

Lower Thames Crossing

6.3 Environmental Statement Appendices

Appendix 6.16 - Historic Buildings Recording

APFP Regulation 5(2)(a)

Infrastructure Planning (Applications:
Prescribed Forms and Procedure)
Regulations 2009

Volume 6

DATE: October 2022

Planning Inspectorate Scheme Ref: TR010032
Application Document Ref: TR010032/APP/6.3

VERSION: 1.0



Lower Thames Crossing

1-2 Grays Corner Cottages

Orsett, Grays, Thurrock, Essex

Historic Building Investigation and Recording

September 2022



Revision	Production Date	Prepared by	Checked by	Approved for release by	Sections revised
Draft	21 March 2022	Belle Neilson	Julian Munby	Jon Gill	
1	13 Sept 2022	Belle Neilson	Julian Munby	Jon Gill	

This document has been prepared for Highways England in accordance with the terms and conditions of appointment stated in the Lower Thames Crossing (LTC) Technical Partner Contract. LTC cannot accept any responsibility for any use of or reliance on the contents of this document by any third party.

Contents

Section	Page
1 Introduction	6
1.1 Project background.....	6
1.2 Aims and objectives.....	6
1.3 Methodology.....	6
2 Background history	8
2.1 Location.....	8
2.2 Historic development and map regression	8
2.3 Census Data.....	9
3 Description	11
3.1 Introduction.....	11
3.2 External description	11
3.3 Internal description	11
4 Heritage Significance and recommendations.....	15
4.1 Summary of heritage significance.....	15
4.2 Potential for reconstruction.....	15
4.3 Further investigation during dismantling	16
5 Summary and Conclusions	17
Appendix A Bibliography	19
Appendix B Listed Building description	20
Appendix C Figures	21
Appendix D Plates.....	22

List of Figures

Figure 1	Site location map
Figure 2	1777 Chapman and André map of Essex
Figure 3	1805 Ordnance Survey map
Figure 4	1839 tithe map of Orsett
Figure 5	1873 Ordnance Survey map
Figure 6	1897 Ordnance Survey map
Figure 7	1920 Ordnance Survey map
Figure 8	1944 Ordnance Survey map
Figure 9	1965 Ordnance Survey map

List of Plates

- | | |
|----------|---|
| Plate 1 | The north elevation of Nos. 1 and 2 Grays Corner Cottages |
| Plate 2 | The north elevation of No. 2 Grays Corner Cottages |
| Plate 3 | The west elevation of No. 2 Grays Corner Cottages |
| Plate 4 | The south elevation of No. 2 Grays Corner Cottages |
| Plate 5 | The porch viewed from the front reception room |
| Plate 6 | The north reception room and porch looking north-west |
| Plate 7 | The north reception room looking east |
| Plate 8 | The south reception room looking south-east |
| Plate 9 | The south reception room looking north-west |
| Plate 10 | The stairway from the landing |
| Plate 11 | The kitchen looking south-east |
| Plate 12 | The kitchen looking south-west |
| Plate 13 | The landing looking north-west |
| Plate 14 | The bathroom looking south-east |
| Plate 15 | The north-west bedroom looking north-east |
| Plate 16 | The south-west bedroom looking north-east |
| Plate 17 | The principal bedroom looking north-east |
| Plate 18 | The fire surround and grate in the principal bedroom |
| Plate 19 | The attic looking south |
| Plate 20 | The attic looking south-east into the older roof space |
| Plate 21 | The front garden looking north-east |
| Plate 22 | The paved back garden looking south |
| Plate 23 | Garages belonging to Nos. 1 and 2 Grays Corner Cottages |

1 Introduction

1.1 Project background

- 1.1.1 Oxford Archaeology (OA) was commissioned by Highways England to undertake Historic Investigation and Buildings Recording at Grays Corner Cottages near Orsett, Essex (TQ 63657 80416). The buildings are located on the proposed route of the Lower Thames Crossing (LTC) and would be significantly impacted by the proposed scheme.
- 1.1.2 Grays Corner Cottages are a pair of Grade II listed semi-detached houses. No. 1 was occupied during the site visit so the recording focused on No. 2, though historic investigation has been undertaken for both properties. An updated and expanded version of this interim report will be issued in due course when No. 1 is accessible. Further recording will also be undertaken during the proposed dismantling of the building.

1.2 Aims and objectives

- 1.2.1 The principal aims of the current report were:
 - To investigate and record the historic buildings prior to their demolition or dismantling as part of the LTC project in accordance with a Level 4 record (Historic England, 2016);
 - To enhance understanding of the evolution, phasing and significance of each of these structures;
 - To enhance understanding of the setting and wider context of these buildings;
 - To mitigate the effects of the proposed scheme on the building;
 - To make the results of the historic building recording publicly accessible in a report which together with the project archive will be deposited with a public institution.

1.3 Methodology

- 1.3.1 Historic buildings recording was undertaken at **Level 4** as defined by Historic England in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Lane 2016).
- 1.3.2 The Historic England guidance document states that Level 4 *‘provides a comprehensive analytical record and is appropriate for buildings of special importance. Whereas the analysis and interpretation employed at Level 3 will clarify the building’s history so far as may be deduced from the structure itself, the record at Level 4 will draw on the full range of other sources of information about the building and discuss its significance in terms of*

architectural, social, regional or economic history. The range of drawings may also be greater than at other levels.'

- 1.3.3 The building recording consisted of three main elements: a descriptive record, a drawn record and a photographic record. The first phase of on-site recording was undertaken between 30 November and 1 December 2021. Particular attention was paid to evidence of the original construction, former use, and alteration of the building to inform the overall understanding of the site
- 1.3.4 The drawn record comprises the production of a series of scaled drawings in AutoCAD to explain, describe and interpret the buildings. These include plans and elevation. They were prepared based on laser scanning made in the interior of the building (for plans) and photogrammetry made on the exterior of the building (for elevation). GeoSlam Zeb Horizon laser scanner was used to undertake the laser scanning of the structures. This model has a Class 1 / λ 903nm laser with a IP 54 projection class, and a total of 16 sensors, with an overall vertical angular resolution of 2 degrees and a horizontal angular resolution of 0.38 degrees. This combines to provide a scanning points per second rate of 300,000 points, at a relative accuracy of up to 6mm. The images were then combined using the Agisoft programme to create a scaled 3D image of the buildings' exterior.
- 1.3.5 The descriptive record has provided further textual analysis of the building to explain its form and historic development. It has been informed by observation and through an investigation using historic maps, census data and planning applications.
- 1.3.6 The photographic recording of the building was carried out using a digital camera (Nikon D3500) with up to 24-megapixel capability and stored in jpeg format. The photographs will include general views of the interior and exterior as well as photographs of items, features, or archaeological details. All photographic records will be accompanied by a photographic register. A photographic scale will be used in images of features or artefacts. A flash will be used in some of the photographs.
- 1.3.7 The range of photographs included:
- Setting showing the buildings in their context
 - Internal walls, floors, ceilings
 - Historic features and fittings
 - Evidence demonstrating the condition of the buildings
 - Evidence relating to the former use and alteration of the building

2 Background history

2.1 Location

- 2.1.1 Grays Corner Cottages (pl. 1) are located 1.09 miles south-west of St Giles and All Saints Church, a Grade I listed building in the historic centre of the Orsett Conservation Area (Thurrock Council, 2007).
- 2.1.2 In recent years, major road development has largely isolated the buildings on an island between the A13 to the north, the A1013 Stanford Road to the south and the A1089, which forms the western boundary of No. 2.
- 2.1.3 Grays Corner Cottages originally occupied the south-west corner of the crossroads between Baker Street and Stanford Road, with the name referring to it this being the turning towards the town of Grays. Thatched Cottage and Whitecroft's Farm (now a care home) are its closest neighbours to the north and east. Nevilles Farm and Five Chimneys were also nearby but have been demolished, with the latter rebuilt as four houses after 1915.

2.2 Historic development and map regression

- 2.2.1 Orsett was historically a small village that was the focus of a primarily agricultural community of dispersed farms and cottages, as shown on the 1777 Chapman and André map (fig. 2). St Giles and All Saints Church dates from the 12th century and many buildings survive from the 17th century onwards. It was once surrounded by extensive heathland and a remnant known as Orsett Heath survives to the south-west.
- 2.2.2 The Chapman and André map shows Baker Street existed as a distinct development in 1777, with buildings mainly focused on the junction with High Road at its northern end. Thatched Cottage and possibly Nevilles Farm are represented at the southern end of Baker Street but there is no building on the site of Grays Corner Cottages.
- 2.2.3 The 1805 6-inch Ordnance Survey map (fig. 3) shows a similar view but includes a building in the south-east corner of the crossroads.
- 2.2.4 The 1839 tithe map of Orsett (fig. 4) shows no building on the site of Grays Corner Cottages. At the time of the map, the landowner was Sir William Curtis, 2nd baronet and the tenant farmer was Richard Bright of Chapel Farm, located next to the Methodist chapel on Baker Street. By 1839, the building shown on the 1805 map (fig.3) to south-east corner of the crossroads has been removed.
- 2.2.5 The 1873 6-inch Ordnance Survey map (fig. 5), which was surveyed between 1863 and 1865, shows a small rectangular building on the site of Grays Corner Cottages. This is likely the gable end of the present No. 1. It occupies a narrow roadside plot and probably had an east facing façade.
- 2.2.6 The 1897 25-inch Ordnance Survey map (fig. 6) replicates the same view except there is now a well south of the building.

- 2.2.7 The 1920 25-inch Ordnance Survey map (fig. 7) shows the building has been extended to the west beyond the limit of its plot. This likely represents the shared middle section of the present Nos. 1 and 2. Terraced houses known as Lawrence Cottages have been built between Grays Corner Cottages and Orsett Heath.
- 2.2.8 The 1944 6-inch Ordnance Survey map (fig. 8) shows notable changes to the setting: the road layout has been altered so Stanford Road bypasses the crossroads and there is suburban encroachment from the Blackshots Park housing estate a mile to the west.
- 2.2.9 The 1965 25-inch Ordnance Survey National Grid map (fig. 9) shows Grays Corner Cottages occupying the same footprint as in 1920. It appears to be a single dwelling as this map uses numbers to indicate separate houses. There are small outbuildings to the north and south. Two large houses have been built on the opposite side of Stanford Road and the Blackshots Park Estate has expanded closer.
- 2.2.10 A planning application (83/01234/FUL) was approved in 1983 for a two-storey rear extension, revised general layout and alterations. This almost certainly relates to the construction of the gable end of No. 2 and its creation as a separate house.
- 2.2.11 Another planning application (89/00608/FUL) was approved in 1989 for the double garages that stand to the west of No. 2.

2.3 Census Data

- 2.3.1 The table below summarises the census data by head of household and occupation. The complete data is included in Appendix C.

	No. 1	No. 2	No. 3
1881	John King Ag lab	James Smith Ag lab	Edward Haywood Ag lab
1891		Arthur Nice Ag lab	William Cowell Factory labourer
1901			
1911		George Wright Ag lab	Ag lab

- 2.3.2 The cartographic evidence suggests the original cottage was built between 1839 and 1865, meaning the 1871 census is the first it can appear on with certainty. However, it is not possible to identify as the enumerator did not follow a logical pattern and the occupants are not the same as in 1881. It also does not appear on any earlier census.
- 2.3.3 Between 1881 and 1911, there are three consecutive houses referred to as Grays Corner on each census, thus demonstrating this was the name of the area around the crossroads and did not simply belong to one house. Grays Corner Cottage and Thatched Cottage were the only buildings between Orsett Heath and Nevilles Farm. For there to be three houses, one of these

had to be divided into two or there was a cottage in the Nevilles Farm complex that was also referred to as Grays Corner.

- 2.3.4 Grays Corner Cottage is almost certainly No. 1 as it is the first house reached from Orsett Heath while No. 3 was closest to Nevilles Farm. Nos. 1 and 2 are described as having four rooms on the 1911 census and No. 3 has five. This number does not include sculleries, passageways, bathrooms or closets.
- 2.3.5 John and Sarah King occupied No. 1 for at least four decades. They were both from Risby in Suffolk and were married in Stifford, five miles east of Orsett, in 1866. The 1911 census shows they never had children. John King worked as an agricultural labourer and is more specifically described as a horseman in 1901 and 1911. John died between before 1921, when Sarah is a widow living in a different cottage on Baker Street with her niece and nephew.
- 2.3.6 There is only one house called Grays Corner on the 1921 census, and it is still occupied by the Cowell family and described as having five rooms. It is not clear why the other two houses are not traceable; they could have been unoccupied or listed under another name at this time.

3 Description

3.1 Introduction

- 3.1.1 No. 2 Grays Corner Cottages is a two-storey house with a principal north facing façade. It has a gabled roof and shares a pitched roof and simple red brick chimney with No. 1. The roof is covered in red clay tiles and the walls are likely a mixture of brick and concrete cinder blocks and are clad in roughcast cement render above a smooth cement render plinth.
- 3.1.2 All the windows are modern: the ground floor has timber sash windows with four “panes” created from applied glazing bars and the first floor has four-light PVC sash windows. They are all recessed and have red tile sills. The gutters, downpipes and bargeboards are modern plastic.
- 3.1.3 The house has an L-shaped plan which is divided between an early 20th century core and a later 20th century extension. The modern gable end is built against a formerly west facing exterior wall, which has doorways to the kitchen and principal bedroom in the older part of the building. Excluding the porch, all the internal doors are the same modern, timber six-panel type.

3.2 External description

- 3.2.1 **The north elevation** (pl. 2) forms the principal façade and is a single-bay gable end with one aligned window to each storey. The main entrance is west of the ground floor window and has a modern thirteen-panel timber door with a bulls-eye glass pane in the upper central panel. Surrounding the entrance is a crude trellis and breeze blocks canopy with a gabled red tile roof. At least one previous paint scheme was evident: the present cream overlies light yellow which is above a pinkish grey that is likely the colour of the render.
- 3.2.2 **The west elevation** (pl. 3) has two bays with two symmetrical windows to each storey. Between the first-floor windows is a handmade timber birdhouse.
- 3.2.3 **The south elevation** (pl. 4) has two bays with the gable end comprising the west bay. Each storey has two windows, but those in the west bay are not aligned and its ground floor window is narrower and possibly inserted. There is a doorway in the east bay between the ground floor windows with a modern timber stable door with nine glass panes in its upper half.

3.3 Internal description

3.3.1 GROUND FLOOR

- 3.3.2 The porch (pl. 5) is entered via the front door in the north elevation and is a recent insertion formed from partitioning the north reception room with plasterboard. It has mouldings in the form of coving, picture rail, dado rail, skirting board and architraves. These match those in the north reception room, including those used on the inserted walls. It has an Artex ceiling and wood effect laminate flooring that continues under the plasterboard walls.

- 3.3.3 The north reception room (pl. 6) is entered from the porch through a modern timber door with fifteen panes of glass. It has mouldings in the form of coving, picture rail, dado rail, skirting board and architraves. The east wall has no dado rail and a change in the skirting board corresponding with a slight rectangular impression indicating a blocked fireplace (pl. 7). The eastern half of the south wall is solid and c. 0.40m thick, suggesting it could be a former exterior wall. The room has an Artex ceiling and wood effect laminate flooring.
- 3.3.4 The south reception room (pls. 8 and 9) is entered from the north reception room via a doorway in the north wall. It has mouldings in the form of coving, picture rail, dado rail, skirting board and architraves. The coving terminates awkwardly where it meets the staircase and east wall, and there is no architrave to the kitchen doorway.
- 3.3.5 There is an imitation chimney breast and fireplace on the south wall, with a crude timber surround, red tile hearth and faux brick fireback. The coving and picture rail continue neatly around the fake chimney breast, but the Artex ceiling continues under it.
- 3.3.6 A straight flight staircase is built against the east wall with a westward winder near the top and turned balusters and newel posts. The treads are machine sawn softwood. The space under the stairs is enclosed with narrow timber planks to form a cupboard with a matching batten door.
- 3.3.7 The floor is wood effect laminate, with 1980s style geometric patterned carpet on the stairs (pl. 10) and floral pattern offcuts in the cupboard underneath.
- 3.3.8 The kitchen (pls. 11 and 12) is in the early 20th-century core of the building and is reached from the south reception room via a doorway in the west wall. The door appears to have been inserted into a former exterior wall and there is a step up to the kitchen. In the south wall, there is a modern timber stable door with nine panes of glass in its upper half that leads to the garden.
- 3.3.9 The coving on the south and west walls is the same as in the other ground floor rooms, but the dado rail, skirting board and architrave on the west wall are much simpler. There is beaded timber panelling below the dado rail and wallpaper above, while the other walls are tiled. There is an inserted ceiling and tile effect laminate flooring.
- 3.3.10 There are modern kitchen units on the north, east and south sides of the room with laminate wood effect cupboards and fake granite worktops. A cupboard obscures a chimney breast on the north wall with a blocked fireplace.
- 3.3.11 **FIRST FLOOR**
- 3.3.12 The landing (pl. 13) has a moulded picture and dado rail, and a simple skirting board. There are simple architraves to the bathroom, north-west bedroom, and south-west bedroom but not to the principal bedroom. At the northern end of the Artex ceiling, there is an attic hatch framed with architraves. There is wood effect laminate flooring.

- 3.3.13 The bathroom (pl. 14) has a modern suite. There is coving on the north, west and south walls and a simple skirting board on the south wall. The floor and the east, west and part of the south wall are clad in white tiles. The ceiling is Artex.
- 3.3.14 The south wall of the bathroom is a modern stud partition, meaning the substantial wall between the ground floor reception rooms does not continue to the second floor.
- 3.3.15 The north-west bedroom (pl. 15) has mouldings in the form of coving, picture rail and dado rail. It also has a simple skirting board. A missing section of dado rail on the east wall reveals it overlies late 20th century patterned wallpaper. The ceiling is Artex and there is wood effect laminate flooring.
- 3.3.16 The south-west bedroom (pl. 16) has coving, a dado rail and a simple skirting board. The ceiling is Artex and there is wood effect laminate flooring.
- 3.3.17 The principal bedroom (pl. 17) is in the early 20th century core of the building and divided from the landing by a principal load-bearing wall. There is no change in floor level, but the ceiling of the principal bedroom is noticeably higher; it is smoothly plastered and not Artex.
- 3.3.18 There are mouldings in the form of coving, picture rail, dado rail and a simple skirting board. The dado rail overlies modern wallpaper on the east wall.
- 3.3.19 On the north wall, there is a chimney breast with a blocked fireplace. This has a late 19th to early 20th century art nouveau style metal fire surround with a mismatched early 20th century cast iron grate in a jester design (pl. 18). The floor is wood effect laminate.
- 3.3.20 **THE ATTIC INTERIOR**
- 3.3.21 The attic (pls. 19 and 20) is accessed via a hatch from the landing. The gables and the wall dividing No. 2 from No. 1 are made from cinder blocks, and the former exterior wall does not continue into the roof space. The gable roof of No. 2 is made of machine sawn softwood and there is a clear change to hand sawn timbers in the early 20th century core of the building.
- 3.3.22 The newer section of the roof is formed of evenly spaced rafters with a central purlin that has half-lap scarf joints. Diagonal struts offer support between the purlins and a principal joist. A red brick chimney breast is visible in the older roof space over the principal bedroom. This section likely relates to the extension added in 1983 (planning reference 83/01234/FUL).
- 3.3.23 **THE GARDENS**
- 3.3.24 No. 2 Grays Corner Cottages sits in extensive gardens that are bounded by No. 1 to the east and the A1089 to the west. Timber fences and brick walls divide the space into eight areas. The front garden has concrete paths and dense planting, while the immediate back garden is paved with concrete serpentine blocks and has two modern timber sheds (pls. 21 and 22).

- 3.3.25 To the west of the front garden is a paved and gravelled area with double garages designed to match Nos. 1 and 2 (pl. 23). They have a gable roof covered in red tiles and walls clad in roughcast cement render above a smooth render plinth. The block is divided into four garages with timber batten doors with strap hinges. There is a crude timber lean-to built against the north end of the garages and a modern timber shed behind.
- 3.3.26 The five remaining garden areas extend around 80m from the back of No. 2. They are grass with medium sized trees. One appears to have been an animal enclosure with a shelter made of plywood and tarmac sheeting. The southernmost area has a large dry pond.

4 Heritage Significance and recommendations

4.1 Summary of heritage significance

- 4.1.1 No 1 and 2 Grays Corner Cottage together form a Grade II listed building and therefore by definition they are considered to be of national heritage significance.
- 4.1.2 As outlined above only No.2 Grays Corner Cottage has so far been inspected internally and this is a secondary addition, of less heritage significance than No. 1. It is assumed that this part of the building is only listed due to it forming part of the same building as No.1. No. 2 was partially constructed around the turn of the 20th century and then substantially extended in the late 20th century.
- 4.1.3 Until No. 1 is examined internally it is not possible to provide a meaningful assessment of its heritage significance.

4.2 Potential for reconstruction

- 4.2.1 The listed status and heritage significance of the building means that some consideration should be given to the potential for dismantling and reconstructing it elsewhere. Many other buildings have been successfully moved in this way, often as part of major infrastructure projects; however, this approach is not always warranted.
- 4.2.2 Brick structures such as Greys cottage can be dismantled and relocated if there a sufficient heritage (or other) justification but successfully moving this type of building is logistically more complex than timber framed structures.
- 4.2.3 Whenever the reconstruction of an historic building is considered it should be determined whether there is a strong local desire for the building to be preserved, whether the fabric is of such significance to justify the exercise and whether a recipient has been identified. Significant buildings can be reconstructed at open air museums or it may be appropriate for some reconstructed buildings to be returned to the market.
- 4.2.4 There can be a danger for buildings to be carefully dismantled as a goodwill gesture, with the timbers individually numbered, but without a recipient clearly identified. As a result it can be that the structure never actually is reconstructed.
- 4.2.5 Options for preservation that have been used elsewhere include:
 - Physical relocation of entire building by transporting or sliding sideways
 - Careful demolition with record to enable an exact replica rebuild of components
 - Ditto with a view to selective rebuild of more historic features
 - Ditto with historic part being part of larger new building
 - Demolition with general record to enable reuse of materials and general replication of the building.

4.3 Further investigation during dismantling

- 4.3.1 When the house becomes vacant, further works will include the internal and examination of No. 1. This will include an intrusive stage when areas of historic fabric which are currently hidden are exposed. This will include the removal of plaster from walls and ceilings, the lifting of floorboards and the exposure of fireplaces.
- 4.3.2 If it is dismantled or demolished for the road scheme, recording should focus on the development of the rear extensions, particularly the poorly understood wall between the reception rooms.

5 Summary and Conclusions

- 5.1.1 Grays Corner Cottages are a pair of Grade II listed semi-detached houses near Orsett, Essex. Cartographic evidence suggests the gable end of No. 1 was built between 1839 and 1865 as a roadside cottage. This likely faced east and was extended to the west between 1897 and 1920, forming the shared middle section of the present Nos. 1 and 2. Evidence for this extension was observed inside No. 2, which was built in at least two phases, with a former exterior wall dividing the newer and older parts. The 1965 map (Fig 9) suggests the building retained the same footprint as in 1920. Another section of former exterior wall between the ground floor reception rooms could represent a third building phase of indeterminate date. This could relate to a single storey extension or may simply support a principal joist.
- 5.1.2 The building was extended west again in the late 20th century to create the gable end of the present No. 2. This was almost certainly the result of a 1983 planning application (83/01234/FUL) for a rear two storey extension, revised general layout and alterations. Structural and decorative elements observed within No. 2 support this recent date, such as machine sawn timbers, cinder block walls, Artex ceilings and the 1980s style stair carpet. The simple skirting boards and architraves observed on the first floor of the west gable are likely original, with those in the kitchen and principal bedroom apparently changed to match. These mouldings seem to have been replaced with highly decorative versions in most of the ground floor rooms, with picture and dado rails added both up and downstairs. This was part of a recent attempt to make No. 2 seem older than it truly is, which includes wood effect flooring and the imitation chimney breast and fireplace. It is unclear if the fire surround and grate in the principal bedroom were also inserted during this scheme or are contemporary with this part of the building, but at least one must be an addition as they do not match.
- 5.1.3 It is clear No. 2 Grays Corner Cottages was largely constructed in the 1980s and most likely came into existence as a separate dwelling at this time. Prior to this, No. 1 was probably a single cottage, though the census data suggests it may have been divided into two houses. There is little documentary evidence for the early building, but the information available suggests a roadside field margin was sacrificed for a labourers' cottage, possibly tied to Chapel Farm. That it was a tied cottage is supported by the removal of Sarah King in her widowhood. The census data suggests John and Sarah King occupied the original cottage for at least four decades, but following her husband's death, Sarah moved to a different address in Baker Street by 1921.

- 5.1.4 The cottage presumably retained much of its original appearance when described during the 1981 listing as a grey brick building with a slate covered roof and a double-fronted façade. The appearance has since altered considerably, and No. 1 has been negatively impacted by the construction of No. 2. However, while the latter has little historic value, it does contain structural elements of the earlier building. If No. 2 is dismantled or demolished as part of the scheme, recording should focus on the development of the rear extensions, particularly the poorly understood wall between the ground floor reception rooms.

Appendix A Bibliography

Published Sources

Lane, R. (2016). *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon: Historic England.

Archival Sources

1881 Census for England, Essex, Orsett, District 2, p. 23-4, schedules 131-3.

1891 Census for England, Essex, Orsett, District 13, p. 20, schedules 135-7.

1901 Census for England, Essex, Orsett, District 11, p. 10, schedules 55-7.

1911 Census for England, Essex, Orsett, District 7, schedules 94-6.

1921 Census for England, Essex, Orsett, District 6, schedules 57 and 69.

Cartographic Sources

John Chapman and Peter André, *Map of the County of Essex* (1777) (Scale 2 ins to a mile)

Ordnance Survey Drawing 134 East Tilbury (1805) (British Library; Scale 3 ins to a mile, preparatory drawing for OS one-inch map Sheet No. 1, 1805)

Tithe map of Orsett, Essex (1839)

Ordnance Survey, First edn 6-inch/25-inch map (1873, surveyed 1863-7)

Ordnance Survey, Revised edn 25-inch map (1897)

Ordnance Survey, Revised edn 25-inch map (1921, surveyed 1915)

Ordnance Survey 6-inch map (1944)

Ordnance Survey 25-inch National Grid map (1965)

Appendix B Listed Building description

Grays Corner Cottages are Grade II listed. The following list entry was made in November 1981 and amended in February 1982.

Orsett, BAKER STREET, 1 and 2 Grays Corner Cottages (formerly listed as No 2. Previously listed under BAKERS LANE). Early C19 house in grey gault brick, with grey slate roof. Two storeys. T-plan with later extensions at rear. Two window range double hung vertical sliding sashes with glazing bars and segmental arches.

Appendix C Figures

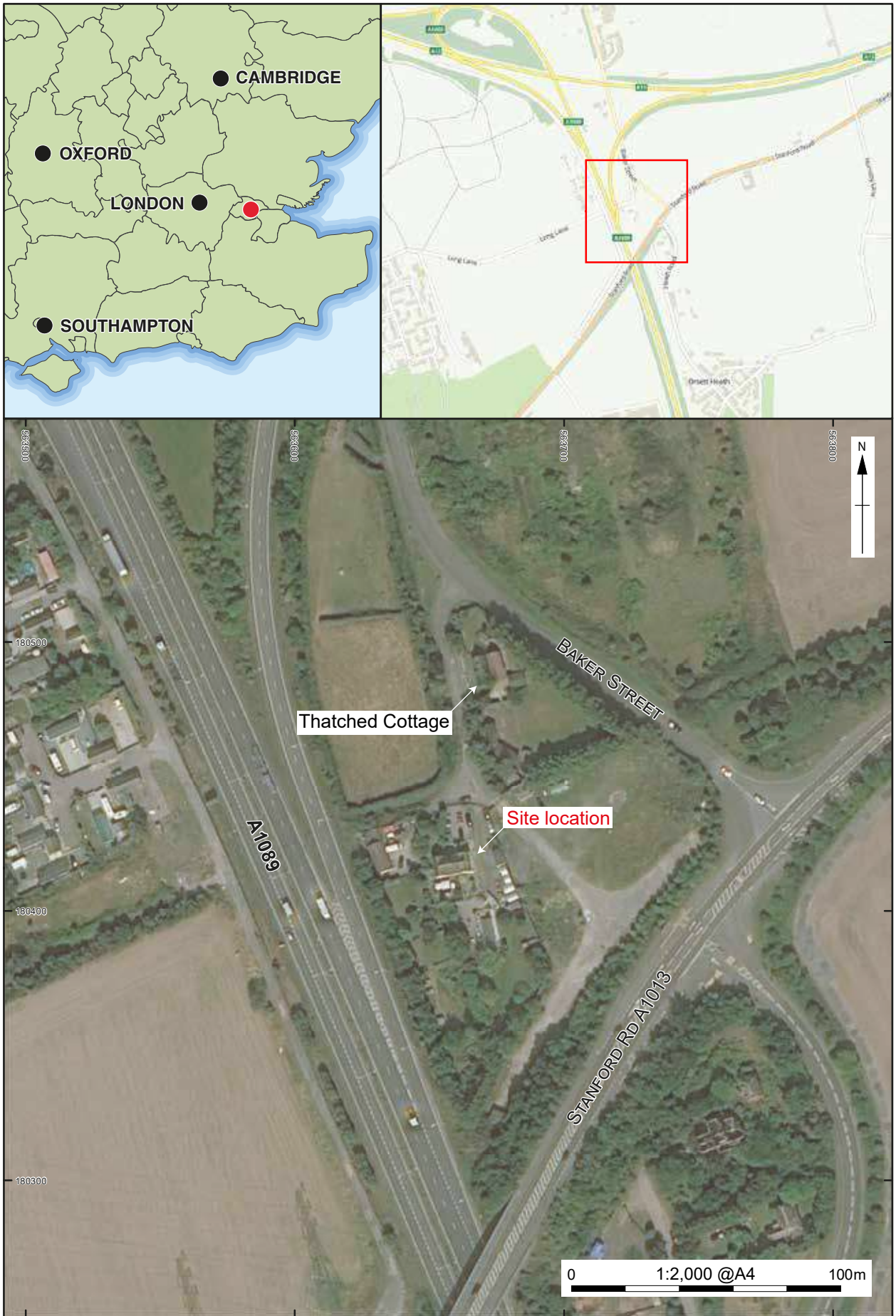


Figure 1: Site location

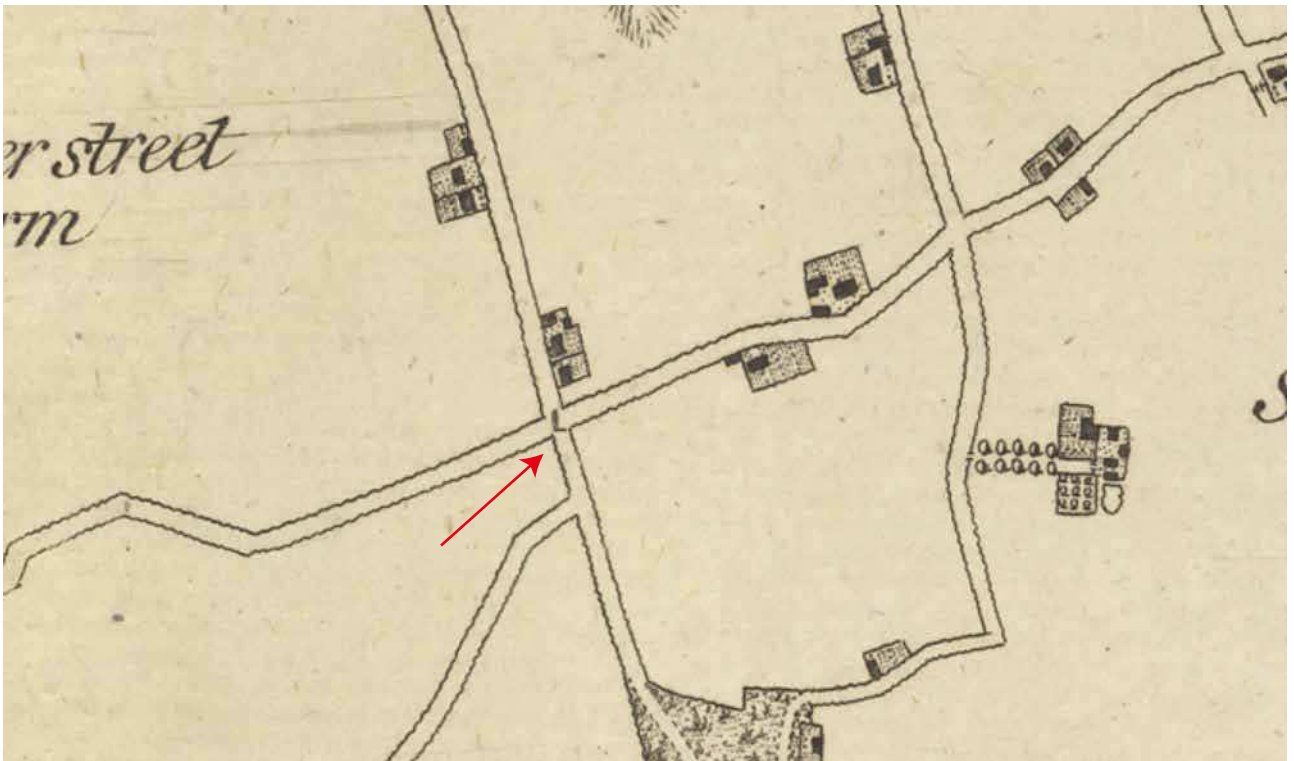


Figure 2: 1777 Chapman and André map of Essex



Figure 3: 1805 Ordnance Survey map



Figure 4: 1839 tithe map of Orsett



Figure 5: 1873 Ordnance Survey map

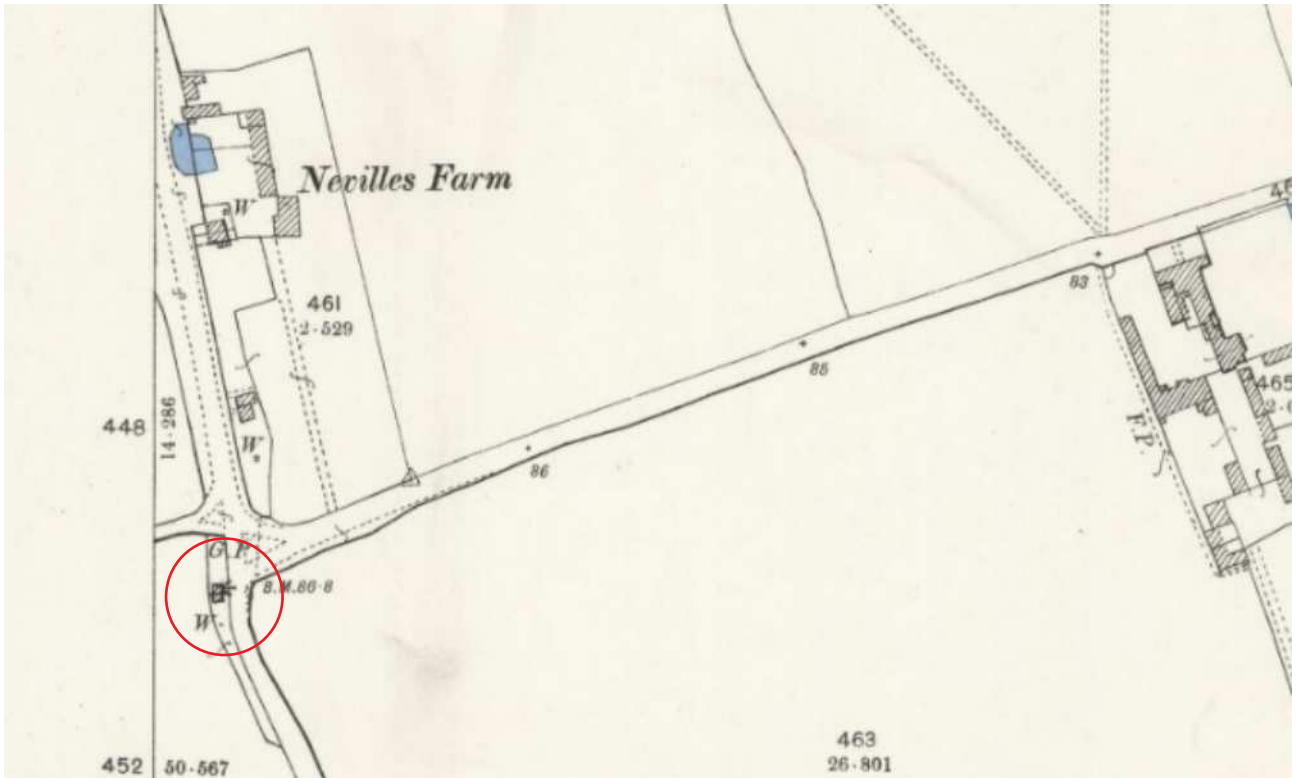


Figure 6: 1897 Ordnance Survey map

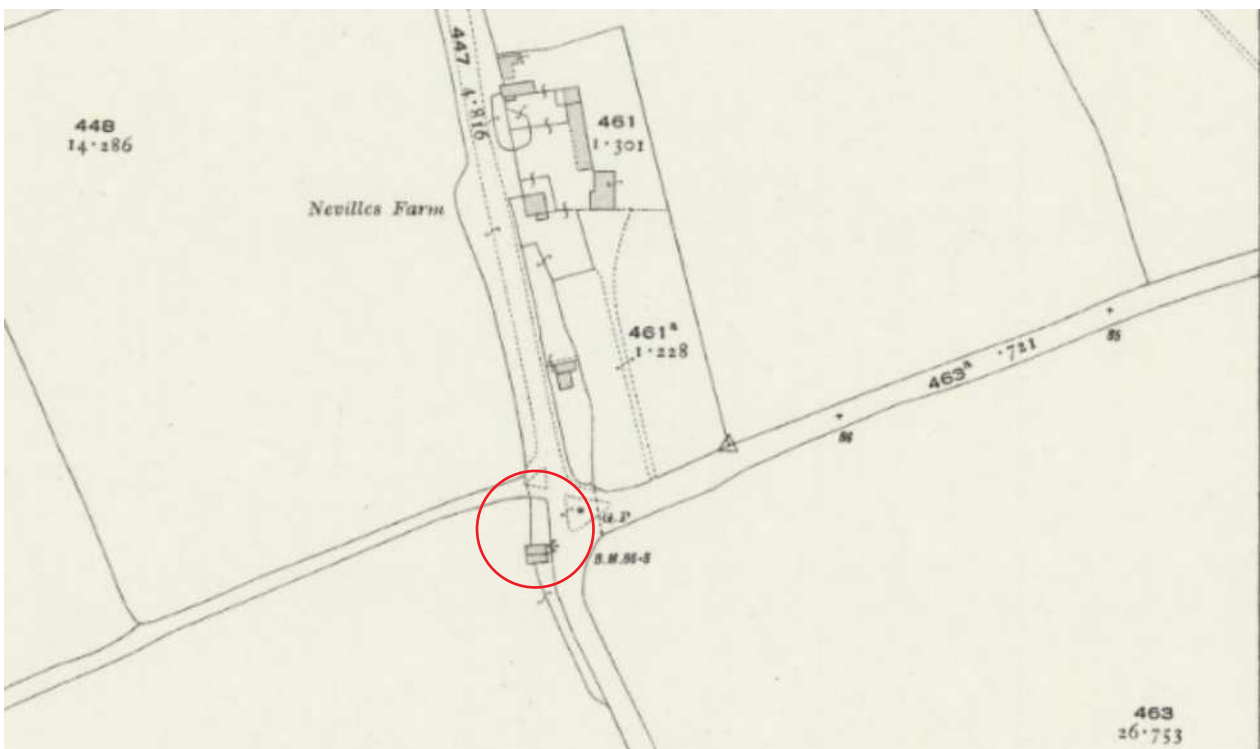


Figure 7: 1920 Ordnance Survey map





Figure 8: 1944 Ordnance Survey map



Figure 9: 1965 Ordnance Survey map




 No 1 Grays Corner Cottage

 External shed structure

0 1:75 @ A4 5m



 Area blocked by adjacent vegetation

0 1:75 @ A4 5m





Figure 12: Northern Elevation of No. 2 Grays Corner Cottages, Orsett

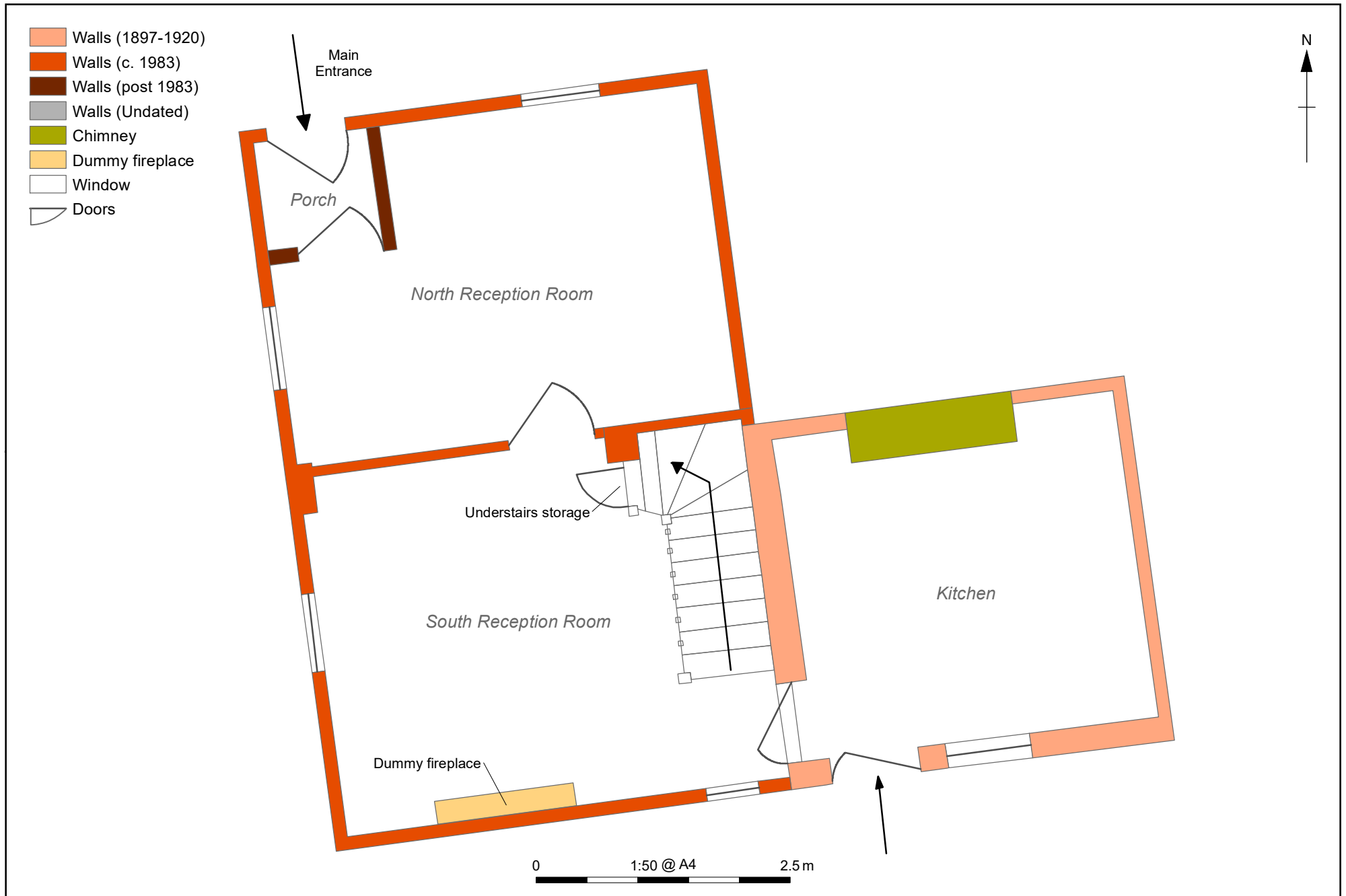
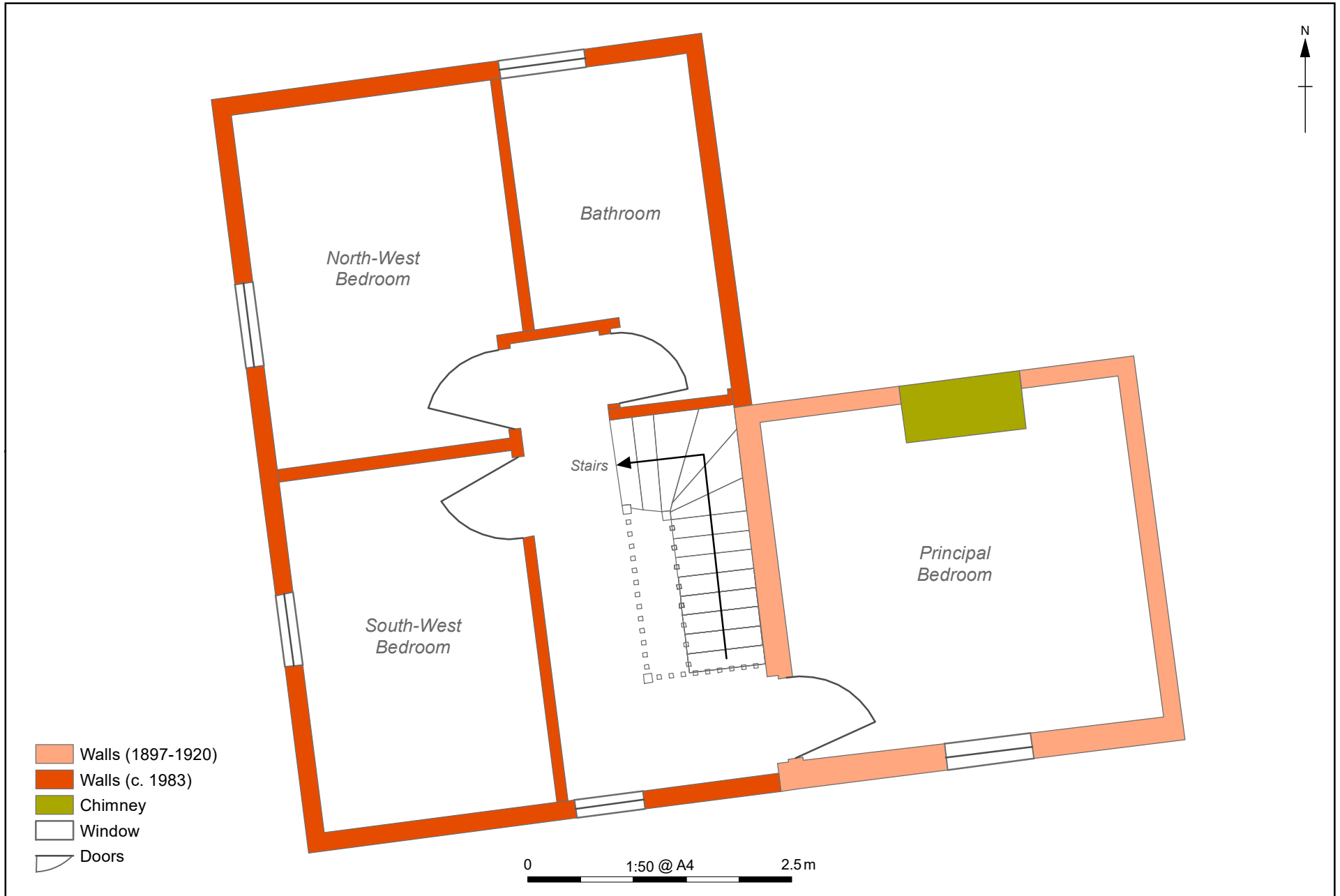


Figure 13: Plan of ground floor of No. 2 Grays Corner Cottage, Orsett



Produced using laser scan data collected by Oxford Archaeology (2021)

Figure 14: Plan of first floor of No. 2 Grays Corner Cottage, Orsett

Appendix D Plates



Plate 1: The north elevation of Nos. 1 and 2 Grays Corner Cottages



Plate 2: The north elevation of No. 2 Grays Corner Cottages



Plate 3: The west elevation of No. 2 Grays Corner Cottages



Plate 4: The south elevation of No. 2 Grays Corner Cottages



Plate 5: The porch viewed from the front reception room



Plate 6: The north reception room and porch looking north-west



Plate 7: The north reception room looking east



Plate 8: The south reception room looking south-east



Plate 9: The south reception room looking north-west



Plate 10: The stairway from the landing



Plate 11: The kitchen looking south-east



Plate 12: The kitchen looking south-west



Plate 13: The landing looking north-west



Plate 14: The bathroom looking south-east



Plate 15: The north-west bedroom looking north-east



Plate 16: The south-west bedroom looking north-east



Plate 17: The principal bedroom looking north-east



Plate 18: The fire surround and grate in the principal bedroom



Plate 19: The attic looking south



Plate 20: The attic looking south-east into the older roof space



Plate 21: The front garden looking north-east



Plate 22: The paved back garden looking south



Plate 23: Garages belonging to Nos. 1 and 2 Grays Corner Cottages



Lower Thames Crossing

The Thatches and Murrells Cottage

Orsett, Grays, Thurrock, Essex

Historic Building Investigation and Recording

Document Number: TBC

31 August 2022



Revision	Production Date	Prepared by	Checked by	Approved for release by	Sections revised
Draft	21 March 2022	Bernadetta Rzadek and Belle Neilson	Julian Munby	Jon Gill	
v2	31 August 2022	Bernadetta Rzadek and Belle Neilson	Julian Munby	Jon Gill	

This document has been prepared for Highways England in accordance with the terms and conditions of appointment stated in the Lower Thames Crossing (LTC) Technical Partner Contract. LTC cannot accept any responsibility for any use of or reliance on the contents of this document by any third party.

Contents

Section	Page
1 Introduction.....	4
1.1 Project background	4
1.2 Aims and objectives	4
1.3 Methodology	5
2 Background History	7
2.1 Introduction	7
2.2 Development history and map regression.....	7
2.3 Ownership and occupants	8
3 Description of The Thatches	11
3.1 Introduction	11
3.2 External description	11
3.3 Internal description	12
4 Description of Murrell’s Cottage	16
4.1 Introduction	16
4.2 External description	16
4.3 Internal description	19
5 Heritage significance and recommendations	25
5.1 Heritage significance.....	25
5.2 Potential for reconstruction	25
5.3 Further investigation during dismantling	26
6 Summary and conclusions.....	27
Appendix A Bibliography.....	29
Appendix B List entry	30
Appendix C Occupants data.....	31
Appendix D Figures	34
Appendix E Plates	35

1 Introduction

1.1 Project background

- 1.1.1 Oxford Archaeology (OA) was commissioned by Highways England Company Ltd to undertake historic building investigation and recording at The Thatches and Murrell's Cottage (also collectively known as Murrell's Cottages), 1 and 2 Stanford Road, Orsett, Thurrock, Essex (National Grid Reference: TQ64909 81055).
- 1.1.2 The buildings are located on the proposed route of the Lower Thames Crossing (LTC) and would be significantly impacted by the proposed scheme. The site includes two thatched cottages with extensions, an open barn with an adjoining workshop, two small brick extensions with toilets, a summer house, a wooden gazebo, and one garage located on the properties.
- 1.1.3 Murrells Cottages are listed (Grade II) under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest (list entry number 1337096, Fig. 2).
- 1.1.4 The Historic England entry summary record is reproduced as Appendix B.
- 1.1.5 **Location**
- 1.1.6 Murrells Cottages are located on the south side of Stanford Road, south of Orsett village. The cottages are bordered with open agricultural land to the south and west while there are separate dwellings immediately to the east (Fig. 1). This area is within the historic parish of Orsett, and Thurrock unitary authority.

1.2 Aims and objectives

- 1.2.1 The principal aims of the current report were:
- To investigate and record the historic buildings prior to their demolition or dismantling as part of the LTC project in accordance with a Level 4 record (Historic England, 2016).
 - To enhance understanding of the evolution, phasing and significance of each of these structures.
 - To enhance understanding of the setting and wider context of these buildings.
 - To mitigate the effects of the proposed scheme on the building.
 - To make the results of the historic building recording publicly accessible in a report which together with the project archive will be deposited with a public institution

1.3 Methodology

- 1.3.1 Following a standard set by Historic England, the building's recording program has been set at Level 4. This standard, like the other 3, was defined by Historic England in its document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 1.3.2 The recording level depends on the detailed analysis of the building: from Level 1, comprising photographs and brief notes, to Level 4, containing a full historical and architectural analysis, supported by a comprehensive drawn and photographic record.
- 1.3.3 Historic England defines the Level 4 record as the most detailed level of recording which follows the Level 3 guidelines but with additional elements. Level 3 is: *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.*
- 1.3.4 Additionally: *Level 4 provides a comprehensive analytical record and is appropriate for buildings of special importance. Whereas the analysis and interpretation employed at Level 3 will clarify the building's history so far as it may be deduced from the structure itself, the record at Level 4 will draw on the full range of other sources of information about the building and discuss its significance in terms of architectural, social, regional, or economic history. The range of drawings may also be greater than at other levels.*
- 1.3.5 The site recording took place between 29 November and 1 December 2021 and consisted of three main elements: a drawn record, a descriptive, written record, and a photographic record. Particular attention was paid to evidence of the original construction, former use, and alteration of the building to inform the overall understanding of the site.
- 1.3.6 The drawn record comprises the production of a series of scaled drawings in AutoCAD to explain, describe and interpret the buildings. These include plans and elevations. They were prepared based on laser scanning made in the interior of the building (for plans) and photogrammetry made on the exterior of the building (for elevations). GeoSlam Zeb Horizon laser scanner was used to undertake the laser scanning of the structures. This model has a Class 1 / λ 903nm laser with a IP 54 projection class, and a total of 16 sensors, with an overall vertical angular resolution of 2 degrees and a horizontal angular resolution of 0.38 degrees. This combines to provide a scanning points per second rate of 300,000 points, at a relative accuracy of up to 6mm. The images were then combined using the Agisoft programme to create a scaled orthoimages of the buildings' external elevations.

- 1.3.7 The photographic recording of the building was carried out using a digital camera (Nikon D3500) with up to 24-megapixel capability and stored in jpeg format. The photographs included general views of the interior and exterior as well as photographs of items, features, or archaeological details. All photographic records have been accompanied by a photographic register. A photographic scale was used in images of features or artefacts. A flash was used in some of the photographs.
- 1.3.8 The range of photographs included:
- Setting showing the buildings in their context.
 - Internal walls, floors, ceilings.
 - Historic features and fittings.
 - Evidence relating to the former use and alteration of the buildings.
 - Evidence demonstrating the condition of the buildings.
- 1.3.9 The on-site written record supplements and supports the other two elements of the recording and provide additional descriptive analysis of the building in terms of its design, setting, construction, development, history and use.
- 1.3.10 The recording has been supported by a programme of historical research utilizing historic maps and other documents from the Essex Record Office. A wider understanding of the building has also been provided by analysis of 19th and early 20th century census records as well as later 20th-century planning applications available on the local authorities planning portal.

2 Background History

2.1 Introduction

- 2.1.1 As outlined above the buildings are located to the north-east of Grays, to the south of Orsett and to the south-east of Baker Street where there has been a small settlement through the post-medieval period within the parish of Orsett. Baker Street contains several listed buildings including two houses dating to the 15th- 16th century and a 17th century windmill.
- 2.1.2 Murrells Cottages are located on the south side of Stanford Road. The cottages date from the 18th century and are timber-framed, single-storey dwellings with attics, pebble-dashed walls, and thatched roofs. The attics accommodate four flat-topped dormer windows. Externally an original red brick chimney stack survives.

2.2 Historic development and map regression

- 2.2.1 The Chapman and André map of Essex, 1777 shows the road network in this area with Stanford Road, Mill Lane, and Baker Street all identifiable. There is a cluster of buildings shown on the south side of Stanford Road, but the map is too schematic to provide any detail of the buildings (Fig. 3).
- 2.2.2 The buildings are more clearly identifiable on the 1840 Tithe Map with a rectangular plan. They were built on a slip of land by the road and they may have originated as a squatter's cottage (or cottages) by the road; this may help explain why it is poorly documented (Fig. 4).
- 2.2.3 By the date of the first edition 6- and 25-inch Ordnance Survey (OS) map from 1863 (published 1873) it appears the north-west part of the Murrells Cottages has been extended by the north- west part where the kitchen is now located. The map does not indicate whether the buildings had been divided into two separate properties. (Fig. 5).
- 2.2.4 On the OS revision of 1895, the buildings that were rectangular in plan now form a T-shape, as a rear wing has been added; perhaps as an extension to both buildings since it ran on the boundary between them. Additionally, a small, rectangular building appears in the south-west corner of The Thatches plot (Fig. 6).
- 2.2.5 On the Ordnance Survey 25-inch map of 1920 (surveyed 1915), there is no trace of earlier additions and sheds; by this date each of these had been demolished. On the south-west side of The Thatches there is a new, square extension. The same arrangement is presented on the OS map from 1938 (Fig. 7, 8).
- 2.2.6 The layout changed again on the 1959 map which shows a plan of the shape of a letter T because on the border of the plots from the south-east side, there are two narrow extensions to both buildings (Fig. 9).

- 2.2.7 In 1961, Thurrock Council received an application for *Rebuilding of the existing cottage*.¹ The map attached to the application shows that the application was for The Thatches, although the address indicates *2 Murrells Cottage Stanford Road*.² (Fig. 10). No documents were attached to the application, so it is not possible to state what kind of rebuilding the application related to.
- 2.2.8 In 2014, the Thurrock Council received another application regarding The Thatches, this time for *Single storey side extension, rear dormer window and front porch*.³ The application reads:
- The extension would be in line with existing building, with a setback front and rear. The roof would be tiled, and the walls clad in weatherboard. Access would be via a new doorway in the end wall. The extension would appear subservient and well related to the existing building and would not appear unduly dominate. The porch would be rebuilt in a similar form with an improved appearance. A dormer window would be inserted to the rear of the building, which would match the existing dormers to the front of the cottage and to the rear of the adjoining cottage. This would involve alteration of the historic roof structure, but not to an extent that it would adversely impact on the significance of the building.*⁴
- 2.2.9 The attached photos and drawings show that the porch already existed at this date, and the application only concerns its rebuilding. The drawings also show that it was decided to shorten the existing extension on the south side. The photos and drawings also show the south part of the building's façade before the changes were introduced, i.e., without the window dormer from the garden side, and the western façade without an extension, with a window on the first floor at the southern slope of the roof (Fig. 11, Plate 1).
- 2.2.10 In addition, from the location site plan attached, it appears that at this date the southern part of the extension on The Thatches plot belongs to Murrell's Cottage (Fig. 12).
- 2.2.11 The last application from the Thurrock Council was made in 2015 for the *Erection of detached garage*⁵ in the garden.

2.3 Ownership and occupants

- 2.3.1 It is possible to identify the occupants of Murrells Cottage and The Thatches on the 1840 Orsett Tithe appointment as well as the 1861 to 1921 censuses and the 1939 Register for England and Wales. The following table summarises the data by head of household and occupation. The complete data is included in Appendix C.

¹ Planning Application No. 61/00323/OUT, <https://regs.thurrock.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=ZZZZ5QGXC406&previousCaseNumber=00190BQGBU000&previousCaseUpn=100091537533&activeTab=summary&previousKeyVal=001G7GQGLI000>

² Ibidem

Date	Murrell's Cottage	The Thatches
1840	John Murrell (25) Agricultural labourer	James Lennett (75) Agricultural labourer
1861	Stephen Cook Agricultural labourer	James Pettit Agricultural labourer
1871	Unclear	Bricklayer
1881	James Johnson Carpenter	Master bricklayer
1891	Thomas Wright Agricultural labourer	Elijah Cobbold Bricklayer's labourer
1901	Maria Wright	Unclear
1911	George Wright Agricultural labourer	William Baldwin Journeyman baker
1921	Arthur Wright Agricultural labourer	Unoccupied?
1939	Elizabeth Wright	Amy Donald

2.3.2 The earliest known record is the 1840 Tithe appointment, which lists John Murrell and James Lennett as the cottage occupiers and Samuel Newcome as the landowner. The parcel with Murrells Cottages had number 135 and was described as a 'Cottage'.⁶ Newcome was a farmer based at Whitecroft's Farm, located about half a mile west on Stanford Road, and a major landowner around Orsett. It is not clear who occupied which cottage and James Lennett does not appear here on the 1841 census (he was then in Fen Lane, Orsett), but John Murrell does occur, as a 25-year-old

³ Planning Application No. 14/00090/LBC, <https://regs.thurrock.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=N040MRQG0LB00&previousCaseNumber=0015HAQGBU000&previousCaseUpnr=100091300844&activeTab=summary&previousKeyVal=001BELQGLI000>

⁴ Ibidem

⁵ Planning Application No. <https://regs.thurrock.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=NPTSCDQG0LR00&previousCaseNumber=0015HAQGBU000&previousCaseUpnr=100091300844&activeTab=summary&previousKeyVal=001BELQGLI000>

⁶ Essex Record Office, Reference No. D/CT 264/1a

agricultural labourer with his wife and family. Charles Paine was shown on the 1840 Tithe apportionment as the owner of the surrounding plots.

- 2.3.3 Historically, both cottages were known as Murrells and this name must come from the Murrell family. The 1841 and 1851 censuses do not use house names, but John Murrell and his family are listed in the right area to still be living in one of the cottages. Unfortunately, these censuses are quite disordered, so it is not possible to be certain or to identify the occupants of the other cottage. John Murrell died in 1854 and his family moved elsewhere, but in 1871 and 1881 his sons were living in the neighbouring Ridgwell Cottages.
- 2.3.4 The 1861 to 1921 censuses show both cottages were occupied by a succession of working-class families. Agricultural labourer was the most common occupation, but some occupants had trades such as carpenter and bricklayer. James Pettit progressed from an agricultural labourer in 1861 to being described as a master bricklayer by 1881. However, most remained in the same occupation, with John Murrell and Thomas Wright still working as agricultural labourers in their old age.
- 2.3.5 Most women were employed within the home, though Ruth and Charlotte Wright were servants in 1891. The employment of women is less likely to be visible as it more often took place away from home. For instance, Kate Wright and Clarissa and Caroline Pettit were employed elsewhere as live-in servants during the period their parents lived at the cottages. The only other employed woman was Elizabeth Wright who was described as a field worker in 1921.
- 2.3.6 The families tended to have many children who appear to have been in school until their mid-teens. However, the true number was likely greater and the 1911 census gives an idea of the high child mortality suffered by the cottage occupants. Five of Thomas and Maria Wright's twelve children had died and four of William and Eliza Baldwin's eleven.
- 2.3.7 Working class families tended to move frequently during this time, particularly those employed in agricultural labouring, but some of the cottage occupiers appear to have enjoyed relative stability. The Pettit family lived at The Thatches for at least thirty years and three generations of the Wright family lived at Murrell's Cottage over five decades and came to occupy both cottages by 1939, as Amy Donald née Wright was the daughter of Arthur and Elizabeth.
- 2.3.8 A 1961 planning application (61/00323/OUT) has a Mrs. R. E. Leroux as the owner of at least one of the cottages. This is Rose Leroux-James who is recorded on the 1939 register as living nearby at Orchard House, Stanford Road. It is unclear who the cottage occupants were in 1961 as Rose Leroux was still living at Orchard House.

3 Description of The Thatches

3.1 Introduction

- 3.1.1 The Thatches and Murrells Cottage form a pair of adjoining dwellings facing onto the Stanford Road with The Thatches (No. 1) to the west and Murrells Cottage (No. 2) to the east. They have been described separately in the current report.
- 3.1.2 The Thatches is a semi-detached, one-and-a-half storey structure with a thatched gabled roof. It is clad in roughcast render with weatherboarding beneath the ground floor windows on the north facing façade. A single storey extension dating from 2014 abuts the west end; it is clad in weatherboarding and has a pantile covered gabled roof. An early 20th-century single-storey lean-to abuts the cottage's south elevation, immediately east of the eastern ground floor window. This outbuilding is shared with Murrell's Cottage and only the west elevation is within the garden of The Thatches.

3.2 External description

3.2.1 MAIN COTTAGE

- 3.2.2 **The north elevation** (plate 1, Fig. 13) facing the road has two bays with two pairs of aligned casement windows to each floor. Those on the ground floor have three panes to a light, while the first-floor eyebrow dormers have two panes to a light. A timber sign reading 'The Thatches' in gothic lettering hangs just below the eaves between the first-floor windows.
- 3.2.3 The main entrance is immediately west of the western window at ground floor and is surrounded by an incongruous modern stone porch. This has a mock Tudor door formed of three vertical boards with applied mouldings to the joints and a small leaded window. The east and west walls have matching leaded single pane windows. The gabled roof has terracotta pantiles and there is mock Tudor timber framing on the north facing gable with a king post and raking struts.
- 3.2.4 **The west elevation** (plate 2, Fig. 14) of the main cottage is largely obscured by the later extension. It is constructed from yellowish brick, possible London stock, in a Flemish bond. It postdates the original cottage, and its north and south ends stand proud from the earlier walls. At the apex of the gable is a simple chimney formed of the same brick.
- 3.2.5 **The south elevation** (plate 3, Fig. 15) to the rear has two bays and is less regular than the north elevation. It does not have weatherboarding below the ground floor windows, but has a plinth clad in smooth render. The west bay has a pair of casement windows to each floor: on the ground floor, there is a modern PVC window with applied glazing bars forming six "panes" to a light, and the first floor has a modern timber window with two panes to a light. This sits within an unusually large eyebrow dormer. To the west of the windows is a wall tie with a plain pattrass plate at first floor level.

3.2.6 The ground floor of the east bay has a timber door with a six-pane window in its upper half. To the east of this, is an iron framed casement window likely dating to the 19th century. It has two lights with six panes each and an upper awning in its western half.

3.2.7 **THE EXTENSION**

3.2.8 **The north elevation** (plate 1) of the extension to the west of the main cottage has a two light casement window with three panes to a light.

3.2.9 **The west elevation** (plate 4) is dominated by an external chimney constructed from yellow stock bricks in a stretcher bond. From a substantial base, the stack slopes inwards from the north and south and inward again from the west, narrowing against the elevation. It is topped with decorative red and sawtooth bricks and has a single terracotta chimney pot. To the north of the stack is a single light casement window with three panes.

3.2.10 **The south elevation** (plate 5) has French doors with three panes each.

3.2.12 **THE OUTBUILDING**

3.2.13 **The west elevation** (plate 6) of the outbuilding adjoining the rear of the cottage is of red brick in a stretcher bond with some random yellow bricks at the southern end. It has two doorways with batten doors and strap hinges. Immediately south of the north door is a fixed four-pane window. The concrete in front of the north door has children's names and ages inscribed into it with the date 2015.

3.3 Internal description

3.3.1 **MAIN COTTAGE GROUND FLOOR**

3.3.2 **The central reception room** (plate 7, Fig. 17) is entered from the porch through another mock Tudor door formed from three vertical boards with applied mouldings to the joints. The room spans the full width of the cottage's west bay. The north window has ovolo mouldings, a beaded frame and curly tail swing fasteners and stays. The floor is carpeted and there are modern skirting boards.

3.3.3 Dominating the west wall is a substantial chimney breast with a mass produced metal fire surround suggestive of a 19th-century date and a brick hearth. In the alcove north of the chimney, are built-in two door cupboards with moulded panels, likely 20th century additions imitating a 19th century style. The lower cupboards form a sideboard, and both sets cover utilities. In the south alcove, there is an inserted doorway to the extension with a modern timber batten door.

3.3.4 The ceiling (plate 8) has a large roughly chamfered east-west principal joist and north-south common joists, all with diagonal hand saw marks. There are several carpenters' marks visible: I and II matching on the principal joist and common joist, and II and III on the principal joist only (plates 9, 10). The east end of the principal joist sits on a modern post with the truncated original visible one above (plate 11). This is immediately south of a modern doorframe leading to the hallway in the east bay.

3.3.5 **The hallway** (plate 12) is accessed from the central reception room via an opening with modern doorframe and earlier lintel and jambs visible on the

- hall side (plate 13). There is no door, but a pair of late 19th to early 20th century 'Baldwin Patent 564' three-inch hinges remain on the north jamb.
- 3.3.6 On the south wall, there is a doorway to the kitchen and on the east wall there is a doorway to the bathroom. Both have modern architraves and modern batten doors with 19th-century style strap hinges and pull handles. A modern casement window on the north wall is truncated by a partition to form the principal bathroom (plate 14).
- 3.3.7 In the north-west corner is a winder stair to the first floor with fake timber framing in the stairway (plate 15). Below is a cupboard formed of modern timber panelling with a batten door. The machine sawn softwood treads of the staircase are visible within.
- 3.3.8 The east-west principal joist continues from the central reception room, and there are north-south common joists of similar dimensions. No carpenters' marks were visible in this area. Above the kitchen door, there is evidence on the north face of the principal joist of former studwork or a door opening (plate 16); it could also be a sign of reuse. The floor and stairs are carpeted and there are modern skirting boards.
- 3.3.9 **The kitchen** (plate 17) is the south-east room of the east bay and is entered from the hallway. There are modern units around the north and south sides of the room with Formica style cupboards and faux marble worktops. Against the east wall is a modern range cooker. The principal joist is not visible in the kitchen and the north-south common joists are modern. The floor and walls have modern tiles.
- 3.3.10 On the north wall, the back door has three recessed moulded panels in its lower half and a mid-20th century 'ETAS' night latch. The iron-framed casement window is characteristic of 19th century service areas and suggests this room was historically the kitchen or scullery.
- 3.3.11 **The principal bathroom** is the north-west room of the east bay and is entered from the hallway. It has a modern suite, laminate flooring, tiled walls and a papered ceiling. A casement window in the north wall is shared with the hallway and has three-panes on this side of the partition (plate 18). The east-west principal joist continues from the hallway but has been plastered over (plate 19). No common joists are visible.
- 3.3.13 **MAIN COTTAGE FIRST FLOOR**
- 3.3.14 **The landing** (plate 20, Fig. 18) is reached by a winder stair that turns eastwards from the ground floor hallway and rises in a straight flight to the south. The east wall of the stairway rests on an original north-south joist with the ends of east-west floorboards visible on top (plate 21). These are not truncated and sit flush with the end of the joist, suggesting the stairway is in its original position.
- 3.3.15 The doorways for the principal bedroom and bathroom are east and south of the landing respectively, and the doorways for the north-west and south-west bedrooms are off a passage that narrows awkwardly to the west. All

have modern architraves and 19th century style batten doors with hinge straps and pull handles.

- 3.3.16 **The principal bedroom** (plate 22) spans the full width of the east bay. A tie beam is visible on the east wall and has a large indent in the centre of its top side, possibly for seating a pair of braces (plate 23). On the north wall, the wall plate is exposed, as are the rafters and studs making up the dormer. The wall plate on the south wall is a modern replacement. The casements have curly tail swing fasteners and stays. The floor is carpeted and there are modern skirting boards.
- 3.3.17 **The bathroom** (plate 24) is on the south side of the east bay. It has a modern suite and a tiled floor and walls. No original features are visible, but the top of the south wall does slop noticeably downwards to the east.
- 3.3.18 **The north-west bedroom** (plate 25) has an exposed wall plate, and rafters and studs for the dormer on the north wall. Towards the west end of this wall is an encased timber, which is mirrored by a matching feature in the south-west bedroom (plate 26). It could be a principal rafter, except it does not sit on the wall plate but is supported by something lower down. This is likely the floor structure, which could make it an upper cruck, yet it stops short of the gable and there is not a matching pair at the east end.
- 3.3.19 On the west wall, there is a set of modern fitted cupboards. East-west floorboards are visible inside which appear to pre-date the 20th century (plate 27). Elsewhere, the floor is carpeted and there are modern skirting boards.
- 3.3.20 **The south-west bedroom** (plate 28) has an exposed wall plate on the south wall that runs behind an encased timber. This mirrors a matching feature in the north-west bedroom and visibly stops short of the original gable end before the brick reface (plate 29).
- 3.3.21 The dormer is a modern insertion and does not have exposed timber framing. There is a modern PVC casement window in the west wall that is obscured by the extension but strangely has not been removed, allowing the roof structure of the new building to be viewed. A soil pipe for the upstairs bathroom runs along the east wall. The floor is carpeted and there are modern skirting boards.
- 3.3.23 **MAIN COTTAGE ATTIC**
- 3.3.24 **The roof space** (plate 30) is accessed via a hatch from the principal bedroom. It runs the full length of the cottage and is open to the thatch. The rafters are joined at the apex (although the detail of this is obscured) and to the wall plates, but the joints used are not visible. The rafters are broadly square in section, relatively slender (c.10 cm²) and some retain bark. They appear to be elm.
- 3.3.25 The west gable is made of yellow brick and has a possible fireplace aligned with the chimney stack and blocked with larger yellower bricks. The party wall in the east gable appears to be made of thin timber boards and is covered in Victorian style floral wallpaper which is incorrectly laid in different directions (plate 31). The possible fireplace and wallpaper suggest this

room was once inhabited, but there is no evidence of a window or floorboards.

3.3.27 **THE EXTENSION INTERIOR**

3.3.28 ***The west reception room*** (plate 32) at ground floor level is in the modern extension and is reached via the central reception room. The ceiling is open to collar height, but there is no timber framing. On the west wall, there is a red brick fireplace with a segmental arch opening, black tile mantle and modern stove. The windows and French doors have ovolo mouldings and the former have curly tail swing fasteners and stays. There are laminate wood flooring and moulded skirting boards.

3.3.30 **THE OUTBUILDING INTERIOR**

3.3.31 ***The utility room*** is the north room of the outbuilding to the south of the cottage. It was locked during the site visit, but modern white goods could be seen through the window.

3.3.32 ***The outside WC*** (plate 33) is in the south room of the outbuilding. The walls are limewashed except a neat rectangular area of exposed brick around the modern bowl and cistern. This shadow is likely from the original system, which would have been a simple timber box with a hole and a bucket or cesspit beneath. The floor is cement.

3.3.34 **GARDENS**

3.3.35 ***The front garden*** (plate 34) is enclosed on three sides by a hedge that divides it from Murrell's Cottage to the east, Stanford Road to the north and a public footpath to the west. There is a timber field style the Thatches giving access from the road. The ground is covered in gravel which continues around the west side of the cottage.

3.3.36 ***The back garden*** (plate 35) is predominately grass with hedges and trees around the south and west sides. A timber fence divides it from the garden of Murrell's Cottage. The angle between the cottage and outbuilding is paved in concrete slabs. South-west of the cottage is a late 20th century concrete garage with a likely asbestos roof. There is a two-storey timber treehouse in the south-west corner of the garden.

4 Description of Murrell's Cottage

4.1 Introduction

- 4.1.1 Murrell's Cottage is oriented towards the WSW – ENE line. However, for the sake of ease, the description was simplified to the cardinal directions, i.e., the North-South and East-West lines, with the cottage facing the road to the north
- 4.1.2 The building is an 18th-century timber-framed cottage of two bays; the elevations are clad in roughcast with weatherboarded plinth and it has a thatched gable roof. It is joined on the west side by The Thatches, with which it shares a thatched roof although there is a slight step in the ridge between the two properties. The building is of one storey and an attic with two eyebrow dormer windows. The ground floor has a casement window, entrance doorway on the right-hand side, and next to it there is a small window. All windows are 20th-century replacements, with an historic character. The red brick chimney is part of the eastern façade and has been enclosed in a 20th-century modern, one-storey extension with three sloped hipped roof and modern tile. The south elevation is less regular than the north. A large, thin red brick extension adjoins the rear south façade on the west side, where the garden is located. All walls are pale beige colour, roofs are dark brown, and the lower part of the walls are weather-boarded and painted black.
- 4.1.3 Murrell's Cottage is situated on a rectangular plot. The front, (northern) part of the parcel is surrounded on three sides by a hedge with an entrance opening from the road in the north-eastern corner, without a gate.
- 4.1.4 The buildings in the rear garden are located along of the eastern and western borders of the plot. On the east side there is a small open-side shelter with an adjoining workshop, and along of the western border of the plot there is a brick extension with a WC, a summer house, and a wooden gazebo. All these outbuildings are modern. To the rear of the garden there is a wooden fence made of boards 1.5 m high.

4.2 External description

- 4.2.1 **A THE COTTAGE**
- 4.2.2 *The northern elevation* of the building forms the front façade (Plate 37, Fig. 13). It is two bays wide with a front door and window at ground floor, together with two first floor eyebrow dormers casement windows each with two 2-pane lights (Plate 38). The ground floor window has two, 3-pane lights.
- 4.2.3 Immediate west of the ground floor window there is visible a section of infill in the weatherboarding and a stone threshold showing where there used to be a door (Plate 39).

- 4.2.4 The ground floor of the cottage has a main entrance doorway on the west side (Plate 40). There is a modern wooden architrave and door with one small window over a brass knocker. On the right-hand side of the door is a small two-light window. The window is modern, but the opening is probably older as evidenced by the lintel on the interior (Plate 41).
- 4.2.5 Below sill level there is weather boarding over a possible brick plinth. Both are heavily covered with black paint.
- 4.2.6 **The south elevation** (rear) is less regular than the north (Plates 42, 43, Fig. 15). There are four openings at ground floor level. Towards the east there is a window casement with two, 3-pane lights. To the west of this is a small window with an upper awning light. Then, further west is a 4-pane, square window. And to the left of this is the last modern window with an upper awning light.
- 4.2.7 Like on the north elevation, the lower part of the wall is weather-boarded. There are three breaks in this: two under the large casement on the east and another under the west corner of the sill of the window to its left. These areas have clearly been filled in, but it is unknown how many openings previously existed.
- 4.2.8 On the first floor of the south elevation are two eyebrow dormer windows with 4-pane casements, featuring two panes to each light. They mirror those on the north elevation.
- 4.2.9 A large red brick lean-to abuts the rear south elevation on the west side. Murrell's shares this with Thatches and it incorporates its WC and utility room.
- 4.2.10 **The east gable elevation** is abutted by the 20th century single storey extension (the existing kitchen, Plate 44, Fig. 16). It has a modern window casement with two, 3-pane lights in its north elevation and a further casement in its south elevation, the same as in the north elevation but it has lost glazing bars (Plates 45, 46). There is a stable-style wooden door in the southern facade of the extension, to the west of the window (Plate 47). Extending through the roof of the extension and built against the east elevation is a large red brick chimney that stands proud from the wall indicating that it is built onto the original cottage rather than a part of it.
- 4.2.11 **THE GARDENS**
- 4.2.12 **The front, northern part of the garden** is surrounded on three sides by a hedge with an entrance opening in the north-eastern corner, without a gate. The whole area is covered with white gravel with a parking space for two cars.
- 4.2.13 **The rear part of the garden** is rectangular in shape and is accessed via the kitchen or through a wooden gate in the northeast corner, between the wall of the house's extension and the wall of the open-sided shelter.

- 4.2.14 The garden comprises a lawn enclosed by rows of single storey structures to east and west as well as by the cottage towards the north. The row of outbuildings to the east is formed by an open-side shelter, an adjoining brick extension and an adjoining workshop. The west side is separated from the Thatches by a modern brick extension abutting the south wall of the building. Behind it there is a modern, glass, summer house. Abutting the south side of this is a small wooden gazebo. The southern part of the plot's eastern border is covered with bushes and in the south, there is a wooden fence made of boards 1.5 m high. In the garden there also is a large tree by the summer house.
- 4.2.15 **THE OUTBUILDINGS**
- 4.2.16 At the northern end of the row of buildings on the east side of the garden is a **modern, 3-sided brick shelter** which opens to the lawn; the open side is now crudely sealed with a translucent plastic curtain (Plate 48). The other three walls are of red brick; the eastern and southern are covered with pale beige plaster and the northern wall is unpainted. In the eastern wall, there is a non-opening, rectangular window with six panes and two structural poles, on which the roof rests. In the south wall, there is a square, non-opening window with four panes. This window is shared with the workshop adjoining this wall from the outside. The flat roof is covered with modern transparent plastic roofing sheets and overgrown with ivy. The floor is covered with red pavers laid in a herringbone pattern. It is possibly intended as a covered, outdoor seating area but there is no furniture.
- 4.2.17 **The workshop** adjacent to the open-sided shelter consists of two parts. The northern part, of unknown purpose, adjoins the southern wall of the shelter directly and shares a window with it, described above. To the west of the window, there are two simple wall shelves, and above the bottom line of the window, a narrow wooden tabletop supported by brick posts. On the western wall, there are two double-sash windows, and in the eastern wall, there is a small round window opening with a square, non-opening window with four panes. Each window is now filled with a metal mesh. There is no furniture in this area. The walls are plastered and painted pale beige. The floor is a concrete slab and it is partially covered by a section of non-fitted red carpet, possibly an old piece reused from inside the house (Plate 49). Regular softwood joists are visible above spanning the room east to west.
- 4.2.18 The southern room of the workshop also has a utilitarian character and it incorporates the doorway into the structure. The southern wall is constructed from concrete blockwork and it incorporates a square, single-light window, matching those in the northern area and again with a metal mesh. Below, there is a wooden worktop with various boxes and tools underneath. On the eastern wall, there are hanging shelves and next to them stands a free-standing wooden shelf. This wall is painted white. The ceiling is formed from relatively modern timber joists clad in corrugated transparent plastic roofing sheets. The floor features chipboard tiles (Plate 50).

- 4.2.19 At the northern end of the row of buildings on the west side of the garden is the rear side of **the red brick rear extension** (shared with The Thatches). On its wall is a Belfast style sink supported by two brick plinths. On the north side of the sink there is a visible trace of an infilled former doorway, and to the south of the sink there is a white wooden door with an iron handle for a narrow WC. The walls are painted pale beige and there is a cement screed on the floor. The roof is flat and covered with roofing felt (Plate 51).
- 4.2.20 **The modern, modular, dark brown summer house** faces the rear of Murrell's Cottage and is immediately to the southeast of the red brick extension. Its rear wall meets the rear wall of a wooden gazebo. The north (front) and east walls are completely glazed, the roof is flat and protruding from the front part. Inside, the house is empty (Plate 52).
- 4.2.21 **A modern blue wooden gazebo** with an entrance from the south and full-length window glazing, as well as east and west corners. Additionally, on the west and east walls are small windows in the shape of diamonds. A gable roof, protruding to the front in the front part of the gazebo is covered with black felt. There is no furniture inside (Plate 53).

4.3 Internal description

4.3.1 MAIN COTTAGE GROUND FLOOR

- 4.3.2 The main cottage building is entered through a door in the north elevation into **a small entrance hall** (Fig 17). On the east side of this there is a staircase leading to the first floor (Plate 54) while on the south side there are two doorways: that to the west leads to a bathroom while that to the east leads to a lobby to the living room (Plates 55, 56). The doors to both rooms are the same and are made of thick vertical boards joined with a tongue and groove and reinforced with four transverse boards on two tape hinges. Both also have traditional black painted iron handles with thumb latch and lever. The entirety of the joinery is modern and painted in dark brown (Plate 57). Above the doors there are lintels on which the visible studs' feet from the upper storey rest. The whole framing on the ground floor appears to be original and 18th-century with thin studs and long braces, probably an oak. They are painted dark brown and contrasts with the white walls. The entrance hall features the original framing with vertical studs in the west wall, which is the westernmost wall of Murrell's. There are three joists in the ceiling running north-south (Plates 58, 59).
- 4.3.3 In the north wall, west of the front door, there is a modern small two-light window. The opening is older as evidenced by the lintel (Plate 59). A lamp hangs on the wall between it and the entrance door, and a maroon radiator is hung on the wall of the staircase.
- 4.3.4 The floor is made of modern, narrow, dark brown planks which are machine sawn.

- 4.3.5 **The bathroom** is a small, narrow modern room, at the end of which is a modern bathtub with a small window featuring an upper awning light. In the south-eastern corner, is a recess for the window (Plates 60, 61). In front of the bathtub, on the western wall, there is a WC, and the sink is on the north side of this. The eastern wall is clearly a modern alteration and at its south end it abuts the earlier window opening. The wall is covered with a wall mural depicting a forest. The other walls are tiled in light beige colour (Plate 62). The ceiling is white and suspended. There is lighting and on the north side there is an exposed primary principal joist (cross-section dimensions: 12 x 15 cm). Over the door there is a lintel or rail with studs' feet visible from the entrance hall (Plate 63). The floor is tiled with dark brown tiles, the colour of all the wooden elements.
- 4.3.6 **The lobby** is another small, oblong room in the west bay of the cottage. Towards the southern end there is a suspended top that serves as a desk and above it there is a square, four-pane window with a modern lintel to which a curtain rod is attached (Plate 64). Above this there is a small section of plastered downpipe visible from the upper bathroom, coming out of the ceiling and disappearing in the upper part of the wall. On the right side of the window is a recess that is abutted by the western wall; this is part of the bricked-up window referred to above in the bathroom. On the opposite wall next to the door to the entrance hall there is a door to the storage room under the stairs (Plate 65). It is shorter than the previous ones, but also made of three vertical dark brown planks connected with tongue and groove with transverse boards and hung on slat hinges. Both the door and the frame are modern. The feet of the studs rest on the lintels of both doors, as in the bathroom and entrance hall. The timber framing is exposed in the eastern wall of the lobby and the western wall in its northern part (Plates 66, 67). The southern part is a modern, brick wall. The timber frame consists of vertical studs on both walls with a long raking brace from the floor to the ceiling beam in the eastern wall. This ceiling beam separates the eastern bay from the western one and at the same time acts as a lintel in the opening to the living room, in the north-eastern corner of the lobby. The studs in the west wall connect to the ceiling joist. In the northern part of the ceiling, another part of the exposed spinal ceiling beam is visible. In the eastern wall it is resting on a construction post, and in the western one resting on the ceiling beam. All timber framing appears to be original and 18th-century with thin studs and long braces, probably of oak. There are wooden shelves on the east and west walls, and light beige colour carpeting on the floor. In addition, in the southern part, under the desktop, is a high wooden skirting board. In the eastern wall there is an opening without door which leads to the living room.

- 4.3.7 The entire eastern bay of the primary cottage is occupied by ***the living room*** and here there is extensive primary timber framing visible in the walls and ceiling (discussed further below). The focal point of the living room is a red brick chimney in the eastern wall (brick dimensions: 22 x 11 x 6 cm; 8 $\frac{5}{8}$ x 4 $\frac{5}{16}$ x 2 $\frac{3}{8}$ inches). The chimney is 25.5 bricks high (h: 190 cm, w: 130 cm), the bonding is irregular, and the lime mortar is 10 mm thick. The chimney's shallow segmental arch lintel is formed from bricks set vertically. The fireplace itself is suggestive of a 19th-century date although the chimney is likely to survive from the 18th-century.
- 4.3.8 The chimney breast is incorporated within the timber framing of the east wall which would have formed the original end of the cottage. The frame includes a pair of tall posts, one to either side of the chimney breast, which extend above the ceiling and support either end of a timber bearer (or bressummer) above the chimney face. To the north of the chimney there are three common studs in the east wall together with a corner post. The three common studs are each connected to a raking brace which extends between the corner post and the principal stud adjacent to the chimney. The joint at the upper end of the brace is above the ceiling and each of the common studs also continue up above the ceiling. The base of the studs are each tenoned into a sole plate (or sill) partially visible at floor level.
- 4.3.9 The framing to the south of the chimney would probably originally have matched that to the north but a doorway has been inserted to allow access to the extension at this end of the building and this has necessitated extensive alterations. The uppermost end of a raking brace is visible above the doorway which would have matched that to the north.
- 4.3.10 The inserted door is modern but has an historic character the same as those in the bathroom and the lobby. The bases of studs are visible above the door lintel as well as above the fireplace bressummer.
- 4.3.11 Another minor feature to note in the east wall is a pair of notches in the inner faces of the principal studs which would probably have supported a former fire surround. (Plates 68, 69).
- 4.3.12 The framing is also visible in the north and south walls with regular vertical studs from sole plate to storey rail immediately below the ceiling. At the centre of the north wall is a modern casement window (with two, 3-pane lights) and to the east of this is a raking brace. The front doorway appears to originally be located immediately to the west of this window; external evidence has been noted in the weatherboarding and there is further evidence internally in an inserted section of sole plate and a small mortice in the side of a stud from a former door lintel.
- 4.3.13 In the south wall, there are two windows (Plate 70) within the framing. That on the east side is a casement with two, 3-pane lights, and to the west of this is a small window with an upper awning light. Between the windows, at the height of their lintels, there is a short rail connecting them, but it is not known for what purpose (Plate 71). The eastern window opening appears to be in its original place, but the western window is a modern insertion. It is believed that historically there would have been a staircase aligned with this window (discussed further below).

- 4.3.14 The west wall again comprises regular vertical studs from sole plate to storey rail, just below the ceiling with tenons at each joint. There is a raking brace to the south of the central doorway and the feet of two further raking braces above the storey rail.
- 4.3.15 There are lath marks in the face of the studs showing that they were formerly plastered. Additionally, there are carpenters' marks on the connections between the studs and the braces: in the northern part of the walls of the room in the shape of two XX, in the southern part of the walls of one X (chiseled marks, approx. 60 mm long, Plate 75, 76). Generally, most of the timbers appear to be original and 18th-century with thin frames and long braces, probably a mixture of elm and oak. Due to changes in the facade and inside the living room some timbers have been replaced with new ones and appear to be later insertions.
- 4.3.16 Along the east-west spine of the ceiling runs a principal joist (cross-section dimensions: 12 x 15 cm), into which are tenoned 10 pairs of common joists. The outer ends of the common joists rest on the storey rails in the north and south walls. The common joists are visible beneath the modern ceiling but lath marks to their underside show that historically they would have been hidden above a lath and plaster ceiling. The principal joist, which would have been exposed beneath this ceiling, is set on the storey rail in the west wall, above the entrance to the room and on the horizontal structural timber on the top of the chimney brick wall in the east wall (Plate 72).
- 4.3.17 In the south-west corner of the ceiling, a short trimmer joist is visible, running transversely to the other joists and it is likely that this was one end of an opening in the ceiling, possibly for a staircase. This is fixed with a T-shaped iron strap (Plates 73, 74). This would have aligned with the apparent former location of the front door, suggested by evidence in the weatherboarding to the north elevation.
- 4.3.18 There are several modern wall lights to east and west and there are two maroon radiators: one on the southern wall between the windows, the other on the western wall, north of the entrance to the room. The colour of the carpeting on the floor is light beige.
- 4.3.19 Attached to the east wall of Murrell's Cottage is a 20th-century square extension which now houses **a kitchen**. There are two modern windows casements with two, 3-pane lights in the north and south walls. They are the same but in south elevation it has lost glazing bars. Additionally, on the south wall, to the west of the window, there is a stable-style, wooden door made of wooden boards, stylized as old ones.
- 4.3.20 The kitchen fittings are all modern. In the eastern wall there are pale beige wall and floor cupboards, and between them a red stove with a pale beige, built-in hood. The upper cupboards from the bottom are reinforced with a wooden slat painted with a colourless stain and there are light gray plastic tops on the floor cupboards. The empty surfaces between the wall and floor cupboards are tiled in white (Plate 77). On the south wall there are also pale beige floor cabinets with a dark brown wooden top, and a Belfast type sink under the window (Plate 78).

- 4.3.21 On the north wall, under the window, there is a pale beige radiator (Plate 79). The central part of the western wall is the chimney, which has been hidden behind light wood paneling. On its right side are wall cupboards in the same style as the others in the kitchen, and under them a gas stove to heat the water (Plate 80).
- 4.3.22 The north wall and ceiling are covered with white plaster. The lighting is provided by three fluorescent lamps placed on the ceiling. The floor is lined with clear varnished, wooden planks along the north-south axis.
- 4.3.23 The hipped roof of the single-storied extension comprises thin rafters resting on purlins fastened with two collars supported by posts. All timbers are of 20th-century date and machine-sawn (Plates 81, 82, 83, 84).
- 4.3.24 **MAIN COTTAGE FIRST FLOOR.**
- 4.3.25 The first floor of the cottage is reached by *the staircase* from the entrance hall (Fig. 18). As outlined above this staircase is believed to be a secondary replacement and that the original one was in the eastern bay of the cottage. The staircase ascends west to east, then turns north to south, and reaches a small landing. The staircase is enclosed with studs on the north, west and east sides; those to the east form part of the primary cross frame but those to the west may form part of a secondary alteration when the staircase was inserted. The treads and the landing are carpeted. There are doorways on the east, west and south sides of the landing although at the time of the survey the door to the east was not insitu. (Plate 85, 86, 87).
- 4.3.26 That on the south side opens into *a small WC* situated in the slope of the roof. The flooring here is modern linoleum. The walls, including the sloped ceiling are all papered. The door is modern with tongue and groove effect on the outer north face (Plate 88). The plumbing is also modern.
- 4.3.27 *The principal bedroom* is located on the east side of the cottage and it appears to have been refurbished relatively recently with modern plaster to the walls and ceiling as well as carpet on the floor. Wall plates are visible in the north and south walls, c.70 cm above floor level, and above this the plastered ceiling slopes with the roof. The main historic feature in the room is a cross frame in the east gable wall which is entirely exposed with a plastered surface immediately behind (to east) of it. The frame comprises a tie-beam, resting on wall plates at either end, together with tenoned studs above and below it not aligning with each other. The studs are irregular in size but their layout forms broadly a mirror image either side of the central line.
- 4.3.28 The two largest studs are below the tie beam; as previously noted these are either side of the chimney breast at ground floor level. The upper ends of the two raking braces noted previously in this frame are also visible as well as two further raking struts towards the centre.
- 4.3.29 It is interesting to note that the central section of the tie-beam has been truncated and a new piece of wood c.0.6 m long inserted here. An iron strap is bolted to this to keep it in place. It is possible that there was once a stove or small fireplace here and the tie-beam was truncated to allow for this. There is a larger gap between the studs above this feature, possibly suggestive of a chimney, and also a gap below it.

- 4.3.30 Most of the timbers appear to be original, with many retaining bark, but perhaps sanded in recent years; those below the tie-beam are lighter than those above. There is occasional modern, machine cut timbers, including the two innermost braces (Plates 89, 90). The studs above the tie-beam continue up into the roof space although there is a series of short timbers between them at ceiling level giving the impression of a collar. The northernmost rafter appears to be modern.
- 4.3.31 The frames around the dormers in the north and south walls are modern but the wall plates that they sit on are original. There are modern cupboard units built into the south-west corner of the room. There are two sets of double doors here facing east, those under the pitch are much shorter (Plate 92).
- 4.3.32 The main timber member visible in the west wall is tie-beam on the north side of the central doorway. This has a scarf joint just north of the door jamb and there are double X carpenter's marks to either side of this (chiseled mark, approx. 60 mm long, Plate 93). The visible collar, rafter and post are all machine-cut timbers. The rafter foot is scotched to fit over the post (a 'bird's mouth' opening). The window is modern. There are modern spotlights in the dormer and two modern sconces in the east wall.
- 4.3.33 **The wardrobe** is the room on the west side of the landing. It is much smaller than bedroom. It is carpeted and also has ceiling that slopes with the roof. The only original timbers in this room appear to be the wall plates under the dormer windows (Plate 94). The doors are boarded double doors with no door furniture. Along the east wall are rails and posts at either side of the doorway, all of which appear to be later insertions (Plate 95).
- 4.3.34 Across the spine of the ceiling is a beam with rough chamfers, east to west. This appears to only exist in this room and is likely to be a part of the modern refurbishment. The frames and sills around the dormers are modern, as are the casement windows themselves. In the west wall are two sets of double doors that lead to a storage space, separated from the room by a modern partition wall (Plates 96, 97). At the north and south sides, under the pitch, are built-in timber drawers. In the ceiling are two modern spotlights and between the wardrobe doors is a sconce.
- 4.3.35 **Roof:** The uppermost section of the roof structure is partially visible through a loft hatch in the ceiling above the Principal Bedroom. Here the roof structure comprises pairs of common rafters coupled at the apex with a ridge piece. The rafters pass over a single purlin on each slope, immediately above the ceiling, and the purlins are braced with horizontal collars with birds-mouth ends. The rafters are supported by a series of simple, sloped nailed props which alternate so that every other rafter is propped on each side of the roof (Plate 98, 99, 100).
- 4.3.36 The ridge piece is secured by a simple nailed yoke at each end. The internal face of the upper part of the gable at the east end is formed from lath and plaster while that at the west end is of plaster on brick.
- 4.3.37 The roof appears to be elm, with several rafters retaining bark, and it appears to be largely primary. The roof has a modern lining but thatch is visible through this in many areas.

5 Heritage significance and recommendations

5.1 Heritage significance

- 5.1.1 The Thatches and Murrell's Cottage together form a Grade II listed building and they are therefore by definition of national historical or architectural significance. They appear to be of 18th century date and were constructed as cottages.
- 5.1.2 The building is a good example of a modest, 18th-century timber-framed cottage retaining much of its historic timber frame. The framing provides an illustration of vernacular constructional techniques which can be compared to that of other local buildings to develop a wider understanding of the nature of Essex buildings.
- 5.1.3 The structure has a considerable evidential value in the potential it holds for further evidence relating to the structure and history of the building; this evidence may be exposed during the dismantling of the structure. The building also has some aesthetic value as an attractive thatched cottage, visible from the public road, and as part of a collection of historic buildings in this area. This area has been significantly altered by 20th-century changes to the road network but Murrells can provide some evidence of the historic layout and evolution. The building is of limited historical (associative) and communal value.

5.2 Potential for reconstruction

- 5.2.1 The listed status and heritage significance of the building means that some consideration should be given to the potential for dismantling and reconstructing it elsewhere. Many other buildings have been successfully moved in this way, often as part of major infrastructure projects, but it is not always that this approach would be warranted.
- 5.2.2 Timber framed structures are well suited to dismantling and rebuilding but it should be determined whether there is a strong local desire for the building to be preserved, whether the fabric is of such significance to justify the exercise and whether a recipient has been identified. Significant buildings can be reconstructed at open air museums or it may be appropriate for some reconstructed buildings to be returned to the market.
- 5.2.3 There can be a danger for buildings to be carefully dismantled as a goodwill gesture, with the timbers individually numbered, but without a recipient clearly identified. As a result it can be that the structure never actually is reconstructed.
- 5.2.4 Options for preservation that have been used elsewhere include:
- Physical relocation of entire building by transporting or sliding sideways
 - Careful demolition with record to enable an exact replica rebuild of components
 - Ditto with a view to selective rebuild of more historic features
 - Ditto with historic part being part of larger new building
 - Demolition with general record to enable reuse of materials and general replication of the building.

5.2.5 **Potential for reconstruction of Murrells Cottages**

5.2.6 At Murrells Cottages there is a quantity of visible timber framing and some historic features amongst modern additions. It is a modest example of C18 framing, potentially worth rebuilding locally as a dwelling, or if not its historic fittings could be recycled.

5.3 **Further investigation during dismantling**

5.3.1 It is anticipated that further recording will be undertaken during the dismantling or demolition of the building including an initial intrusive stage when areas of historic fabric which are currently hidden are exposed. This will include the removal of plaster from walls and ceilings, the lifting of floorboards and the exposure of fireplaces.

5.3.2 During this consideration should be given to the following questions:

- how much timber framing survives in The Thatches,
- is the chimney of Murrells Cottage original,
- what are the partition walls made from,
- does the west elevation of The Thatches date to the 1961 rebuild (James Pettit, a master bricklayer, lived in the cottage in 1881 so it is possible that he undertook this work),
- are the encased timbers in The Thatches a pair of cruck blades,
- is there a fireplace in the attic of The Thatches,
- what are the infill panels made from,
- identification of further carpenters' and other marks within the frame,
- is the front door of The Thatches in its primary position or was it originally on the east side of the window (this would make the layouts fully mirrored),
- were the cottages constructed at the same time (seems most probable but should be considered).
- perhaps most important, what date are the cottages? The listing says early 18th century but a heritage statement for The Thatches says c.1640 – would represent a rare survival of purpose-built labourers' cottages if the latter.'

6 Summary and conclusions

- 6.1.1 The Thatches and Murrell's Cottage are a pair of semi-detached, timber-framed cottages dating from the 18th century. Historically, they were known as Prattocks or Murrells Cottages and they are true cottages, in that they were built for labourers and are not descended grand houses. Each cottage originally had four rooms, two up and two down, with almost mirrored layouts. The front doors opened directly into the main room and appears to be the only non-mirrored feature: the entrance to The Thatches is likely primary and Murrell's Cottage has a blocked doorway in the same location.
- 6.1.2 In each property the chimney was in the gable end with the sole fireplace heating the main room. Murrell's Cottage has a red brick chimney that probably original with a substantial base standing proud of the external east elevation. The fireplace appears to have been rebuilt but may originally have had a more generous opening for cooking over an open fire. The second ground floor room was slightly smaller and unheated, suggesting it was used as a pantry. It has been subdivided in both cottages: into a hallway, bathroom and kitchen in The Thatches and an entrance hall, bathroom, and study in Murrell's Cottage. The present staircase is almost certainly in their primary location in The Thatches. In Murrell's Cottage, evidence of the original staircase is visible in the southwest corner of the living room, opposite the bricked up original cottage entrance.
- 6.1.3 On the first floor, there were originally two rooms in each cottage with doors from a short landing, and this layout is well preserved in Murrell's Cottage. The gable end room was slightly larger, and the smaller room had an alcove in line with the landing. This has been converted into a bathroom in both cottages but is shown in its original configuration on plans for the 2014 works to The Thatches (14/00108/HHA). Photographs included with the planning application show no dormer windows on the south elevation of The Thatches and it is likely both cottages originally only had dormers to the north.
- 6.1.4 The cartographic evidence suggests the shared rear extension was built by 1895, likely comprising a scullery and WCs, and the single storey extension to Murrell's Cottage by 1915. The latter date can be pushed back slightly by the 1911 census which records The Thatches as having four rooms and Murrell's Cottage five. This number does not include any scullery, landing, lobby, closet or bathroom and thus supports each cottage originally having four rooms with a one room extension to Murrell's Cottage. Moreover, it suggests the original layout was intact at this date with most changes taking place in the later 20th century.

- 6.1.5 Both buildings have been altered but Murrell's Cottage has retained more of its original character. The Thatches has been significantly altered and this was likely the result of a 1961 planning application for the 'rebuilding of existing cottage' (61/00323/OUT). The address given is No. 2 and The Thatches is No. 1, however, it does not fit with any work undertaken at Murrell's Cottage and is probably a mistake. It more likely relates to the rebuilding of the west gable and chimney at The Thatches, along with the subdivision of rooms and the removal or covering of most of its timber framing.
- 6.1.6 Historic research showed the inhabitants of The Thatches and Murrell's Cottage remained broadly similar between 1839 and 1939. The most common occupation was agricultural labourer followed by trades such as bricklaying and carpentry, though it was more usual to be an assistant to a master tradesperson. Most women worked within the home, but some were employed as domestic servants and one was a field worker. The families tended to have many children who appear to have been in school until their mid-teens, however the true number was likely greater and the 1911 census gives a glimpse of the high level of child mortality. Working class families tended to move frequently during this time, but some occupants appear to have enjoyed relative stability. The Pettit family lived at The Thatches for at least thirty years and three generations of the Wright family lived at Murrell's Cottage over five decades and eventually occupied both cottages.
- 6.1.7 Overall, The Thatches and Murrell's Cottage represent typical 18th century labourers' cottages, with the latter exhibiting good survival of original fabric and character. Their construction is modest, with the ground floor plan representing the minimum accommodation expected by this date. Moreover, there appears to have been little concern for light and heat retention. The front door opens directly into the only heated room and the first floor would have received more light and passive heating if the windows were orientated south.
- 6.1.8 The exposed timber framing is regular and tends to utilize narrow members. Most of the timbers appear to be original and 18th-century with relatively thin studs and long braces, probably a mixture of elm and oak. The members are thinner than would normally be expected in an older timber framed building. Several carpenters marks were noted in both dwellings.
- 6.1.9 The work undertaken so far at Murrells Cottages has provided a good initial record of the building and this will be enhanced in due course through further investigation during the dismantling or demolition phase.

Appendix A Bibliography

Published Sources

Lane, R. (2016). *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon: Historic England.

Cartographic Sources

John Chapman and Peter André, *Map of the County of Essex* (1777) (Scale 2 ins to a mile)

Ordnance Survey Drawing 134 East Tilbury (1805) (British Library; Scale 3 ins to a mile, preparatory drawing for OS one-inch map Sheet No. 1, 1805)

Tithe map of Orsett, Essex (1839)

Ordnance Survey, First edn 6-inch/25-inch map (1873, surveyed 1863-7)

Ordnance Survey, Revised edn 25-inch map (1897)

Ordnance Survey, Revised edn 25-inch map (1921, surveyed 1915)

Ordnance Survey 6-inch map (1944)

Ordnance Survey 25-inch National Grid map (1965)

Appendix B List entry

MURRELLS COTTAGES, 1 and 2, STANFORD ROAD, ORSETT

County: Essex

District: Thurrock (Unitary Authority)

Grade: II

Date first listed: 10-Nov-1981

Date of most recent amendment: 19-Jul-1983

List entry Number: 1337096

Legacy System number: 119809

Legacy System: LBS

Details

TQ 68 SW 5/61

Orsett, STANFORD ROAD, Nos 1 and 2 (Murrells Cottages)

Formerly listed as The Cottage.

Early C18 cottage. Timber-framed and plastered with thatched roof. One storey and attics.

Three window range C19 casements. Four flat topped dormers. Original end red brick chimney stack.

National Grid Reference: TQ6490981055

Appendix C Occupants data

Census Data for Murrell's Cottage					
Year	Address/ Schedule	Occupant	Relation to Head of Household	Age	Occupation
1861	(Sched. 163)	Stephen Cook	Head	26	Agricultural labourer
		Mary Ann Cook	Wife	19	
1871	Orsett Road	Unclear occupant			
1881	(Sched. 74)	James Johnson	Head	41	Carpenter
		Amelia Johnson	Wife	42	
		Arthur Johnson	Son	12	Scholar
		Frances Johnson	Daughter	9	Scholar
		Emma Johnson	Daughter	7	Scholar
		Solomon Johnson	Son	4	Scholar
		Alice Johnson	Daughter	3	
		Elizabeth Johnson	Daughter	1	
1891	1 Murrells Cottages (Sched. 78)	Thomas Wright	Head	61	Agricultural labourer
		Maria Wright	Wife	53	
		George Wright	Son	30	Agricultural labourer
		Ruth Wright	Daughter	25	Servant
		Charlotte Wright	Daughter	23	Servant
		William Wright	Son	21	General labourer
		Arthur Wright	Son	19	General labourer
		Frank Wright	Son	9	Scholar
1901	Murrells Corner (Sched. 116)	Maria Wright	Head	63	
		George Wright	Son	40	Agricultural labourer
		Frank Wright	Son	19	Bricklayer's labourer
1911	Murrells Corner	George Wright	Head	50	Ag lab
		Maria Wright	Mother	73	
1921	Murrells Corner	Arthur Wright	Head	48	Agricultural labourer
		Elizabeth Wright	Wife	42	Field worker
		George Wright	Son	20	Nursery hand
		Mary Wright	Daughter	13	
		Thomas Wright	Son	11	

	Mabel Wright	Daughter	7	
	Ruth Wright	Daughter	5	

Census Data for The Thatches					
Year	Address/ Schedule	Occupant	Relation to Head of Household	Age	Occupation
1861	(Sched. 164)	James Pettit	Head	27	Agricultural labourer
		Elizabeth Pettit	Wife	25	
		Eliza Pettit	Daughter	4	Scholar
		John Pettit	Son	3	
		Henry Pettit	Son	5 months	
		Samuel James	Lodger	19	Agricultural labourer
1871	Orsett Road (Sched. 187)	James Pettit	Head	38	Bricklayer
		Elizabeth Pettit	Wife	36	
		Eliza Pettit	Daughter	15	Scholar
		John Pettit	Son	13	Scholar
		Henry Pettit	Son	10	Scholar
		Clarissa Pettit	Daughter	8	Scholar
		Caroline Pettit	Daughter	6	Scholar
		William Pettit	Son	3	Scholar
1881	(Sched. 75)	James Pettit	Head	48	Master bricklayer
		Elizabeth Pettit	Wife	45	
		William Pettit	Son	13	Scholar
		Ada Pettit	Daughter	11	Scholar
		Annie Pettit	Daughter	9	Scholar
		Arthur Pettit	Son	9	Scholar
1891	2 Murrells Cottages (Sched. 79)	Elijah Cobbold	Head	51	Bricklayer's labourer
		Mary Ann Cobbold	Wife	48	
		James Cobbold	Son	28	General labourer
		Thomas Cobbold	Son	15	General labourer
		Edith Cobbold	Daughter	14	Scholar
		William Cobbold	Son	9	Scholar
1901		Unoccupied?			
1911	Murrells Corner	William Baldwin	Head	56	Journeyman baker

		Eliza Baldwin	Wife	53	
		Percy Baldwin	Son	15	Scholar
		Elsie Baldwin	Daughter	14	Scholar
1921		Unoccupied?			

1939 Register for England & Wales: Murrell's Cottage				
Address	Name	Age	Status	Occupation
Prattocks Cottages	Elizabeth Wright	61	Widow	Domestic duties
	George Wright	38	Single	Agricultural labourer
	Ruth Wright	24	Single	Domestic duties
	Mabel Brinklow	25	Married	Domestic duties

1939 Register for England & Wales: The Thatches				
Address	Name	Age	Status	Occupation
Prattocks Cottages	Amy Donald	40	Widow	Domestic duties
	David Donald	15	Single	Baker's van boy
	James Donald	13	Single	Scholar
	Robert Donald	11	Single	Scholar

Appendix D Figures

- Figure 1 Site Location Map: south of Orsett village, on the south side of Stanford Road, scale 1:2500
- Figure 2 Murrells Cottages Listing Map
- Figure 3 1777 Chapman and André Map
- Figure 4 1840 Tithe Map, showing Murrells Cottages
- Figure 5 1863 Ordnance Survey Map, showing Murrells Cottages
- Figure 6 1895 Ordnance Survey Map, showing Murrells Cottages
- Figure 7 1915 Ordnance Survey Map, showing Murrells Cottages
- Figure 8 1938 Ordnance Survey Map, showing Murrells Cottages
- Figure 9 1959 Ordnance Survey Map, showing Murrells Cottages
- Figure 10 1961 Planning Application Map, showing plot of The Thatches
- Figure 11 2014 Planning Application, Elevations- Proposed and Existing
- Figure 12 2014 Planning Application, Location Site Plan
- Figure 13 North elevation, The Thatches and Murrell's Cottage
- Figure 14 West elevation, The Thatches and Murrell's Cottage
- Figure 15 South elevation, The Thatches and Murrell's Cottage
- Figure 16 East elevation, The Thatches and Murrell's Cottage
- Figure 17 Ground floor plan, The Thatches and Murrell's Cottage
- Figure 18 First floor plan, The Thatches and Murrell's Cottage

Appendix E Plates

The Thatches (No. 1 Stanford Road)

Plate 1	2014 Planning Application, elevations before rebuilding
Plate 2	The north elevation of The Thatches
Plate 3	The north and west elevations of The Thatches
Plate 4	The south elevation of The Thatches
Plate 5	The west elevation of the extension to The Thatches
Plate 6	The south elevation of the extension to The Thatches
Plate 7	The west elevation of the shared outbuilding
Plate 8	The central reception room of The Thatches looking south-west
Plate 9	The ceiling of the central reception room looking north-east
Plate 10	Pair of carpenters' marks on the ceiling of the central reception room
Plate 11	Carpenters' mark on a common joist of the central reception room
Plate 12	Truncated post in central reception room
Plate 13	Hallway of The Thatches looking south-west
Plate 14	Doorway between the central reception room and the hallway
Plate 15	Truncated window in the hallway looking north
Plate 16	The stairway from the landing looking north
Plate 17	Principal joist in the hallway above the kitchen doorway
Plate 18	The kitchen of The Thatches looking south
Plate 19	The principal bathroom of The Thatches looking north
Plate 20	The principal bathroom of The Thatches looking south
Plate 21	The landing of The Thatches looking west
Plate 22	Floorboards visible in the stairway of The Thatches
Plate 23	The principal bedroom of The Thatches looking north
Plate 24	Indent on the tie beam of principal bedroom in The Thatches
Plate 25	The bathroom of The Thatches looking south
Plate 26	The north-west bedroom of The Thatches looking east
Plate 27	The north-west bedroom of The Thatches looking north-west
Plate 28	Floorboards in the north-west bedroom of The Thatches

- Plate 29 The south-west bedroom of The Thatches looking south-west
- Plate 30 Encased timber and terminating wall plate in the south-west bedroom
- Plate 31 The attic of The Thatches looking west
- Plate 32 The attic of The Thatches looking east
- Plate 33 The west reception room of The Thatches looking west
- Plate 34 The outside WC belonging to The Thatches in the shared outbuilding
- Plate 35 The front garden of The Thatches looking south-east
- Plate 36 The back garden of The Thatches looking north-west

Murrell's Cottage (No.2 Stanford Road)

- Plate 37 North elevation, front façade
- Plate 38 North elevation, window with casement with two two-pane lights
- Plate 39 North elevation, trace of the earlier door
- Plate 40 North elevation, front door
- Plate 41 North elevation, small two-light window
- Plate 42 South elevation, east part
- Plate 43 South elevation, west part
- Plate 44 Extension, view from south- east corner
- Plate 45 Extension, north elevation
- Plate 46 Extension, south elevation
- Plate 47 Extension, south elevation, stable-style wooden door
- Plate 48 Open barn
- Plate 49 North part of workshop of unknown purpose
- Plate 50 South part of workshop
- Plate 51 Red brick extension
- Plate 52 Summer house
- Plate 53 Gazebo
- Plate 54 Ground floor, entrance hall, staircase
- Plate 55 Ground floor, entrance hall, south wall, close doors to lobby and bathroom

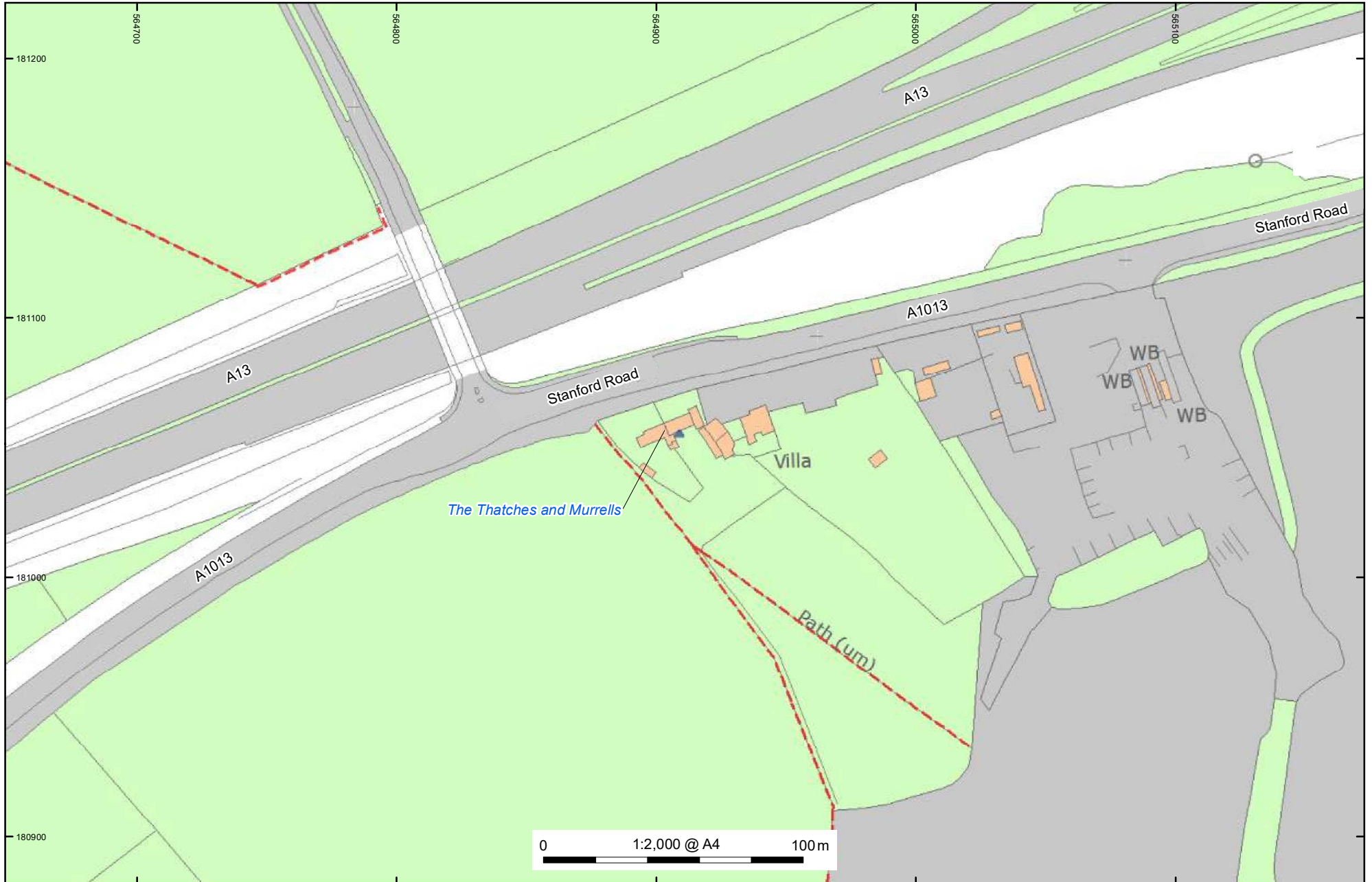
- Plate 56 Ground floor, entrance hall, south wall, open door to lobby and bathroom
- Plate 57 Ground floor, entrance hall, iron handles with thumb latch and lever
- Plate 58 Ground floor, entrance hall, west wall
- Plate 59 Ground floor, entrance hall, north wall
- Plate 60 Ground floor, bathroom, south wall
- Plate 61 Ground floor, bathroom, south wall, small window featuring an upper awning light
- Plate 62 Ground floor, bathroom, north wall
- Plate 63 Ground floor, bathroom, ceiling, principal joist
- Plate 64 Ground floor, lobby, south wall
- Plate 65 Ground floor, lobby, north wall
- Plate 66 Ground floor, lobby, west wall
- Plate 67 Ground floor, lobby, east wall
- Plate 68 Ground floor, living room, east wall with chimney
- Plate 69 Ground floor, living room, east wall, hole for the fireplace casing
- Plate 70 Ground floor, living room, north wall
- Plate 71 Ground floor, living room, south wall
- Plate 72 Ground floor, living room, west wall
- Plate 73 Ground floor, living room, south- east corner of ceiling with trimmer joist
- Plate 74 Ground floor, living room, south- east corner of ceiling, trimmer joist with an iron strap T-shape
- Plate 75 Ground floor, living room, south part, carpenters' marks
- Plate 76 Ground floor, living room, north part, carpenters' marks
- Plate 77 Ground floor, kitchen, east wall
- Plate 78 Ground floor, kitchen, south wall
- Plate 79 Ground floor, kitchen, north wall
- Plate 80 Ground floor, kitchen, west wall
- Plate 81 Roof of extension, north part
- Plate 82 Roof of extension, north- east corner
- Plate 83 Roof of extension, south- east corner

- Plate 84 Roof of extension, west part with chimney
- Plate 85 Staircase, north wall
- Plate 86 Staircase, view for landing
- Plate 87 Staircase, view for entrance hall
- Plate 88 First floor, toilet, south wall
- Plate 89 First floor, principal bedroom, east wall
- Plate 90 First floor, principal bedroom, east wall, iron strap with piece of modern inserted
- Plate 91 First floor, principal bedroom, north wall
- Plate 92 First floor, principal bedroom, west wall
- Plate 93 First floor, principal bedroom, west wall, north part, carpenters' marks
- Plate 94 First floor, wardrobe, north wall
- Plate 95 First floor, wardrobe, east wall
- Plate 96 First floor, wardrobe, west wall with close doors
- Plate 97 First floor, wardrobe, west wall with open doors
- Plate 98 Roof, east part
- Plate 99 Roof, west part
- Plate 100 Roof, north elevation, rafter feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Figure 1: Site location



Reproduced and accessed from Historic England (2022)

Figure 2: Listing Map for Murrells Cottages



Figure 3: 1777 Chapman and André Map, showing The Thatches and Murrells cottages



Figure 4: 1840 Tithe Map, showing Murrells Cottages

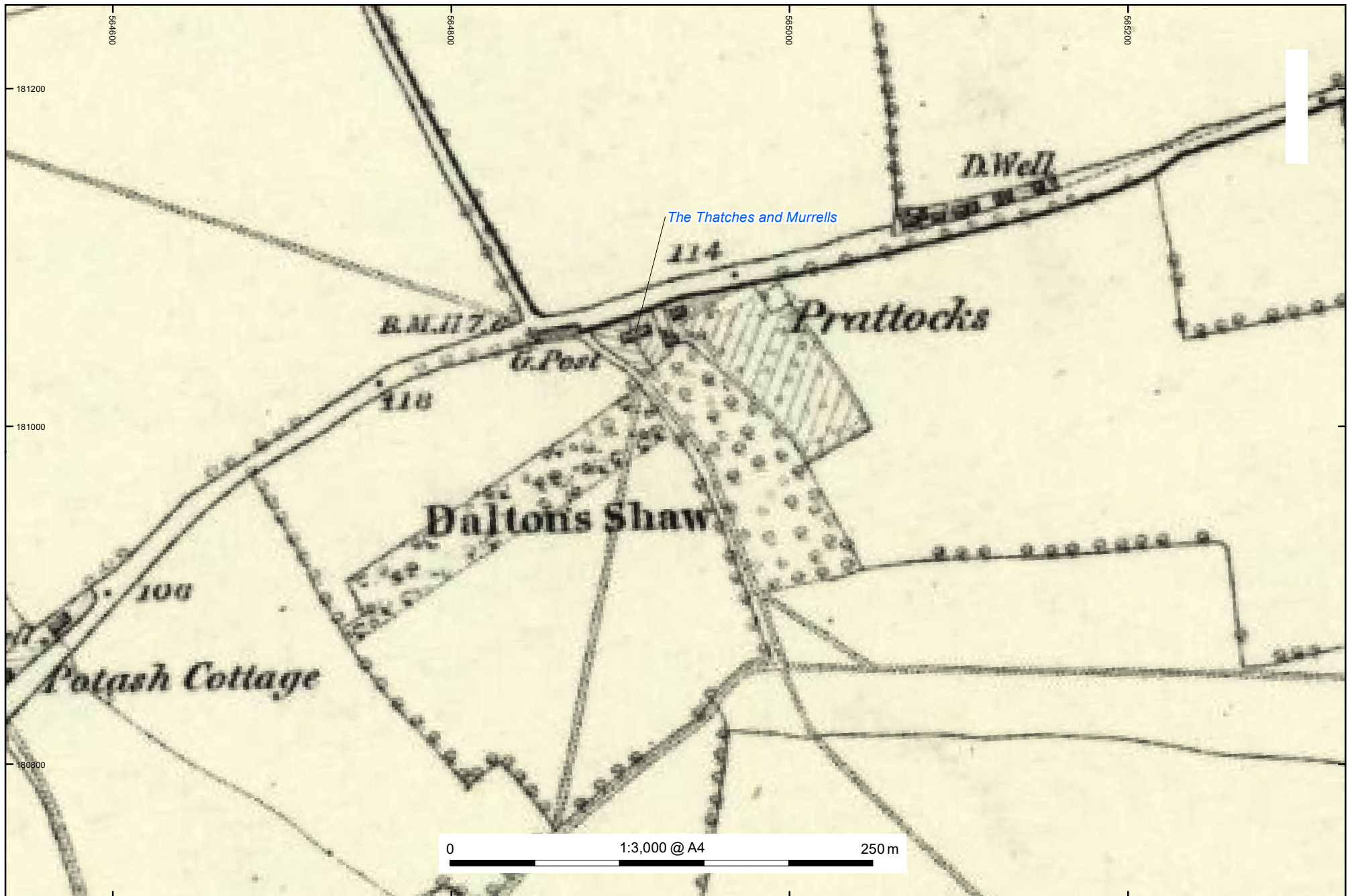


Figure 5: 1863 Ordnance Survey Map, showing The Thatches and Murrells



Figure 6: 1873 Ordnance Survey Map, showing The Thatches and Murrells cottages

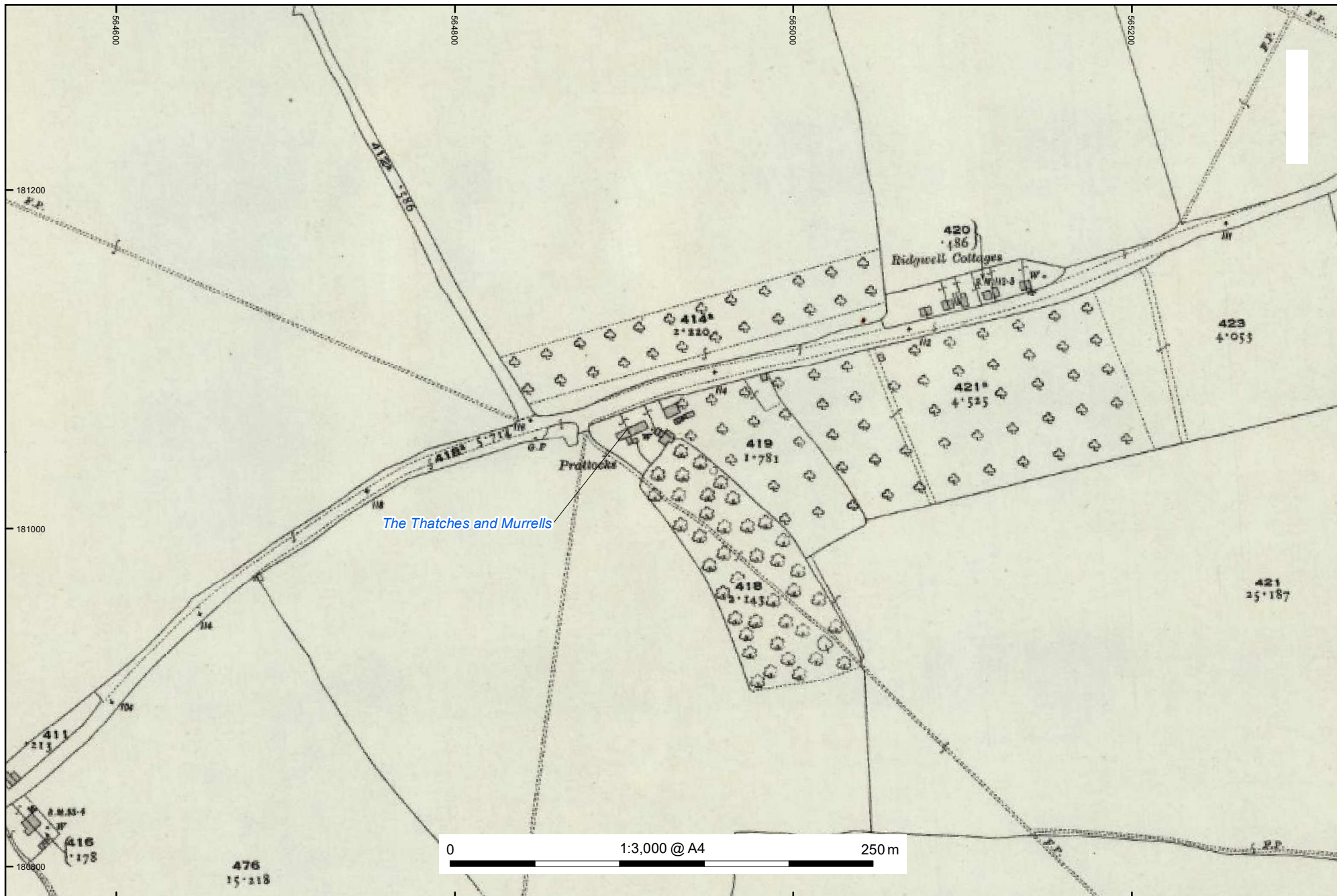


Figure 7: 1915 Ordnance Survey Map, showing The Thatches and Murrells cottages

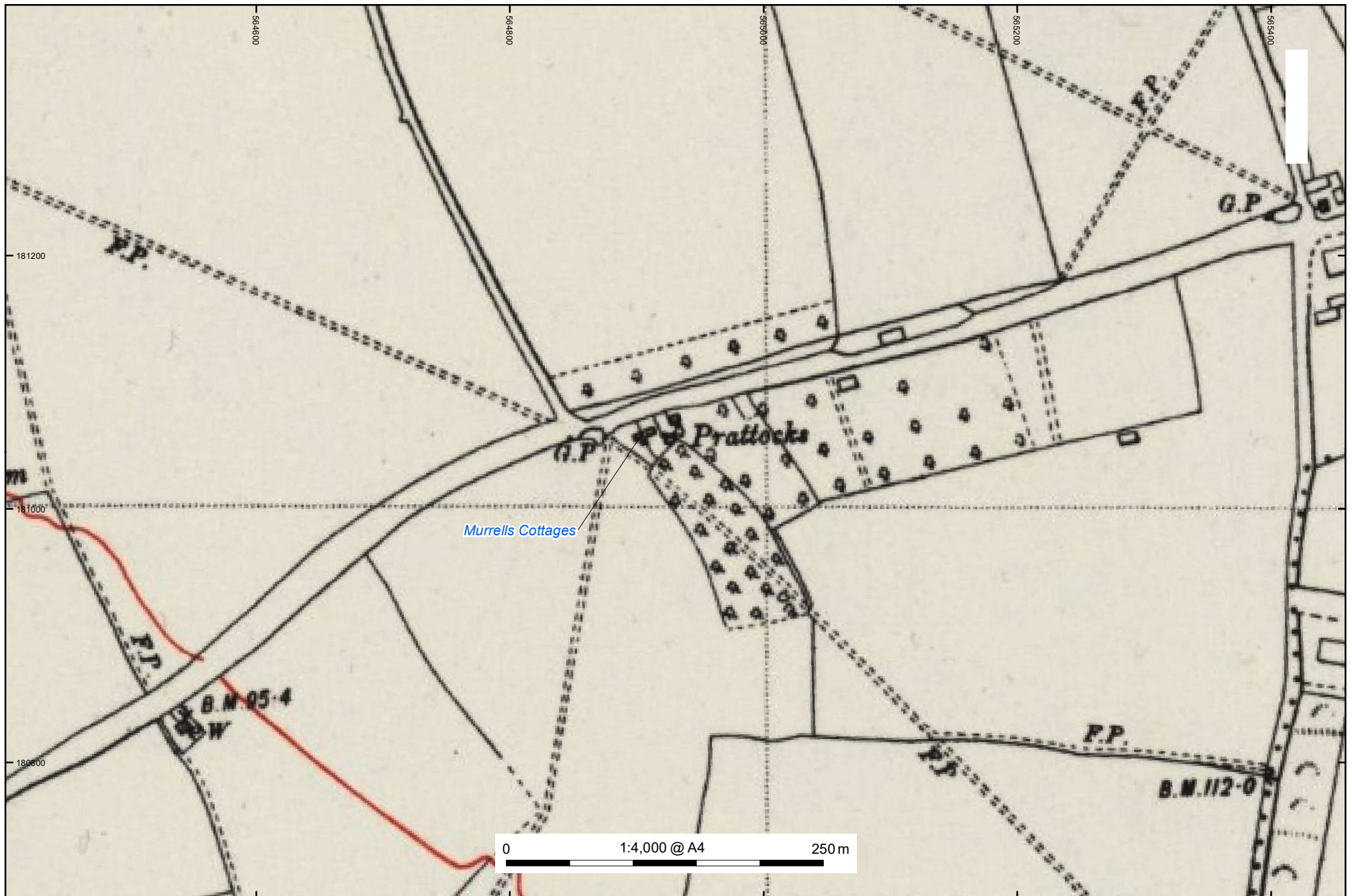


Figure 8: 1938 Ordnance Survey Map, showing The Thatches and Murrells cottages

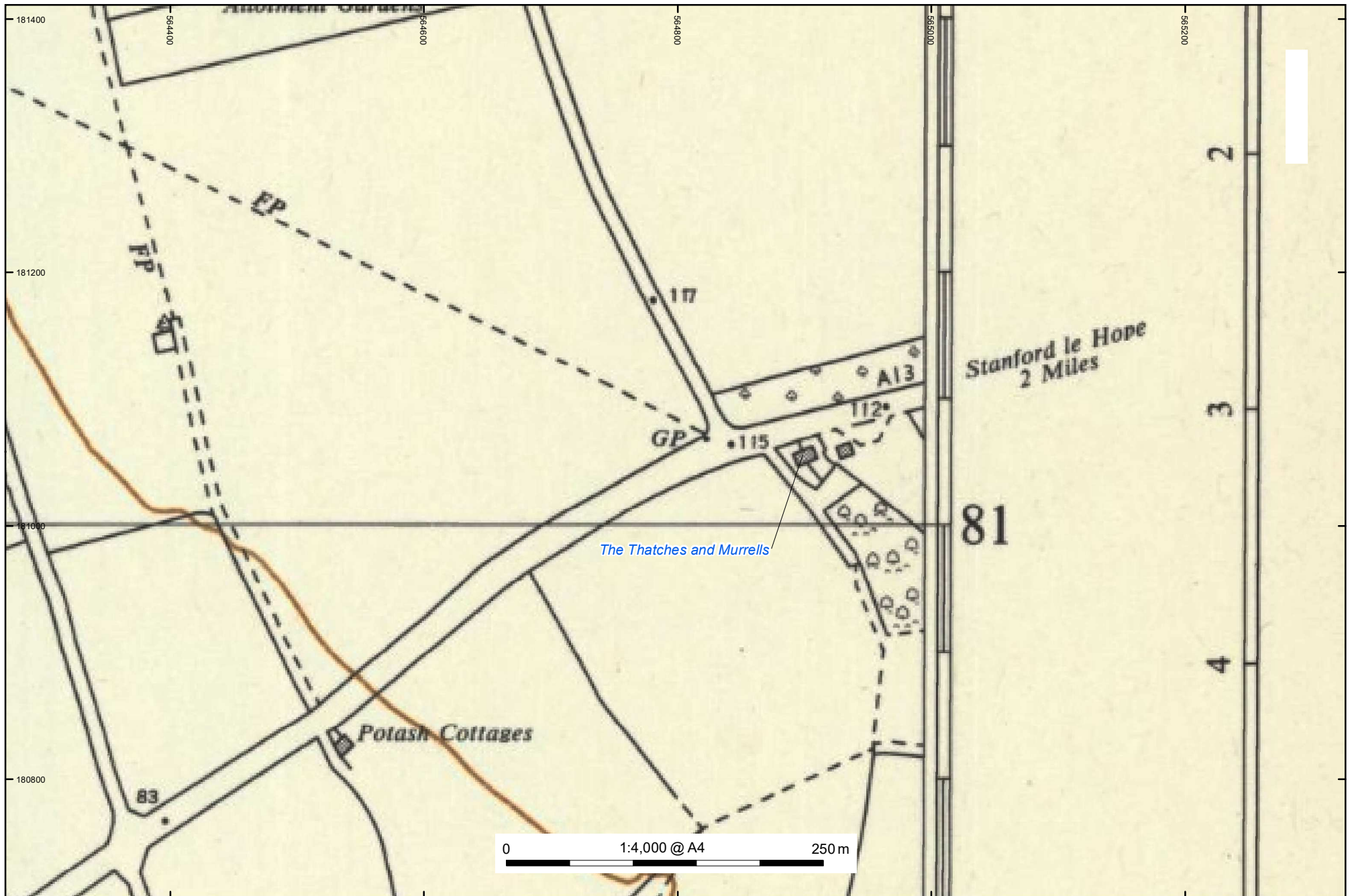


Figure 9: 1959 Ordnance Survey Map, showing The Thatches and Murrells cottages



Reproduced from Planning Application 67/00597A/FUL from Thurrock County Council, for Garage extension to property The Thatches
 (c) Crown copyright and database rights 2021 Ordnance Survey 100025457

Figure 10: 1961 Planning Application Map, showing plot of The Thatches



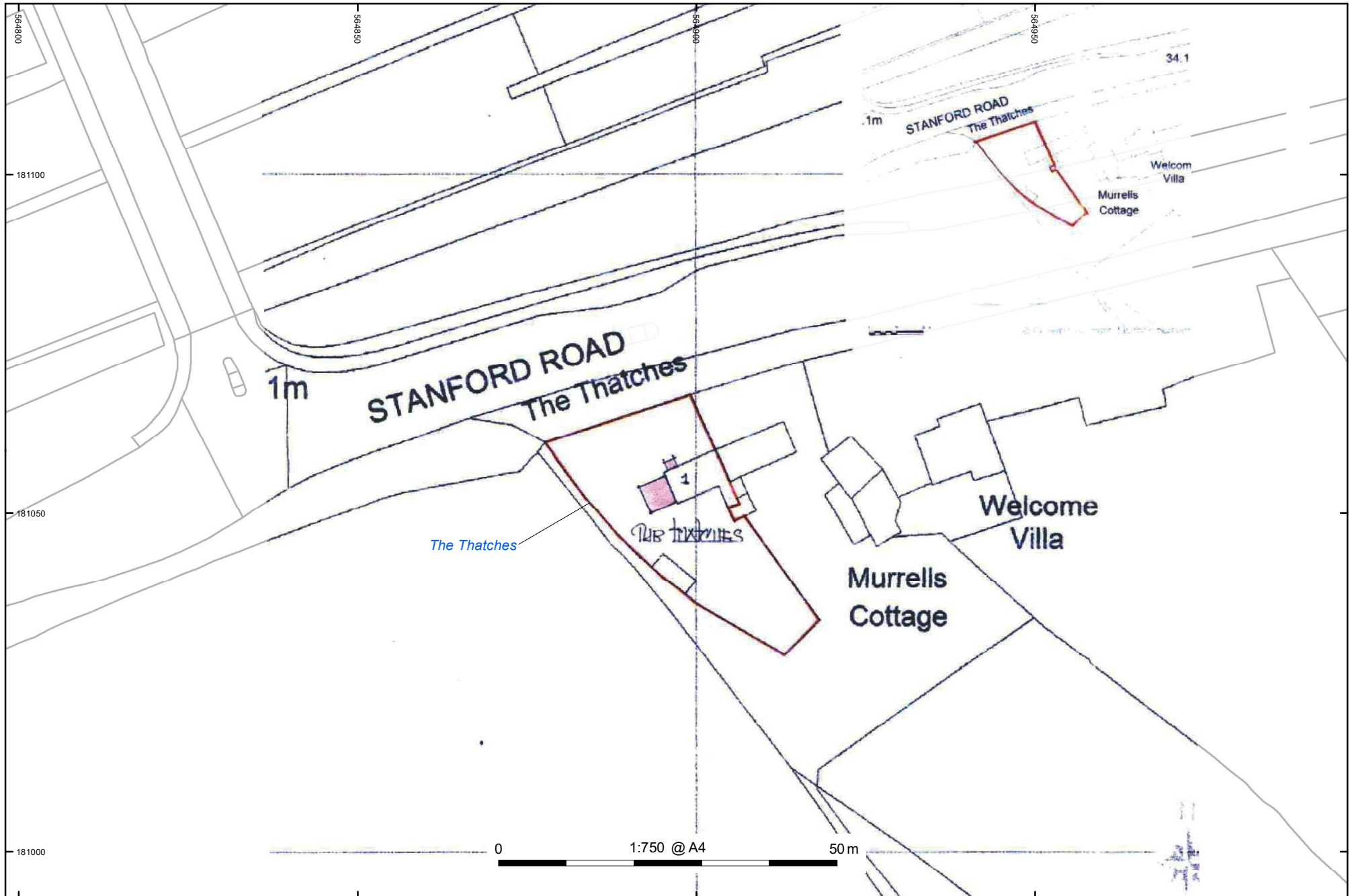


Figure 12: 2014 Planning Application, Location Site Plan



Murrells Cottage

0 1:100 @ A4 5m



The Thatches


0 1:100 @ A4 5m

Figure 13: Northern Elevations, The Thatches and Murrells Cottage



0 1:75 @ A4 5m


Figure 14: West elevation, The Thatches and Murrells Cottage


 Area covered by adjacent external structure



The Thatches

0 1:100 @ A4 5m



 Area covered by adjacent external structure



Murrells Cottage

0 1:100 @ A4 5m


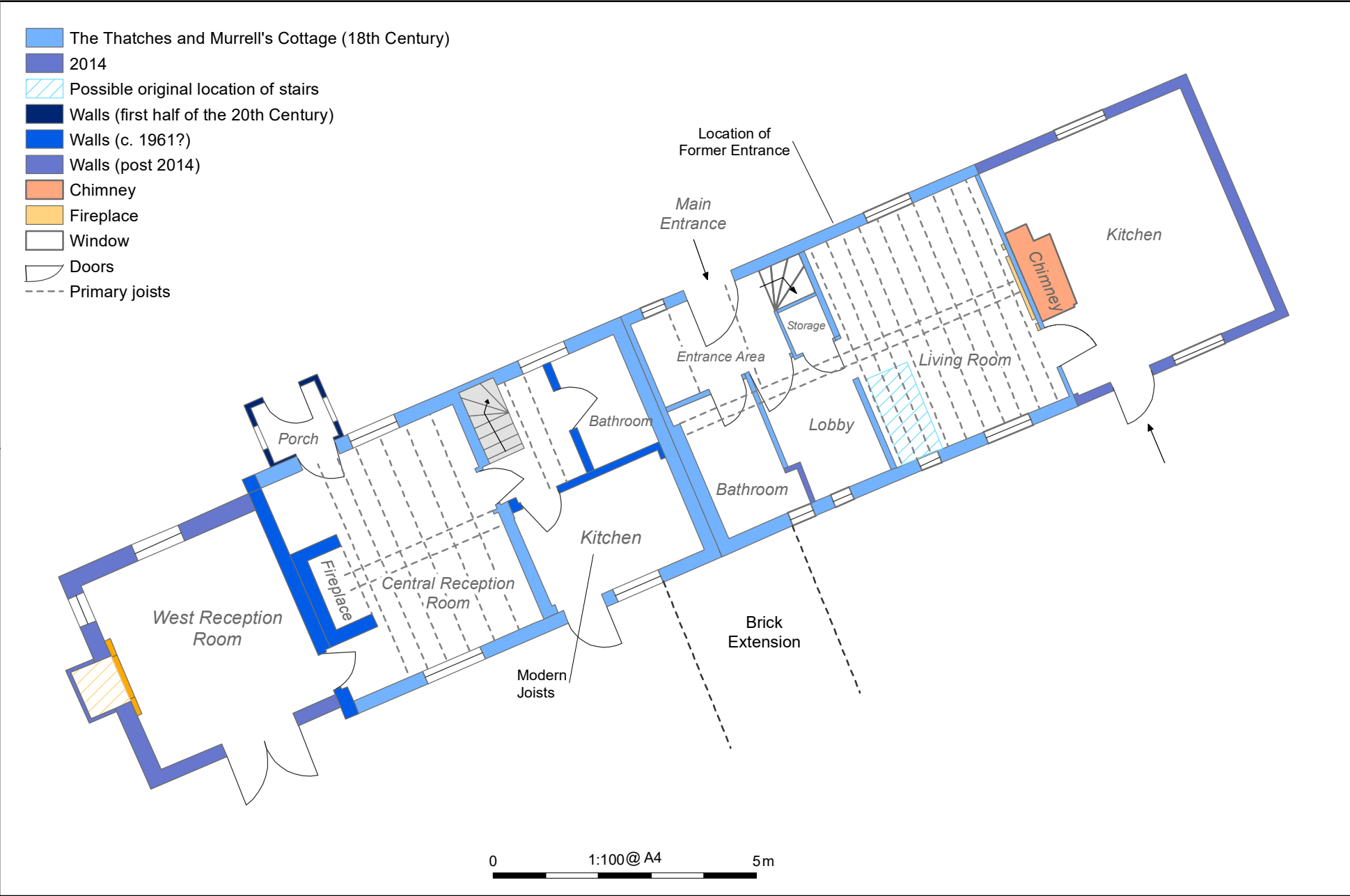


Figure 15: Southern Elevations, The Thatches and Murrells Cottage



0 1:75 @ A4 5m

Figure 16: East elevation, The Thatches and Murrells Cottage



Produced using laser scan data collected by Oxford Archaeology (2021)

Figure 17: Ground floor plan, The Thatches and Murrells cottage

- The Thatches and Murrell's Cottage (18th Century)
- Walls (c. 1961?)
- Walls (post 2014)
- Cupboard
- Window
- Doors
- Visible elements of the roof trusses: purlins and rafters



0 1:100 @ A4 5m

Figure 18: First Floor Plan, The Thatches and Murrells cottages

The Thatches (No. 1 Stanford Road)



Plate 1: 2014 Planning Application, The Thatches' elevations before rebuilding



Plate 2: The north elevation of The Thatches



Plate 3: The north and west elevations of The Thatches



Plate 4: The south elevation of The Thatches



Plate 5: The west elevation of the extension to The Thatches



Plate 6: The south elevation of the extension to The Thatches



Plate 7: The west elevation of the shared outbuilding



Plate 8: The central reception room of The Thatches looking south-west



Plate 9: The ceiling of the central reception room looking north-east



Plate 10: Pair of carpenters' marks on the ceiling of the central reception room



Plate 11: Carpenters' mark on a common joist of the central reception room



Plate 12: Truncated post in central reception room



Plate 13: Hallway of The Thatches looking south-west



Plate 14: Doorway between the central reception room and the hallway



Plate 15: Truncated window in the hallway looking north



Plate 16: The stairway from the landing looking north



Plate 17: Principal joist in the hallway above the kitchen doorway



Plate 18: The kitchen of The Thatches looking south



Plate 19: The principal bathroom of The Thatches looking north



Plate 20: The principal bathroom of The Thatches looking south



Plate 21: The landing of The Thatches looking west



Plate 22: Floorboards visible in the stairway of The Thatche



Plate 23: The principal bedroom of The Thatches looking north



Plate 24: Indent on the tie beam of principal bedroom in The Thatches



Plate 25: The bathroom of The Thatches looking south



Plate 26: The north-west bedroom of The Thatches looking east



Plate 27: The north-west bedroom of The Thatches looking north-west



Plate 28: Floorboards in the north-west bedroom of The Thatches



Plate 29: The south-west bedroom of The Thatches looking south-west



Plate 30: Encased timber and terminating wall plate in the south-west bedroom



Plate 31: The attic of The Thatches looking west



Plate 32: The attic of The Thatches looking east



Plate 33: The west reception room of The Thatches looking west



Plate 34: The outside WC belonging to The Thatches in the shared outbuilding



Plate 35: The front garden of The Thatches looking south-east



Plate 36: The back garden of The Thatches looking north-west

Murrell's Cottage (No. 2 Stanford Road)



Plate 37: North elevation, front façade



Plate 38: North elevation, window with casement with two two-pane lights



Plate 39: North elevation, trace of the earlier door



Plate 40: North elevation, front door



Plate 41: North elevation, small two-light window



Plate 42: South elevation, east part



Plate 43: South elevation, west part



Plate 44: Extension, view from south- east corner



Plate 45: Extension, north elevation



Plate 46: Extension, south elevation



Plate 47: Extension, south elevation, stable-style wooden door



Plate 48: Open barn



Plate 49: North part of workshop of unknown purpose



Plate 50: South part of workshop



Plate 51: Red brick extension



Plate 52: Summer house



Plate 53: Gazebo



Plate 54: Ground floor, entrance hall, staircase



Plate 55: Ground floor, entrance hall, south wall, close doors to lobby and bathroom



Plate 56: Ground floor, entrance hall, south wall, open door to lobby and bathroom



Plate 57: Ground floor, entrance hall, iron handles with thumb latch and lever



Plate 58: Ground floor, entrance hall, west wall



Plate 59: Ground floor, entrance hall, north wall



Plate 60: Ground floor, bathroom, south wall



Plate 61: Ground floor, bathroom, south wall, small window featuring an upper awning light



Plate 62: Ground floor, bathroom, north wall



Plate 63: Ground floor, bathroom, ceiling, principal joist



Plate 64: Ground floor, lobby, south wall



Plate 65: Ground floor, lobby, north wall



Plate 66: Ground floor, lobby, west wall



Plate 67: Ground floor, lobby, east wall



Plate 68: Ground floor, living room, east wall with chimney



Plate 69: Ground floor, living room, east wall, hole for the fireplace casing



Plate 70: Ground floor, living room, north wall



Plate 71: Ground floor, living room, south wall



Plate 72: Ground floor, living room, west wall

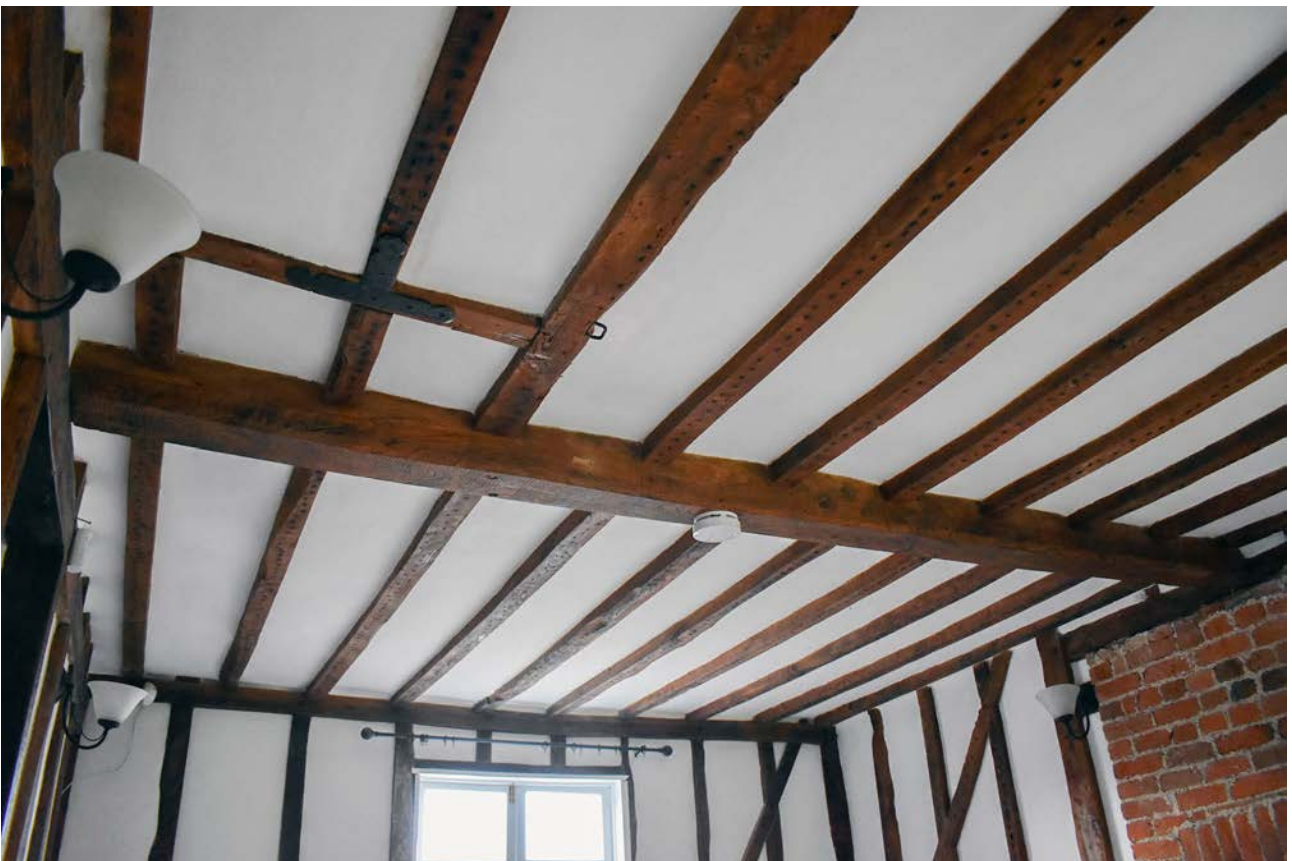


Plate 73: Ground floor, living room, south-east corner of ceiling with trimmer joist



Plate 74: Ground floor, living room, south- east corner of ceiling, trimmer joist with an iron strap T-shape



Plate 75: Ground floor, living room, south part, carpenters' marks



Plate 76: Ground floor, living room, north part, carpenters' marks



Plate 77: Ground floor, kitchen, east wall



Plate 78: Ground floor, kitchen, south wall



Plate 79: Ground floor, kitchen, north wall



Plate 80: Ground floor, kitchen, west wall



Plate 81: Roof of extension, north part



Plate 82: Roof of extension, north- east corner



Plate 83: Roof of extension, south- east corner



Plate 84: Roof of extension, west part with chimney



Plate 85: Staircase, north wall



Plate 86: Staircase, view for landing



Plate 87: Staircase, view for entrance hall



Plate 88: First floor, toilet, south wall



Plate 89: First floor, principal bedroom, east wall



Plate 90: First floor, principal bedroom, east wall, iron strap with piece of modern inserted



Plate 91: First floor, principal bedroom, north wall



Plate 92: First floor, principal bedroom, west wall



Plate 93: First floor, principal bedroom, west wall, north part, carpenters' marks



Plate 94: First floor, wardrobe, north wall



Plate 95: First floor, wardrobe, east wall



Plate 96: First floor, wardrobe, west wall with close doors



Plate 97: First floor, wardrobe, west wall with open doors



Plate 98: Roof, east part



Plate 99: Roof, west part



Plate 100: Roof, north elevation, rafter feet



Lower Thames Crossing

Thatched Cottage

Grays, Thurrock, Essex

Historic Building Investigation and Recording

15 September 2022



Revision	Production Date	Prepared by	Checked by	Approved for release by	Sections revised
Draft	21 March 2022	Bernadetta Rzadek	Julian Munby	Jonathan Gill	
1	15 September 2022	Bernadetta Rzadek	Julian Munby	Jonathan Gill	

This document has been prepared for Highways England in accordance with the terms and conditions of appointment stated in the Lower Thames Crossing (LTC) Technical Partner Contract. LTC cannot accept any responsibility for any use of or reliance on the contents of this document by any third party.

Contents

Section	Page
1 Introduction.....	4
1.1 Project background.....	4
1.2 Location.....	4
1.3 Listed building summary.....	4
1.4 Aims and objectives.....	4
1.5 Methodology.....	5
2 Background History.....	7
2.1 Introduction.....	7
2.2 Historic Development and Map Regression.....	7
2.3 Ownership.....	8
3 Description of Thatched Cottage.....	9
3.1 Introduction.....	9
3.2 External description.....	9
3.3 Internal description.....	14
4 Heritage Significance and Options for Thatched Cottage.....	20
4.1 Heritage significance.....	20
4.2 General potential for reconstruction.....	20
4.3 Further investigation during dismantling.....	21
5 Summary and conclusions.....	22
Appendix A Bibliography.....	23
Appendix B Thatched Cottage list entry.....	24
Appendix C Figures.....	25
Appendix D Plates.....	26

1 Introduction

1.1 Project background

- 1.1.1 Oxford Archaeology (OA) was commissioned by Highways England Company Ltd to undertake historic building investigation and recording at Thatched Cottage, Baker Steet, Grays, Essex (National Grid Reference: TQ 63669 80490).
- 1.1.2 The buildings are located on the proposed route of the Lower Thames Crossing (LTC) and would be significantly impacted by the proposed scheme. The site includes a thatched cottage with an extension, and pagoda style gazebo, two workshops, two small chalets and two sheds located on the property.

1.2 Location

- 1.2.1 Thatched Cottage is located just to the north-eastern edge of Grays in Essex and to the south of the village of Orsett. This area is within the historic parish of Orsett, and Thurrock unitary authority. The building is located on the south side of the A13, which now separates Orsett from Grays, and adjacent to the Stanford Road (or A1013), at the southern end of Baker Street in an area where the historic layout has been truncated and altered by the construction of the A13 and A1089 (Fig. 1).

1.3 Listed building summary

- 1.3.1 Thatched Cottage is listed (Grade II) under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest (list entry number 1111644, Fig. 2).
- 1.3.2 The Historic England entry summary record is reproduced as Appendix A.

1.4 Aims and objectives

- 1.4.1 The principal aims of the current report were:
 - To investigate and record the historic buildings prior to their demolition or dismantling as part of the LTC project in accordance with a Level 4 record (historic England, 2016).
 - To enhance understanding of the evolution, phasing and significance of each of these structures.
 - To enhance understanding of the setting and wider context of these buildings.
 - To mitigate the effects of the proposed scheme on the building.
 - To make the results of the historic building recording publicly accessible in a report which together with the project archive will be deposited with a public institution.

1.5 Methodology

1.5.1 Following a standard set by Historic England, the building's recording program has been set at Level 4. This standard, like the other 3, was defined by Historic England in its document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

1.5.2 The recording level depends on the detailed analysis of the building: from Level 1, comprising photographs and brief notes, to Level 4, containing a full historical and architectural analysis, supported by a comprehensive drawn and photographic record.

Historic England defines the Level 4 record as the most detailed level of recording which follows the Level 3 guidelines but with additional elements. 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.*

Additionally: Level 4 provides a comprehensive analytical record and is appropriate for buildings of special importance. Whereas the analysis and interpretation employed at Level 3 will clarify the building's history so far as it may be deduced from the structure itself, the record at Level 4 will draw on the full range of other sources of information about the building and discuss its significance in terms of architectural, social, regional, or economic history. The range of drawings may also be greater than at other levels.

1.5.3 The site recording took place between 29 November and 1 December and consisted of three main elements: a drawn record, a descriptive, written record, and a photographic record. Particular attention was paid to evidence of the original construction, former use, and alteration of the building to inform the overall understanding of the site.

1.5.4 The drawn record comprises the production of a series of scaled drawings in AutoCAD to explain, describe and interpret the buildings. These include plans and elevation. They were prepared based on laser scanning made in the interior of the building (for plans) and photogrammetry made on the exterior of the building (for elevation). GeoSlam Zeb Horizon laser scanner was used to undertake the laser scanning of the structures. This model has a Class 1 / λ 903nm laser with a IP 54 projection class, and a total of 16 sensors, with an overall vertical angular resolution of 2 degrees and a horizontal angular resolution of 0.38 degrees. This combines to provide a scanning points per second rate of 300,000 points, at a relative accuracy of up to 6mm. The images were then combined using the Agisoft programme to create a scaled 3D image of the buildings' exterior.

1.5.5 The descriptive record has provided further textual analysis of the building to explain its form and historic development. It has been informed by observation and through an investigation using historic maps, census data and planning applications.

1.5.6 The photographic recording of the building was carried out using a Nikon D3500 digital camera with up to 24-megapixel capability and stored in jpeg format. The photographs will include general views of the interior and exterior as well as photographs of items, features, or archaeological details. All photographic records will be accompanied by a photographic register. A photographic scale will be used in images of features or artefacts. A flash will be used in some of the photographs.

1.5.7 The range of photographs included:

- Setting showing the buildings in their context
- Internal walls, floors, ceilings
- Historic features and fittings
- Evidence relating to the former use and alteration of the buildings
- Evidence demonstrating the condition of the buildings.

2 Background History

2.1 Introduction

- 2.1.1 As outlined above the building is located to the north-east of Grays and to the south of Orsett. Thatched Cottage is also located on Baker Street, where there has been a small settlement through the post-medieval period within the parish of Orsett. Baker Street contains several listed buildings including two houses dating to the 15th- 16th century and a 17th century windmill.
- 2.1.2 Thatched Cottage is located between two forks of Baker Street and is of 17th century construction with plain timber framing and later additions. It is a single-storey building (with attic) with a timber frame, clad in weatherboarding, and with a thatched roof incorporating a single dormer. There is an off-centre brick chimney stack, and the windows are 19th-century in date.

2.2 Historic development and map regression

- 2.2.1 The Chapman and André map of 1777 shows the road network in this area with Stanford Road, Mill Lane, and Baker Street all identifiable. There is a cluster of buildings shown on the south side of Stanford Road and another cluster on the east side of Baker Street where Thatched Cottage is located. The map also shows Orsett Heath at the southern end of Baker Street (Fig. 3).
- 2.2.2 The building is more clearly identifiable on the 1840 Tithe Map with a rectangular plan. It was built on a narrow slip of land by the road and this location suggests the site may have started as a squatter's cottage (Fig. 4).
- 2.2.3 On the Ordnance Survey map from 1863, the building is shown with an L-shaped plan, and it appears that an eastward extension had been added towards the northern end of the east side. The map does not show that the building has been divided into two separate parts (Fig. 5).
- 2.2.4 The Ordnance Survey maps from 1897 and 1915 also each show the building with an L-shaped plan, similar to 1863, and apparently divided into two dwellings: a larger house to the north and smaller one to the south. (Fig. 6 and Fig. 7). It seems that on the map from 1938 the situation is similar, and it does not change (Fig. 8).
- 2.2.5 Further changes can be seen on the next OS map from 1959 – 1965. At this date the building is shown with a broadly square plan so presumably a further extension had been added to the east. (Fig. 9).
- 2.2.6 A planning application (Thurrock Council) from 1991, shows that the land on which Thatched Cottage is located was used as a former council storage. The application requested that the area be changed to the purpose of the land on domestic garden, which was approved:
*Change of use of former council storage yard to private garden area.*¹ (Fig. 10)
- 2.2.7 There was a further planning application to Thurrock Council in 2005 for:

Single storey rear extension including partial demolition of existing kitchen at rear new kitchen and living room to ground floor with link to existing building.

- 2.2.8 It is likely that the current eastern half of the building took its current form at this date with a single large extension replacing more *ad hoc* extensions on this side of the primary cottage. The application was approved.²

2.3 Ownership

- 2.3.1 In the Tithe apportionments from 1840, we can see that the owner of Thatched Cottage was Mrs Jane Baker, and it was occupied by John Mapleston. Samuel Newcome, in turn, was the owner of the surrounding plots. The Tithe apportionment shows that Mrs Jane Baker owned a lot of land in the Orsett area. The land occupied by John Mapleston (parcel 187) was described as a Cottage with a garden.³

¹ Planning Application No. 91/00588/FUL, <https://regs.thurrock.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=9100517FUL&previousCaseNumber=00137LQGBU000&previousCaseUprn=100091297847&activeTab=summary&previousKeyVal=00186JQGLI000>

² Planning Application No. 05/00596/LB, <https://regs.thurrock.gov.uk/online-applications/applicationDetails.do?keyVal=IHNT4OQGP7000&activeTab=summary>

³ Essex Record Office, Reference No. D/CT 264/1a

3 Description of Thatched Cottage

3.1 Introduction

- 3.1.1 Thatched Cottage is oriented on a NNW – SSE axis. However, for the sake of ease, the description in the current report has been simplified to the cardinal directions, i.e., the north- south and east- west lines.
- 3.1.3 The building comprises two main elements: a 17th century timber-framed, thatched cottage and a secondary extension, apparently dating from 2005, to the east. The two elements are of similar size to each other, and they are each clad in weatherboarding; the older weatherboarding is a dark brown while the later boards are a light brown.
- 3.1.4 Thatched Cottage is situated on a triangular plot in its northern part. To the east, south and south-west, the plot is fenced with tall Thuja trees. In the south-west part there is an entrance gate with access from the Baker Street. The front, west fence is a small wooden with a two-winged gate, while the northern tip of the plot is surrounded by tall shrubs.
- 3.1.5 In addition to the extension there are several other sheds and minor garden buildings. A pagoda-style gazebo is in the northern part, and in the south-west part there are two workshops with two small chalets. All the buildings on the plot, except Thatched Cottage, are modern.

3.2 External description

- 3.2.1 Thatched Cottage is a three bay wide building with weatherboarded elevations painted black. The principal façade faces west. It has a thatched roof (as its name would imply) and a red brick chimney stack off centre to the north. The primary building is of one storey and an attic with one eyebrow dormer window.
- 3.2.2 The south gable may once have had a chimney stack. This is evidenced by the blocked chimney on the interior, but there is no evidence of this on the exterior (Plate 1).
- 3.2.3 The 2005 extension is also gabled to the north to south and runs parallel to the cottage. There is a gap of approximately 90 cm between the roof structures forming a wide valley between them and the weatherboarding of the modern structure extends beneath this valley. The roof of the extension is covered with terracotta tiles in contrast with the primary thatched building.

- 3.2.4 *The west elevation* is the main façade of the building (Fig. 11) and incorporates three 19th century casement windows at ground floor as well as a doorway to the south side of centre. The windows are casements with two 2-pane lights, and feature rustic boarded shutters with fleur-de-lis motif strap hinges. The front door is made up of vertical boards with applied mouldings to the joints and fleur-de-lis strap hinges, as well as fleur-de-lis to the handle and letter box. The door has horizontal braces to the inner side. All joinery is modern and painted white. A rectangular brown wooden planter hangs under each of the windows. Additionally, under the outer windows, there are plastic planters in grey colour with flowers at each window. There is a wooden trellis panel between the entrance door and the south window of the façade. In the central bay is an eyebrow dormer window. It is a casement like those on the ground floor but slightly larger and painted white. The house sits on what is probably a brick plinth, but this has been covered over with plaster and painted black. There are no rafter feet beneath the thatched eaves. The boards and lintels over the windows have lead sheeting applied and are painted black, matching the walls of the building (Plate 2).
- 3.2.5 The west front of the cottage is separated from the west part of Baker Street by a wooden fence, 90 cm high. The area in front of the cottage is paved with flagstones and around this is in turn, the cottage has grass with a short, modern cobblestones path running from the wooden double swing gate to the door. To the south of the gate, just off the path, there is a wooden house-shaped feeder standing on a long wooden post. The gate has a wooden, 2 m high frame, the top of which is in the shape of 3-sides equal trapezoid (Plate 3).
- 3.2.6 *The east elevation* comprises the east side of the secondary (2005) extension to the cottage. As referred to above it is also clad in weatherboarding, painted brown, and is almost as large as the primary cottage itself (Fig. 12). In the east, rear elevation of the extension are two modern, brown casement windows with 2 two- pane lights. Towards the north end of the elevation is a doorway with a modern, brown, timber door of two panels, the upper panel being a stained-glass window (Plate 4).
- 3.2.7 To the east of the house there is a retaining garden wall about 1 m in height and built with pale orange bricks. The top of the retaining garden wall is a wooden planter extending along its entire length.
- 3.2.8 The space between the retaining wall and the eastern side of the extension is paved with flagstones, creating a sort of corridor with concrete stairs at the north end leading towards a modern pagoda-style gazebo, and from the south with a modern wooden fencing panel with a gate leading to the southern part of the garden (Plate 5, 6).

- 3.2.9 Beyond the retaining wall there is a lawn on the eastern side. In its northern part there is a modern, rectangular, pastel-green timber garden shed. Its dimensions are l: 2 m, w: 1 m and h: 2 m. On its west side there are three square white windows, and on the south side there is an entrance door in white colour with two skylights on their sides. A wooden step leads to the entrance because the base of the shed is a wooden landing, which is levelled with pieces of paving slabs placed in its four corners. The green wooden roof is covered with dark grey roofing felt. At the time of recording, the shed inside was empty inside (Plate 7).
- 3.2.10 The east side of the extension is separated from the east part of Baker Street by a wooden fence made of horizontal boards with wire mesh. From the side of the extension, the fence is difficult to see because large thuja trees grow all the way along the fence on this side of the garden.
- 3.2.11 *The northern elevation* consists of the twin gables of the primary thatched cottage (on the west side) and the extension (on the east side) (Fig. 13). The elevation of the primary building is relatively featureless but in the gable there is a 2-light casement window and immediately beneath the thatch there is a fascia board that is contemporary with the weatherboarding.
- 3.2.12 There is a gap of approximately 90 cm between the primary roof structure and that of the extension forming a wide valley between the cottage and extension. The extension is weather boarded, and its boards extend west to meet the cottage, under the valley. The valley at the joints of both roofs is covered with a profiled, levelled metal sheet, allowing rainwater to flow to the gutter opening suspended underneath. On the eastern side, between the window and the edge of the extension, there is a second vertical gutter, the lower end of which is hidden in the ground. On this side of the extension, in its lower part near the ground, there are also visible three horizontally running pipes, which are sanitary drains. Between them, in the lower part of the gap between the buildings, there is a metal box related with the power supply to the building (Plate 8).
- 3.2.13 The gable of the extension has a decorative barge board (serpentine motif) and towards the apex there is a triangular stained-glass window. There are two casement brown windows along the ground floor of the extension with 2 two- pane lights.
- 3.2.14 The area adjacent to the north part of the cottage and extension is paved with flagstone and around this is a raised garden. On the north side of the house there is a pale beige pagoda style summer house, built on a rockery. It is octagonal in plan, 2.5 m high and, 2.5 m in diameter. It is glazed on its three west facing sides. There are blinds in the windows and inside is empty space, without any furniture. The door is on the south side, with a timber stairway that rises east to west. The floor under the stairs is paved with flagstone that leads directly to the concrete stairs at the north-eastern corner of the extension. The roof is pitched with horned rafter feet extending from the corners and there is a raised lantern roof at the top with eight small panes on each side under its small conical roof. The roof is covered with bitumen roofing and shingles in maroon and black colours (Plate 9).

- 3.2.15 Below the summer house on the south-west side is an area of decking. The fencing on the south and west sides has the same rising sun motif as that around the small timber stairs. The space between the Pagoda and decking is filled with a rock garden with low, bushy vegetation. A path covered with white gravel adjoins the west side of the area of decking. It is bounded on both sides by pale orange bricks placed upright (Plate 10).
- 3.2.16 The path runs westwards to the fence from Baker Street and then turns northwards along it to the dummy of wooden door with the frame masking the high voltage pole. Running along the fence, the path is limited from the west by bushes, and from the east by wooden stakes. About halfway along the path, there is a wooden bench with a backrest. On the southern side of the path, when it turns towards the area of decking, there is a wooden pergola, which connects with the front part of the garden (Plate 11).
- 3.2.17 *The southern elevation*, similar to the northern elevation, consists of the thatched cottage on the west side and an extension on the east side (Fig. 14). The south side of the cottage is covered with ivy with a barely visible a gable casement window in white colour with 2 two-pane lights (Plate 12).
- 3.2.18 The south side of the extension is also overgrown with ivy, but only in the upper part and it is less dense. In the south side of the extension is an opening with brown French doors, four panes to each door. To the right of the French doors is a modern brown casement window with 2 two-pane lights. In the apex of the gable of the extension is a triangular stained-glass window, like in the gable on the north side (Plate 13).
- 3.2.19 The building is separated from the extension by a brown wooden fence made of vertical planks 1.8 m high running south from the building wall to the hedge, which is the southern boundary of the inner patio of the southern part of the garden. There is a wicket in the fence at the wall of the building which leads to the front part of the garden (Plate 14).
- 3.2.20 *Modern outbuilding*. Abutting the south-east corner of the extension is a modern, barn-like outhouse that is open on its west side to the patio, with a glazed gable, supported by two posts. At the apex of the gable is a stained glass with a floral motif and in front of this there is a decorative barge board. The enclosed space is lined with vertical reeded boards on the inside, but the exterior is made of MDF. The timber roof with bituminous sheet covering has broad overhanging eaves, sheltering the exterior. It was probably used as a covered, outdoor seating area but at the time of the recording work there is no furniture. In the western part of the north barn wall there is a wicket to the eastern part of the garden, to the 'corridor' described above between the retaining wall and the eastern wall of the extension. In the central part of the wall, to the east of the wicket, there is a small rectangular window. There is a square hanging cupboard between it and the wicket. Its interior is lined with tiles with a pattern of tiny squares in various shades of brown. Below the cupboard there is a square, empty alcove. On the far south wall of the barn there is a small, oval window (Plate 15).

- 3.2.21 The square patio is bounded on the north by the extension wall, on the west by the wooden fence, on the east by the modern barn, and on the south by a retaining wall made of flat tiles, arranged horizontally, and extending to the western border of the plot. In the middle of the wall is a passage to the southern part of the garden. Three granite steps lead to it. Both the patio and the interior of the barn are paved with stone slab (Plate 16). On the west fence in this area there is a wooden entrance gate with large metal fittings and hinges, stylized as a castle gate (Plate 17).
- 3.2.22 The garden to the south of the house, reached by the three granite steps referred to above, comprises a cobbled area which is overlooked by two small, modern weather-boarded, chalet type buildings set at an angle to each other. The one on the north side is oriented north- south and on the one south side orientated NW-SE. Their gable ends are adjoined with a weather- boarded linking structure. All three structures have bitumen roofing shingles in black colour (Plate 18).
- 3.2.23 The north structure has a large six- pane window in the east face and on the north side is a weatherboarded door with a four- pane window at head height. It has two four- pane windows on its north gable. At the time of survey, it was locked but it could be seen to have benches around the north, west and south sides as well as a large bench in the middle. The linking structure is entered through a large weather- boarded doorway on its east side. Inside is a large trapezoidal shaped room with a bench along its north side and shelving along its south- east side (Plate 19, 20, 21).
- 3.2.24 These two structures appear to be simple workshops. The south structure is featureless on its north-east and south-east facing sides, except for two roof windows in the north-eastern roof slope. The front of the structure is located on the south-west facing side, facing onto empty plot (Orsett Mews). It has two entrance doorways into what appear to be small chalets. There are two single- pane windows on the left and right side of the elevation, flanking the doors. The doors are timber and half glazed. A television aerial suggests it was used as accommodation. Both were locked at the time of survey, but a kitchen sink could be seen through the window of that on the south- east side (Plate 22, 23, 24, 25).
- 3.2.25 A small wooden shed with a double swing door adjoins the small chalets on the south-eastern side. Tools were probably stored there (Plate 26).
- 3.2.26 Near the eastern corner there is a small, thatched roof, presumably removed from a building that no longer survives but the dimensions of which would have been: l: 3m, w: 1.5 m and h: 0.9 m, that is raised on a pair of timber trestles to keep it off the ground. (Plate 27).
- 3.2.27 At the southern end of the garden, next to the fence, in the middle, there is another relatively modern wooden garden shed (dimensions: l: 2 m, w: 1m and h: 2 m), very similar to the one in the eastern part of the garden. On the north side there are four window openings- plexiglass is missing from the middle two. The entrance is on the west side. There are no skylights on either side. The wooden roof is covered with dark grey roofing felt and the walls of the shed are painted with colourless varnish. The shed is set up on wooden planks, which in turn rest on the bricks placed under them (Plate 28).

- 3.2.28 In the south-eastern corner of the plot there is a large, raised area fenced with a stone and wooden revetment. The wall is 0.5 m high and is made of the same flat tiles as the wall around the patio. At the time of survey, the area was overgrown. It probably had a decorative role earlier (Plate 29).
- 3.2.29 The south- west part of the garden, next to the workshops, is paved with flagstones, while the south- east part is a lawn. The whole area is fenced on three sides with high thujas.

3.3 Internal description

3.3.1 GROUND FLOOR (Fig. 15)

- 3.3.2 Central and southern bays: The cottage is of three bays with a chimney stack between the northern and central bays. It is entered through the doorway in the west wall of its central bay and the central and south bays comprise an open area divided by four timber posts (Plate 30, 31). The floor of the southern bay has white wooden boards laid east-west, and the central bay has modern stone paving slabs. There is a modern skirting board in the southern bay which is painted white, and in the central bay one which is painted brown. There are exposed vertical studs and diagonal braces in the outer walls which have been painted grey, with white infill panels.
- 3.3.3 There is what appears to be a blocked fireplace in the southern wall of the south bay, but there is no chimney stack and there is a window in the gable over this area. To either side there is a stud connected by diagonal braces, one on each side (Plate 32).
- 3.3.4 There is a small two-pane sash window in the east wall of the south bay that would have been external before the adjacent extension was built. This window is possibly 19th century in date. There are two studs with a diagonal brace on the south side of the small window and only one on its north side. Adjacent to this stud to the north is the principal post supporting the frame between the two bays (Plate 33).
- 3.3.5 The west wall in the southern bay has a similar arrangement to the eastern with a window, two studs to the south and one to the north. The window is a 19th century casement with two 2-pane lights. There are beige curtains in both windows and silver radiators under them. As on the east wall, there is a brace on the southern side of the window but there is also a pair of short raking braces either side of the post to the north of the window. These short braces support the storey rail in the west wall.
- 3.3.6 In the eastern and western walls, the studs rest on a sole plate on the plinth (c.50 cm above floor level) but in the southern wall they extend down to ground level.
- 3.3.7 The joists in the south bay appear to be modern, white painted, machine cut timbers running north- south.
- 3.3.8 In the east wall of the central bay is a doorway with a half-glazed batten door. It has six panes in its upper part, and an iron pull handle. The door is possibly 19th century in date but has modern iron latches at the foot and the head. To the north of them, behind the stairs, there is a modern silver radiator.

- 3.3.9 By the north- east corner of the central bay is a modern, timber spiral staircase in pale beige colour. This probably replaces the original staircase in the same position. It rises west to east and turns back westwards to the first-floor landing. It has turned balusters, plain timber treads and a hand-rail that is covered with brown leather, fastened with brass studs (Plate 35).
- 3.3.10 On the north side of the central bay there is a large chimney stack with timber lintel but below this fireplace has been remodelled to form two openings, one for a stove (now gone) and one for a cupboard with a modern batten door and 19th century style iron work (Plate 36). The cupboard is now empty, but it has modern tiled floor. Some of the bricks in the stack may be original but they have been reused with cement pointing (Plate 37). An alcove on the west side of the stack has a small modern 19th century style cupboard in its upper part. It is also empty (Plate 38). Beneath this are two timber boards that are crossed, forming an X (Plate 39).
- 3.3.11 There is an entrance door in the west wall and to the north of this is a 19th century casement window with 2 two-pane lights. There are beige curtains. The door, as already described above, is of vertical boards with applied mouldings to the joints and fleur-de-lis strap hinges, as well as fleur-de-lis to the handle and letter box. All joinery is modern and painted white.
- 3.3.12 The principal joist which supports the ceiling between the two bays runs east-west and is supported by two posts. Two binder beams run from this to the corners of the chimney and these binders support common joists spanning east to west. A further beam runs east- west immediately in front of the chimney stack. These are all likely to be original, but further investigation will confirm this (Plate 41, 42, 43).
- 3.3.13 North bay: Behind the staircase is a doorway into the north bay. The architrave around the door appears to be modern, but the simple batten door may be 19th century in date. It has a small square, stained glass window inserted into it. Around the doorway is tongue and groove panelling that stands proud into the north bay. The room in the north bay is smaller than the others. The timber framing is exposed in the east and west walls.
- 3.3.14 The east wall comprises a horizontal, convex rail sitting on a low plinth with four vertical studs and one brace running diagonally across the three south studs. In the south-east and south-west corners there are posts on which rests a construction, ceiling beam running east-west, separating the central and northern bay (Plate 44).
- 3.3.15 In the western wall, apart from the corner, structural post, there are also two studs with the strut. They rest on a rail that slopes slightly down on the north side and is supported by a stone or brick plinth. Instead of two studs, visible in the eastern wall, in the west wall there is located a 19th century casement window with 2 two-pane lights with beige curtains. There is a white radiator below the window (Plate 45).
- 3.3.16 The south wall, on the west side of the door, is inclined slightly southwards because it is the back wall of the chimney stack. In the southwest corner, behind the chimney there is a vertical recess (Plate 46, 47).
- 3.3.17 The north wall is plastered and entirely featureless (Plate 48).

- 3.3.18 All walls in this bay are painted pale beige. The floor is lined with brown, wooden planks painted with stain, arranged in an east-west line.
- 3.3.19 The ceiling joists are clearly modern replacements and they are held at each end within iron strap cradles. They are machine cut, painted white and they run east- west.
- 3.3.20 **FIRST FLOOR (Fig. 16)**
- 3.3.21 Central bay: The spiral stairs rise to a landing in the central bay and here there is a small white balustrade which almost certainly relates to a previous, conventional flight of stairs here. The balustrade is not original however and is likely to be 20th century in date. It has decorative squared balusters and a moulded rail. The stairs open onto a landing hallway that runs north-south along the east side of the first floor central bay. The walls are painted white. Doorways in its north and south ends lead to bedrooms in the north and south bays and a doorway in its west wall leads to a bathroom in the west side of the central bay. The chimney stack protrudes into the hallway on the west side at the north end. White doorframes and doors are 19th century in style but 20th century in date. They have square, stained-glass windows at head height and three vertical moulded recessed panels below. They have iron ring handles. The north- south running dark beige boards of the hallway are in two sections and are likely to predate the 20th century (Plate 49, 50, 51, 52, 53, 54).
- 3.3.22 The wall plate on the east side over the stairs is original but the purlin over the hallway appears to be a secondary replacement (Plate 54, 55). The timber members here are stained a dark brown colour. On the south side of the opening for the stairs, under the slope of the roof is a built-in white wardrobe. It is 19th century in style but 20th century in date. It has vertical boards and iron strap hinges and curled swing handles to open. On the interior, it can be seen to be built with modern timbers (Plate 56, 57).
- 3.3.23 The bathroom in the central bay has a modern bathroom suite and a black and white tiled floor possibly dating from the 1990s. The exposed purlin in west wall is original but the rafters flanking each side of the dormer window are probably secondary (Plate 58). The window is a 19th century casement with two 2-pane lights like those on the ground floor but slightly larger (Plate 59). There may be a length of historic skirting on the south side of the doorway. Part of the historic wall plate is exposed on the north side of the window and the chimney stack protrudes from the north wall on the east side. Inside the dormer on the north side is what appears to be an original strut (Plate 60). The sink is located against the south wall, under the mirror. (Plate 61). The bathtub is freestanding and positioned on the west side of the bathroom. Behind the bath, on the west wall, north of the window, there is a white radiator. The WC is in its north-eastern corner. The walls are painted white

- 3.3.24 South bay: The room in the south bay is the largest at first floor level. It has original wall plates and purlins running north-south (Plate 62, 63). The east-west floorboard, (painted white) may be 19th century in date, but the small, plain skirtings are probably later. In the centre of the south wall is a 19th century window casement with two 2-pane lights. The window is overgrown with ivy from outside. Over and above the casement window there are a tie-beam and a collar, all original. A modern timber bearer sits on the tie-beam. There is a white radiator below. The walls are painted pale beige, and the ceiling is painted white (Plate 64).
- 3.3.25 North bay: The room in the north bay has original exposed wall plates and an original purlin on the east side. There is modern shelving and clothes hanging space built into the east side under the pitch. It is open on the west side with a curtain. (Plate 65). The purlin on the west side is modern (Plate 66).
- 3.3.26 The tie-beam between the north bay and the chimney stack appears to be truncated and there is a shallow recess in the back of the chimney (in the south wall) stack for shelving. This is probably a modern intervention, and the chimney stack may have had material removed. Above the shelves and the doorframe is an original collar, which is notched to clasp the purlins to the rafters (Plate 67).
- 3.3.27 There is the 19th century window casement with 2 two-pane lights in the north wall, below it is white radiator (Plate 68).
- 3.3.28 The walls are painted pale beige, except for the eastern wall, behind the curtain, which is in a pale blue colour. The ceiling is white. The timber, white floorboards run north- south and may predate the 20th century. White skirting, plain and low, can be seen around the south and east sides, possibly contemporary with the intervention to the chimney, but there are encased utilities at the foot of the wall around the north and west sides.
- 3.3.29 **ROOF**
- 3.3.30 The lower part of the roof, with tie-beams, principal rafters and purlins clasped by collars, is partially visible in the attic rooms and the upper section (above the collars) is partially visible through a hatch in the ceiling.
- 3.3.31 Here it is apparent that the roof has undergone considerable works and although primary rafters largely survive they have been strengthened (and made redundant) by the insertion of modern rafters. The primary rafters are pegged at the apex without a ridge piece. The lack of a ridge piece is common for buildings of this date.
- 3.3.32 The rafters are of inconsistent size, with many being waney edged or retaining bark. Most of the rafters do not have any additional supports but two towards the centre have slightly angled props. The plastered chimney breast is visible within the roofspace (Plate 69, 70).
- 3.3.33 **INTERIOR OF EXTENSION (Fig. 15)**
- 3.3.34 The cottage and the extension are joined by a narrow passage about 90 cm in width, which runs north- south between them. There are two doorways in the central bay of the cottage and the extension connects them to each other through the passage. The passage appears to have been

used as a pantry and has timber shelving along its west side. It has strip lighting and linoleum floors.

- 3.3.35 The northern half of the passage has a different character to the southern half and this appears to reflect the historical development of this side of the building.
- 3.3.36 As outlined in the historical background there was an eastward extension shown on OS maps from 1863 to the northern half of the cottage and formerly external weatherboarding survives today encased within to the west side of the southern section of corridor (ie the east wall of the original cottage). Within the weatherboarded wall there is a small 19th century sash window. In the west wall at the north end of the north bay are modern boiler and other utilities (Plate 71, 72, 73, 74).
- 3.3.37 The walls of the extension are solid, probably brick, but they are plastered internally and weatherboarded externally. The opening from the cross-passage has no door. Like the cottage, the extension is divided into three bays, the northern one being smaller than the others, and the south and central bays are open area to the roof. It is a simple but substantial timber structure with brown stained timber trusses dividing the bays. It comprises heavy vertical posts, wall plates and principal rafters. Principal rafters are tenoned into the posts with pegs and one set of purlins also appears to be tenoned in, but they sit in steel cradles. The apex is made up of the principal rafters tenoned and pegged into each other with mortises for a large ridge piece. The ridge piece also sits in steel cradles. The trusses also incorporate arched collars which are tenoned into the principal rafters. Over them, on the north and south sides, are stained glass windows. The skirting is large and plain, and the floor is of flagstones (Plate 75, 76, 77, 78, 79, 80, 81).
- 3.3.38 On the east wall there is a set of modern kitchen units, marble kitchen worktops with timber cupboards and a Belfast sink. There is a space where a cooker has been removed and above it there remains the stainless steel hood. On both sides of the space there are two modern, brown casement windows with 2 double lights. The wall above the cupboards is tiled up to half the height of the windows, and above there is an empty space up to the height of the eaves (Plate 82, 83).
- 3.3.39 In the north-west corner is a built-in modern white cupboard. To the south of the corner cupboard, in the west wall there is a door opening with access to the primary cottage and further south in the western wall, in its southern part of the extension there is modern brown casement windows with 2 double lights. The window is directly opposite the small window on the

eastern wall of the cottage, and it illuminates the passage between cottage and extension (Plate 42, 85, 86).

- 3.3.40 In the southern wall, in its western part, there are modern brown French doors and in its eastern part there is another modern brown casement window with 2 double lights window (Plate 87).
- 3.3.41 In all windows of the extension there are celadon roller blinds, in the French door there is a white string curtain and a celadon curtain. All walls are pale beige, and the walls of the roof slopes are white.
- 3.3.42 In the north wall is a wide opening with a large timber lintel and double doors with moulded panelling leading to the north bay (Plate 88).
- 3.3.43 The north bay of the extension is a modern bathroom. It is panelled with narrow, vertical tongue and groove boards in pale beige colour to brown dado rail height. It has a modern bathtub in the central part of the bay, behind which a white radiator is hung on the northern wall. On the sides there also are two modern, brown casement windows with 2 double lights and with maroon blinds. There is a WC in the northeast corner and a sink in the south-eastern corner. There is a modern door with a stained-glass window to the exterior, in the eastern wall between the toilet and the sink. A white radiator hangs on the wall of the western part of the south wall (Plate 89, 90, 91, 92).
- 3.3.44 Like the central and south bays, it is open to apex and its structure is the same. It has stained glass windows and the collar on the north and south sides. It has large, plain skirting over the tongue and groove paneling and modern, brown boarded floor with a floral border (Plate 93, 94 95, 96).
- 3.3.45 As in the rest of the extension, the walls are also painted in a pale beige color, and the ceiling walls of the pitched roof are white.

4 Heritage Significance and Options for Thatched Cottage

4.1 Heritage significance

- 4.1.1 Thatched Cottage forms a Grade II listed building and is therefore by definition of national historical or architectural significance.
- 4.1.2 The building is probably of 17th century date and is a good example of a modest timber framed building. The timber framing is relatively well preserved and it is a good illustration of local, post-medieval vernacular constructional techniques. The framing can be compared to other local buildings to develop an understanding of how constructional techniques in this area changed over time.
- 4.1.3 The cottage has a considerable evidential value in the potential it holds for further evidence relating to the structure and history of the building; this evidence may be exposed during the dismantling of the structure. The building also has some aesthetic value as an attractive thatched cottage, visible from the public road, and as part of a collection of historic buildings in this area. This area has been significantly altered by 20th-century changes to the road network and this building can help provide some evidence of the historic layout and evolution. The building is of limited historical (associative) and communal value.

4.2 General potential for reconstruction

- 4.2.1 The listed status and heritage significance of the building means that some consideration should be given to the potential for dismantling and reconstructing it elsewhere. Many other buildings have been successfully moved in this way, often as part of major infrastructure projects, but it is not always that this approach would be warranted.
- 4.2.2 Timber framed structures are well suited to dismantling and rebuilding, but it should be determined whether there is a strong local desire for the building to be preserved, whether the fabric is of such significance to justify the exercise and whether a recipient has been identified. Significant buildings can be reconstructed at open air museums, or it may be appropriate for some reconstructed buildings to be returned to the market.
- 4.2.3 There can be a danger for buildings to be carefully dismantled as a goodwill gesture, with the timbers individually numbered, but without a recipient clearly identified. As a result, it can be that the structure never actually is reconstructed.
- 4.2.4 Options for preservation that have been used elsewhere include:
- Physical relocation of entire building by transporting or sliding sideways
 - Careful demolition with record to enable an exact replica rebuild of components
 - Ditto with a view to selective rebuild of more historic features
 - Ditto with historic part being part of larger new building

- Demolition with general record to enable reuse of materials and general replication of the building.

4.2.5 **Potential for reconstruction of Thatched Cottage**

4.2.6 Thatched Cottage is a good example of a well-preserved small, framed house of 17th -century date and it holds good potential for reconstruction at a museum. Alternatively, it would be suitable for physical relocation nearby, or rebuilt on another site. The framing is well preserved and mostly visible internally; the roof is a lightweight structure for thatching. The C20 addition of a large timber-framed room at the rear is an attractive feature.

4.3 Further investigation during dismantling

4.3.1 It is anticipated that further recording will be undertaken during the dismantling or demolition of the building including an initial intrusive stage when areas of historic fabric which are currently hidden are exposed. This will include the removal of plaster from walls and ceilings, the lifting of floorboards and the exposure of fireplaces.

4.3.2 During this consideration should be given to the following:

- Confirmation of how much of the floor structure at first floor has been reconstructed;
- Confirmation of jointing detailing within the framing;
- Examine more closely the cross frames, trusses and roof structure;
- Recording the east elevation after the removal of the secondary extension;
- Assessing the date of any partition walls;
- Is there any evidence of a former ground floor fireplace at the southern end of the building;
- Is there further evidence of the former staircase?

5 Summary and conclusions

- 5.1.1 The Thatched Cottage seems to date to the 17th century judging from the character of the framing, but with later 19th century repairs and replacements. It is a timber frame building. The cottage consists of three bays with a red brick chimney stack between its north and central bays. On the ground floor, the central bay relates to the south bay and forms open space. They are divided by four construction posts, and on its northern wall there is a chimney. In the north-eastern corner there is a modern spiral staircase in place of where was the original staircase (unless this was opposite the front door). There is a room in the northern bay. On the first floor, in the central bay, there is a landing and in the western part, there is a bathroom. The southern and northern bays are bedrooms, with the southern one being the largest room on the floor. It seems that the timber frame is original (much of oak), and the wooden joinery in the form of window frames and door frames dates from the 19th century, as well as the wooden elements of the balustrade on the first floor.
- 5.1.2 The building is clearly identifiable on the 1840 Tithe Map with rectangular plan. It built on narrow slip of land by the road. This site probably started as squatter's cottage by the road and may be why it is poorly documented, although later adjacent to a farmyard.
- 5.1.3 In 1991, the land on which Thatched Cottage is located was transformed from a council storage to a domestic garden, including part of the former farmyard.
- 5.1.4 In 2005, a brick extension, which is almost as big as the cottage, was added to the cottage. It is also gabled north to south and runs parallel. The buildings are connected by a narrow passage, in which the pantry is located. The extension also consists of three bays, of which the central and the south are connected and constitute the open space of the kitchen and dining room. There is a bathroom in the northern bay.
- 5.1.5 There are several modern buildings in the garden, they are: in the northern part of the garden a Japanese pagoda-style gazebo, in the western and southern parts two small sheds for garden tools, in the south-eastern corner of the extension, a barn which opens to the patio, two workshops with two small chalets in the south-west part of the garden.

Appendix A Bibliography

Published Sources

Lane, R. (2016). *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon: Historic England.

Archival Sources

1861 Census for England, Essex, Orsett, District 2f, p. 30, schedules 163-4.

1871 Census for England, Essex, Orsett, District 2, p. 36, schedule 187.

1881 Census for England, Essex, Orsett, District 2, p. 13, schedules 74-5.

1891 Census for England, Essex, Orsett, District 13, p. 11, schedules 78-9.

1901 Census for England, Essex, Orsett, District 11, p. 19, schedules 116-7.

1911 Census for England, Essex, Orsett, District 7, schedules 21-2.

1921 Census for England, Essex, Orsett, District 6, schedules 112.

1939 Register for England and Wales, Essex, Thurrock, District D.C.O.F., 218-9

Cartographic Sources

John Chapman and Peter André, *Map of the County of Essex* (1777) (Scale 2 ins to a mile)

Ordnance Survey Drawing 134 East Tilbury (1805) (British Library; Scale 3 ins to a mile, preparatory drawing for OS one-inch map Sheet No. 1, 1805)

Tithe map of Orsett, Essex (1839)

Ordnance Survey, First edn 6-inch/25-inch map (1873, surveyed 1863-7)

Ordnance Survey, Revised edn 25-inch map (1897)

Ordnance Survey, Revised edn 25-inch map (1921, surveyed 1915)

Ordnance Survey 6-inch map (1944)

Ordnance Survey 25-inch National Grid map (1965)

Appendix B Thatched Cottage list entry

THATCHED COTTAGE, BAKER STREET, ORSETT

County: Essex

District: Thurrock (Unitary Authority)

Grade: II

Date first listed: 10-Nov-1981

Date of most recent amendment: 18-Feb-1982

List entry Number: 1111644

Legacy System number: 119608

Legacy System: LBS

Details

TQ 68 SW 5/57 5221

Orsett, BAKER STREET, Thatched Cottage

Formerly listed as Thatched Cottage to south of Neville's Farm.

Previously listed under BAKERS LANE

C17 cottage, timber framed and weatherboarded, with thatched roof. Partly painted brickwork. One story and attics. Three window range C19 casements. One dormer. Red brick chimney stack.

National Grid Reference: TQ 63669 80490

Appendix C Figures

- Figure 1 Site Location Map; north-eastern edge of Grays, south side of the A13, which now separates Orsett from Grays, and adjacent to the Stanford Road A1013, at the southern end of Baker Street, scale 1:5000
- Figure 2 Thatched Cottage Listing Map
- Figure 3 1777 Chapman and Andre’s Map
- Figure 4 1840 Tithe Map, showing Thatched Cottage
- Figure 5 1863 Ordnance Survey Map, showing Thatched Cottage
- Figure 6 1897 Ordnance Survey Map, showing Thatched Cottage
- Figure 7 1915 Ordnance Survey Map, showing Thatched Cottage
- Figure 8 1938 Ordnance Survey Map, showing Thatched Cottage
- Figure 9 1959- 1965 Ordnance Survey Map, showing Thatched Cottage
- Figure 10 1991 Planning Application Map, showing Thatched Cottage
- Figure 11 West elevation, Thatched Cottage
- Figure 12 East elevation, extension
- Figure 13 North elevation, Thatched Cottage with extension
- Figure 14 South elevation, Thatched Cottage with extension
- Figure 15 Ground floor plan, Thatched Cottage with Extension
- Figure 16 First floor plan, Thatched CottageSite location



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Figure 1: Site location



Produced using laser scan data collected by Oxford Archaeology (2021)

Figure 2: Listing Map for Thatched Cottage



Figure 3: 1777 Chapman and André Map, showing Thatched Cottage



Figure 4: 1840 Tithe Map, showing Thatched Cottage



Figure 5: 1863 Ordnance Survey Map, showing Thatched Cottage

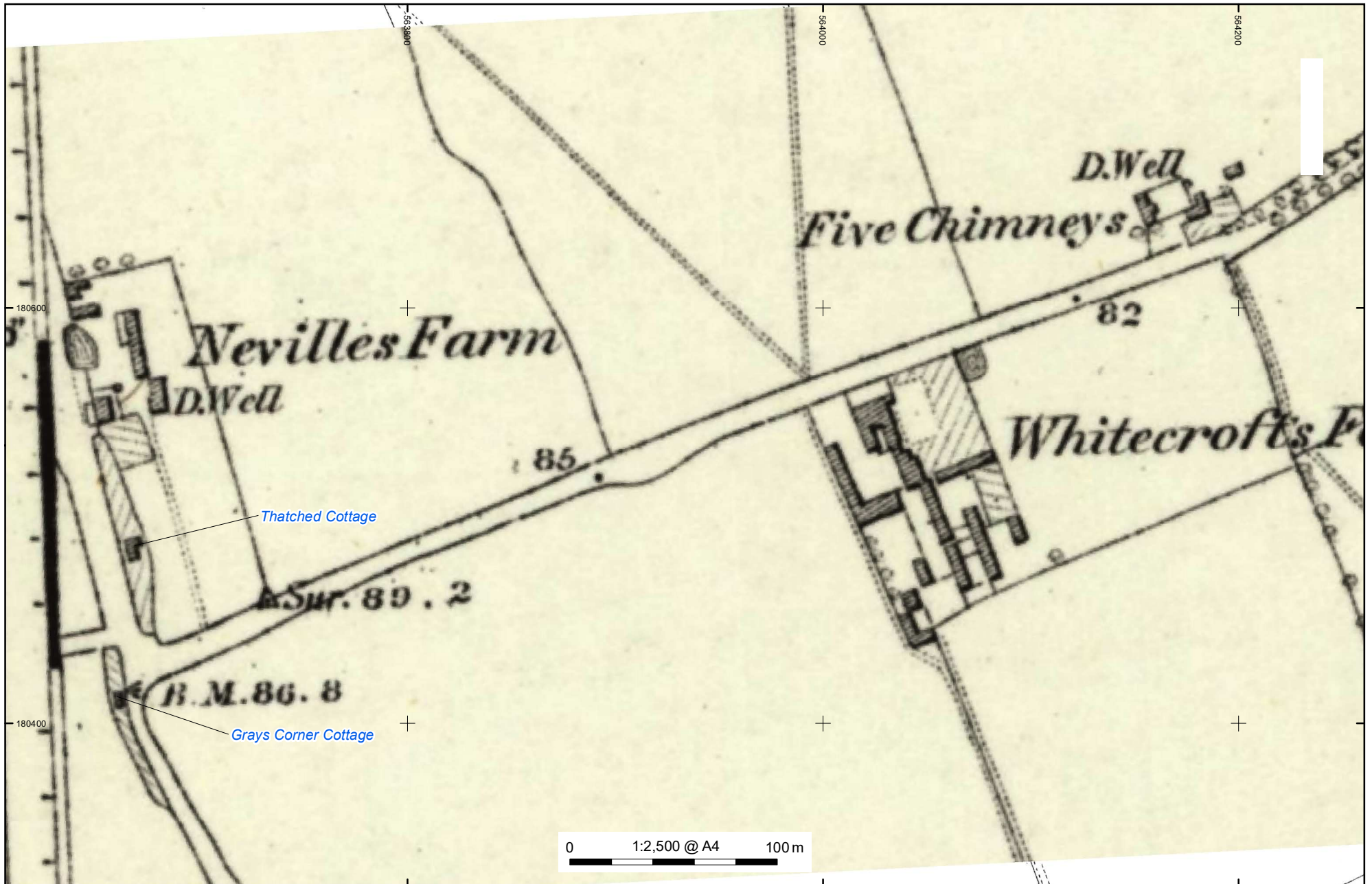


Figure 6: 1873 Ordnance Survey Map, showing Thatched Cottage



Figure 7: 1915 Ordnance Survey Map, showing Thatched Cottage

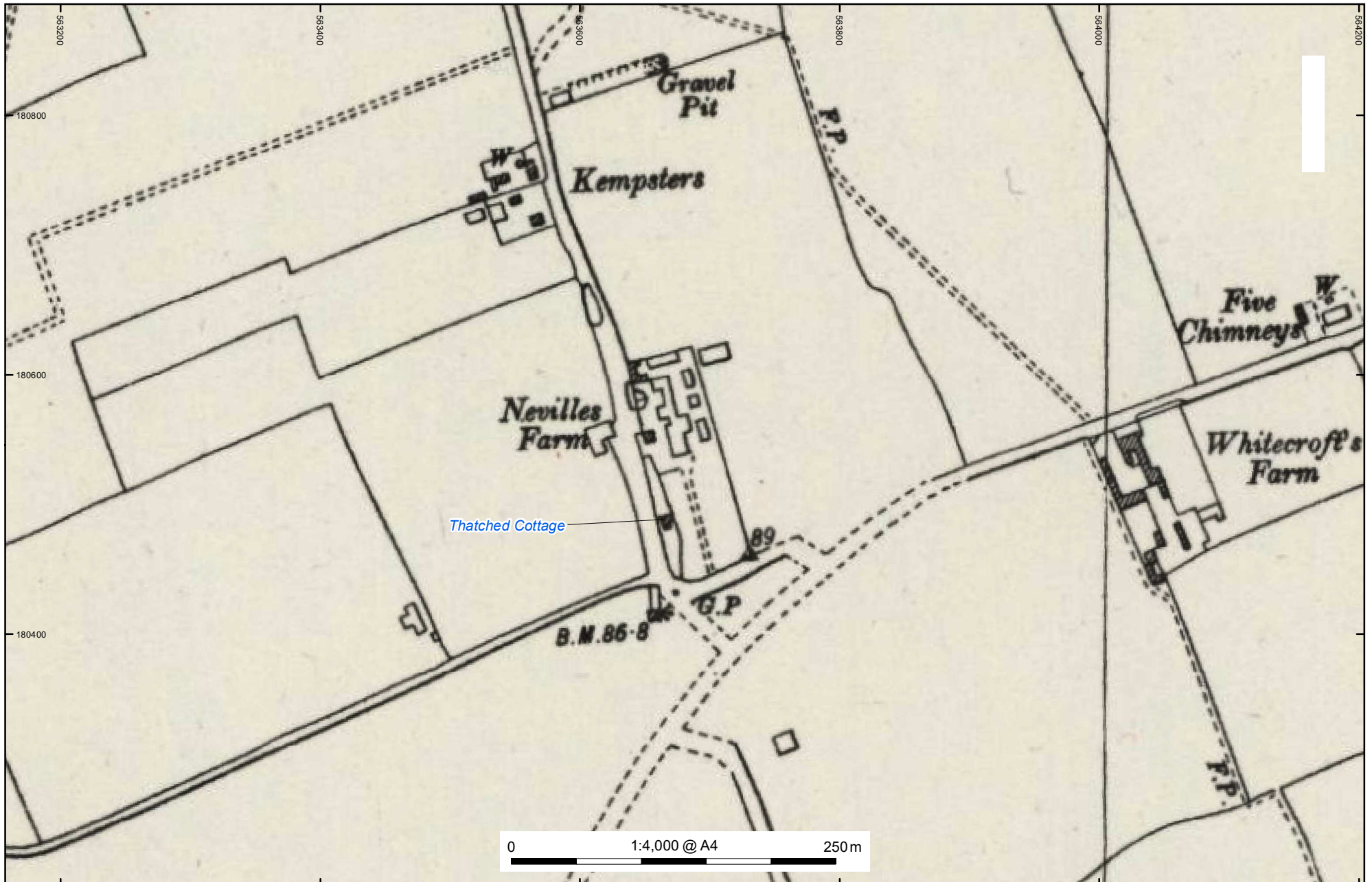


Figure 8: 1938 Ordnance Survey Map, showing Thatched Cottage



Figure 9: 1959- 1965 Ordnance Survey Map, showing Thatched Cottage

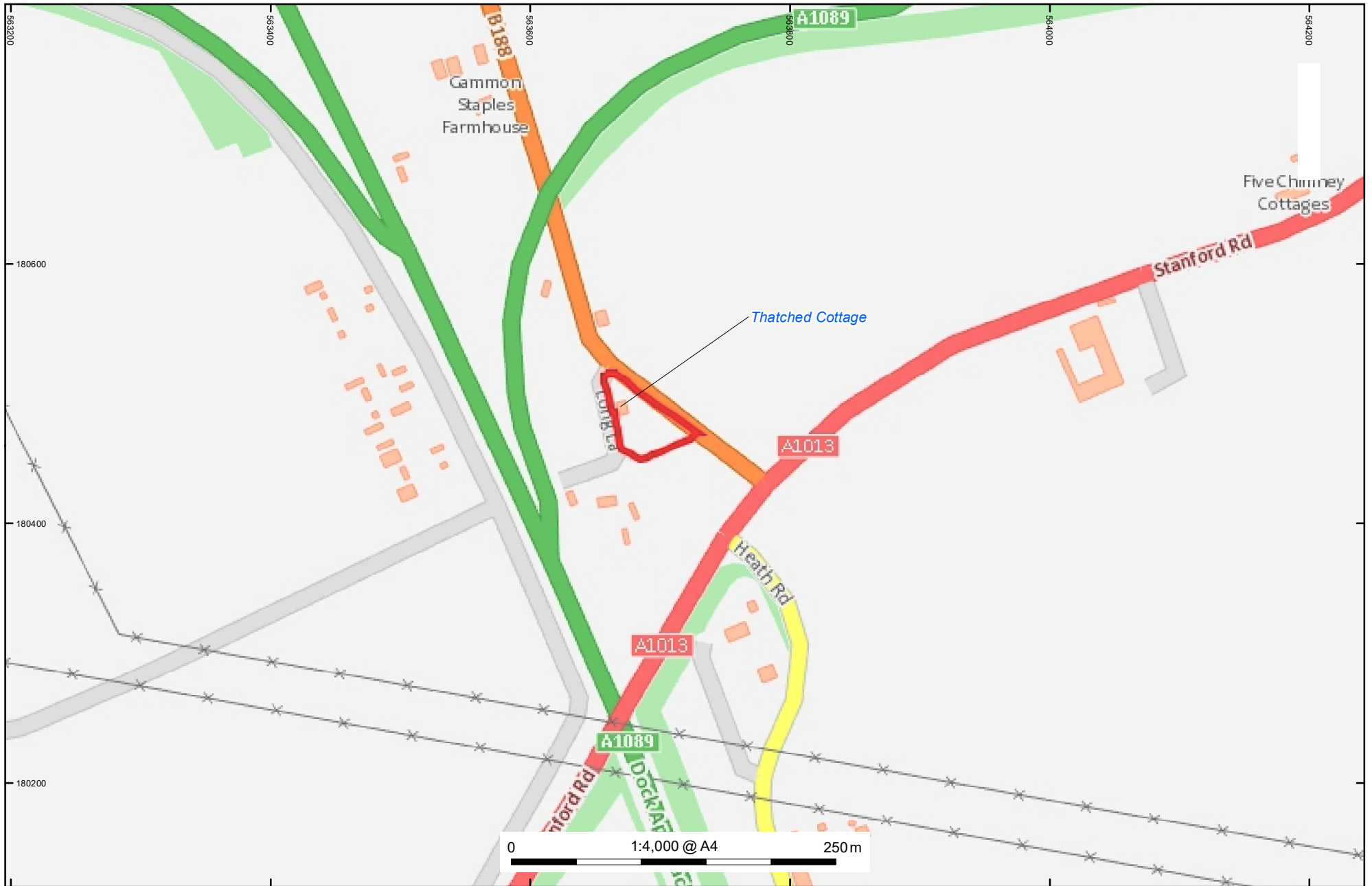
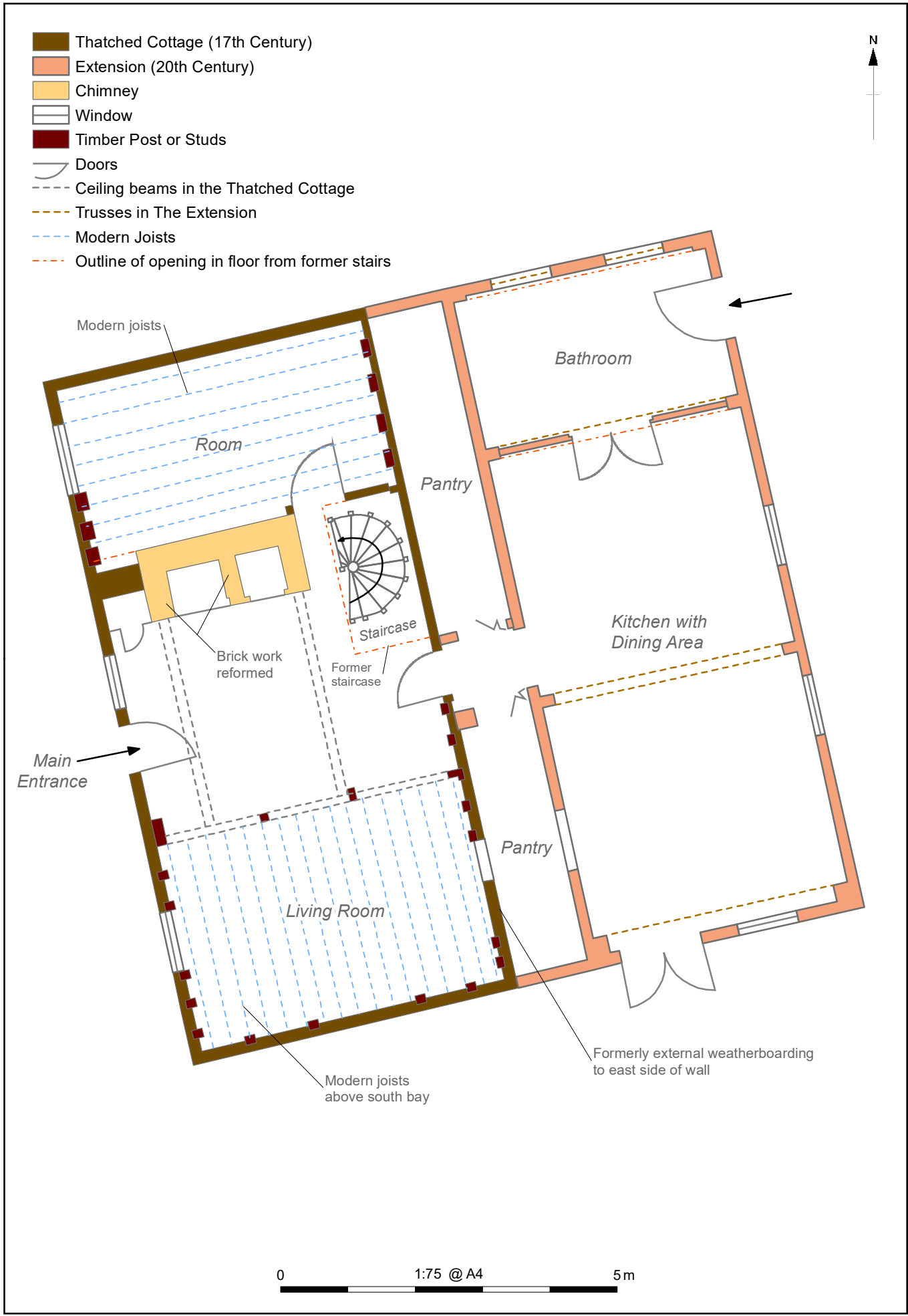


Figure 10: 1991 Planning Application Map, showing plot of Thatched Cottage



Produced using laser scan data collected by Oxford Archaeology (2021)

Figure 15: Ground floor plan, Thatched Cottage with Extension



Figure 16: First floor plan, Thatched Cottage



Produced using photogrammetry data collected by Oxford Archaeology (2021)

Figure 11: West elevation, Thatched Cottage



*Modern barn abutting
Extension of Thatched Cottage*

0 1:75 @ A4 5m



0 1:75 @ A4 5m



Appendix D Plates

Plate 1	West elevation
Plate 2	West elevation from north- west corner
Plate 3	West elevation, double swing gate
Plate 4	East elevation
Plate 5	East part of the garden, view to the 'corridor'
Plate 6	East part of the garden, view to the concrete steps
Plate 7	Eastern shed
Plate 8	North elevation
Plate 9	Pagoda style summer house
Plate 10	Decking area
Plate 11	North- west part of garden
Plate 12	South elevation, cottage
Plate 13	South elevation, extension
Plate 14	South elevation, fence between the cottage and the extension
Plate 15	Modern, open barn
Plate 16	Patio with granite steps
Plate 17	Entrance gate to the south part of garden
Plate 18	Buildings in the south- west part of the garden
Plate 19	North workshop
Plate 20	Linking structure
Plate 21	Linking structure, interior
Plate 22	Back of small chalets, north wall
Plate 23	Small chalets
Plate 24	West chalet
Plate 25	East chalet
Plate 26	Shed adjoins the east chalet
Plate 27	Small thatched roof
Plate 28	Southern shed
Plate 29	Fenced decorative area in the south- east corner of the garden

- Plate 30 Ground floor, south bay,
- Plate 31 Ground floor, central bay,
- Plate 32 Ground floor, south bay, south wall
- Plate 33 Ground floor, south bay, east wall
- Plate 34 Ground floor, south bay, west wall
- Plate 35 Ground floor, central and south bay, east wall
- Plate 36 Ground floor, central bay, stairs
- Plate 37 Ground floor, central bay, north wall, the chimney
- Plate 38 Ground floor, central bay, north wall, cupboard
- Plate 39 Ground floor, central bay, north wall
- Plate 40 Ground floor, central bay, entrance to the north bay
- Plate 41 Ground floor, central bay, ceiling beams
- Plate 42 Ground floor, central bay, ceiling beams
- Plate 43 Ground floor, central bay, ceiling beams
- Plate 44 Ground floor, north bay, east wall
- Plate 45 Ground floor, north bay, west wall
- Plate 46 Ground floor, north bay, east part of the south wall
- Plate 47 Ground floor, north bay, west part of the south wall
- Plate 48 Ground floor, north bay, north wall
- Plate 49 First floor, central bay, stairs
- Plate 50 First floor, central bay, balustrade
- Plate 51 First floor, central bay, balustrade
- Plate 52 First floor, central bay, view to the south bay
- Plate 53 First floor, central bay, view to the north bay
- Plate 54 First floor, central bay, east wall plate, view to the north
- Plate 55 First floor, central bay, east wall plate, view to the south
- Plate 56 First floor, central bay, wardrobe
- Plate 57 First floor, central bay, wardrobe
- Plate 58 First floor, central bay, bathroom, west wall
- Plate 59 First floor, central bay, bathroom, east wall

- Plate 60 First floor, central bay, bathroom, north wall
- Plate 61 First floor, central bay, bathroom, south wall
- Plate 62 First floor, south bay, east wall
- Plate 63 First floor, south bay, west wall
- Plate 64 First floor, south bay, south wall
- Plate 65 First floor, north bay, east wall
- Plate 66 First floor, north bay, west wall
- Plate 67 First floor, north bay, south wall
- Plate 68 First floor, north bay, north wall
- Plate 69 Roof, view to the south
- Plate 70 Roof, view to the north
- Plate 71 Passage between cottage and extension, north part
- Plate 72 Passage between cottage and extension, north part, media
- Plate 73 Passage between cottage and extension, south part
- Plate 74 Passage between cottage and extension, south part
- Plate 75 Extension, central bay, north wall
- Plate 76 Extension, central bay, north wall, apex
- Plate 77 Extension, join between principal rafter collar and purlin
- Plate 78 Extension, central bay, central apex
- Plate 79 Extension, central bay, view to the north- east corner of the open space
- Plate 80 Extension, south bay, view to the south- west corner of the open space
- Plate 81 Extension, central bay, floor
- Plate 82 Extension, central bay, north part of the east wall
- Plate 83 Extension, south bay, south part of the west wall
- Plate 84 Extension, central bay, north- west corner, cupboard
- Plate 85 Extension, central bay, west wall, door opening
- Plate 86 Extension, south bay, modern window
- Plate 87 Extension, south bay, south wall
- Plate 88 Extension, central bay, north wall
- Plate 89 Extension, north bay, north wall

- Plate 90 Extension, north bay, east wall
- Plate 91 Extension, north bay, south- east corner
- Plate 92 Extension, north bay, south- west corner
- Plate 93 Extension, north bay, north wall, apex
- Plate 94 Extension, north bay, south wall, apex
- Plate 95 Extension, north bay, north- east corner, join of the principal rafter with
the post and ceiling beam
- Plate 96 Extension, north bay, detail of the floor



Plate 1: West elevation



Plate 2: West elevation from north- west corner



Plate 3: West elevation, double swing gate



Plate 4: East elevation



Plate 5: East part of the garden, view to the 'corridor'



Plate 6: East part of the garden, view to the concrete steps



Plate 7: Eastern shed



Plate 8: North elevation



Plate 9: Pagoda style summer house



Plate 10: Decking area



Plate 11: North- west part of garden



Plate 12: South elevation, cottage



Plate 13: South elevation, extension



Plate 14: South elevation, fence between the cottage and the extension



Plate 15: Modern, open barn



Plate 16: Patio with granite steps



Plate 17: Entrance gate to the south part of garden



Plate 18: Buildings in the south- west part of the garden



Plate 19: North workshop



Plate 20: Linking structure



Plate 21: Linking structure, interior



Plate 22: Back of small chalets, north wall



Plate 23: Small chalets



Plate 24: West chalet



Plate 25: East chalet



Plate 26: Shed adjoins the east chalet



Plate 27: Small thatched roof



Plate 28: Southern shed



Plate 29: Fenced decorative area in the south- east corner of the garden



Plate 30: Ground floor, south bay



Plate 31: Ground floor, central bay



Plate 32: Ground floor, south bay, south wall



Plate 33: Ground floor, south bay, east wall



Plate 34: Ground floor, south bay, west wall



Plate 35: Ground floor, central and south bay, east wall



Plate 36: Ground floor, central bay, stairs



Plate 37: Ground floor, central bay, north wall, the chimney



Plate 38: Ground floor, central bay, north wall, cupboard



Plate 39: Ground floor, central bay, north wall



Plate 40: Ground floor, central bay, entrance to the north bay



Plate 41: Ground floor, central bay, ceiling beams



Plate 42: Ground floor, central bay, ceiling beams



Plate 43: Ground floor, central bay, ceiling beams



Plate 44: Ground floor, north bay, east wall



Plate 45: Ground floor, north bay, west wall



Plate 46: Ground floor, north bay, east part of the south wall



Plate 47: Ground floor, north bay, west part of the south wall



Plate 48: Ground floor, north bay, north wall



Plate 49: First floor, central bay, stairs



Plate 50: First floor, central bay, balustrade



Plate 51: First floor, central bay, balustrade



Plate 52: First floor, central bay, view to the south bay



Plate 53: First floor, central bay, view to the north bay



Plate 54: First floor, central bay, east purlin, view to the north



Plate 55: First floor, central bay, east purlin, view to the south



Plate 56: First floor, central bay, wardrobe



Plate 57: First floor, central bay, wardrobe



Plate 58: First floor, central bay, bathroom, west wall



Plate 59: First floor, central bay, bathroom, east wall



Plate 60: First floor, central bay, bathroom, north wall



Plate 61: First floor, central bay, bathroom, south wall



Plate 62: First floor, south bay, east wall



Plate 63: First floor, south bay, west wall



Plate 64: First floor, south bay, south wall



Plate 65: First floor, north bay, east wall



Plate 66: First floor, north bay, west wall



Plate 67: First floor, north bay, south wall



Plate 68: First floor, north bay, north wall



Plate 69: Roof, view to the south



Plate 70: Roof, view to the north



Plate 71: Passage between cottage and extension, north part



Plate 72: Passage between cottage and extension, north part, media



Plate 73: Passage between cottage and extension, south part



Plate 74: Passage between cottage and extension, south part



Plate 75: Extension, central bay, north wall



Plate 76: Extension, central bay, north wall, apex



Plate 77: Extension, join between principal rafter collar and purlin



Plate 78: Extension, central bay, central apex



Plate 79: Extension, central bay, view to the north- east corner of the open space



Plate 80: Extension, south bay, view to the south- west corner of the open space



Plate 81: Extension, central bay, floor



Plate 82: Extension, central bay, north part of the east wall



Plate 83: Extension, south bay, south part of the west wall



Plate 84: Extension, central bay, north- west corner, cupboard



Plate 85: Extension, central bay, west wall, door opening



Plate 86: Extension, south bay, modern window



Plate 87: Extension, south bay, south wall



Plate 88: Extension, central bay, north wall



Plate 89: Extension, north bay, north wall



Plate 90: Extension, north bay, east wall



Plate 91: Extension, north bay, south- east corner



Plate 92: Extension, north bay, south- west corner



Plate 93: Extension, north bay, north wall, apex



Plate 94: Extension, north bay, south wall, apex



Plate 95: Extension, north bay, north- east corner, join of the principal rafter with the post and ceiling beam



Plate 96: Extension, north bay, detail of the floor

If you need help accessing this or any other National Highways information, please call **0300 123 5000** and we will help you.

© Crown copyright 2022.

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence:

visit www.nationalarchives.gov.uk/doc/open-government-licence/

write to the **Information Policy Team, The National Archives, Kew, London TW9 4DU**, or email psi@nationalarchives.gsi.gov.uk.

Mapping (where present): © Crown copyright and database rights 2022 OS 100030649. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

If you have any enquiries about this publication email info@nationalhighways.co.uk or call **0300 123 5000***.

*Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and must count towards any inclusive minutes in the same way as 01 and 02 calls.

These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone. Calls may be recorded or monitored.

Printed on paper from well-managed forests and other controlled sources when issued directly by National Highways.

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ

National Highways Company Limited registered in England and Wales number 09346363