotated and phased floor-plan of the building at a scale of 1:50.
- 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). Also referenced are several other documents, including *Witham Historic Towns Project Assessment Report* (Medlycott 1998), *Witham Town Centre Newland Street Conservation Area Appraisal and Management Plan* (ECC 2007) and the *Braintree District Historic Environment Characterisation Project* (ECC 2010).

The structure detailed in this report is a single-storey outbuilding to the rear of 47-51 Newland Street, within a car-parking area (Fig 1).

The outbuilding is situated within the historic core of the medieval settlement at Witham, and is within the town's Conservation Area. Accordingly it is in close proximity to several listed buildings (as well as being curtilage listed itself). The most prominent of these is the Spread Eagle hotel, a 16th-century timber-framed grade II* listed building immediately to the north-west (NHLE no. 1122590, EHER no. 28965). The outbuilding is located within the immediate curtilage of the Hotel, in an area previously referred to as "Spread Eagle Yard" (see documentary evidence below). Also in close proximity is No 47 Newland Street, an 18th-century brick-built grade II listed building to the north (NHLE no. 1306371, EHER no. 28964). To the west are 53 & 55 Newland Street, which together form another grade II listed 18th-century brick-built house (NHLE no. 1306377, EHER no. 28967).

The first documentary evidence referencing the Spread Eagle hotel are court records from the second half of the 16th century. These detail a coroner's report advising on the death by misadventure of a Robert Seriante, who "*entered the stable of John Brooke next his house called the 'Spread Eagle' in Witham at 7 p.m. to see his horse. He tripped over a plank and received a mortal wound of which he died on the following Wednesday at 11 a.m.*" (ERO T/A 428/1/26). This is the first of several references to stables associated with the Spread Eagle hotel.

The Chapman and André map of Essex from 1777 shows a busy Newland Street, with buildings to the north and south (Map 1). The map, however, lacks sufficient detail to determine if the outbuilding is extant at this point.



Map 1 Extract from the Chapman and André map of Essex, Plate XIII. Approximate location of outbuilding highlighted in red.

Deeds from 1807 detail the existence of two 'newly erected' houses along Maldon Lane (now Maldon Road). Detail within the deeds suggests that these houses were built on land originally associated with the Spread Eagle hotel (ERO D/DO T767).

Subsequent deeds and sales particulars from 1822-1838 detail the Spread Eagle and several associated buildings. These include two stables (with first-floor granaries) on the east side of 'Spread Eagle Yard', along with a timber-framed building used as a hospital for sick horses (ERO D/DDw T176/104).

The 1838 tithe map of Witham (Map 2) again shows a busy street frontage, but also a large collection of buildings to the rear of the Spread Eagle hotel (Map 2). Presumably the open area immediately behind the hotel is the 'Spread Eagle Yard' noted in the deeds above, and some of the buildings around the boundaries of the yard are the houses, stables and horse hospital. The accompanying tithe apportionment to this map lists the hotel as being owned by a Collin Wells and Isaac Perry (of the Chelmsford Brewery) and occupied by a Sarah Nunn. Also listed in the apportionment are two stables associated with the hotel, presumably the same ones mentioned in the deeds (see above). These stables are owned by the same individuals as the hotel and one is occupied by the aforementioned Sarah Nunn and one by a James Shuttleworth. Although difficult to distinguish, it appears that there is a structure in the location of the outbuilding detailed in this report, forming a range with several other buildings.



Map 2 1838 tithe map of Witham. Spread Eagle hotel highlighted in blue, structure in location of current outbuilding highlighted in red.

The first edition OS map from 1874 clearly shows the outbuilding as a free-standing structure with no adjacent buildings, much as it is today. Still present, however, are the long ranges of buildings forming the east and west sides of Spread Eagle Yard. Whether the structure shown on the tithe map is the same as the building depicted on the first edition OS map (and as a result, the building still standing today) is difficult to ascertain and is examined in detail in the discussion.



Map 3 1874 6-inch OS map. Outbuilding highlighted in red.

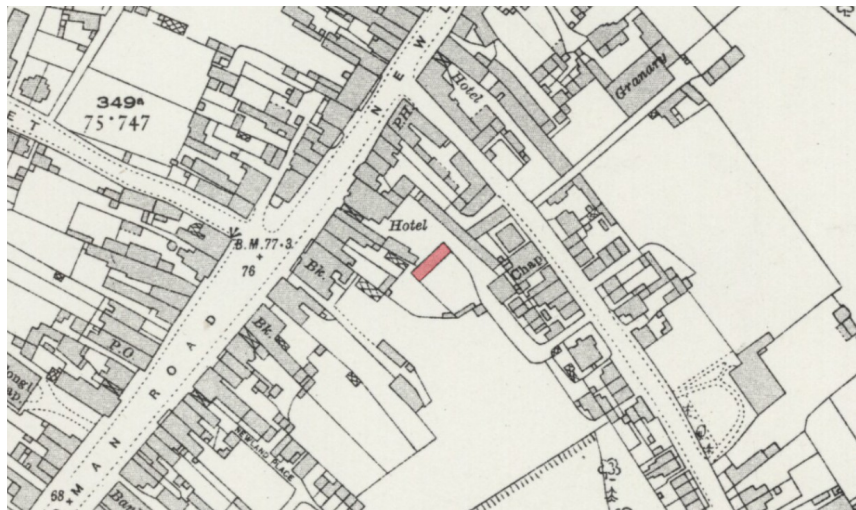
A deed from 1890 shows the hotel (and presumably the associated stables) to still be owned by Wells and Perry of the Chelmsford Brewery (ERO D/Dlc T22).

The 1895 OS map shows the outbuilding and the yard as being much the same as they were on the previous mapping (Map 4).



Map 4 1895 25-inch OS map. Outbuilding highlighted in red.

The 1920 OS map, again, shows little change (Map 5).



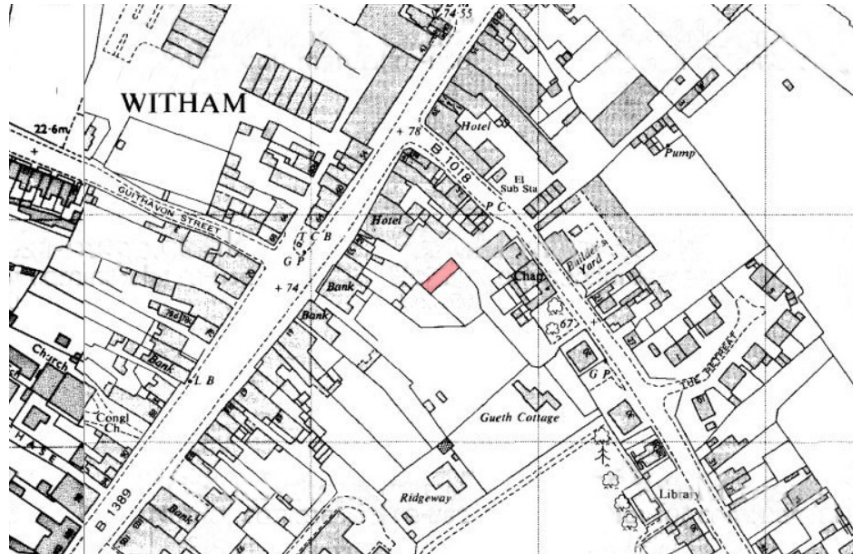
Map 5 1920 25-inch OS map. Outbuilding highlighted in red.



A photograph of the Spread Eagle hotel from 1952 shows two horses emerging from the side-passage of the building, suggesting there may still have been stables in the rear yard at this point (Photograph 1).

Photograph 1 Front of the Spread Eagle hotel in 1952, showing horses emerging from side-passage. ERO I/Mb 410/1/26.

The 1970 OS map (Map 6) shows a much quieter yard behind the Spread Eagle (Map 6). Many of the buildings flanking the yard from previous maps are gone, and the area behind Newland Street is far less busy. From the date of this map to the modern survey of the site (Fig 1) very little has changed.



Map 6 1970 1:2500 OS map. Outbuilding highlighted in red.

In summary then, the outbuilding detailed in this report is very clearly extant on the first edition OS map of 1874. Additionally, there is a building present in its location on the title map of 1834, although it is unclear if it is the same building as depicted later; it is on a slightly different alignment and appears to be part of a range with several other (since demolished) buildings.

Documentary evidence details several stables, houses and even a horse hospital as being present in the yard behind the Spread Eagle hotel, and it is possible that the outbuilding is related in some way to one of these functions.

6 Building recording descriptive record (Fig 2)

The outbuilding has not been in use for several years, and as a result has become quite derelict, with large sections of floorboards heavily damaged and many windows broken or partially missing. As a result many features do not, or only partially, survive and where this is the case it is noted in the descriptive record below.

Exterior

The outbuilding is aligned north-east/south-west and comprises a single range (Photograph 2). It measures approximately 17.6m x 5.4m in size and covers around 95 square metres.

The exterior of the outbuilding is covered in render and weatherboarding, generally with the timber-framed elements of the structure weatherboarded and the brick-built elements rendered.

The majority of the building is timber-framed and supported on an 800mm high brick plinth. The plinth is entirely rendered over, both externally and internally, but partial brick measurements of 100mm x 60mm could be observed from an exposed, damaged, section. The roof of the building is gabled at both ends and covered with ceramic pan-tiles (Photograph 2). A small chimney-stack projects from the southern roof pitch, rising around a metre above the ridge-line (Photograph 5).



Photograph 2 North-west elevation of outbuilding. Photograph taken facing south-east.

The north-west elevation of the outbuilding contains six modern windows, all of which are later insertions into the structure (Photograph 2). They are all wooden-framed and are a mix of casement and awning windows, with several different designs (Photographs 7 and 8). Also on the north-west elevation is an inserted modern door (Photograph 3).

The north-east elevation of the outbuilding has two inserted wooden-framed windows, one casement and awning window and a smaller fixed window off-centre in the gable (Photograph 4).

The south-east elevation of the outbuilding contains four modern windows, all with casements and awnings. The westernmost



Photograph 3 Inserted modern door on north-west elevation of outbuilding. Photograph taken facing south-east.

window is wooden-framed but the rest are metal (Photograph 5). Also on this elevation is another doorway (with no surviving door).



Photograph 4 North-east elevation of outbuilding. Photograph taken facing south-west.



Photograph 5 South-east elevation of outbuilding. Photograph taken facing north-west.

The south-west elevation of the outbuilding has a modern concrete-built lean-to projecting from it, with a corrugated asbestos roof (Photograph 6). The gable-end of the outbuilding in this location consists of exposed stretcher-bond red brickwork.



Photograph 6 South-west elevation of outbuilding, with lean-to. Photograph taken facing north-east.



Photograph 7 Interior shot of north-west elevation of bay 4, showing fixed two-light window. Photograph taken facing north-west.



Photograph 8 Interior shot showing north-west elevation of bay 3, showing fixed six-light window. Photograph taken facing north-west.

Interior

Even cursory examination of the interior of the outbuilding shows that the south-west end is a later brick-built addition to the structure. It contains two modern bathrooms and associated ante-rooms (Fig 2).

The remainder of the outbuilding's interior consists of four bays, which have been labelled 1-4 from south-west to north-east for ease of description (Fig 2). Bays 1-3 are all approximately the same width, between 2.9m and 3.1m, but bay 4 is significantly larger, at 4.2m wide.

The four original bays of the building are all timber-framed (Photograph 9). Each bay is divided by a truss comprised of a tie-beam supported by straight braces at each end, with inclined struts rising from the tie-beam to a single clasped-purlin on each roof pitch. The roof is further supported by lower and upper collars at mid-bay intervals, and each pair of rafters meets at a ridge-board at the roof's apex (Photograph 10).



Photograph 9 Interior of outbuilding. Photograph taken from bay 1 facing north-east.



Photograph 10 Detail of roof of outbuilding above bay 4, showing struts, collars and clasped-purlins. Photograph taken facing north-east.



Photograph 11 Underside of tie-beam between bays 3 and 4, showing inverted lap-joint and earlier mortices. Photograph taken facing north-east.

The vast majority of the visible timber is hand-sawn, and several structural timbers have evidence of re-use in the form of empty mortices. This is particularly notable on the tie-beams, several of which have varied mortices on their upper and lower face, indicating they have been re-used at least once before (Photograph 11).

Additionally, almost all the rafters are hand-sawn, and many also have evidence of re-use (Photograph 12).



Photograph 12 Detail of hand-sawn rafters on south-eastern pitch of roof above bay 2. Photograph taken facing south-east.

Although the majority is hand-sawn there are several examples of machine-cut timbers, including all the braces and struts projecting from each tie-beam and the through-bracing within the timber-frame (Photographs 7, 13 and 17).



Photograph 13 Detail of machine-cut brace supporting north-west end of tie-beam between bays 3 and 4. Photograph taken facing north.

The floor of the outbuilding consists of covered floorboards in the original section, and concrete in the south-west extension. In several locations the floorboards have rotted through, most notably in bay 1 where the floor is very uneven.

The north-west walls of bays 1, 2 and 3 are modern brick insertions. Judging from the braces still present joining the principal-posts to the wall-plate, before the modern brickwork was added these would originally have been the locations of bay-width openings into the structure (Photograph 8).

The south-west wall of bay 1 is the original gable-end of the building but has been significantly altered by the insertion of the brick-built extension (Photograph 14). The intermediate-post and wall-plate survive but there is no evidence of any surviving

studs. The wall-plate has had a secondary beam attached to its underside to provide additional support and, like the rest of the building, the braces going from the intermediate-post to the wall-plate are modern and machine-cut. As well as this, there is no evidence of a brick plinth and the intermediate-post is the full height of the bay, perhaps suggesting that this elevation was, like the north-west one, originally an entrance into the outbuilding.



Photograph 14 The south-west elevation of bay 1, showing the original gable-end of the building. Note lack of timber-frame, suggesting prior to modern insertions this end of the building was open. Photograph taken facing south-west.

The doorway in the south-east wall of bay 2 has empty mortices above, suggesting it is a later addition to the structure. Conversely, the inserted windows on the south-east elevation of the building have no visible mortices above, suggesting they are in the location of previous windows or openings.



Photograph 15 Detail of inserted fireplace and chimney in south-east end of bay 3. Photograph taken facing south-east.

Bay 3 contains an inserted fireplace on its south-west wall, with regular stretcher-bond brickwork measuring 215mm x 105mm x 75mm in size (Photograph 15).

Bay 4 is the most heavily altered of the bays, and is dominated by an inserted bar and stud wall division (Fig 2). An attic storey has also been added above this bay, supported on the wall-plates (Photograph 16). The south-east wall of the bay has had brick-nogging (with bricks painted white and measuring 220mm x 110mm x 75-80mm) added into the timber-frame, presumably to further support the inserted attic storey above (Photograph 17). Additionally, unlike the other bays, bay 4 has a (rendered over) brick plinth on its north-west side, with no indication that there was ever an opening in this location (Photograph 16).



Photograph 16 Detail of bay 4, showing inserted bar, stud wall and attic space. Brick plinths beneath timber-frame rendered. Photograph taken facing north-east.



Photograph 17 Detail of inserted brick-nogging on south-east elevation of bay 4. Photograph taken facing south-east.



Photograph 18 Detail of partly degraded edge-halved scarf joint in south-east wall-plate of bay 2. Photograph taken facing south-east.

Throughout the outbuilding, no carpenter's marks were observed on the timber-frame, although some may be hidden by render and weatherboarding on the exterior of the building.

A number of scarf joints were observed on the wall-plates and sill-beams of the building (Fig 2). Most were partially obscured, but the identifiable forms were all rudimentary edge-halved scarfs with square abutments (Photograph 18).

7 Discussion

The substantial amount of re-used, hand-sawn timber present within the outbuilding suggests that it was raised substantially from the remains of an earlier structure or structures. That the only machine-cut timbers within the structure are the bracing members is quite indicative. It suggests that the building from which the timbers were sourced presumably had a very different plan form, to the extent that the braces could not be adapted, or were simply not present, to be re-used in the current structure. Additionally, that all the bracing members within the outbuilding are machine-cut strongly suggests that the structure was constructed after the Industrial Revolution, when the use of machine-cutting techniques had become ubiquitous.

A series of deeds from the early 19th century (ERO D/DDw T176/104) mention several structures to the rear of the Spread Eagle hotel. These include stables with granaries above and a horse hospital, and it is possible that one of these structures survives as the outbuilding described in this report. Given the lack of granary above the outbuilding, the most likely contender is the horse hospital.

It appears that the majority of the north-west and south-west elevations of the outbuilding were originally devoid of studwork, and consisted of wide entrances into the structure that have since been in-filled (Fig 2). Given this, it seems reasonable to suggest that these large entrances were intended for access into the structure by horses or carts. The enclosed bay 4 presumably had a different function than the other three bays and may have been where surgery on horses took place, but as no original features remain it is difficult to be certain. At the very least it seems a possibility that the outbuilding may be the horse hospital referenced in the deeds. In addition, there is also the possibility that the bays were originally divided from each other, and that the empty mortices on the underside of the tie-beams are evidence of a since removed element of the building, rather than a phase of re-use.

Given that the deeds detailing the horse hospital pre-date the surveying of the tithe map in 1838, by necessity this interpretation requires that the structure visible on the tithe map is the same one still standing today (Map 2). Such an interpretation is not without obstacles; as already mentioned the current outbuilding seems to be on a slightly different alignment, and no evidence was found that suggests it originally formed part of a range of buildings (as is shown on the tithe map). The use of machine-cut timbers in key bracing positions, and that almost all of the primary structural timbers have been re-used, could both also suggest a later date (although this is admittedly more speculative - a building could definitely be constructed in the 1830s, for example, with both these features).

If the outbuilding isn't the horse hospital it is probably best interpreted as a cart lodge or stable. Certainly the wide entrances are most readily explained as being for the entry and egress of horses.

The source of the re-used timber present in the building is uncertain, but it seems likely that some or all of it may have been sourced from nearby demolished buildings. This could include the buildings visible in the outbuilding's location in 1838 (Map 2), although this would obviously necessitate the outbuilding being constructed after that date.

The date of the modern insertions and the conversion of the outbuilding from a stable or cart lodge into a function room for the hotel is uncertain, but was presumably carried out sometime in the late 20th century. Certainly the photograph from 1952 (Photograph 1) suggests that there was still a stable or cart lodge at the rear of the Spread Eagle at that point.

8 Acknowledgements

Colchester Archaeological Trust would like to thank Texo Scaffolding 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 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	2020	<i>Written Scheme of Investigation (WSI) for an historic building recording and an archaeological evaluation on land to the rear of 47-51 Newland Street, Witham, Essex, CM8 2BD</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	2007	<i>Witham Town Centre Newland Street Conservation Area Appraisal and Management Plan</i>
ECC	2010	<i>Braintree District Historic Environment Characterisation Project</i>
ECC	2020	<i>Brief for trial trenching evaluation and historic building recording on Land to the rear of 51 to 57 Newland Street, Witham</i> by T O'Connor
Essex Record Office (ERO)	c. 1587	<i>Calendar of Queen's Bench Indictments Ancient 631, Part II (T/A 428/1/26)</i>
Essex Record Office (ERO)	1807	<i>Deed of messuages in Maldon Lane and land in Newland Street, Witham (D/DO T767)</i>
Essex Record Office (ERO)	1822-1838	<i>Deeds of Spread Eagle inn in Newland alias High Street, 2 stables on east side of Spread Eagle Yard and granary and corn-chamber over them, and timber building used as hospital for sick horses, Witham (D/DDw T176/104)</i>
Essex Record Office (ERO)	1890	<i>Deeds Of Essex Inns And Public Houses Owned By Wells And Perry Of The Chelmsford Brewery (D/Dlc T22)</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>
Medlycott, M.	1998	<i>Witham Historic Towns Project Assessment Report</i>

10 Abbreviations and glossary

beam	horizontal members in timber-frames
carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
ClfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof spanning between a pair of inclined timbers (such as rafters)
EHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e. widthways
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
OASIS	Online Access to the Index of Archaeological Investigations, http://oasis.ac.uk/pages/wiki/Main
post	in wall frames vertical members which rise the full height of the frame, being either principal-posts at the bay divisions or intermediate-posts within the bay
rafter	an inclined timber following the slope of the roof
ridge-board	a plank-like timber running below the apex of the roof and receiving the ends of the rafters
sill-beam	the beam at the foot of a timber-framed wall from which rise all the studs (and usually the posts)
stud	in wall frames the upright smaller section timbers between the main posts of the frame
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
stretcher-bond	a brickwork bond where each course consists of only stretchers – indicating a cavity wall
wall-plate	a timber running horizontally along the top of a wall to receive the ends of common rafters

11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ. The digital archive will be permanently deposited with the Archaeological Data Service (<https://archaeologydataservice.ac.uk/>) under EHER code WHNS20.

12 Contents of archive

Paper record

One A4 document wallet containing:
The report (CAT Report 1563)
Original site record (plans and notes)
Site digital photos and log

Digital record

The HEA brief and CAT WSI
The report (CAT Report 1563)
Digital plans
Site digital photos and log

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date: 22/06/2020

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

WHNS20_PhotoGraph_001.JPG North-west elevation of outbuilding. Photograph taken facing south-east.

WHNS20_PhotoGraph_002.JPG North-west elevation of outbuilding. Photograph taken facing south-east.

WHNS20_PhotoGraph_003.JPG North-west elevation of outbuilding. Photograph taken facing south-east.

WHNS20_PhotoGraph_004.JPG Detail of modern door on north-west elevation. Photograph taken facing south-east.

WHNS20_PhotoGraph_005.JPG North-east elevation of outbuilding. Photograph taken facing south-west.

WHNS20_PhotoGraph_006.JPG South-east and north-east elevations of outbuilding. Photograph taken facing west.

WHNS20_PhotoGraph_007.JPG South-east elevation of outbuilding. Photograph taken facing north-west.

WHNS20_PhotoGraph_008.JPG South-west elevation of outbuilding. Photograph taken facing north-east.

WHNS20_PhotoGraph_009.JPG South-west elevation of outbuilding, showing detail of concrete lean-to. Photograph taken facing north-east.

WHNS20_PhotoGraph_010.JPG Detail of wooden-framed window on south-east elevation of outbuilding. Photograph taken facing north-west.

WHNS20_PhotoGraph_011.JPG Detail of metal-framed window on south-east elevation of outbuilding. Photograph taken facing north-west.

WHNS20_PhotoGraph_012.JPG Detail of metal-framed window on south-east elevation of outbuilding. Photograph taken facing north-west.

WHNS20_PhotoGraph_013.JPG Interior of outbuilding. Photograph taken facing north-east.

WHNS20_PhotoGraph_014.JPG Detail of truss between bays 1 and 2. Photograph taken facing north-east.

WHNS20_PhotoGraph_015.JPG Interior of outbuilding. Photograph taken facing north-east.

WHNS20_PhotoGraph_016.JPG Interior of outbuilding. Photograph taken facing north-east.

WHNS20_PhotoGraph_017.JPG Bay 1 of outbuilding, showing original western gable end. Photograph taken facing south-west.

WHNS20_PhotoGraph_018.JPG Inserted chimney in south-east side of bay 3. Photograph taken facing east.

WHNS20_PhotoGraph_019.JPG Inserted chimney in south-east side of bay 3. Photograph taken facing south-east.

WHNS20_PhotoGraph_020.JPG Inserted chimney in south-east side of bay 3. Photograph taken facing south.

WHNS20_PhotoGraph_021.JPG Detail showing cut rafters from inserted chimney in south-east side of bay 3. Photograph taken facing south.

WHNS20_PhotoGraph_022.JPG Inserted chimney in south-east side of bay 3. Photograph taken facing south-east.

WHNS20_PhotoGraph_023.JPG Bay 4, showing inserted bar and attic space. Photograph taken facing north-east.

WHNS20_PhotoGraph_024.JPG Bay 4, showing inserted bar. Photograph taken facing east.

WHNS20_PhotoGraph_025.JPG Detail of inserted doorway and subdivision in bay 4. Photograph taken facing north-east.

WHNS20_PhotoGraph_026.JPG Detail of brick-nogging on south-east elevation of bay 4. Photograph taken facing south-east.

WHNS20_PhotoGraph_027.JPG Detail of brick-nogging on south-east elevation of bay 4. Photograph taken facing south-east.

WHNS20_PhotoGraph_028.JPG Detail of brick-nogging on south-east elevation of bay 4. Photograph taken facing south-east.

WHNS20_PhotoGraph_029.JPG North-east elevation of bay 4, showing inserted window. Photograph taken facing east.

WHNS20_PhotoGraph_030.JPG North-west elevation of bay 4, showing inserted window. Photograph taken facing north.

WHNS20_PhotoGraph_031.JPG North-west elevation of bay 4, showing inserted window. Photograph taken facing north.

WHNS20_PhotoGraph_032.JPG Detail of brace supporting north-west tie-beam between bays 3 and 4. Photograph taken facing north.

WHNS20_PhotoGraph_033.JPG Detail of brace supporting south-east tie-beam between bays 3 and 4. Photograph taken facing east.

- WHNS20_Photo graph_034.JPG Detail of underside of tie-beam between bays 3 and 4. Photograph taken facing north-west.
- WHNS20_Photo graph_035.JPG Detail of underside of tie-beam between bays 3 and 4. Photograph taken facing north-west.
- WHNS20_Photo graph_036.JPG Detail of underside of tie-beam between bays 3 and 4. Photograph taken facing north-west.
- WHNS20_Photo graph_037.JPG Detail of inverted lap-joint on underside of tie-beam between bays 3 and 4. Photograph taken facing north-east.
- WHNS20_Photo graph_038.JPG Detail of window in north-west elevation of modern extension. Photograph taken facing north-west.
- WHNS20_Photo graph_039.JPG Interior of modern extension. Photograph taken facing south.
- WHNS20_Photo graph_040.JPG Detail of window on north-west elevation of extension. Photograph taken facing north-west.
- WHNS20_Photo graph_041.JPG Western corner-post of outbuilding view from modern extension. Photograph taken facing north-east.
- WHNS20_Photo graph_042.JPG Interior of modern extension. Photograph taken facing east.
- WHNS20_Photo graph_043.JPG Interior of modern extension. Photograph taken facing east.
- WHNS20_Photo graph_044.JPG Interior of modern extension, showing intermediate-post of original south-west gable end. Photograph taken facing north-east.
- WHNS20_Photo graph_045.JPG Interior of modern extension. Photograph taken facing east.
- WHNS20_Photo graph_046.JPG Interior of outbuilding. Photograph taken facing north-east.
- WHNS20_Photo graph_047.JPG Modern door leading into modern extension. Photograph taken facing north.
- WHNS20_Photo graph_048.JPG Modern door leading into modern extension. Photograph taken facing east.
- WHNS20_Photo graph_049.JPG Detail of window in south-east elevation of modern extension. Photograph taken facing south-east.
- WHNS20_Photo graph_050.JPG Window on south-east elevation of modern extension. Photograph taken facing west.
- WHNS20_Photo graph_051.JPG Interior of modern extension. Photograph taken facing south-west.
- WHNS20_Photo graph_052.JPG Interior of modern extension. Photograph taken facing west.
- WHNS20_Photo graph_053.JPG Detail of intermediate post in original south-west gable end of outbuilding. Photograph taken facing north.
- WHNS20_Photo graph_054.JPG Detail of sill-beam on south-east elevation of bay 1. Photograph taken facing east.
- WHNS20_Photo graph_055.JPG Detail of sill-beam on south-east elevation of bay 1 and 2. Photograph taken facing east.
- WHNS20_Photo graph_056.JPG South-west elevation of bay 1. Photograph taken facing south-west.
- WHNS20_Photo graph_057.JPG Detail of collars and roof above bay 1. Photograph taken facing west.
- WHNS20_Photo graph_058.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing south.
- WHNS20_Photo graph_059.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing south-west.
- WHNS20_Photo graph_060.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing south.
- WHNS20_Photo graph_061.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing south-west.
- WHNS20_Photo graph_062.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing south.
- WHNS20_Photo graph_063.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing west.
- WHNS20_Photo graph_064.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing south-east.
- WHNS20_Photo graph_065.JPG Detail of tie-beam between bays 1 and 2, showing mortices. Photograph taken facing south-west.
- WHNS20_Photo graph_066.JPG Detail of brace supporting south-east end of tie-beam between bays 2 and 3. Photograph taken facing east.
- WHNS20_Photo graph_067.JPG Detail of principal-post supporting south-east end of tie-beam between bays 2 and 3. Photograph taken facing south-east.
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- WHNS20_Photo graph_069.JPG Detail of brace supporting north-west end of tie-beam between bays 2 and 3. Photograph taken facing north.
- WHNS20_Photo graph_070.JPG Detail of brace and wall-plate supporting south-east end of tie-beam between bays 2 and 3. Photograph taken facing north-east.
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- WHNS20_Photograph_072.JPG Detail of tie-beam between bays 2 and 3. Photograph taken facing south-west.
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- WHNS20_Photograph_074.JPG Detail of collars above bay 4. Photograph taken facing north-east.
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- WHNS20_Photograph_077.JPG Window on south-east elevation of bay 3. Photograph taken facing south-east.
- WHNS20_Photograph_078.JPG Detail of scarf-joint on sill-beam on south-east elevation of bay 3. Photograph taken facing south-east.
- WHNS20_Photograph_079.JPG Detail of rafters and purlin on south-east pitch above bay 3. Photograph taken facing north.
- WHNS20_Photograph_080.JPG Detail of rafters and purlin on south-east pitch above bay 3. Photograph taken facing north-west.
- WHNS20_Photograph_081.JPG Detail of roof above bay 2. Photograph taken facing west.
- WHNS20_Photograph_082.JPG Detail of roof above bay 2. Photograph taken facing west.
- WHNS20_Photograph_083.JPG Detail of roof above bay 2. Photograph taken facing north-west.
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- WHNS20_Photograph_086.JPG Detail of underside of wall-plate on south-east elevation of bay 2, above doorway, showing mortices. Photograph taken facing east.
- WHNS20_Photograph_087.JPG Detail of scarf-joint on south-east elevation of bay 2, above doorway. Photograph taken facing south-east.
- WHNS20_Photograph_088.JPG Detail of scarf-joint on south-east elevation of bay 2, above doorway. Photograph taken facing south-east.
- WHNS20_Photograph_089.JPG Detail of scarf-joint on south-east elevation of bay 2, above doorway. Photograph taken facing south-east.
- WHNS20_Photograph_090.JPG Detail of sill-beam on south-east elevation of bay 2, below inserted window. Photograph taken facing south-west.
- WHNS20_Photograph_091.JPG Detail of degraded sill-beam on south-east elevation of bay 2, below inserted window. Photograph taken facing south-east.
- WHNS20_Photograph_092.JPG Detail of damaged and uneven floor in bay 1. Photograph taken facing south-west.
- WHNS20_Photograph_093.JPG Detail of scarf-joint above intermediate-post on south-west elevation of bay 1. Photograph taken facing south-west.
- WHNS20_Photograph_094.JPG Detail of scarf-joint above intermediate-post on south-west elevation of bay 1. Photograph taken facing south-west.
- WHNS20_Photograph_095.JPG North-west elevation of bay 1. Photograph taken facing west.
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- WHNS20_Photograph_099.JPG Detail of rafters above bay 2. Photograph taken facing south-west.
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- WHNS20_Photograph_101.JPG Detail of struts projecting from tie-beam between bays 3 and 4, jointed to purlin. Photograph taken facing east.
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- WHNS20_Photograph_103.JPG Detail of north-west pitch of roof above bay 1. Photograph taken facing north-west.
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- WHNS20_Photograph_105.JPG Detail of south-east pitch of roof above bay 2. Photograph taken facing south-east.
- WHNS20_Photograph_106.JPG Detail of north-west pitch of roof above bay 3. Photograph taken facing north-west.
- WHNS20_Photograph_107.JPG Detail of north-west pitch of roof above bay 1. Photograph taken facing west.
- WHNS20_Photograph_108.JPG Detail of south-east pitch of roof above bay 1. Photograph taken facing south.
- WHNS20_Photograph_109.JPG North-west elevation of bay 2, showing inserted window. Photograph taken facing north-west.

- WHNS20_Photograph_110.JPG North-west elevation of bay 2, showing detail of inserted window.
Photograph taken facing north-west.
- WHNS20_Photograph_111.JPG North-west elevation of bay 3, showing inserted window. Photograph
taken facing north-west.
- WHNS20_Photograph_112.JPG North-west elevation of bay 4, showing inserted window. Photograph
taken facing north-west.
- WHNS20_Photograph_113.JPG South-east elevation of bay 1, showing inserted window. Photograph
taken facing south.

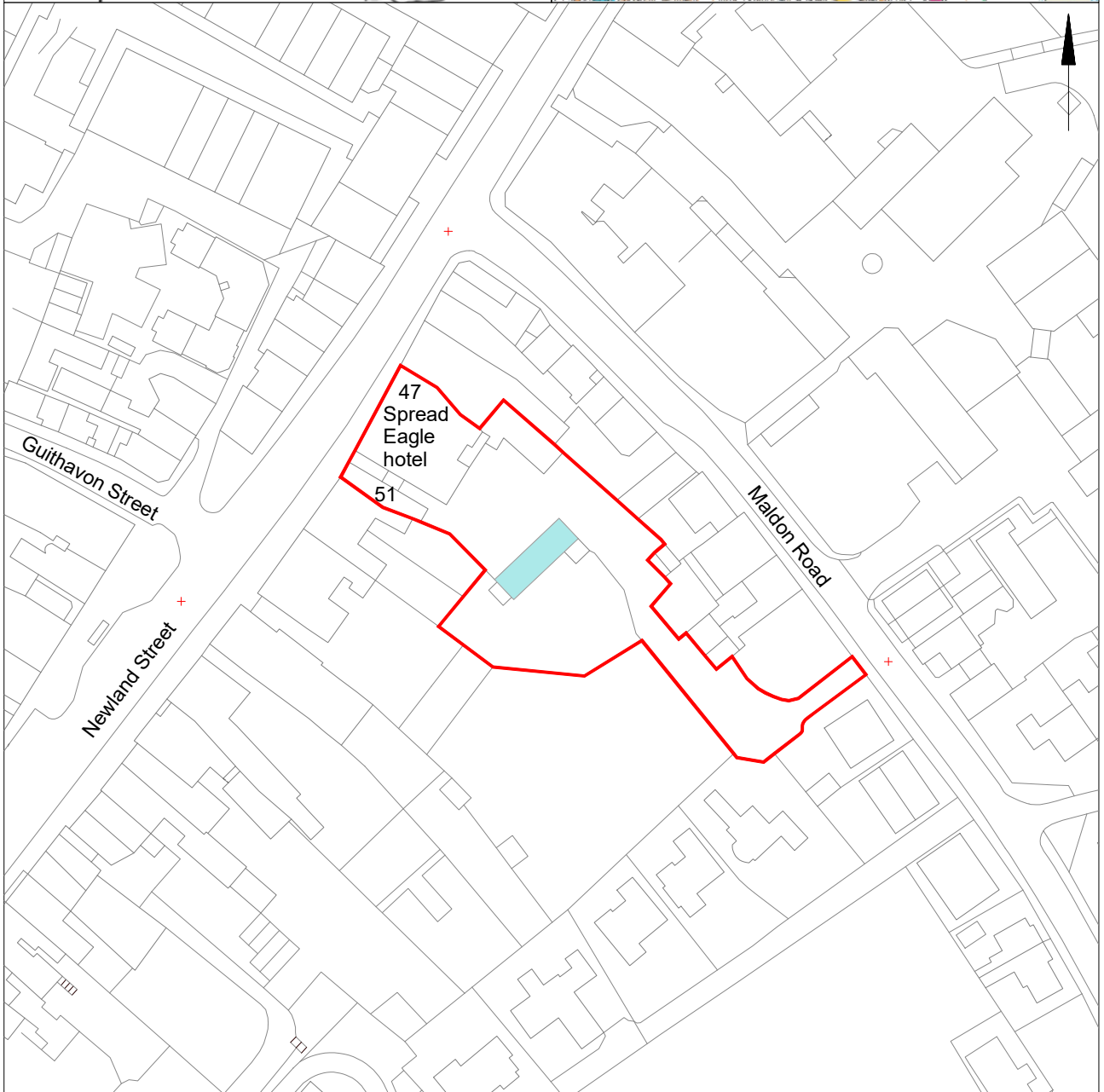


Fig 1 Site location with recorded outbuilding highlighted.

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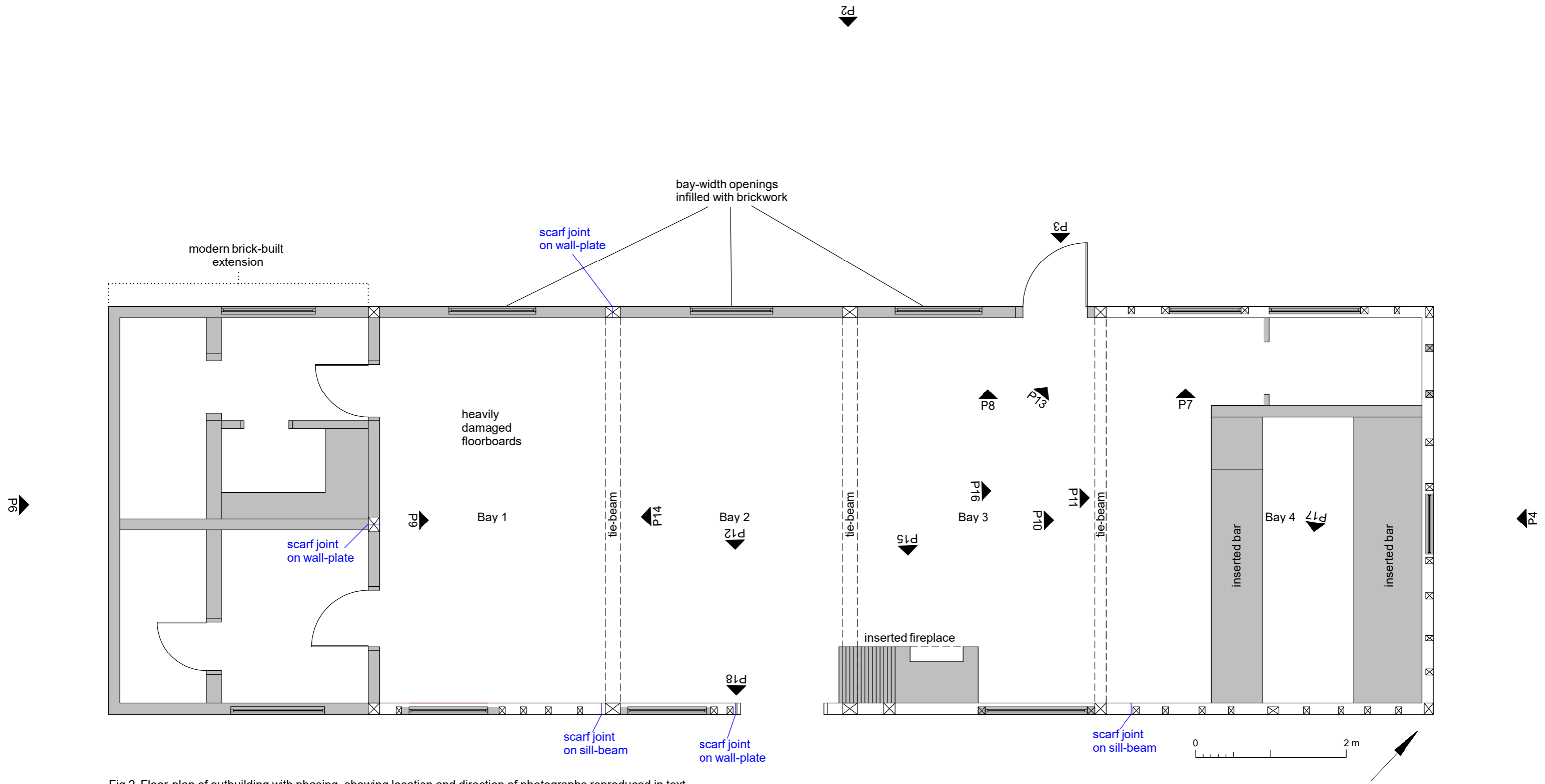
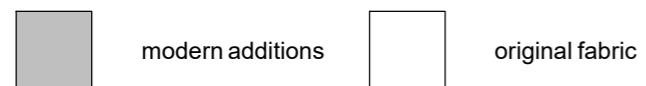


Fig 2 Floor-plan of outbuilding with phasing, showing location and direction of photographs reproduced in text.

key



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OASIS ID: colchest3-395107

Project details

Project name	Historic building recording on land to the rear of 47-51 Newland Street,
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust on an outbuilding to the rear of 47-51 Newland Street, Witham, Essex in June 2020. The outbuilding is a single-storey gabled structure and is timber-framed with later brick-built additions. Aside from the bracing members, most of the structural timbers within the outbuilding are hand-sawn and show evidence of re-use, suggesting the structure was raised from the remains of an earlier building or buildings. The outbuilding was converted into a function room for the Spread Eagle hotel in the 20th century by the addition of an extension on its western end, and the infilling of several bay-wide entrances into the structure. Given the size of these original entrances, which were probably for the egress of horses or carts, and the location of the outbuilding behind the hotel, an original interpretation of the structure as a cart lodge or stable seems logical. Alternatively, there is the possibility that the outbuilding was originally a horse hospital, as one is mentioned in deeds from the early 19th century as being extant in the yard behind the Spread Eagle hotel.
Project dates	Start: 05-06-2020 End: 23-06-2020
Previous/future work	No / Yes
Any associated project reference codes	2020/05d - Contracting Unit No.
Any associated project reference codes	17/002256/FUL - Planning Application No.
Any associated project reference codes	19/0051/REF - Planning Application No.
Any associated project reference codes	WHNS20 - HER event no.
Type of project	Building Recording
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 3 - Built over
Monument type	HORSE HOSPITAL Post Medieval
Monument type	CART LODGE Post Medieval
Significant Finds	TIE BEAM Post Medieval
Significant Finds	WINDOW Modern
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	ESSEX BRAINTREE WITHAM land to the rear of 47-51 Newland Street, Witham, Essex
Postcode	CM8 2BD
Study area	95 Square metres
Site coordinates	TL 82162 14476 51.798708585175 0.64211399285 51 47 55 N 000 38 31 E Point

Project creators

Name of Organisation	Colchester Archaeological Trust
Project brief originator	HEM Team Officer, ECC

Project design originator	Emma Holloway
Project director/manager	Chris Lister
Project supervisor	Mark Baister
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Texo Scaffolding

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Braintree Museum
Digital Archive ID	WHNS20
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography"; "Survey"; "Text"
Paper Archive recipient	Braintree Museum
Paper Archive ID	WHNS20
Paper Contents	"Survey"; "other"
Paper Media available	"Photograph"; "Plan"; "Report"; "Survey "

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic building recording of an outbuilding to the rear of 47-51 Newland Street, Witham, Essex, CM8 2BD
Author(s)/Editor(s)	Baister, M
Other bibliographic details	CAT Report 1563
Date	2020
Issuer or publisher	Colchester Archaeological Trust
Place of issue or publication	Colchester
Description	A4 bound report with clear plastic front and opaque black card back.
URL	http://cat.essex.ac.uk/summaries/CAT-1563.html
Entered by	Mark Baister (mb@catuk.org)
Entered on	23 June 2020

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