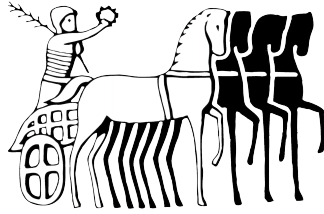


# Colchester Archaeological Trust



**CAT Report 2105  
Issued November 2024**

**Historic building recording of a coach house at  
Mauds Court, Long Lane, Tendring, Essex,  
CO16 0BG**

**October 2024**



**CAT project ref.: 2024/08c  
ECC code: EEX600195**

**Historic building recording of a coach house at  
Mauds Court, Long Lane, Tendring, Essex,  
CO16 0BG**

**October 2024**

**NGR: TL 14274 24329**

**Planning district.: Tendring  
Planning ref.: 23/01540/FUL**

**CAT project ref.: 2024/08c  
CAT Report 2105**

**ECC code: EEX600195  
ECC monitor: Teresa O'Connor  
OASIS id: colchest3-527623**

**report prepared by  
Sarah Veasey**

**fieldwork by Sarah Veasey**

**Commissioned by: Benjamin Plunkett  
(Complete Planning)  
On behalf of: Belissima Shipping**

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<b>Issued:</b>	29/11/2024	

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## 1 Summary

*A programme of historic building recording of a coach house and garage was carried out by Colchester Archaeological Trust at Mauds Court, Long Lane, Tendring, Essex in October 2024. When constructed, the coach house was associated with Tendring Hall (NHLE No. 1169332), a 17th-century Grade II listed structure, along with a number of other agricultural buildings. The carpentry techniques used in the coach house, which include hand-sawn timbers and staggered butt-purlins, suggest it was raised in the 17th or 18th century. The structure incorporates both red brick, laid in Monk bond, as well as timber-framing. In the 19th century, Hall Farm was established, and Tendring Hall's associated buildings underwent remodelling to create a model farm. The coach house, however, was not included in this modernisation. The adjacent garage is early 20th century in date.*

## 2 Introduction

This is the archive report of an historic building recording carried out at Mauds Court, Long Lane, Tendring, Essex. The work was commissioned by Benjamin Plunkett (Complete Planning) on behalf of Belissima Shipping and was carried out by Colchester Archaeological Trust (CAT) on 1st October 2024. The site is located at NGR TL 14274 24329 (Fig 1).

A planning application (23/01540/FUL) was submitted to Tendring District Council in October 2023 proposing the *conversion of a coach house into a 2 bedroom residential dwelling*.

As the building has a historical provenance, the Essex County Council Place Services (ECCPS) Historic Environment Advisor (HEA) recommended that a Historic England building recording be made of prior to its conversion (ECC 2024). The recommendation was based on the National Planning Policy Framework (MHCLG 2023).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2024) and agreed with the HEA. All work was carried out in accordance with this WSI.

In addition to the project brief and WSI, all fieldwork and reporting was undertaken in accordance with:

- *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2015),
- Professional standards of the Chartered Institute for Archaeologists, including its *Code of Conduct* (CIfA 2020a-c, 2022),
- East of England standards and frameworks published by East Anglian Archaeology (Brown & Glazebrook 2000, Gurney 2003, Medlycott 2011) and the recent review updates on <https://researchframeworks.org/eoe/>
- *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016)
- Relevant health and safety guidelines and requirements (CAT 2024).

## 3 Aims

The aim of the building recording was to provide a detailed record and assessment of the buildings prior to 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 floorplan of the buildings at a scale of 1:50.
- A description of the buildings. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

#### 5 Historical background (Fig 2)

The following archaeological background includes extracts of the ECC Brief (ECCPS 2024) and Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

The building proposed for conversion comprises a timber and brick coach house and garage. The coach house is associated with Tendring Hall (NHLE No. 1169332), a Grade II listed building thought to date to the 17th century.

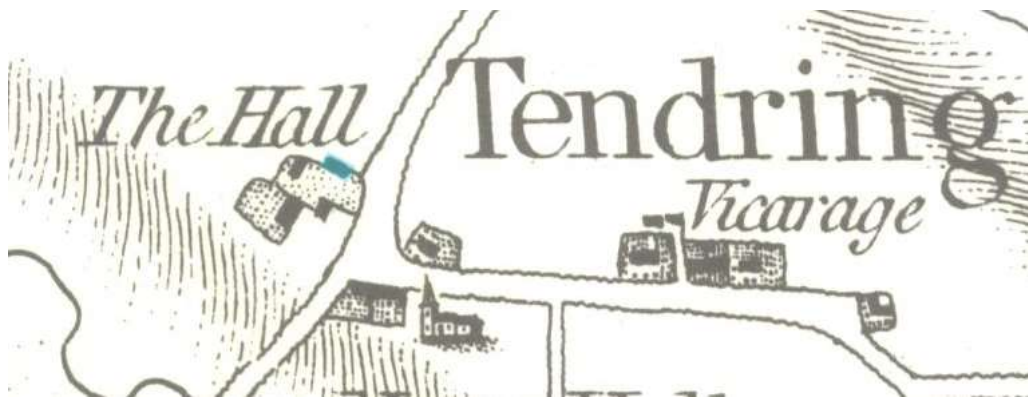


**Map 1** Extract of Thomas Bowen's map of the Hundreds Thurstable, Winstree & Tendring (1768, ERO MAP/CM/23/17). The location of Tendring hall highlighted in blue.

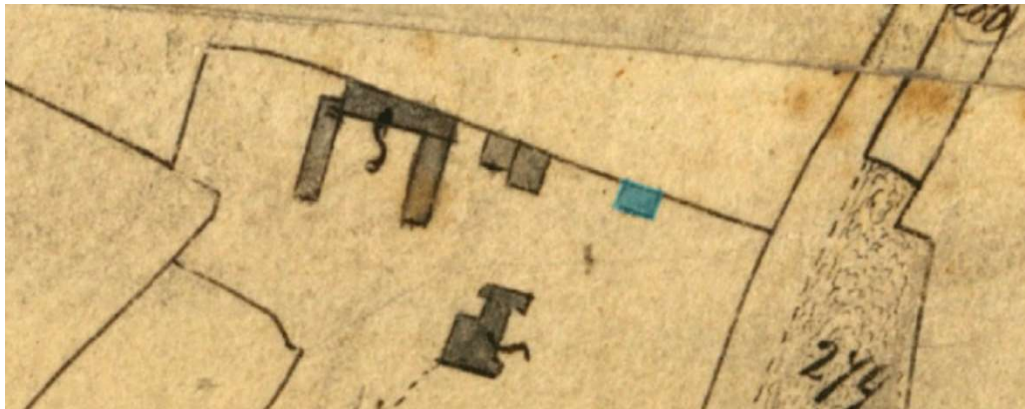
The first cartographic evidence of Tendring Hall is Thomas Bowen's map of the Hundreds Thurstable, Winstree & Tendring (Map 1). The detail of the map is too minimal to depict any of the hall's associated buildings.

The first time the coach house appears to be depicted is on Chapman and André's map from 1777 (Map 2). The area shows four rectangular structures, the largest demonstrating Tendring Hall and the other three associated outbuildings one of which is likely the coach house.

By the time the tithe apportionment map (1841, Map 3) was surveyed, Tendring Hall Farm had been established as one of ten farms belonging to the Tendring Hall estate. The map shows the existing farm buildings associated with Tendring Hall have been reorganised to form what appears to be a model farm. The coach house is clearly depicted in the east of the site, with a large U-shaped courtyard to the west. Two small agricultural buildings are present between the coach house and courtyard complex.



**Map 2** Extract of the 1777 Chapman and André map. The coach house highlighted in blue.



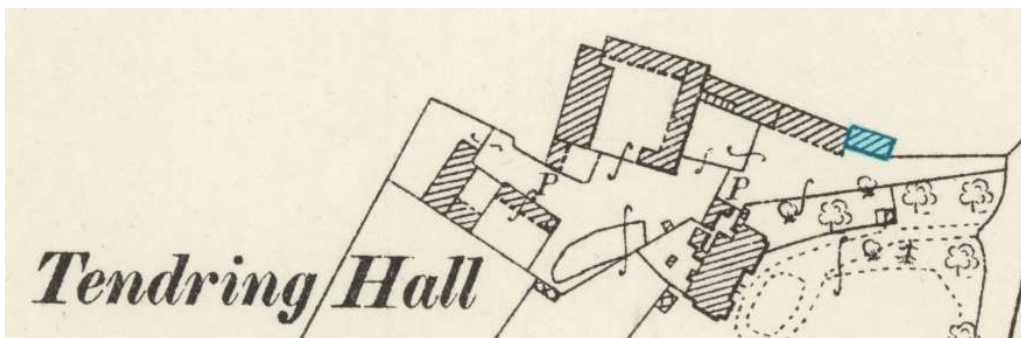
**Map 3** Extract of the 1841 tithe apportionment map. The coach house highlighted in blue.

On the 1st edition 6-inch OS map (1874, Map 4) the buildings are shown in the same arrangement, with the addition of a long rectangular structure joining the coach house and courtyard complex, most of which is no longer extant. More buildings have also been added in the south-west of the farm.

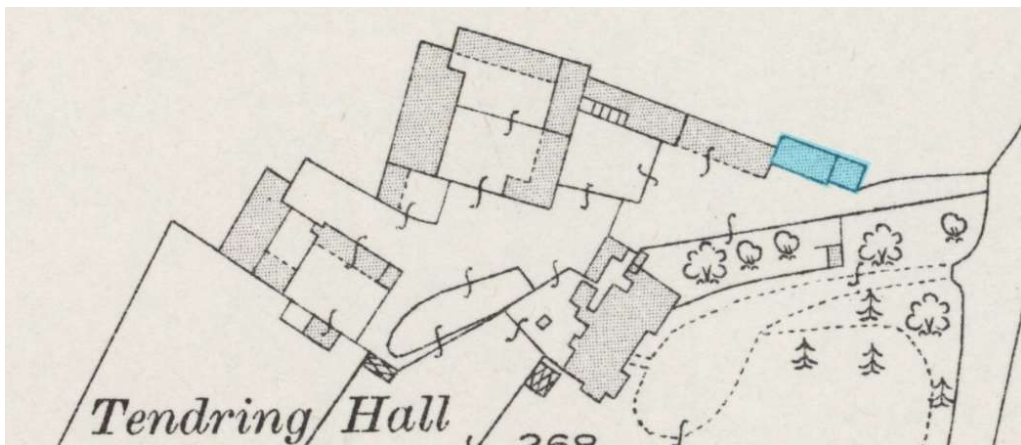


**Map 4** Extract of the 1874 6-inch OS map. The coach house highlighted in blue.

The layout of the farm remains unchanged on the 1896 25-inch OS map (Map 5) and is shown in more detail. Again, on the 1921 25-inch OS map (Map 6), the arrangement of buildings remains consistent, with the addition of the garage to the south-eastern elevation of the coach house. The 1958 National Grid map (Map 7) shows the site in the same layout.

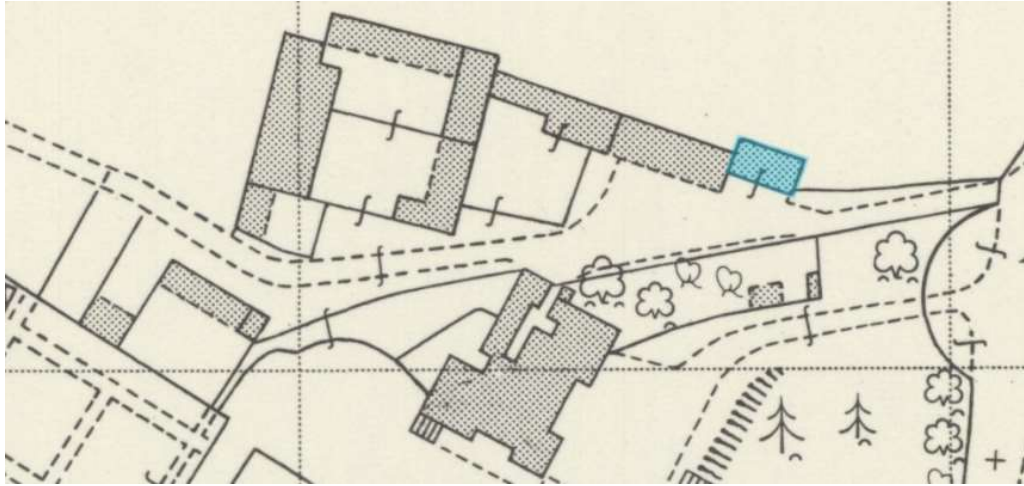


**Map 5** Extract of the 1896 25-inch OS map. The coach house highlighted in blue.



**Map 6** Extract of the 1921 25-inch OS map. The coach house and garage highlighted in blue.





**Map 7** Extract of the 1958 National Grid map. The coach house and garage highlighted in blue.

## 6 Building recording descriptive record (Figs 2-7)

The building detailed in this report is a brick and timber coach house and modern garage. The structure is rectangular in shape and on a rough north-west/south-east alignment. It measures approximately 15m by 6m covering an area of 92m<sup>2</sup>.

### *Exterior*

The roof of the coach house is gabled at both ends and covered with ceramic peg-tiles. The garage also has a gabled roof which is clad in slate, with a small flat roof projecting to the south-west.



**Photograph 1** South-western elevation. Photograph taken facing north north-east.

The south-eastern and south-western elevations are covered with black weatherboard while the north-east and north-western elevations are exposed red brick.

Two doors are present on the south-western elevation (Photograph 1) of the coach house, a large door with an embedded wicket door at the north-west end and a smaller door to the south-east end. In the centre of the elevation is a four-light metal framed window, with leaded lights comprising square quarries. It has both casement and

awning openings. To the south-eastern end of the elevation is a timber-framed eight-light Yorkshire sash-window (Photograph 2). The south-western elevation of the garage has two modern side-hinged garage doors

The north-western elevation (Photograph 3) of the coach house comprises red brick (brick dimensions: 230 x 110 x 65mm) laid in Monk bond (Photograph 4). Repair to the brick work on this elevation is exhibited by an area with different brick bonding and mortar, likely from the demolition of the adjoining building depicted on early OS maps. The gable is clad in black weatherboard.



**Photograph 2** Detail of Yorkshire sash-window on south-western elevation. Photograph taken facing north-east.



**Photograph 3** North-western elevation. Photograph taken facing east.



The north-eastern elevation was not accessible at the time of recording, but architect's plans indicate it is plain brick work. The coach house is a continuation of Monk bond brick work seen on the north-west elevation while the garage is a rough Flemish bond (brick dimensions: 225 x 110 x 65mm).

On the south-eastern elevation (Photograph 5) the garage is plain weatherboard, as is the gable of the coach house.



**Photograph 4** Detail of brickwork on north-western elevation. Photograph taken facing east.



**Photograph 5** South-eastern elevation. Photograph taken facing north-west.

### ***Interior***

#### **Coach House**

The roof of the coach house (Photograph 6) comprises pairs of principal rafters, which ascend from the wall-plates, with butt-purlins and collars. The south-western principal rafters rise to the apex of the roof and are met on their undersides by the north-eastern principal rafters. Between each pair of principal rafters are several pairs of common rafters, which also rise from the wall-plates but meet at the ridge-board. A series of staggered butt-purlins interrupt the common rafters. On both roof pitches, at the south-western end of the building, are short diagonal wind-braces which intersect the common rafters. The south-western gable also has two diagonal wind-braces, which sit on top of the studs and are a later addition. This wind-bracing is presumably mirrored at the other end of the roof structure. Above each original tie-beam is a corresponding collar, secured to the principal rafters with half-dovetail joints. V-shaped carpenter's marks are present on the most north-western collar and adjacent principal rafter.

The structure of the roof comprises mostly hand-sawn timbers held secured by timber pegs. A number of the timbers in the roof framing display evidence of reuse (Photograph 6 and 7), mostly in the form of unused mortices, including common rafters, principal rafters and tie-beams. The tie-beams are joined to the wall-plates using lap-dovetail joints as well as later inserted iron-straps. At the north-eastern end of the central tie-beam is a H-shaped carpenter's mark (Photograph 8). A number of modern timbers laid on top of the common and principal rafters suggest that the roof has been recovered at some point.



**Photograph 6** Detail of roof construction of coach house. Area's evidencing reuse highlighted in blue. Photograph taken facing east.





**Photograph 7** Detail of half-dovetail joint and carpenter's marks (in pink) in the collars and rafters of the coach house. Area's evidencing reuse highlighted in blue. Photograph taken facing south-west.



**Photograph 8** Detail of north-eastern wall-plate scarf-joint and tie-beam carpenter's mark (in pink). Photograph taken facing north north-east.

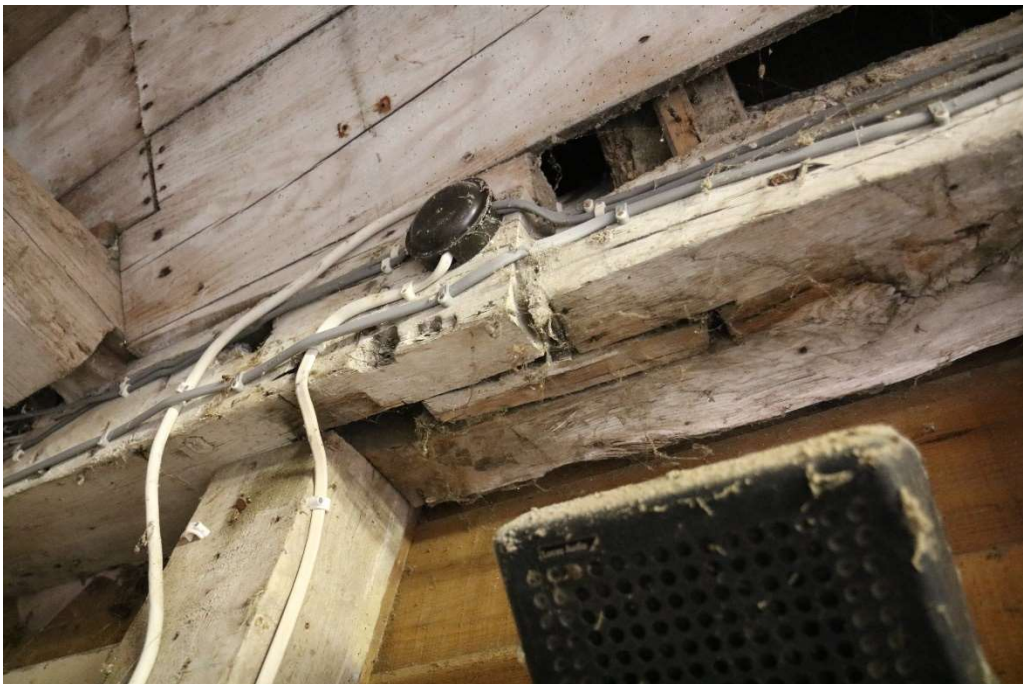
A mezzanine layer has been inserted into the roof of the coach house along with a longitudinal timber, from which a number of modern inclined struts project to meet the principal rafters.

The north-eastern and north-western walls of the coach house are exposed brick painted white while the remaining walls are exposed timber-framing. The floor is poured concrete.



**Photograph 9** Interior of coach house. Photograph taken facing south-east.

Both the north-eastern and south-western wall-plates are reused, evidenced by a number of empty mortices. They both also have a single face-halved scarf-joint, of an undetermined type (Photograph 8 and 10). The south-western scarf-joint appears to be a variation of fished scarf-joint.



**Photograph 10** Detail of south-western wall-plate scarf-joint. Photograph taken facing south.

The timber wall-framing (Photograph 11) utilises a number of bracing techniques; diagonal through-bracing, Y-shaped bracing and a number of short girts. The frame comprises mostly hand-sawn timbers with iron nails. There are two windows and two doors in the south-western wall of the coach house.





**Photograph 11** Detail of wall-framing of south-eastern wall. Photograph taken facing east south-east.

At the north-western end of the coach house, an extra tie-beam and post have been inserted.

### **Garage**

The roof of the garage was not accessible at the time of recording, but it is presumably constructed from modern machine-cut timbers. Two tie-beams cross the garage, which are secured at both ends by iron straps. The floor is concrete.



**Photograph 12** Interior of garage. Photograph taken facing north-east.



**Photograph 13** Detail of south-western wall-plate scarf-joint. Photograph taken facing south south-west.

The north-western and south-eastern walls are clad with timber planks while the north-eastern wall is exposed brickwork. The south-western wall has been extended to the south-west and is dominated by two garage doors. There is a flat roof above this extension, comprising machine-cut joists. The addition of the extension has left the original wall-plate exposed, which is supported on a central post. A lack of mortices on the underside of the wall-plate suggests the garage was originally open-fronted. A side-halved scarf-joint (Photograph 13) is present in both the south-eastern and north-western wall-plates.

Within the north-eastern wall is short length of timber. It is unclear if this is acting as a bond timber to strengthen the structure of the wall or has been incorporated for ease of attaching hardware to the wall.

## 7 Discussion

The building recorded at Mauds Court, Tendring comprises a coach house with a garage extension, constructed from red brick and timber. Cartographic evidence places the construction of the garage to between 1896 and 1921, assigning a construction date to the coach house, however, is a little trickier.

Timber-framed buildings are particularly hard to accurately date. Regional variations, as well as personal preference of the carpenter, play a large part in the framing techniques used. The longevity of many widely used methods gives broad date ranges which are hard to narrow down. We can ascribe a rough date range of 17th-18th century to the coach house due to certain practices utilised in the timber-framing.

Side purlin roofs, whether using butt-purlins or clasped-purlins, became the standard roof form in East Anglia during the 16th century (Stenning 2011). The staggered nature of the butt-purlins observed in the roof of the coach house is more typical of a 17th-18th-century structure. The use of butt-purlins over clasped-purlins is interesting. After the decline in crown-post roofs, clasped-purlins eventually became the standard form in East Anglia (Harris 1979). This may suggest that the coach house was constructed earlier in the proposed timeframe, or it may purely be due to preference of the carpenter.

The use of diagonal through-bracing in the wall-framing, albeit in a haphazard fashion, is a technique used from the 17th century (Stenning 2013). Another 17th century and later practice is the number of studs pegged to the frame. Up until the 17th century, every stud would have a timber peg at the top and bottom to secure it. During the 17th century, it became common place to peg them less frequently (*ibid*). The studs in the coach house have minimal pegs.

The brick walls forming the north-western and north-eastern walls are laid in Monk bond, a variation of Flemish bond. Monk bond is similar to Flemish bond in that it alternates headers and stretchers on each course of brickwork but differs in that there are at least two stretchers between each pair of headers. This is a cheaper alternative that still achieves the decorative look of Flemish bond. Until the 17th century, the prevailing bonding used for bricks in Britain was English bond, after which it was succeeded by Flemish bond (Brunskill 1990). It stands to reason to suggest that Monk bond was popularised soon after Flemish bond as a money-saving exercise.

The use of both bricks and timber-framing in the structure is interesting. It could be suggested that the brickwork is the original walling material and that the coach house was open on the south-western and south-eastern elevations after its initial construction. This may also go some way to explain the differing carpentry styles in the roof and walling. The butt-purlin roof structure would require a fair amount of carpentry skill. In some areas of England, they were an exclusive feature of high-quality medieval carpentry (Harris 1979), as would be the snug half-dovetail joints securing the collars. The timbers in the roof are also relatively even in size, with frequent evidence of reuse. The wall-framing, on the other hand, is a bit more haphazard and doesn't fully embrace a single framing style. The timbers are also more variable in quality, with very little evidence they have been reused. The hand-sawn nature of the timber does suggest that the timber-walling had probably been added by end of the 18th century.

It seems most likely that the coach house was constructed at the same time or soon after the construction of Tendring Hall (NHLE No. 1169332). The hall is Grade II listed and 17th century in date. In the 19th century, ten farms associated with Tendring Hall were established. Hall Farm, the farm the coach house was related to, was reorganised during this period and many of the (now converted) extant buildings were incorporated into a more planned farmstead. The coach house seems to have largely escaped the restructuring with the only addition the no longer extant extension to the north-west.

Whilst the cartographic evidence places the construction of the garage to between 1896 and 1921, it seems likely that its construction was post 1900. Domestic garages begin to appear in the UK after 1900 (Historic England 2013), due to increasing numbers of car ownership. Construction of the garage and the fuel pump (seen in the foreground of Photograph 1) suggests the landowner of the early 20th century welcomed the transition from horse and cart to motor car with open arms.

Despite being a small structure on a larger farm, the coach house at Mauds Court seems to be the last remaining intact outbuilding associated with a post-medieval manor house. Escaping the Victorian remodelling, the coach house retains many original timbers and interesting carpentry techniques. Historic timber-framed buildings are part of dwindling architectural resource, under threat of loss from the historic record due to redundancy and, in many cases, dilapidation. The conversion of the coach house will ensure its survival for years to come.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Benjamin Plunkett (Complete Planning) and Belissima Shipping for commissioning and funding the historic building recording. The recording was carried out by Sarah Veasey. Figures are by Sarah Veasey, based on original architect's drawings by Complete Planning. The project was monitored by Teresa O'Connor 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>

Brown, N & Glazebrook, J	2000	<i>Research and Archaeology: A Framework for the Eastern Counties 2. Research agenda and strategy.</i> East Anglian Archaeology Occasional Paper <b>8</b> (EAA <b>8</b> ).
CAT	2024	<i>Written Scheme of Investigation (WSI) for historic building recording at Maud Court, Long Lane, Tendring, Essex, CO16 0BG</i> by C Hill
CIfA	2020a	<i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives.</i> Published 2014, revised 2020
CIfA	2020b	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials.</i> Published 2014, revised 2020
CIfA	2020c	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
CIfA	2022	<i>Code of Conduct.</i> CIfA Chartered Institute for Archaeologists; published 2014, revised 2022.
EAA <b>14</b>	2003	<i>Standards for field archaeology in the east of England</i> east Anglian Archaeological occasional papers <b>14</b> by D. Gurney
EAA <b>24</b>	2011	<i>Research and Archaeology Revisited: A Revised Framework for the east of England,</i> east Anglian Archaeological occasional papers <b>24</b> by M Medlycott
ECCPS	2024	<i>Brief for Archaeological Building Recording at Mauds Court Long Lane Tendring</i> by T O'Connor
ERO MAP/CM/23/17	1786	<i>A Map of the Hundreds of Thurstable, Winstree &amp; Tendring...</i> by Thomas Bowen
Gurney, D	2003	<i>Standards for field archaeology in the East of England.</i> East Anglian Archaeology Occasional Papers <b>14</b> (EAA <b>14</b> )
Historic England	2013	<i>Buildings and Infrastructure for the Motor Car</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>
MHCLG	2023	<i>National planning policy framework</i>
Stenning, D	2011	'East Anglian Roofs: An Essex-centric View' in <i>The English Medieval Roof: Crownpost to Kingpost</i>
Stenning, D & Shackle, R	2013	<i>Discovering Coggeshall</i>

## 10 Abbreviations and glossary

bond timber	a length of timber incorporated into a brick wall for strength
CAT	Colchester Archaeological Trust
carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
collar	a horizontal timber in a roof structure spanning between a pair of inclined timbers (such as rafters)
CIfA	Chartered Institute for Archaeologists
EHER	Essex Historic Environment Record, held by the ECC
English bond	a brickwork bond created from alternate courses of headers and stretchers
ERO	Essex Records Office
	HE Historic Environment
Flemish bond	a brickwork bond created from alternating headers and stretchers within a single course
Monk bond	a brickwork bond created from from pairs of stretchers flanked by headers within a single course
NGR	National Grid Reference
OASIS	<b>O</b> nline <b>A</b> cces <b>S</b> to the <b>I</b> ndex of <b>A</b> rchaeological <b>I</b> nvestigations, <a href="http://oasis.ac.uk/pages/wiki/Main">http://oasis.ac.uk/pages/wiki/Main</a>

post	vertical members in timber-frames
purlin	a longitudinal timber giving support to the common rafters of a roof and normally set at right-angles to the slope of the rafters
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
stud	in wall frames the upright smaller section timbers between the main posts of the frame
wall-plate	a timber running horizontally along the top of a wall to receive the ends of common rafters
wind-brace	diagonal roof braces designed to connect the rafters together and prevent racking

## 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 2105)  
Digital plans  
Site digital photos and log

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**Distribution list**  
Belissima Shipping  
Teresa O'Connor, ECCHEA  
EHER





EEX60095\_PhotoGraph\_001  
South-eastern elevation. Photograph taken facing west north-west.



EEX60095\_PhotoGraph\_002  
South-western elevation. Photograph taken facing north north-east.



EEX60095\_PhotoGraph\_003  
South-western elevation of coach house. Photograph taken facing north north-east.



EEX60095\_PhotoGraph\_004  
South-western elevation of garage. Photograph taken facing north north-west.





EEX60095\_PhotoGraph\_005

Detail of window on south-western elevation of coach house. Photograph taken facing north north-east.



EEX60095\_PhotoGraph\_006

Detail of door on south-western elevation of coach house. Photograph taken facing north-west.



EEX60095\_PhotoGraph\_007

Detail of window on south-western elevation of coach house. Photograph taken facing north north-east.



EEX60095\_PhotoGraph\_008

Detail of door on south-western elevation of coach house. Photograph taken facing north north-east.





EEX60095\_PhotoGraph\_009  
North-western elevation. Photograph taken facing east.



EEX60095\_PhotoGraph\_010  
Detail of bricks of north-western elevation. Photograph taken facing east.



EEX60095\_PhotoGraph\_011  
Interior of coach house. Photograph taken facing north-east.



EEX60095\_PhotoGraph\_012  
Interior of coach house. Photograph taken facing south-east.





EEX60095\_PhotoGraph\_013  
Interior of coach house. Photograph taken facing west south-west.



EEX60095\_PhotoGraph\_014  
Interior of coach house. Photograph taken facing north-west.



EEX60095\_PhotoGraph\_015  
Detail of roof construction of coach house. Photograph taken facing north-east.



EEX60095\_PhotoGraph\_016  
Detail of roof construction of coach house. Photograph taken facing south south-east.





EEX60095\_PhotoGraph\_017  
Detail of north-western gable of coach house. Photograph taken facing north-west.



EEX60095\_PhotoGraph\_018  
Detail of roof construction of coach house. Photograph taken facing east.



EEX60095\_PhotoGraph\_019  
Detail of half-dovetail joint in the collars and rafters of the coach house. Photograph taken facing north-west.



EEX60095\_PhotoGraph\_020  
Detail of half-dovetail joint and carpenter's marks in the collars and rafters of the coach house. Photograph taken facing south-west.





EEX60095\_PhotoGraph\_021

Example of reused principal rafter in roof of coach house. Photograph taken facing south-east.



EEX60095\_PhotoGraph\_022

Detail of reused tie-beam and wall-plate in coach house. Photograph taken facing north-west.



EEX60095\_PhotoGraph\_023

Detail of north-eastern wall-plate scarf-joint and tie-beam carpenter's mark in coach house. Photograph taken facing north north-east.



EEX60095\_PhotoGraph\_024

Detail of south-western wall-plate scarf-joint in coach house. Photograph taken facing south.





EEX60095\_PhotoGraph\_025  
Detail of south-western wall-plate scarf-joint. Photograph taken facing south.



EEX60095\_PhotoGraph\_026  
Detail of window in south-western wall of coach house. Photograph taken facing south south-west.



EEX60095\_PhotoGraph\_027  
Detail of doorway in south-western wall of coach house. Photograph taken facing south-west.



EEX60095\_PhotoGraph\_028  
Detail of door in south-western wall of coach house. Photograph taken facing south-east.





EEX60095\_PhotoGraph\_029

Detail of window in south-western wall of coach house. Photograph taken facing south-east.



EEX60095\_PhotoGraph\_030

Detail of wall-framing of south-eastern wall of coach house. Photograph taken facing east south-east.



EEX60095\_PhotoGraph\_031

Detail of area of repair to brickwork of north-eastern wall of coach house. Photograph taken facing north-east.



EEX60095\_PhotoGraph\_032

Detail of wall-framing of south-western wall of coach house. Photograph taken facing south-east.





EEX60095\_PhotoGraph\_033  
Interior of garage. Photograph taken facing north-east.



EEX60095\_PhotoGraph\_034  
Interior of garage. Photograph taken facing south-east.



EEX60095\_PhotoGraph\_035  
Interior of garage. Photograph taken facing south-west.



EEX60095\_PhotoGraph\_036  
Interior of garage. Photograph taken facing north-west.





EEX60095\_PhotoGraph\_037

Detail of timber in north-eastern wall of garage. Photograph taken facing north north-west.



EEX60095\_PhotoGraph\_038

Detail of north-eastern wall-plate scarf-joint in garage. Photograph taken facing north north-west.



EEX60095\_PhotoGraph\_039

Detail of south-western wall-plate scarf-joint. Photograph taken facing south south-west.



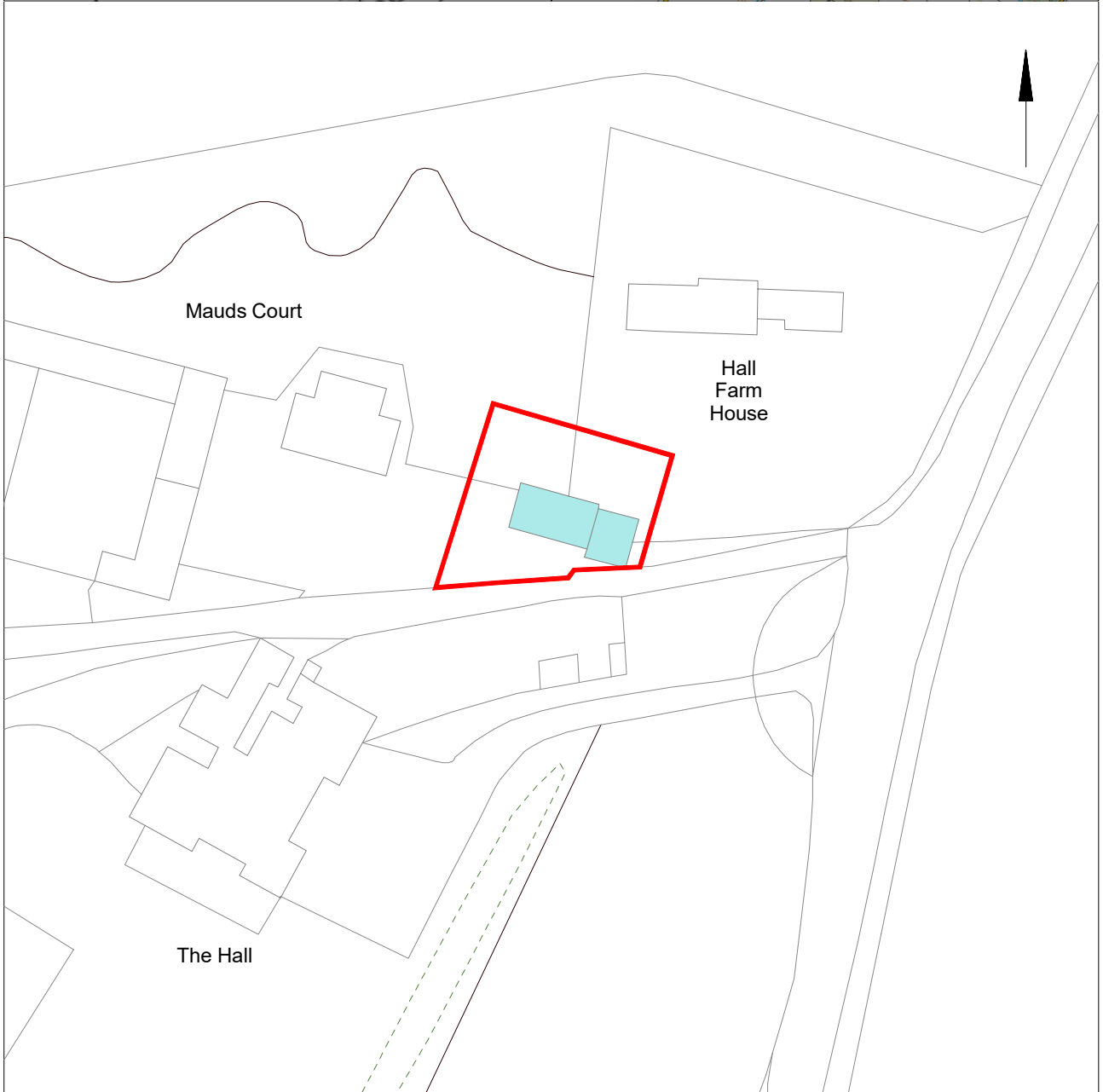
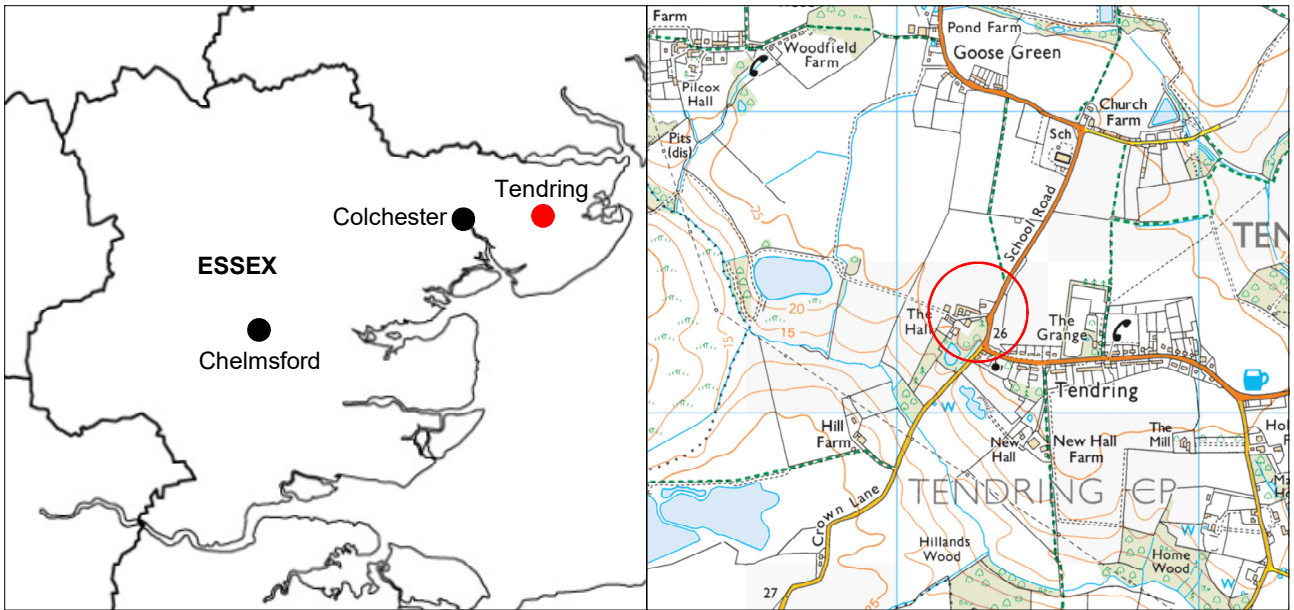
EEX60095\_PhotoGraph\_040

Detail of doors in south-western wall of garage. Photograph taken facing south south-west.





EEX60095\_PhotoGraph\_041  
Location shot of building. Photograph taken facing north-east.



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Fig 1 Site location.



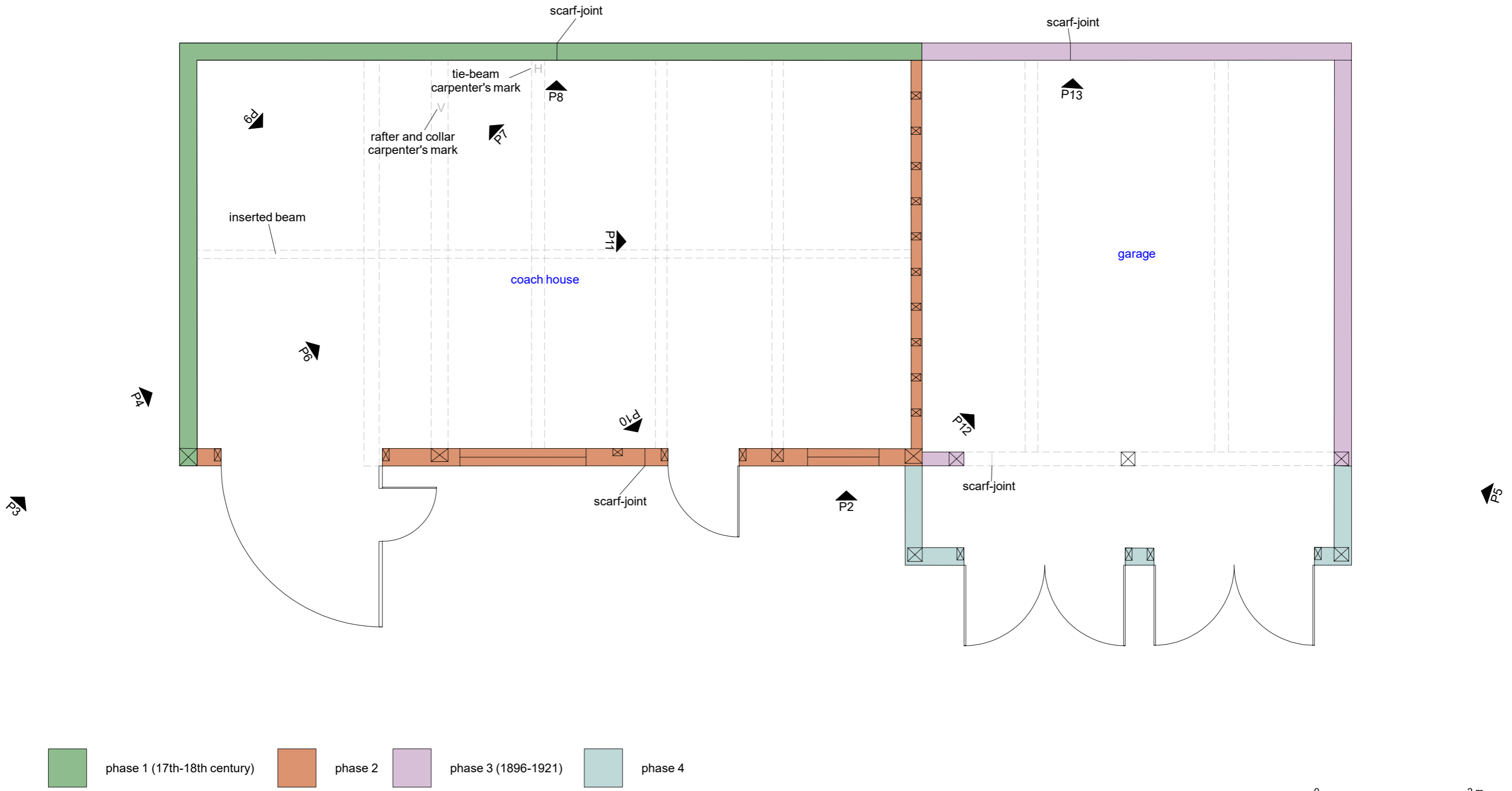


Fig 2 Floor plan. Location and direction of photographs reproduced in text shown.



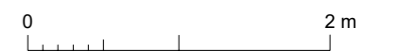
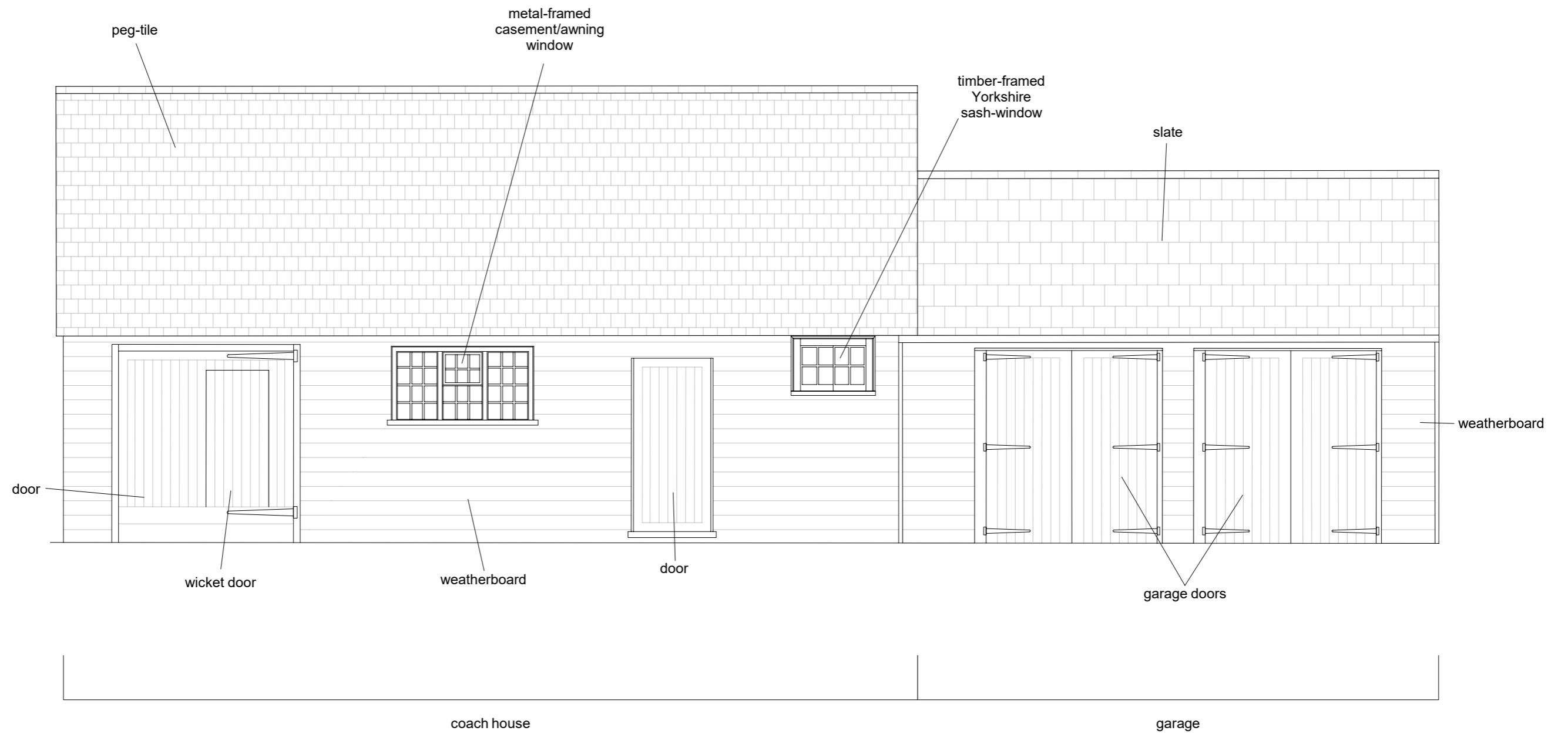


Fig 3 South-western elevation.

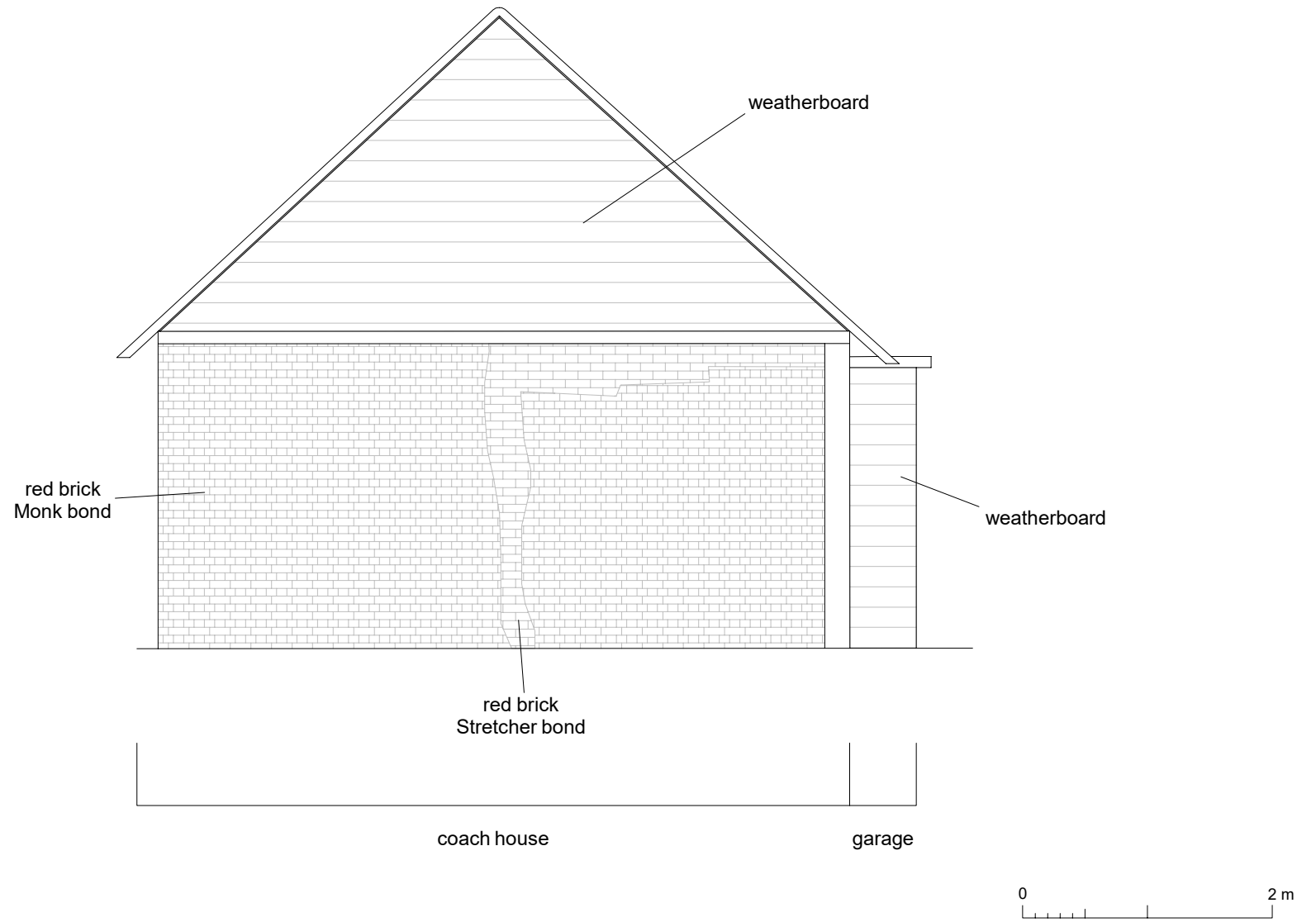


Fig 4 North-western elevation.

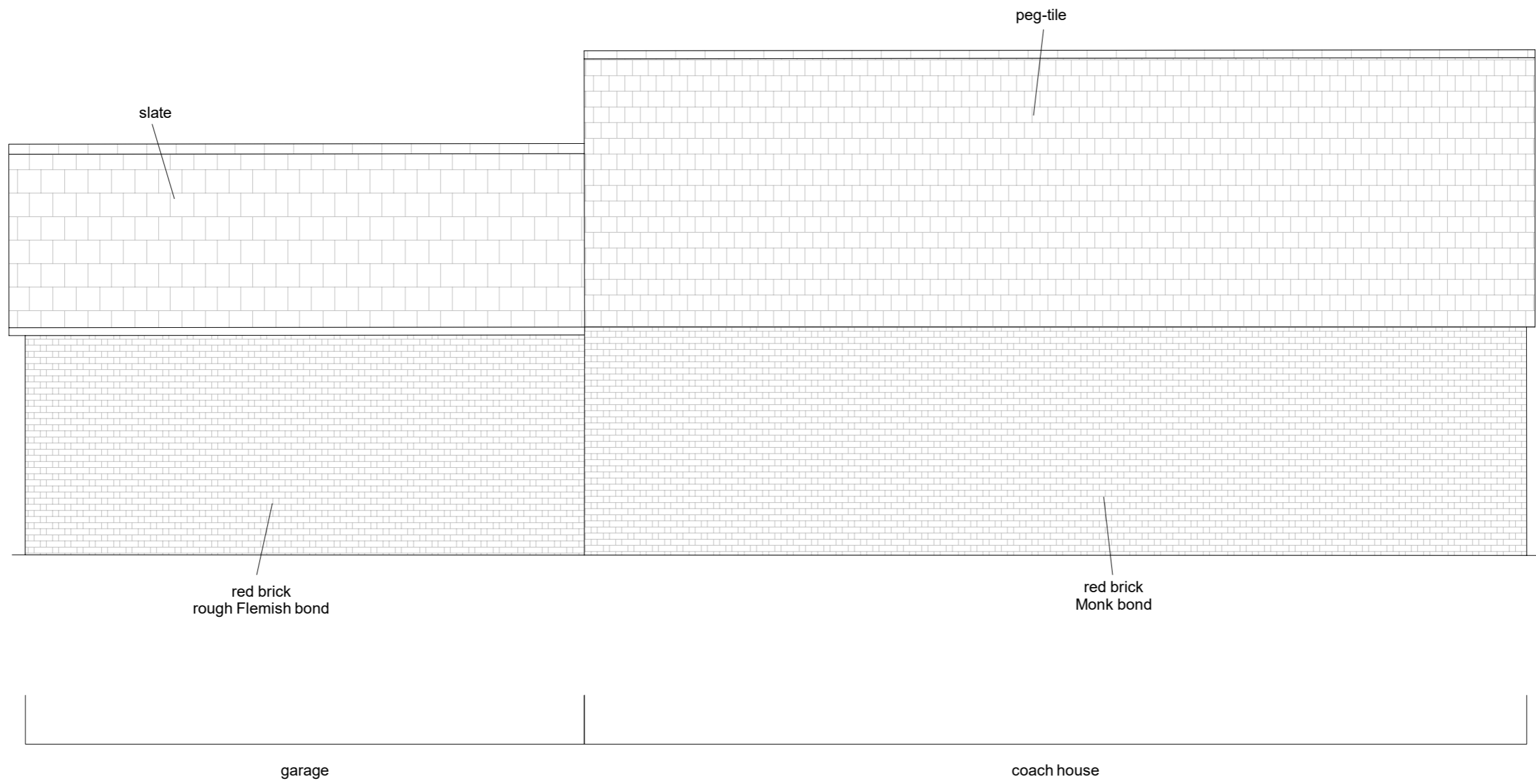


Fig 5 North-eastern elevation.

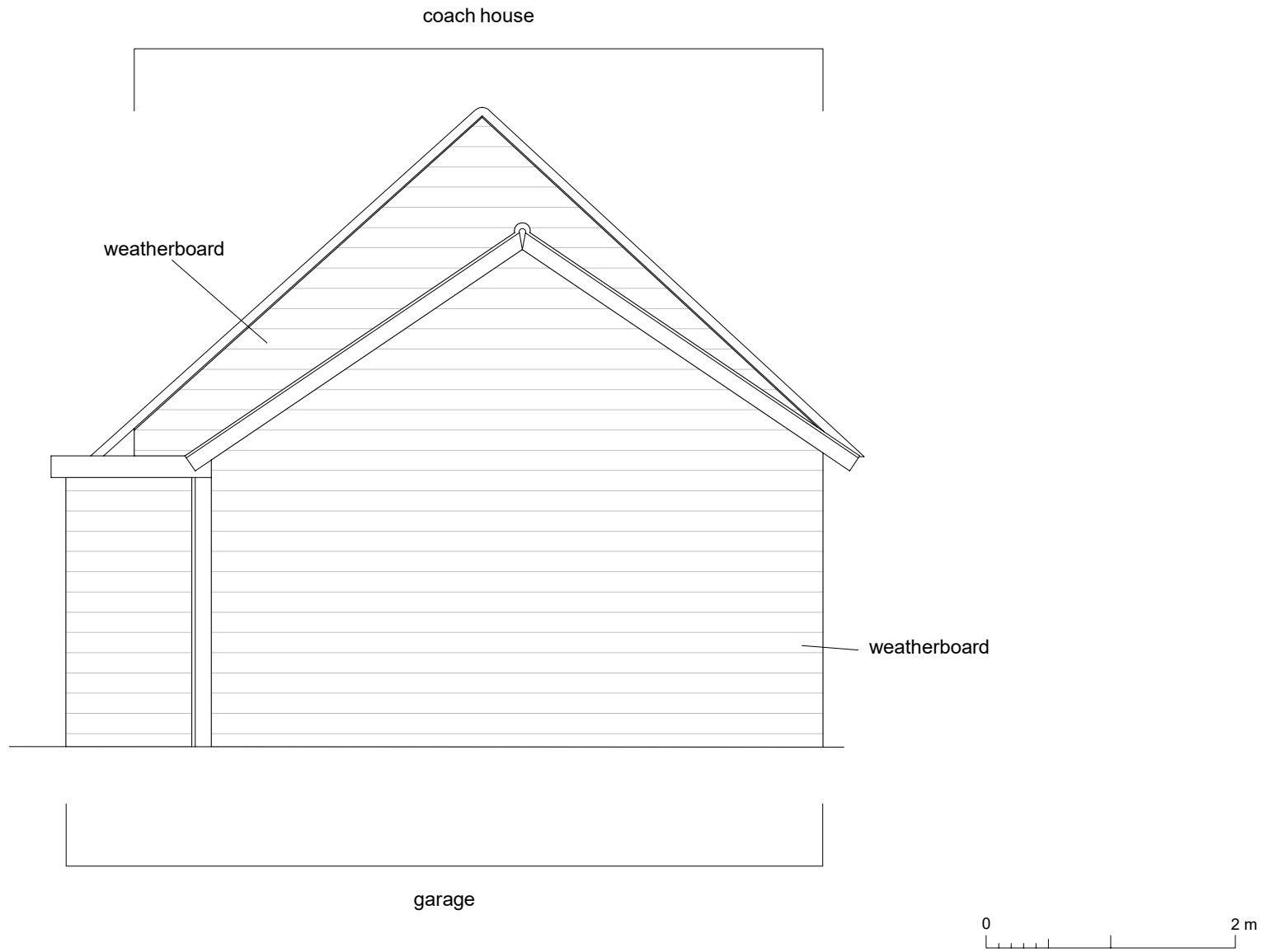


Fig 6 South-eastern elevation.



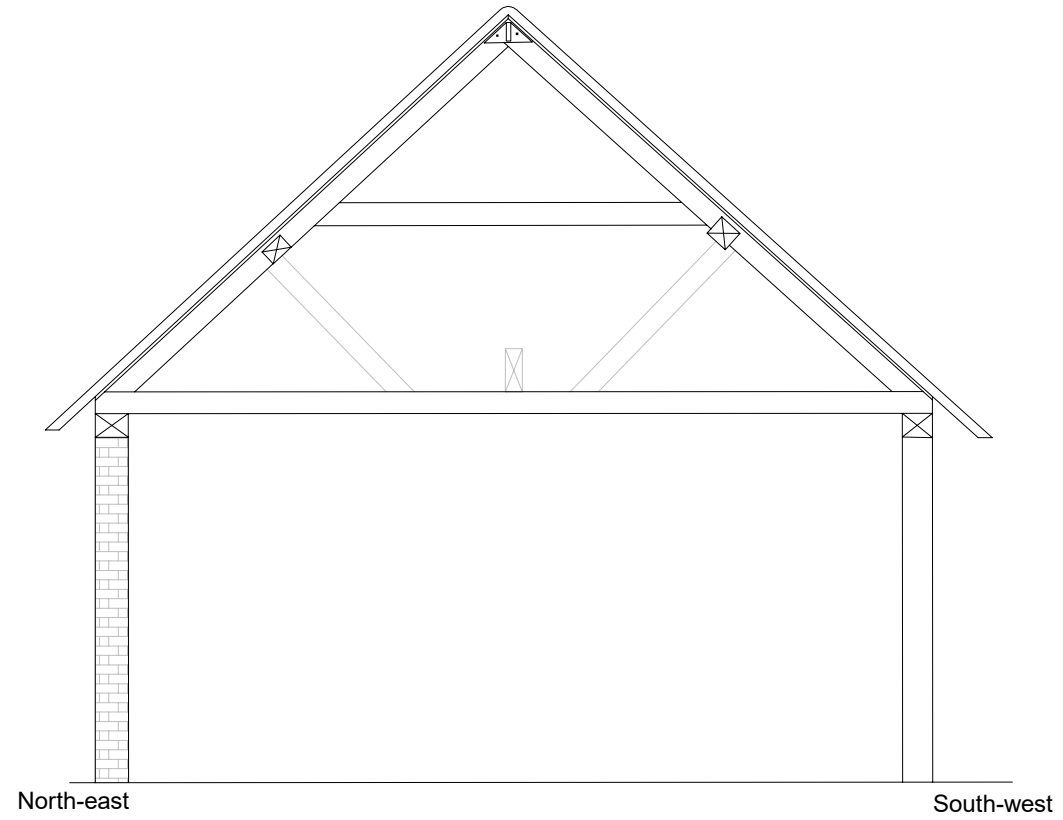


Fig 7 Coach house truss cross-section. Modern timbers in grey.

# OASIS Summary for colchest3-527623

OASIS ID (UID)	colchest3-527623
Project Name	Analytical Buildings Record (level 3) at Mauds Court, Long Lane, Tendring, CO16 0BG, United Kingdom
Sitename	Mauds Court, Long Lane, Tendring, CO16 0BG, United Kingdom
Sitecode	2024/08c
Project Identifier(s)	2024/08c
Activity type	Analytical Buildings Record (level 3)
Planning Id	23/01540/FUL
Reason For Investigation	Planning requirement
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	01-Oct-2024 - 01-Oct-2024
Location	Mauds Court, Long Lane, Tendring, CO16 0BG, United Kingdom NGR : TM 14229 24343 LL : 51.8764876699286, 1.110881781444446 12 Fig : 614229,224343
Administrative Areas	Country : England County/Local Authority : Essex Local Authority District : Tendring Parish : Tendring
Project Methodology	An Historic England Level 3 building recording was undertaken on a coach house at Mauds Court, Tendring, Essex. The aim of the building recording was to provide a detailed record and assessment of the buildings prior to demolition. The following are included in the 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 floorplan of the buildings at a scale of 1:50. A description of the buildings. The description addresses features such as materials, dimensions, method of construction and phasing. A photographic record comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

Project Results	A programme of historic building recording of a coach house and garage was carried out by Colchester Archaeological Trust at Mauds Court, Long Lane, Tendring, Essex in October 2024. When constructed, the coach house was associated with Tendring Hall (NHLE No. 1169332), a 17th-century Grade II listed structure, along with a number of other agricultural buildings. The carpentry techniques used in the coach house, which include hand-sawn timbers and staggered butt-purlins, suggest it was raised in the 17th or 18th century. The structure incorporates both red brick, laid in Monk bond, as well as timber-framing. In the 19th century, Hall Farm was established, and Tendring Hall's associated buildings underwent remodelling to create a model farm. The coach house, however, was not included in this modernisation. The adjacent garage is early 20th century in date.
Keywords	Coach House - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	
HER	Essex HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	HER Event No - EEX600195
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;