

Colchester Archaeological Trust



**CAT Report 1949
issued June 2023**

**Historic building recording of Wild Oaks,
East Hanningfield Road, Sandon, Essex, CM2 7TQ**



**CAT project ref.: 2023/04f
ECC code: SAWO23a**

**Historic building recording at Wild Oaks,
East Hanningfield Road, Sandon, Essex, CM2 7TQ**

May 2023

NGR: TL 75100 02999

Planning ref.: 22/01714/FUL

**CAT project ref.: 2023/04f
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On behalf of Hilliams Property Ltd**

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Issued:	23/06/2023	

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1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at Wild Oaks, East Hanningfield Road, Sandon, Essex. Wild Oaks is a sizeable, detached property built in the early Edwardian period. It is built in an Arts and Crafts style, which was popularised in the late 19th/early 20th century. The building exhibits several features synonymous with the Arts and Crafts style including an imitation timber-frame and a roof with various ridge lines. Since construction, the building has had a porch added as well as two extensions and a conservatory. The interior of Wild Oaks also retains some original features, such as the staircase, the cornicing and picture rails. An original timber arch is also present in the ground-floor hall.

2 Introduction (Fig 1)

This is the archive report of a historic building recording carried at Wild Oaks, East Hanningfield Road, Sandon, Essex, CM2 7TQ. The recording work was commissioned by Vicki Coleman (Apple Green Developments Ltd) on behalf of Hilliams Property Ltd and was carried out by Colchester Archaeological Trust (CAT) on 19th May 2023. The site is located at NGR TL 75100 02999 (Fig 1).

A planning application (22/01714/FUL) was submitted to Chelmsford City Council in October 2022 proposing the *demolition of existing dwellings and garage and construction of 2no. Dwellings with detached garages.*

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to the council that a Historic England building recording be made of the house prior to any demolition works (ECC 2023). This recommendation was given as the house has a historical provenance. The recommendation was based on the National Planning Policy Framework (MHCLG 2021).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2023) 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 building prior to its demolition. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:

“Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely

to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group."

In particular the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structure(s).
- 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 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 background includes extracts of the Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk> and the Essex Records Office (ERO)).

Wild Oaks is a detached property located to the south of Sandon on the outskirts of Howe Green. A sales catalogue dating from 1986 (ERO SALE/B7713) proposes a construction date of 1904 for the building (Plate 1). A sales catalogue of a nearby farm (Southlands Farm, ERO SALE/B1036) indicates the land Wild Oaks was built on was owned buy the Cavendish Land Company (Map 1). A plan from an Abstract of Title of the Cavendish Land Company (ERO D/Dhi T72), dating to 1899, shows the area which Wild Oaks would be constructed (Map 2). This plan records the name of East Hanningfield Road, the road Wild Oaks fronts on to, as Southlands Park Road.

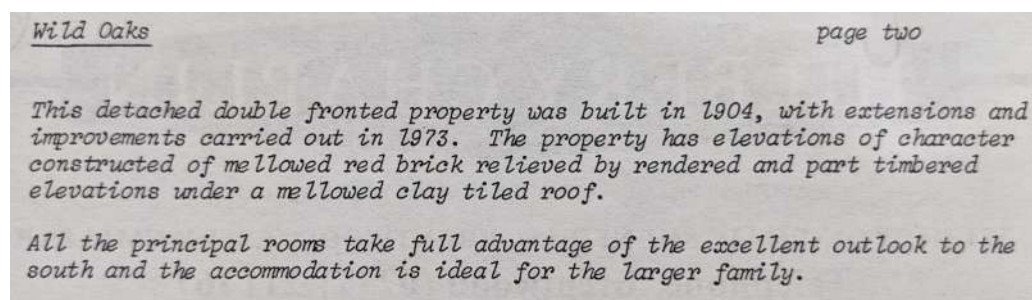
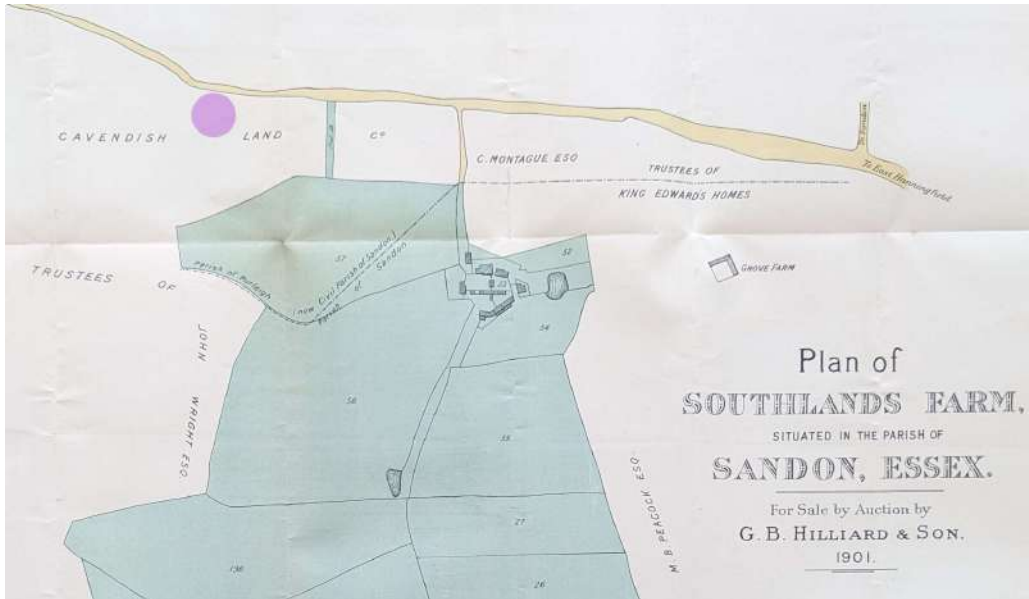


Plate 1 Extract of a 1986 sales catalogue of Wild Oaks, indicating a construction date of 1904 (ERO SALE/B7713).



Map 1 Extract of a plan from a 1901 sales catalogue for Southlands Farm (ERO SALE/B1036). The approximate location of Wild Oaks highlighted in purple.



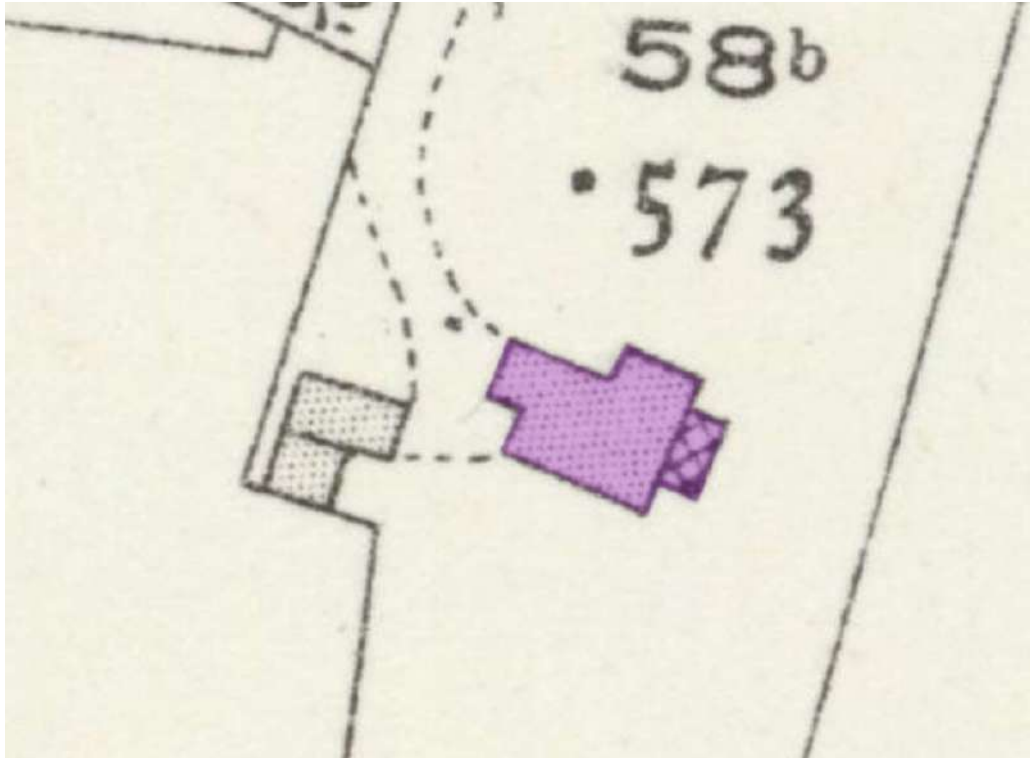
Map 2 Extract of a plan from Abstract of Title of the Cavendish Land Company from 1899 (ERO D/DHi T72). The approximate location of Wild Oaks highlighted in purple.

The first time the building appears on a map is in 1922 (Map 3). This map shows the house in its original configuration, with a small glasshouse to the east and an outbuilding to the west. The 1938 OS map (Map 4) shows Wild Oaks in much less detail.

In 1975, a planning application (Plate 2, planning ref: 75/1051) was submitted to Chelmsford City Council for the extensions on the southern and eastern elevations of Wild Oaks. This application also covered the removal of the small glasshouse seen on the 1919 OS map.

Although the porch appears in the 1975 planning application, it is not depicted on any historic mapping, therefore its hard to narrow the date of construction further than between 1919 and 1975.

A photograph accompanying the 1986 sale catalogue (Photograph 1, ERO SALE/B7713) shows the only tangible change to the northern elevation of Wild Oaks is the replacement of the conservatories frame.



Map 3 Extract of the 1919 25-inch OS map. Wild Oaks highlighted in purple.



Map 4 Extract of the 1938 6-inch OS map. Wild Oaks highlighted in purple.



Plate 2 Extract from the plans submitted for the 1975 planning application (planning ref: 75/1051).



Photograph 1 Photograph accompanying the 1986 sales catalogue (ERO SALE/B7713), showing Wild Oaks has remained largely unchanged for the last 40 years.

6 Building recording descriptive record (Fig 2-7)

Exterior

Wild Oaks is a two storey house on a rough east/west alignment. It measures approximately 18.39m by 11.40m, covering an area of 152.67m². The building is constructed from red brick (brick dimensions: 225 x 110 x 65mm) laid in Stretcher bond.

The roof of the building has multiple ridge-lines at varying heights, most of which are hipped and clad in plain-tile with ceramic ridge-tiles, except the northern end of the central range which is gabled. There is also an area of flat roof in the western corner of the roof. The roof has probably been recovered at some point.

Three chimney-stacks project from various ridge-lines. The chimneys are all fairly simple in style, with plain chimney-pots and shallow oversailing courses of brickwork at the top.

All windows and doors are timber-framed. All of the windows seem to be original to the structure while the rear patio doors and internal front door are probable replacements. All ground-floor windows have a slightly curved brick lintel and a carved stone sill. All of the dormer windows are wall dormers, meaning they are flush with the exterior walls and project above the roofline, with a mono-pitch roof clad in plain-tile.

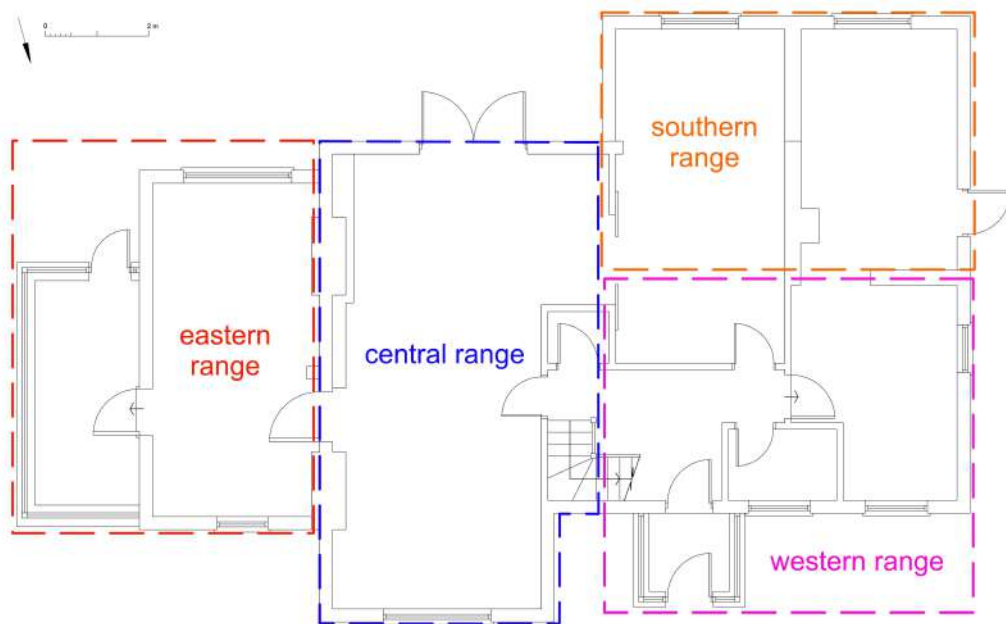


Fig 1 Range plan.

The northern elevation is the street-fronting façade, although the building is set back from the road with a large front garden. The first floor of this elevation is clad in imitation timber-framing, infilled with roughcast render, in a mock-Tudor fashion. The timber is painted black and the render white. At the top of the first floor, there are two courses of oversailing brickwork, comprising a course of moulded bricks overlaying a course of plain bricks laid in header bond.

The western range of this elevation has two casement windows on the ground floor, one twelve-light and one eight-light. A further three casement windows are present on the first floor, a four-light, an eight-light and a twelve-light. There is a later porch with a gabled-roof clad in plain-tile. The gable has imitation timber-framing and the door is flanked with thin rectangular fixed windows. The porch is supported on plinth of red brick laid in Flemish bond (brick dimensions: 220 x 105 x 65mm). Within the porch, the brick archway of the original front door can be seen.



Photograph 2 Northern elevation. Photograph taken facing south-west.



Photograph 3 Detail of moulded oversailing brickwork of northern elevation. Photograph taken facing south-west.

The central range projects from the northern elevation to form a prominent gable. Two horned-sash, Venetian windows are present on the central range, one on the ground floor and one on the first floor. Both windows comprise a ten-light sash flanked by two five-light fixed windows.



Photograph 4 Detail of porch of northern elevation. Photograph taken facing south south-west.



Photograph 5 Detail of doorway arch on northern elevation. Photograph taken facing south south-west.



Photograph 6 Detail of ground floor window of northern elevation. Photograph taken facing south south-west.

The eastern range is a later extension also constructed from red brick in Stretcher bond (brick dimensions: 225 x 110 x 65mm). This extension imitates the two courses of oversailing brickwork seen on the rest of the northern elevation, but both courses are plain brick. There are two windows on the northern elevation of the eastern range: an eight-light horned-sash on the ground floor and ten-light sash on the first floor. The horns on the ground floor window are different in shape to those on the rest of the horned-sash windows. The upper sash window is a wall dormer.

A modern timber-framed conservatory is located to the east of Wild Oaks. It is supported on a red brick plinth (brick dimensions: 225 x 110 x 65mm), laid in Stretcher bond and has a hipped roof, which is constructed from sheets of translucent polycarbonate. On this elevation the conservatory has five single-light fixed windows.

The eastern elevation of Wild Oaks is dominated by the modern extension (the eastern range). The first floor of the elevation is clad in imitation timber-framing, infilled with roughcast render. The plain oversailing brickwork is present on this elevation, although it has been partially replaced by timber-cladding as the brickwork was interrupted by the original conservatory frame. There is a single two-light sash window on the first floor.



Photograph 7 Eastern elevation. Photograph taken facing north.

The eastern elevation of the central range has imitation timber-framing and plain brickwork, separated by the decorative oversailing brickwork, while the southern range is plain brick. The modern timber-framed conservatory has eight single-light fixed windows.



Photograph 8 Southern elevation. Photograph taken facing north north-east.

The southern elevation of the building is largely plain brickwork, with the exception of the eastern range which continues the imitation timber-framing and oversailing brickwork. All of the windows and doors on the ground floor of this elevation have timber-framed canvas awnings.



Photograph 9 Detail of doorway on southern elevation. Photograph taken facing north north-east.

The western range has two horned-sash windows on the first floor: a four-light and a ten-light wall-dormer. On the first floor of the central range, there is a horned-sash Venetian window forming a wall dormer, which also has a carved stone sill. The ground floor has a set of double doors, each door has 15-lights. The southern range has two ten-light sash windows, one of which is horned.

On the southern elevation, the eastern range has a horned-sash Venetian window on the ground floor and a ten-light wall-dormer sash window on the first floor. The modern conservatory has three single-light fixed windows and a single-door on this elevation.

The western elevation has the imitation timber-framed on the first floor with oversailing brickwork below. The change from moulded to plain brickwork denotes where the modern extension starts. An imitation timber post has been removed from this elevation to reveal the brickwork beneath. There is a four-light casement window on the ground floor and a ten-light horned-sash window on the first floor. A single 15-light door is present on the ground floor.



Photograph 10 Western elevation. Photograph taken facing north-east.

The western elevation of the porch is dominated by a large, single-light fixed window while the central range has the imitation timber-framing. The southern range has plain brickwork on this elevation.

Interior

Much of the interior of Wild Oaks has become damp, causing an abundance of mould and fungi to grow on many surfaces. This made an in-depth record of the building's interior difficult to complete. The first floor was decided to be too unsafe to enter due to volume of mould growing.



Photograph 11 Interior of lounge. Photograph taken facing south-west.

The ground floor is divided into seven rooms (see Fig 2). Most of which are carpeted except for the play room, which has parquet flooring, and the kitchen and conservatory, which are tiled. All of the internal doors appear to be later replacements. The walls are plastered and wallpapered.

The original cornicing and picture rails are present in the lounge area. In the dining room, some of the original picture rail survives on the north, east and west walls but the cornicing is absent. Original door frames survive around the doorways between the lounge and hall, the dining room and hall and the kitchen and the hall.

There is fireplace on the eastern wall of the lounge. The chimney-breast is original to the building but the brick surround is a later addition. It is constructed from red brick laid in Stretcher bond. The brickwork surrounds the fireplace opening, but also extends past it. To the south of the fireplace is a log alcove and to the north a decorative terracotta tile has been incorporated into the brickwork. Further north on the same wall is another chimney-breast. There is an inserted door between the chimney-breasts. An east/west beam is present in the ceiling of the lounge, indicating a dividing wall has been removed.



Photograph 12 Detail of fireplace in lounge. Photograph taken facing south-west.



Photograph 13 Detail of decorative tile in lounge. Photograph taken facing south-east.

In the eastern wall of the dining room, a protruding column is an indicator of the location of the original southern wall of the building. There are double sliding-doors between the lounge and the dining room. An area of damage to the ceiling in the dining room has revealed the original ceiling laths beneath.

The original staircase is located in the hall, it is a straight flight staircase with a winder. The balusters are flat, rectangular and plain. The newel posts are also fairly plain and are topped with a pyramidal finial. There is also an original timber arch in the hall.



Photograph 14 Interior of dining room. Photograph taken facing south-east.



Photograph 15 Detail of timber arch in hall. Photograph taken facing east south-east.



Photograph 16 Interior of kitchen. Photograph taken facing south south-west.

The kitchen is separated into two rooms by the original outer wall. The doorway between the two rooms is possibly an original opening. On the eastern wall of the kitchen is a chimney-breast, which would have originally been external.

There is an alcove present on the eastern wall of the play room, a possible indication of a sealed doorway. Adjacent to the alcove is a small wall projection, likely from the removal of a wall. Plans for the extensions, submitted to Chelmsford Council in 1975, indicate the presence of a 'greenhouse' in this area. The 1975 proposed plans propose that the door to the play room has replaced a window.



Photograph 17 Interior of playroom. Photograph taken facing north north-east.

The conservatory had plain brick walls with wooden benches on the northern wall and a small radiator on the eastern wall.



Photograph 18 Interior of conservatory. Photograph taken facing north north-east.

Although the first floor of Wild Oaks was not accessible, some conclusions can be drawn from the architects plans. Bedroom 4 was likely the original bathroom with an adjacent toilet in the current WC. The layout of bedrooms 1-3 and the hall are likely all original, with the doors in the eastern wall of bedrooms 1 and 2 being inserted.

7 Discussion

By the end of the Victorian and beginning of the Edwardian periods, big changes were taking hold of house construction. Terraced houses, with their unchanging layouts and uniform façades, were becoming unfashionable. The Agricultural Depression led to the land surrounding many farms being sold off for development. This meant, with the ever expanding railways and public transport systems, it became more viable to build outside of city and town centres, giving the more desirable suburban villa the lime-light (Yorke 2011).

Wild Oaks is a sizeable detached house built in 1904, in an Arts and Crafts style. The Arts and Crafts movement began in the mid 19th century and sought to re-establish the skills of craftsmen threatened by the mass-production and mechanisation brought about by the industrial revolution. It attempted to reform vernacular architecture by using traditional building methods with local and hand-crafted materials. The movement was a reaction to a perceived decline in architectural standards, which reformers associated with factory production. The architects of the Arts and Crafts movement were influenced by the architecture of the Tudor, Elizabethan and Jacobean periods.

Several of the architectural techniques used in the construction of Wild Oaks are key to the Art and Crafts design. One intrinsic practice is the use of asymmetry and a multitude of ridge-lines. This gives the architectural feeling that a building has evolved and expanded organically over time, even though it was carefully designed this way. The use of multiple materials is also typical of the Arts and Crafts styling. The imitation timber-framing with roughcast rendering juxtaposes against the moulded brickwork and red brick walls.

While the materials used were usually of a high quality, it was generally accepted the best quality materials would be used on the street-facing façades (Yorke 2011), as seen at Wild Oaks where the imitation timber-frame and moulded brickwork is only used on the elevations which may have been observed by passers-by.

The windows used in Wild Oaks are also typical of the period. The difference in number of lights between the tops and bottoms of the sash windows are very telling of this style of architecture. Large sheets of glass were now widely available and getting cheaper, allowing window manufacturers to create sash windows using a single pane of glass for each sash. However, this was felt to not be in-keeping with the desired visual of an Arts and Crafts building, so a compromise was found: dividing the upper sash into smaller panes and leaving the lower as larger panes (Yorke, 2006).

The original 1904 sash windows can be identified by the horns on them. Manufacturers started adding horns to sash windows, to help strengthen the mortice and tendon joints, in the mid 19th century. With the betterment of technology the need for horns on sash windows slowly disappeared. On the southern elevation, two of the three sash windows on the 1975 extension have the same style horns as the earlier windows, an indication they were probably salvaged from the walls which were removed or altered when the extension was built.

The custom-designing and hand-crafted elements of Arts and Crafts style houses meant they were expensive to construct and were usually reserved for the upper classes. For those who could afford to pay a little more rent, builders could mask the brickwork or add mass-produced details to imitate the Arts and Crafts houses, a practice which became popular in the early 20th century. For this reason, purists might argue that Wild Oaks does not constitute a true Arts and Crafts building, as to be in the running the structure must be 'honest' (meaning materials used must be carrying out specific jobs, not just masking or imitating) and built using only local materials. However, we must take into account the way that all architectural styles evolve and become diluted for the mass market. Throughout architectural history, shortcuts have been taken by local builders and architects to achieve the styles popularised by famous architects for a wider customer base. When this is taken into consideration,

perhaps we can say Wild Oaks represents a form of Arts and Crafts architecture, just one that has evolved for a slightly more mainstream clientele.

8 Acknowledgements

Colchester Archaeological Trust would like to thank Vicki Coleman (Apple Green Developments Ltd) and Hilliams Property Ltd for commissioning and funding the historic building recording. The recording was carried out by Sarah Veasey and Xander Smith. Figures are by Sarah Veasey and Xander Smith, based on original architects drawings by Form Architecture. The project was monitored by Mark Baister 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>

CAT	2023	<i>Written Scheme of Investigation (WSI) for historic building recording and archaeological evaluation at Wild Oaks, East Hanningfield Road, Sandon, Essex, CM2 7TQ by S Veasey</i>
CIfA	2014a (updated 2019)	<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>
MHCLG	2021	<i>National planning policy framework</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England East Anglian Archaeological occasional papers 14 by D. Gurney</i>
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England, East Anglian Archaeological occasional papers 24 by M Medlycott</i>
ECCPS	2023	<i>Brief for Historic Building Recording and Archaeological Trial Trenching at Site At Wild Oaks, East Hanningfield Road, Sandon by M Baister</i>
ERO D/Dhi T72	1899	<i>Abstract of Title of Cavendish Land Co. Ltd to Southlands Park Estate</i>
ERO SALE/B1036	1901	<i>Sales Catalogue for Southlands Farm, Sandon</i>
ERO SALE/B7713	1986	<i>Sales Catalogue for Wild Oaks, East Hanningfield</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>
Yorke, T	2006	<i>The Edwardian House Explained</i>
Yorke, T	2011	<i>Arts & Crafts House Styles</i>

10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
EHEN	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
Edwardian	reign of King Edward VII, from 1901 to 1910
Flemish-bond	a brickwork bond created from alternating headers and stretchers within a single course
HE	Historic Environment

header	a brick laid at right-angles to the face of a 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
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
Victorian	the reign of Queen Victoria, from 1837 to 1901

11 Archive deposition

The 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 the Archaeological Data Service.

12 Contents of digital archive

The CAT WSI
The report (CAT Report 1949)
Digital plans
Site digital photos and log

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Distribution list
Hilliams Property Ltd
Mark Baister, ECCHEA
EHER

Appendix 1:

Full digital photographic record

SAWO23a_Photo	001.JPG	Northern elevation. Photograph taken facing south.
SAWO23a_Photo	002.JPG	Northern elevation. Photograph taken facing south-west
SAWO23a_Photo	003.JPG	Detail of ground floor window on northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	004.JPG	Detail of first floor window of northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	005.JPG	Detail of ground floor window of northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	006.JPG	Detail of first floor window of northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	007.JPG	Detail of porch of northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	008.JPG	Detail of first floor window of northern elevation. Photograph taken facing south south-west
SAWO23a_Photo	009.JPG	Detail of ground floor window of northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	010.JPG	Detail of first floor window of northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	011.JPG	Detail of ground floor window of northern elevation. Photograph taken facing south south-west.
SAWO23a_Photo	012.JPG	Detail of first floor window of northern elevation. Photograph taken facing south south-west
SAWO23a_Photo	013.JPG	Detail of moulded oversailing brickwork of northern elevation. Photograph taken facing south-west.
SAWO23a_Photo	014.JPG	Detail of extension on northern elevation. Photograph taken facing south south-west
SAWO23a_Photo	015.JPG	Detail of conservatory extension on northern elevation. Photograph taken facing south.
SAWO23a_Photo	016.JPG	Northern elevation. Photograph taken facing west.
SAWO23a_Photo	017.JPG	Detail of chimney on northern elevation. Photograph taken facing south-west.
SAWO23a_Photo	018.JPG	Western elevation. Photograph taken facing north-east.
SAWO23a_Photo	019.JPG	Detail of porch on western elevation. Photograph taken facing east south-east.
SAWO23a_Photo	020.JPG	Detail of ground floor window on western elevation. Photograph taken facing east south-east.
SAWO23a_Photo	021.JPG	Detail of first floor window on western elevation. Photograph taken facing east south-east.
SAWO23a_Photo	022.JPG	Detail of ground floor door on western elevation. Photograph taken facing east south-east.
SAWO23a_Photo	023.JPG	Detail of missing timber and brickwork beneath on western elevation. Photograph taken facing east south-east.
SAWO23a_Photo	024.JPG	Detail of chimney on western elevation. Photograph taken facing north-east.
SAWO23a_Photo	025.JPG	Southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	026.JPG	Detail of ground floor window on southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	027.JPG	Detail of ground floor window on southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	028.JPG	Detail of first floor windows on southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	029.JPG	Detail of doorway on southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	030.JPG	Detail of First floor window on southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	031.JPG	Detail of ground floor window on southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	032.JPG	Detail of first floor window on southern elevation. Photograph taken facing north north-east.
SAWO23a_Photo	033.JPG	Eastern elevation. Photograph taken facing north.
SAWO23a_Photo	034.JPG	Detail of first floor window on eastern elevation. Photograph taken facing north.
SAWO23a_Photo	035.JPG	Interior of dining room. Photograph taken facing south-west.
SAWO23a_Photo	036.JPG	Interior of lounge. Photograph taken facing north north-east.
SAWO23a_Photo	037.JPG	Detail of fireplace in lounge Photograph taken facing north-east.

SAWO23a_Photograph_038.JPG Detail of fireplace in lounge. Photograph taken facing south-west.
SAWO23a_Photograph_039.JPG Detail of decorative tile in lounge. Photograph taken facing south-east
SAWO23a_Photograph_040.JPG Detail of chimney breast in lounge. Photograph taken facing east.
SAWO23a_Photograph_041.JPG Interior of lounge. Photograph taken facing south-west.
SAWO23a_Photograph_042.JPG Interior of lounge. Photograph taken facing south-east
SAWO23a_Photograph_043.JPG Detail of archway in hall. Photograph taken facing east south-east.
SAWO23a_Photograph_044.JPG Interior of dining room. Photograph taken facing south-east.
SAWO23a_Photograph_045.JPG Interior of dining room. Photograph taken facing north.
SAWO23a_Photograph_046.JPG Detail of doorway between dining room and lounge. Photograph taken facing east.
SAWO23a_Photograph_047.JPG Interior of playroom. Photograph taken facing north north-east.
SAWO23a_Photograph_048.JPG Interior of conservatory. Photograph taken facing north north-east.
SAWO23a_Photograph_049.JPG Interior of kitchen. Photograph taken facing north north-east.
SAWO23a_Photograph_050.JPG Interior of kitchen. Photograph taken facing south south-west.
SAWO23a_Photograph_051.JPG Detail of doorway arch on northern elevation. Photograph taken facing south south-west.
SAWO23a_Photograph_052.JPG Detail of doorway on northern elevation. Photograph taken facing south south-west.
SAWO23a_Photograph_053.JPG Interior of playroom. Photograph taken facing south south-west.
SAWO23a_Photograph_054.JPG Location shot. Photograph taken facing south-east.

SAWO23a_Photograph_001Northern elevation. Photograph taken facing south.



SAWO23a_Photograph_002Northern elevation. Photograph taken facing south-west



SAWO23a_Photograph_003Detail of ground floor window on northern elevation. Photograph taken fa...



SAWO23a_Photograph_004Detail of first floor window of northern elevation. Photograph taken facing...



SAWO23a_Photograph_005Detail of ground floor window of northern elevation. Photograph taken facing... SAWO23a_Photograph_006Detail of first floor window of northern elevation. Photograph taken facing...



SAWO23a_Photograph_007Detail of porch of northern elevation. Photograph taken facing south south... SAWO23a_Photograph_008Detail of first floor window of northern elevation. Photograph taken facing...



SAWO23a_Photograph_009Detail of ground floor window of northern elevation. Photograph taken facing... SAWO23a_Photograph_010Detail of first floor window of northern elevation. Photograph taken facing...



SAWO23a_Photograph_011Detail of ground floor window of northern elevation. Photograph taken facing... SAWO23a_Photograph_012Detail of first floor window of northern elevation. Photograph taken facing...



SAWO23a Photograph_013Detail of moulded oversailing brickwork of northern elevation. Photograph... SAWO23a Photograph_014Detail of extension on northern elevation. Photograph taken facing south ...



SAWO23a Photograph_015Detail of conservatory extension on northern elevation. Photograph taken...

SAWO23a Photograph_016Northern elevation. Photograph taken facing west.



SAWO23a_PhotoGraph_017Detail of chimney on northern elevation. Photograph taken facing south-...



SAWO23a_PhotoGraph_018Western elevation. Photograph taken facing north-east.



SAWO23a_PhotoGraph_019Detail of porch on western elevation. Photograph taken facing east south-...



SAWO23a_PhotoGraph_020Detail of ground floor window on western elevation. Photograph taken fa...



SAWO23a_PhotoGraph_021Detail of first floor window on western elevation. Photograph taken facing...



SAWO23a_PhotoGraph_022Detail of ground floor door on western elevation. Photograph taken facin...



SAWO23a_PhotoGraph_023Detail of missing timber and brickwork beneath on western elevation. Ph...



SAWO23a_PhotoGraph_024Detail of chimney on western elevation. Photograph taken facing north-e...



SAWO23a_PhotoGraph_025Southern elevation. Photograph taken facing north north-east.



SAWO23a_PhotoGraph_026Detail of ground floor window on southern elevation. Photograph taken fa...



SAWO23a_PhotoGraph_027Detail of ground floor window on southern elevation. Photograph taken fa... SAWO23a_PhotoGraph_028Detail of first floor windows on southern elevation. Photograph taken faci...



SAWO23a Photograph_029Detail of doorway on southern elevation. Photograph taken facing north n...



SAWO23a_Photograph_030Detail of First floor window on southern elevation. Photograph taken faci...



SAWO23a Photograph_031Detail of ground floor window on southern elevation. Photograph taken fa...



SAWO23a Photograph_032Detail of first floor window on southern elevation. Photograph taken faci...



SAWO23a_Photograph_033Eastern elevation. Photograph taken facing north.



SAWO23a_Photograph_034Detail of first floor window on eastern elevation. Photograph taken facing ...



SAWO23a_Photograph_035Interior of dining room. Photograph taken facing south-west.



SAWO23a_Photograph_036Interior of lounge. Photograph taken facing north north-east.



SAWO23a_PhotoGraph_037Detail of fireplace in lounge Photograph taken facing north-east.



SAWO23a_PhotoGraph_038Detail of fireplace in lounge. Photograph taken facing south-west.



SAWO23a_PhotoGraph_039Detail of decorative tile in lounge. Photograph taken facing south-east



SAWO23a_PhotoGraph_040Detail of chimney breast in lounge. Photograph taken facing east.



SAWO23a Photograph_041Interior of lounge. Photograph taken facing south-west.



SAWO23a Photograph_042Interior of lounge. Photograph taken facing south-east



SAWO23a_Photograph_043Detail of archway in hall. Photograph taken facing east south-east.



SAWO23a Photograph_044Interior of dining room. Photograph taken facing south-east.



SAWO23a Photograph_045Interior of dining room. Photograph taken facing north.



SAWO23a Photograph_046Detail of doorway between dining room and lounge. Photograph taken fa...



SAWO23a Photograph_047Interior of playroom. Photograph taken facing north north-east.



SAWO23a Photograph_048Interior of conservatory. Photograph taken facing north north-east.



SAWO23a Photograph_049Interior of kitchen. Photograph taken facing north north-east.



SAWO23a Photograph_050Interior of kitchen. Photograph taken facing south south-west.



SAWO23a_Photograph_051Detail of doorway arch on northern elevation. Photograph taken facing so...



SAWO23a_Photograph_052Detail of doorway on northern elevation. Photograph taken facing south s...

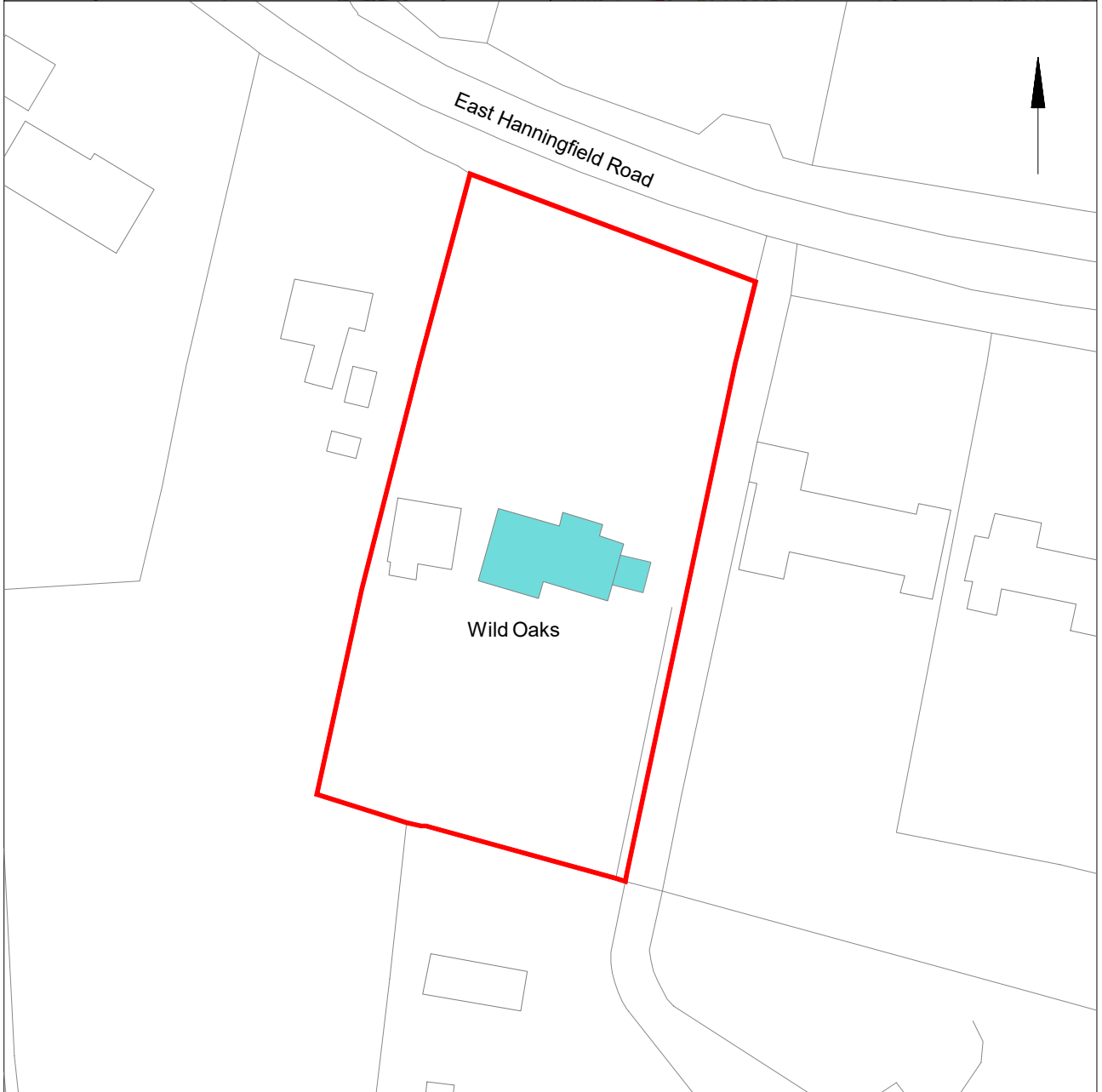
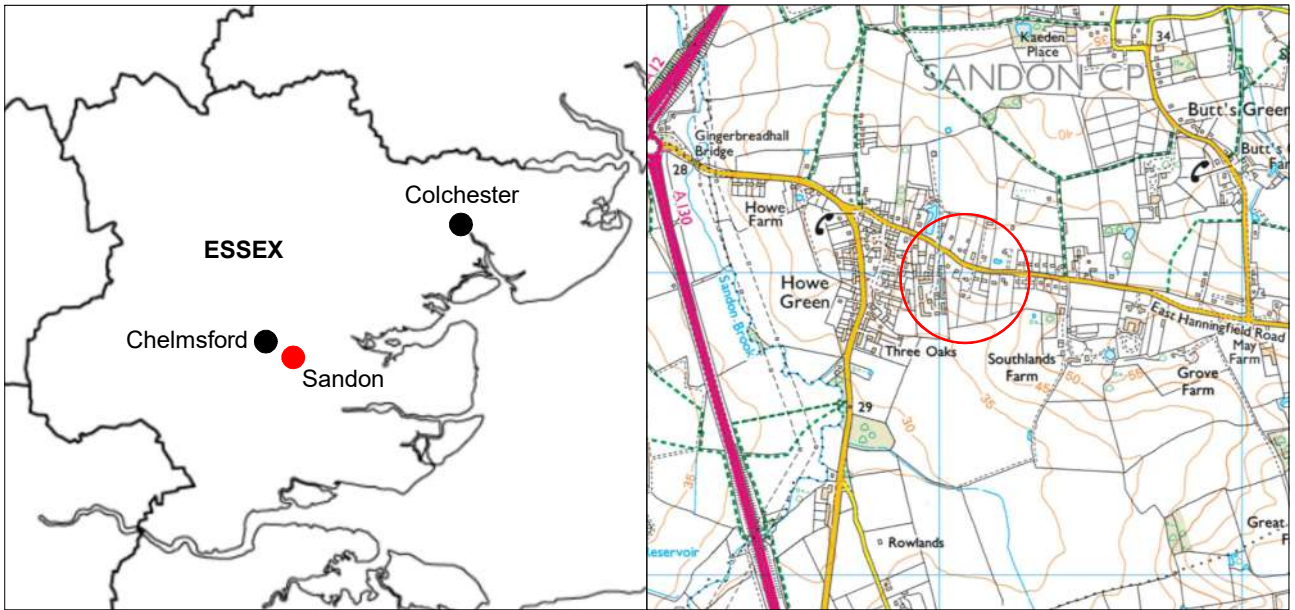


SAWO23a_Photograph_053Interior of playroom. Photograph taken facing south south-west.



SAWO23a_Photograph_054Location shot. Photograph taken facing south-east.





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Fig 2 Site location. Building recorded highlighted in blue.



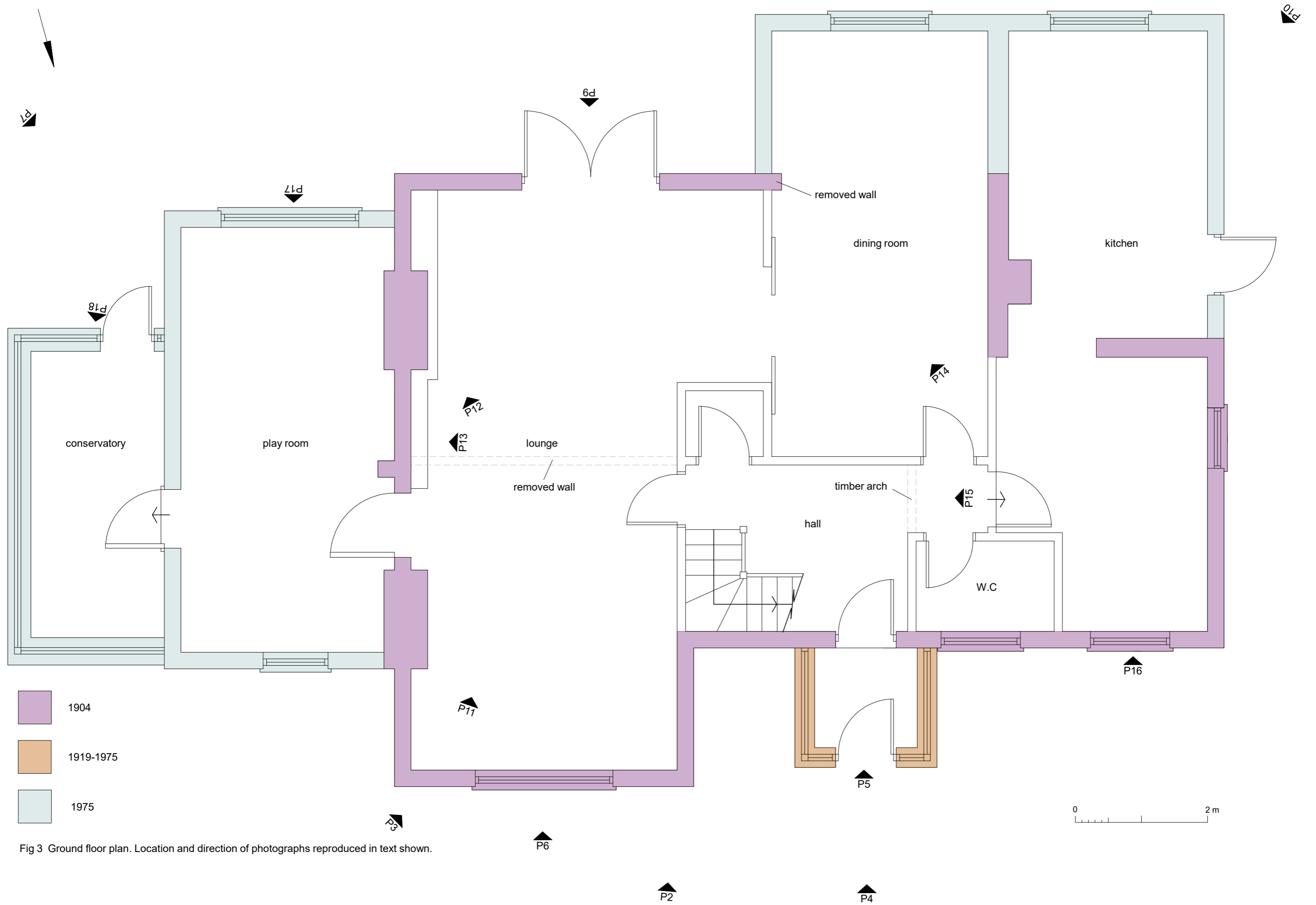


Fig 3 Ground floor plan. Location and direction of photographs reproduced in text shown.

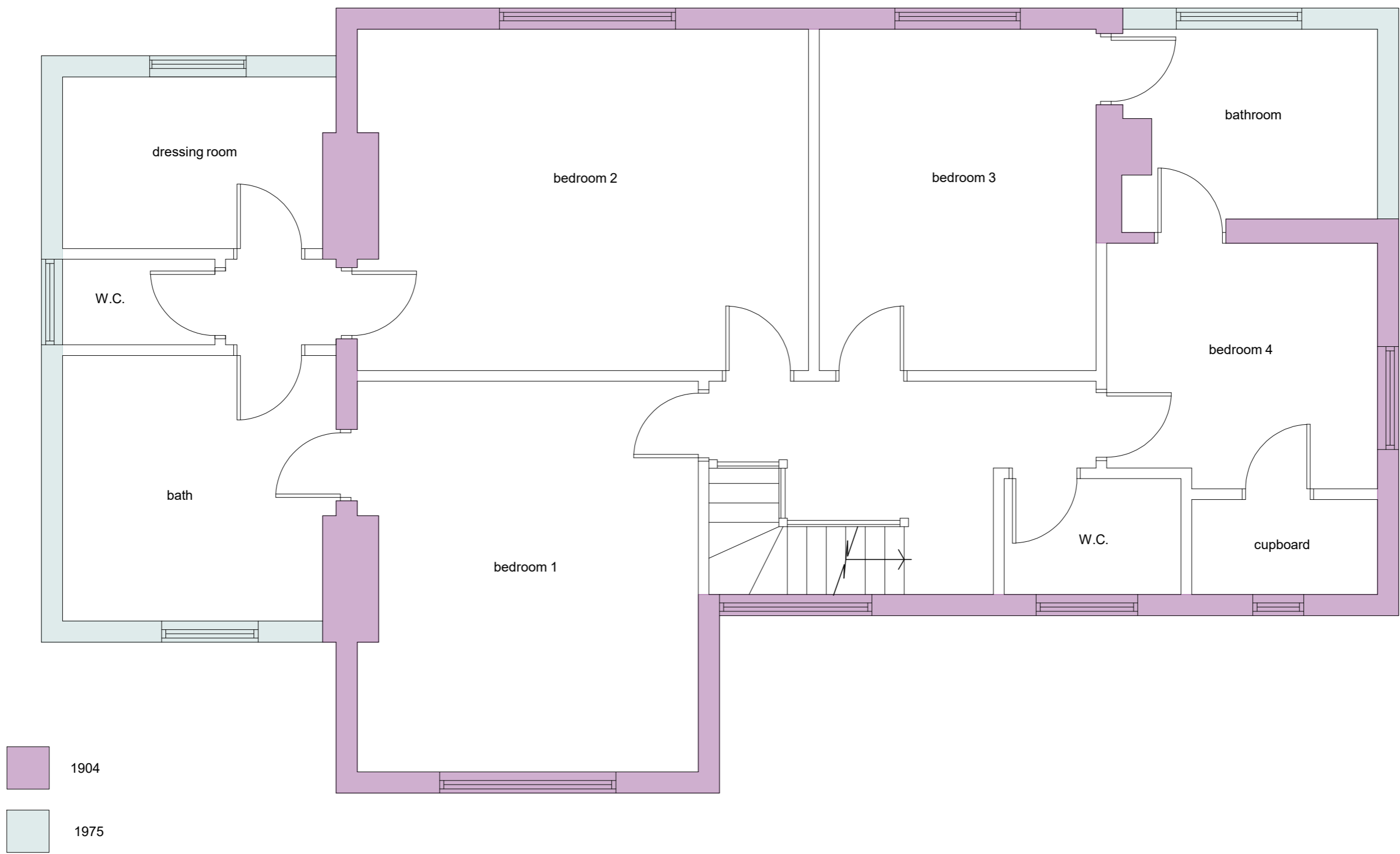


Fig 4 First floor plan.



Fig 5 Northern elevation.



Fig 6 Western elevation.



Fig 7 Southern elevation.



Fig 8 Eastern elevation.

Summary for colchest3-515311

OASIS ID (UID)	colchest3-515311
Project Name	Analytical Buildings Record (Level 3) at Wild Oaks, East Hanningfield Road, Sandon, Essex
Sitename	Wild Oaks, East Hanningfield Road, Sandon, Essex
Activity type	
Project Identifier(s)	2023/04f
Planning Id	22/01714/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	19-May-2023 - 19-May-2023
Location	Wild Oaks, East Hanningfield Road, Sandon, Essex NGR : TL 75100 02999 LL : 51.69842070135012, 0.532325452244673 12 Fig : 575100,202999
Administrative Areas	Country : England County : Essex District : Chelmsford Parish : Sandon

Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the building prior to its demolition. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:</p> <p>“Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis.</p> <p>The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building’s broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group.”</p> <p>In particular the record considered:</p> <ul style="list-style-type: none"> • Plan and form of the site. • Materials and method of construction. • Date(s) of the structure(s). • Original function and layout. • Original and later fixtures and fittings. • The significance of the site in its immediate local context. <p>The following are included in this report:</p> <ul style="list-style-type: none"> • 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).
Project Results	<p>A programme of historic building recording was carried out by Colchester Archaeological Trust at Wild Oaks, East Hanningfield Road, Sandon, Essex. Wild Oaks is a sizeable, detached property built in the early Edwardian period. It is built in an Arts and Crafts style, which was popularised in the late 19th/early 20th century. The building exhibits several features synonymous with the Arts and Crafts style including an imitation timber-frame and a roof with various ridge lines. Since construction, the building has had a porch added as well as two extensions and a conservatory. The interior of Wild Oaks also retains some original features, such as the staircase, the cornicing and picture rails. An original timber arch is also present in the ground-floor hall.</p>
Keywords	<p>House - Edwardian - FISH Thesaurus of Monument Types Villa - Edwardian - FISH Thesaurus of Monument Types</p>
Funder	
HER	Essex HER - unRev - STANDARD
Person Responsible for work	S, Veasey
HER Identifiers	HER Event No - SAWO23a

Archives

Digital Archive - to be deposited with Archaeology Data Service
Archive;