

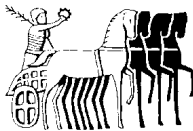
**Building recording at 1-3 The Potteries,
Pottery Lane,
Chelmsford, Essex
June 2011**



**report prepared by
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**on behalf of
Marden Homes**

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CAT Report 609

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1 Summary

Three unlisted C19th brick cottages, built between 1832 and 1854 and associated with the historic former Broomfield Brick, Tile and Pottery Works, were surveyed by Colchester Archaeological Trust (CAT) in June 2011. The cottages are typical of early Victorian construction with shallow roofs and recessed windows. They appear to have changed only superficially in the C20th and they provide a good example of industrially associated working class housing that has often been cleared away without record. As surviving examples of how ordinary workers lived in the C19th they provide today's society with a glimpse of its Victorian counterpart.

2 Introduction (Fig 1)

- 2.1 This is the archive report on building recording carried out by Colchester Archaeological Trust (CAT) at 1-3 The Potteries, Pottery Lane, Chelmsford, Essex, on 16th June 2011.
- 2.2 The proposed development comprises the demolition of the three existing unlisted cottages and replacement with four detached dwellings. The site is located in the north of Chelmsford off the Broomfield Road (B1008) at NGR TL7028 0847.
- 2.3 A planning application for the development of the site was submitted to Chelmsford Borough Council in January 2011 (FUL/11/00012).
- 2.4 Given the impact of the development on the historic integrity of the cottages, a full archaeological condition was recommended to be attached to the planning consent. This recommendation followed Planning Policy Statement 5: Planning for the Historic Environment.
- 2.5 A brief detailing the required building recording was written by the HEM officer (Teresa O'Connor: HEM 2011). All archaeological work was carried out in accordance with a WSI (Written Scheme of Investigation) produced by CAT in response to the HEM team brief and agreed with the HEM team (CAT 2011).
- 2.6 All work was carried out according to standards and practices contained in the Institute for Archaeologists *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (IfA 2008a) and *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (IfA 2008b), *Management of research projects in the historic environment* (MoRPHE), and *Standards for field archaeology in the East of England* (EAA 14).
- 2.7 The scope of the building recording included the compilation of a brief history of the site using documentary and cartographic sources to RCHME Level 2.
- 2.8 The written report is accompanied by a CD containing a full photographic record of digital images (Appendix 2) and black and white prints with negatives (Appendix 3).

3 Historical background

The three properties are associated with the historic former brickworks of the Broomfield Brick, Tile and Pottery Works that were located in Pottery Field (later Marconi Field) at the end of Kiln Lane (now Pottery Lane). Brick production was in great demand in Chelmsford during the C19th as a result of the flourishing trade generated by the Chelmer and Blackwater Navigation of 1797 and the opening of the London to Colchester railway in 1843. The resulting wealth led to major expansion in the town. The brickworks operated from 1832 to c 1912 and were established by James Christy, a farmer from Peckham, South London who moved to Patching Hall Farm, Broomfield in the early 1800's (O'Connor 2011). By 1898, the pottery side of the business was taken over by the Bryan family who had owned Wood Street Potteries in Chelmsford since the 1860's but the Christy brickyard continued to operate until about 1912. The three cottages were brick-built (probably from bricks produced at the works) and were constructed for employees of the brickworks.

4 Cartographic and documentary survey

The earliest mapping showing the cottages is the 1848 tithe map for the parish of Broomfield (Illust 1).



Illustration 1 1848 tithe map of Broomfield parish (D/CT 54).

This shows the cottages to the east of the brickworks with the award listing two cottages with gardens as being owned by James Christy. This is good evidence for the evolution of the properties as it clearly shows there were originally only two buildings and that the third cottage must be a later addition. Such additions appear to have occurred at several points in the cottages' history. An 1854 map of James Christy's estate (Illust 2) shows the eastern cottage as having an extension to the north.

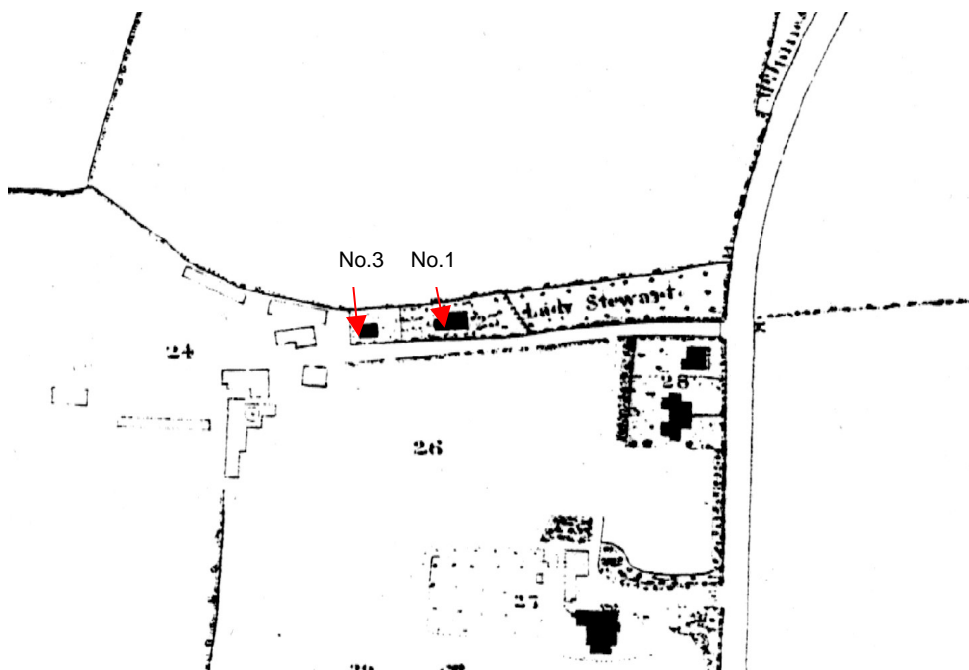


Illustration 2 1854 Map of an estate belonging to Mr James Christy (TS/M 62/2).

The estate map shows that the eastern cottage is almost twice as long as that to the west and the northern extension makes it even bigger. Because of this increased size and its location away from the brick kilns, it is possible that the brickworks' manager or foreman occupied the east cottage.

No further changes appear to have been made by the time of the 1875 6" edition Ordnance Survey (Illust 3).

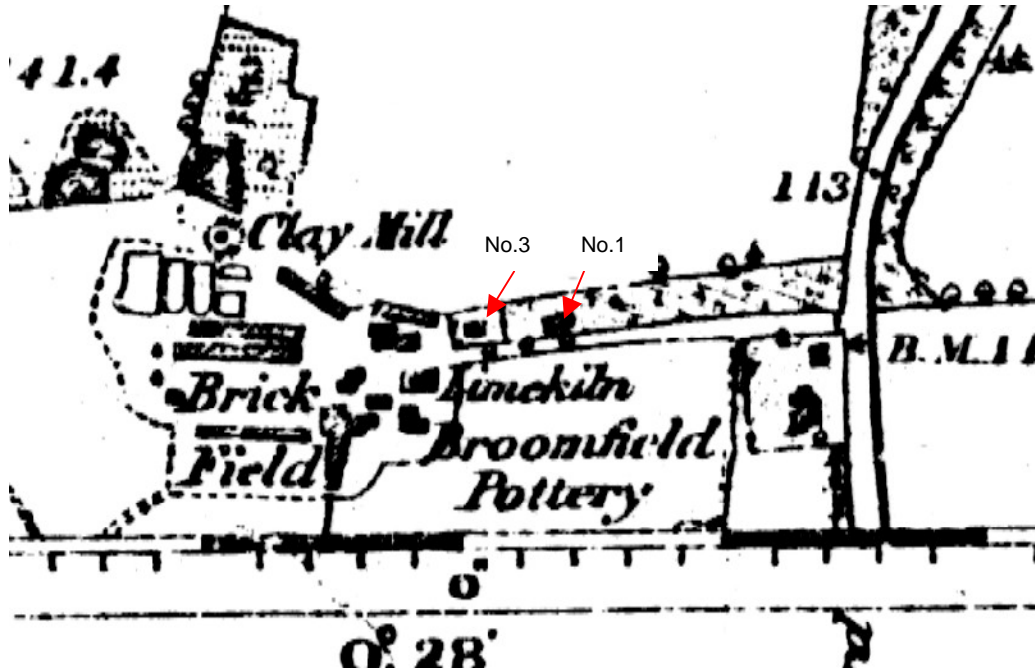


Illustration 3 1875 6" edition Ordnance Survey (sheet 43).

However, by the time of the 1897 6" edition Ordnance Survey (Illust 4) significant change had taken place. The east cottage appears longer than previously and the one to the west has an extension to the north.

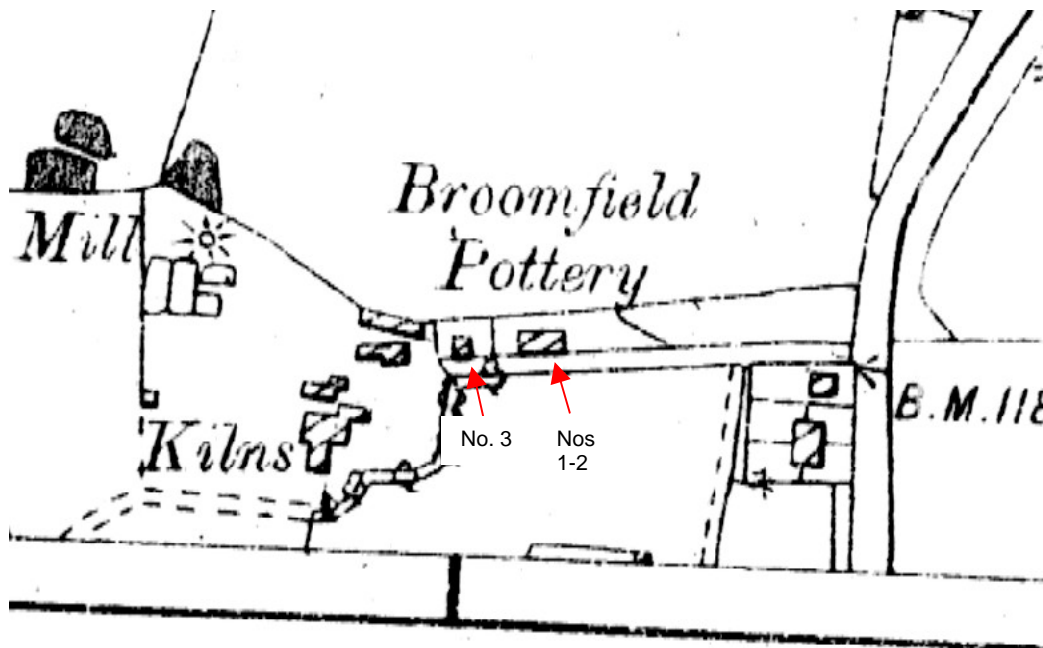


Illustration 4 1897 6" edition Ordnance Survey (Sheet 43 SE).

These changes altered the layout of the east cottage considerably. The western third of the cottage was transformed into an independent dwelling, with space for a kitchen and three additional rooms. It was probably at this time that the cottages were numbered 1-3, although this may have happened when the brickworks closed and were sold off in 1912.

Two photographs of brick production in Chelmsford during the Victorian period (Plates 1 & 2) were located during the research for this report. Although neither can be definitively attributed to the Christy brickworks, they do provide insight into the conditions workers endured and the processes involved in the production of brick and tile.



Plate 1 Victorian brick production in Chelmsford (from Marriage 1982).

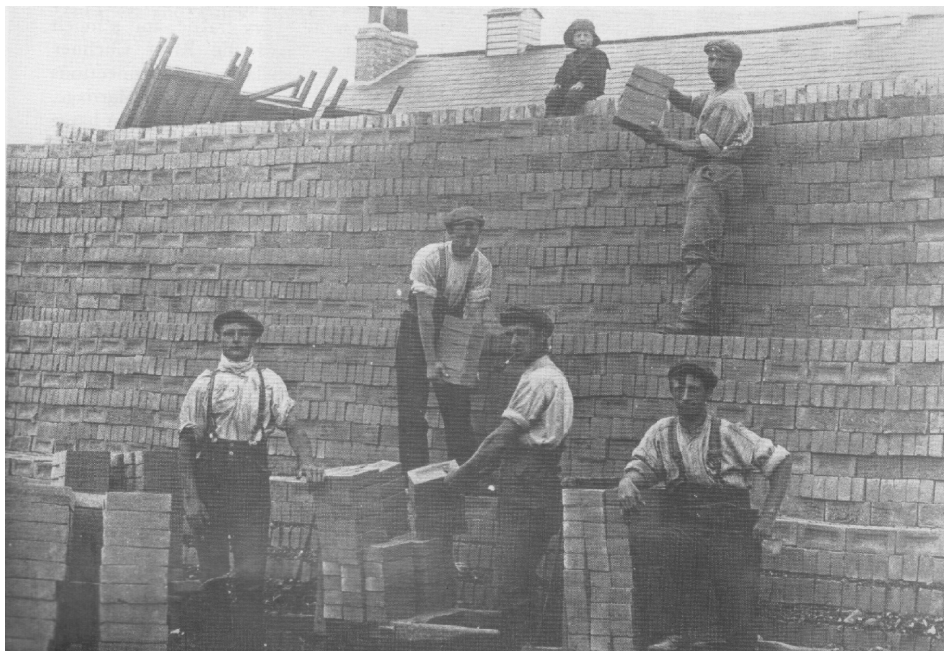


Plate 2 Victorian brick production in Chelmsford (from Marriage 1982).

Plate 1 shows workers (predominantly young men) standing in front of a horse-powered clay pug mill. This was for mixing the clay to a consistency ready to be slapped into the mould (held by the worker second from the left). The bricks were then loaded onto the barrow and taken to a drying area. After about three weeks of good dry weather, the bricks were taken to the kiln or, as in Plate 2, stacked in a clamp ready for firing.

5 Descriptive record

The following descriptive record will treat the three cottages as two separate structures, including original and subsequent phases, whilst referring to them (where possible) in terms relating to their house numbers. This is necessary as the east cottage (Nos 1-2) has been extended and subdivided into two dwellings. Unfortunately both structures are very heavily overgrown and the quality of the external photography has suffered because of this.

The east cottage, Nos 1-2 Pottery Lane (Figs 2-3)

This is a two-storey building with a later two-storey extension to the west and single-storey extensions to the north elevation. The building is divided into two semi-detached cottages around the stairwell of the original structure. No.1 Pottery Lane is situated to the east within the original structure, comprising two rooms on the ground floor and two above, with an extension to the north, whilst No.2 ('Albany') occupies the westernmost rooms of the original structure along with a later two-storey extension. A single-storey extension has been added to the north of the original structure. The extensions to Nos 1 and 2 are not linked. The original two-storey building is a solid wall construction of red stock bricks laid in Flemish bond with a hipped, slate roof (Plate 3). The roof is shallow and there is no attic space. The brickwork of the south and east elevations was executed with much greater care than that of the extension, which contains a high proportion of over-fired bricks (Plate 4). Two chimney stacks project through the roof, the one to the east of yellow stock bricks, that to the west of red stock bricks. The west chimney stack was probably added at the same time as the extension. The join between the original range and the later extension can be seen clearly both in the brickwork and in the slates of the roof (Plates 3 & 5). Plate 5 in particular shows that the extension was built up against the original structure and was not visibly tied to it.

The south elevation has two entrances and three windows on the ground floor with three windows to the first floor. The windows are recessed from the brickwork and were originally concealed box sashes. Those on the upper floor are tucked under the eaves. The entrance to No.2 has been altered and has a plain concrete lintel. Scarring in the brickwork above this lintel indicates the original door head was either a segmental brick arch or that there was a structural fault above the door that had to be repaired. The entrance to No.1 is off-centre to the original range and the door itself is probably original. The windows flanking this original entrance are two-over-two hornless sashes with segmental brick arches above, whilst that in the extension is a hornless sash of five-over-eight (Plate 5). This unusual combination of lights probably results from damage to both the glass and the glazing bars holding them in place and a repair that was adequate but not aesthetically pleasing. The fenestration of the first floor is also quite interesting. The window of the extension is another eight-over-eight sash, identical to the one below it, but those in the original range have been altered significantly. The window in bedroom 2 of No.2 is a sliding horizontal sash that has been inserted into the original opening (the pulleys of which can be seen in the sides of the frame), whilst that in bedroom 1 of No.1 is a hybrid four-over-one horned sash (Plate 6). This may represent an early example of an Arts and Crafts movement window.

The east elevation of No.1 presents evidence of both ground- and first-floor windows being altered (Plate 7). The ground-floor window has been replaced with a much wider casement, although the original window head can clearly be seen. The first-floor window has been replaced with another sliding horizontal sash. Plate 7 also shows the earliest phase of extension to the building, the 1854 or earlier extension that contains the bathroom and kitchen. This has a single pitch roof of clay

pan tiles and is constructed of red brick in a Flemish bond. As with the later extension this has been built up against the original cottage and not visibly tied into the brickwork. The height of the window in this extension reflects the lower floor found in the kitchen and bathroom compared to that in the main building.

The west elevation is predominantly blank apart from a small window of six lights in the ground floor, opening onto the kitchen of No.2 and a six-over-six unhorned sash window above this in the first floor. There are also graffiti scratched into the brickwork of this elevation. One brick is inscribed with three sets of initials (J.C.; ?C.L.; H.B.) and the date 1890 and another brick has an illegible inscription with a date that might be 1890 (Plate 8).

The north elevation of the original structure appears to have been solid brickwork with no fenestration and only one entrance (directly opposite that in the south wall). The pre-1854 extension to No.1 has a window illuminating the kitchen. This is the same design as the one in the bathroom, three horizontal lights with the upper being a top-hung casement. These windows are later in date than the extension and the brickwork around the openings suggests that they were inserted into the walls rather than replacing earlier fenestration. Projecting from this extension is a small, probably C20th, single-storey brick-built lavatory. The north elevation of the extension to No.2 has a chimney stack projecting from it and an entrance into the kitchen (Plate 9). The wooden plank door in this entrance appears to be original. A further extension for a bathroom has been added to the side of the cross-wing.

The interior of the original cottage was very simple in plan: three rooms downstairs and three rooms upstairs. The downstairs rooms all had fireplaces and hardwood floors, with the two rooms to the east linked to the western room by a passage under the stairs. The first floor was accessed by a quarter-turn flight of stairs located on the west side of the central room. The landing at the top of the stairs led to three bedrooms, each with a fireplace and hardwood floors. The subsequent extensions increased the number of rooms to nine on the ground floor and five on the first floor. However, the division of the structure into two dwellings altered the floor plan. No.1 to the east has five rooms (two of which are original) on the ground floor and two above (both original). The central room of the original cottage (room 1 on Fig 2) still has the original stairs and flooring but the Victorian fireplace has been replaced with a later Art Deco version with decorative glazed tiles. This has subsequently been converted to accommodate a gas fire. The alcove to the north of the chimney has a floor to ceiling cupboard. Room 2 has a fireplace with an arched grate, geometric-styled wooden mantel and surround, and glazed tiles (Plate 10). Although the surround is late Victorian/early Edwardian, the arched grate is indicative of a mid-Victorian style that would be contemporary to the construction date of the cottage. Both rooms have a picture rail. The extension to the north of No. 1 contains the kitchen, bathroom and lavatory, although all fixtures and fittings have been removed from the kitchen. All of these rooms are floored with red ceramic tile and the bathroom has upright pine tongue and groove cladding to two walls. The stairs (which have a door at the base closing them off from room 1) lead to a small landing that originally branched east and west to bedrooms either side of the stairs. Access to the west has been blocked. Bedroom 1 has a square, late Victorian fireplace with a cast-iron surround and rectangular cast-iron grate with angled tile panels. Directly above the fireplace is a wooden tie beam aligned north to south, anchored to the walls with large iron staples (Plate 11). This may represent an attempt to prevent bowing of the outer walls. Bedroom 2 has a fireplace with a simple wooden mantel and surround. The cast-iron grate has been removed.

The front door to No.2 Pottery Lane opens into a room (room 1 on Fig 2) with a softwood floor and a square, late Victorian fireplace with cast-iron surround and a rectangular cast-iron grate with angled tile panels. This is surmounted by a large but plain wooden surround and mantel. Room 2 has an identical mantel and surround (Plate 12). The fireplace is similar in style to that in room 1 and shows that both are contemporary with the extension. Both rooms have a picture rail and room 2 has a gaslight fitting on the chimneybreast (Plate 13). This fitting may be contemporary with the original cottage but is more likely to be of later date. Room 1 has Bakelite electric switches by the front door and the stairs. These are obviously not original to the building but do nonetheless date to the early C20th. The kitchen has a linoleum-

covered concrete floor and an opening for a fireplace, although the grate has been removed. Wooden worktops and a Belfast sink are ranged along the west wall (Plate 14). A small bathroom with lavatory is accessed from the kitchen. The first floor of No.2 is reached by a quarter-turn flight of stairs off room 1, which leads to a small landing. Three bedrooms open off of this landing. Bedrooms 1 and 3 both have softwood flooring whilst bedroom 2 has the original hardwood floorboards. Although all three bedrooms originally had fireplaces, the one in bedroom 3 has been blocked off and the others replaced with gas fires. Bedroom 2 has two built-in cupboards.

The west cottage, No. 3 Pottery Lane (Fig 4)

This is a detached rectangular two-storey brick-built structure with a single-storey extension to the north (Plate 15). There is no discernible bonding to the brickwork, which is of many different colours and includes many that have been over-fired. The hipped roof was originally slate but has been recovered with ceramic tiles. As with Nos 1-2 there is no attic space. A centrally located chimney stack projects through the roof. The cottage originally had a line of symmetry through its south elevation but this has been lost due to the blocking up of the central and east windows on the first floor, and the shortening and widening of the window to the west. On the ground floor, the centrally-located entrance, surmounted by a door head of arched brick, appears to be original but the openings flanking this entrance have been widened and replaced with wooden casements. A window in the first floor of the east elevation has been altered in the same fashion. The west elevation has a small window in the first floor but this has also been altered and made smaller. These windows would have been recessed concealed box sashes like those in Nos 1-2, with those in the upper floor being tucked under the eaves. There appear to be no openings on the north elevation apart from those in the later extension. This has two windows, one of three horizontal lights for the kitchen, the other of hammered glass for the bathroom. The extension is of light coloured brick laid in English bond and has a single pitch roof of ceramic tiles.

The interior of the cottage has a single room either side of the chimney stack on both floors with two additional rooms in the ground floor extension. Room 1 to the west has an Art Deco fireplace of geometric ceramic tiles (Plate 16). To the north of this is a cupboard. Although the cottage is carpeted throughout, the floors beneath are of hardwood. Aligned east-west across the centre of the room is a wooden tie beam: this may be purely decorative. A door in the north wall grants access to the kitchen and bathroom extension. Room 2 on the other side of the chimney stack is very similar to room 1. A fireplace with a geometric wood mantel and surround is attached to an earlier, larger blocked-in opening. Along the north wall is an enclosed staircase to the first floor. This has a door at its base and a cupboard beneath it. The extension does not appear to display any original fixtures or fittings, instead it appears that the extension was modernised in the mid to late C20th.

The first floor has two rooms, both very straightforward in layout. Bedroom 1, which is smaller than the other room, has no chimney breast but does have an airbrick indicating the location of an earlier fireplace. Bedroom 2 has the full width of the chimney projecting into the room, with a fireplace in the centre of this. A cupboard is located above the stairs.

6 Discussion

The cottages have a history of evolution that can at times be quite plain to see and at others harder to date accurately. The cartographic evidence provides us with a timeframe for the various phases of the cottages, even if these cannot always be precisely dated. Visually it is quite easy to spot later additions and alterations as these are generally of poor quality and do not sit well with the overall aesthetic of the buildings. The shallow roofs with no attic space and the recessed windows tucked under the eaves are all typical features of early Victorian building styles and fit with the construction date of somewhere between 1832-54.

The three cottages are not exceptional examples of architecture but they do provide a link to the industrial past of Chelmsford. This is where their significance lies. They are not the dwelling place of James Christy, Victorian entrepreneur and

brickyard owner, nor are they expensively-built high-status buildings that a gentleman such as he would have lived in. They are not even, when it comes down to it, examples of industrial architecture such as mills, engine houses or innovative factories. All of these things are usually well recorded and often preserved for posterity, but No.1-3 The Potteries belong to that often overlooked part of history and society: the working class.

The cottages can tell us a lot about social hierarchy, and Victorian attitudes to employees. The fact that both cottages were probably built of bricks sourced from the brickworks is to be expected, but the fact that the larger of the two was better constructed from better quality bricks whilst the smaller of them was of poorly fired, poorly coursed bricks may be an indicator of the status of the occupiers. If the larger of the two was intended for the foreman/manager and the smaller cottage for workers, this shows that better accommodation was reserved for the higher paid workers. This is reinforced by the extension given to the larger cottage, built relatively shortly after the initial construction. The smaller cottage was not extended until after 1875. It is likely this was done at the same time as the cross-wing was added to the east cottage, and the 1890 graffiti on the west wall of that extension may have been inscribed by the men who built it. These extensions may reflect an expanding work force and a need to house them. The subdivision of the larger cottage meant that each cottage was approximately the same size. This could indicate the erosion of the foreman's standing (or the relocation of his dwelling place) but it could also indicate that the Christy family redeveloped the cottages in order to sell them.

As the cottages appear to have changed only superficially in the C20th, they provide a good example of industrially associated working class housing that has often been cleared away without record. As surviving examples of how ordinary workers lived in the C19th, they provide today's society with a glimpse of its Victorian counterpart.

7 Acknowledgments

Colchester Archaeological Trust would like to thank Marden Homes for commissioning the building recording.

The building recording was carried out by Chris Lister and Ben Holloway. The project was monitored by Richard Havis on behalf of Essex County Council Historic Environment Branch.

8 References

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

CAT	2011	<i>Written Scheme of Investigation for Archaeological Building Recording at 1-3 The Potteries, Pottery Lane Chelmsford, Essex.</i>
DoE	1990	Planning Policy Guidance 16: Archaeology and Planning
EAA 14	2003	Standards for field archaeology in the East of England, <i>East Anglian Archaeology, Occasional Papers, 14</i> , ed by D Gurney
IfA	2008a	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i> (IfA 2008a)
IfA	2008b	Standard and guidance for the collection, documentation, conservation and research of archaeological materials
Marriage, J.	1982	Chelmsford, A Pictorial History
MoRPHE	2006	Management of research projects in the historic environment (<i>English Heritage</i>)
O'Connor, T.	2011	Brief for the recording of the Potteries, Broomfield Road, Chelmsford (ECC HEM team brief)

9 Abbreviations and glossary

CAT	Colchester Archaeological Trust
EHHER	Essex Historic Environment Record, held by the ECC
HEM	Historic Environment Management Team
IfA	Institute for Archaeologists
Modern	period from the 19th century onwards to the present
NGR	National Grid Reference

10 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological trust at 12 Lexden Road, Colchester, Essex CO3 3NF, but it will be permanently deposited with Chelmsford Museum under accession code CHMRE 2011.086.

Appendix 1 Selected photographs



Plate 3 The south elevation of Nos.1-2 with the later extension ('Albany') to the left.



Plate 4 The west elevation of No.2 showing the lower quality brickwork.



Plate 5 The join between Nos.1 and 2 and the repaired sash window.



Plate 6 No.1 Arts and Crafts style window.



Plate 7 No.1 east elevation showing altered windows and the earliest phase of extension.



Plate 8 Graffiti dated 1890 on west wall of No.2.



Plate 9 No.2 north elevation showing later extensions



Plate 10 No.1 room 2 fireplace with possible contemporary grate.



Plate 11 No.1, bedroom 1 showing the wooden tie beam, Victorian fireplace and the four-over-two hybrid sash window.



Plate 12 The fireplace in ground floor room 2 of No.2 with the original hardwood flooring to the foreground and the later softwood flooring of the extension to the rear.



Plate 13 Early gaslight fitting.



Plate 14 No.2 kitchen.



Plate 15 No.3 showing blocked windows and alterations to remaining fenestration.



Plate 16 No.3, room 1 showing Art Deco fireplace and cupboard.

Appendix 2

Full list of digital photographic record (images on accompanying CD)

The Potteries BR 01.JPG	No.3 South elevation - view north.
The Potteries BR 02.JPG	No.3 - view north-west.
The Potteries BR 03.JPG	No.3 west elevation - view north-east.
The Potteries BR 04.JPG	No.3 north elevation extension - view south-west.
The Potteries BR 05.JPG	No.3 north elevation - view south-west.
The Potteries BR 06.JPG	No.3 east elevation view south-west.
The Potteries BR 07.JPG	No.3 room 1 - view north-west.
The Potteries BR 08.JPG	No.3 room 1, fireplace and cupboard - view north-east.
The Potteries BR 09.JPG	No.3 kitchen - view north-east.
The Potteries BR 10.JPG	No.3 room 2, fireplace - view south-west.
The Potteries BR 11.JPG	No.3 room 2, fireplace and under-stair cupboard - view north-west.
The Potteries BR 12.JPG	No.3 stairs.
The Potteries BR 13.JPG	No.3 bedroom 1 - view north-east.
The Potteries BR 14.JPG	No.3 bedroom 2 - view south-east.
The Potteries BR 15.JPG	No.3 bedroom 2, window detail - view east.
The Potteries BR 16.JPG	No.3 bedroom 2, window detail - view east.
The Potteries BR 17.JPG	No.3 bedroom 2 window - view north-east.
The Potteries BR 18.JPG	No.3 south elevation, east window - view north-east.
The Potteries BR 19.JPG	No.3 south elevation, west window - view north-east.
The Potteries BR 20.JPG	No.3 south elevation, first floor west window - view north.
The Potteries BR 21.JPG	No.3 south elevation, first floor blocked windows - view north.
The Potteries BR 22.JPG	No.3 garden wall - view north-west.
The Potteries BR 23.JPG	No.3 east elevation, first floor window - view north-west.
The Potteries BR 24.JPG	No.3 west elevation, first floor window - view north-east.
The Potteries BR 25.JPG	Nos.1 and 2 south elevation - view north-east.
The Potteries BR 26.JPG	Nos.1 and 2 south elevation - view north-west.
The Potteries BR 27.JPG	No.2 altered entrance - view north.
The Potteries BR 28.JPG	Joint between original structure and extension (No. 2) - view north.
The Potteries BR 29.JPG	No.1 front door - view north.
The Potteries BR 30.JPG	No.1 south elevation, first floor sash window - view north.
The Potteries BR 31.JPG	No.2 west elevation - view east.
The Potteries BR 32.JPG	No.2 west elevation, ground floor original window - view north-east.
The Potteries BR 33.JPG	No.2 west elevation, first floor original window - view east.
The Potteries BR 34.JPG	No.2 north elevation - view south-east.
The Potteries BR 35.JPG	No.2 north elevation - view south-east.
The Potteries BR 36.JPG	North elevation showing extension joining original structure – view south-west.
The Potteries BR 37.JPG	No.2 phase 4 bathroom extension.
The Potteries BR 38.JPG	No.1 east elevation - view west.
The Potteries BR 39.JPG	No.2 west elevation, graffiti- view east.
The Potteries BR 40.JPG	No.2 west elevation graffiti - view west.
The Potteries BR 41.JPG	No.2 room 1 fireplace - view north-east.
The Potteries BR 42.JPG	No.2 room 1 - view south-west.
The Potteries BR 43.JPG	No.2 room 2 fireplace - view west.
The Potteries BR 44.JPG	No.2 room 2 smoke damage - view north.
The Potteries BR 45.JPG	No.2 room 2 gas light fitting.
The Potteries BR 46.JPG	No.2 room 1 Bakelite light switch.
The Potteries BR 47.JPG	Under-stairs timber stud wall between No.1 and No.2.
The Potteries BR 48.JPG	No.1 room 1 showing fireplace and cupboard - view east.
The Potteries BR 49.JPG	No.1 room 1, original front door and stairs to first floor - view south-west.
The Potteries BR 50.JPG	No.1 room 2 fireplace - view west.
The Potteries BR 51.JPG	No.1 room 2 - view north-east.
The Potteries BR 52.JPG	No.1 kitchen - view north-east.

The Potteries BR 53.JPG No.1 bathroom - view east.
The Potteries BR 54.JPG No.2 kitchen - view north-west.
The Potteries BR 55.JPG No.2 kitchen, original backdoor.
The Potteries BR 56.JPG No.2 kitchen - view west.
The Potteries BR 57.JPG No.1 bathroom - view north.
The Potteries BR 58.JPG No.1 bedroom 3 - view north-west.
The Potteries BR 59.JPG No.3 seen from bedroom 3 of No.2 - view west.
The Potteries BR 60.JPG No.2 bedroom 1 fireplace - view north-west.
The Potteries BR 61.JPG No.2 bedroom 2 fireplace - view south-west.
The Potteries BR 62.JPG No.2 bedroom 2 - view south-east.
The Potteries BR 63.JPG No.1 bedroom 1 fireplace and tie-beam - view south-east.
The Potteries BR 64.JPG No.1 bedroom 1 tie-beam - view north-east.
The Potteries BR 65.JPG No.1 bedroom 2 fireplace - view north-west.

Appendix 3

Full list of black and white photographic record (images on accompanying CD)

The Potteries BR bw01.jpg	No.3 South elevation - view north-west.
The Potteries BR bw02.jpg	No.3 North elevation - view south-east.
The Potteries BR bw03.jpg	No.2 room 2 smoke damage - view north.
The Potteries BR bw04.jpg	No.1 front door - view north.
The Potteries BR bw05.jpg	No.1 room 1, original front door - view south.
The Potteries BR bw06.jpg	No.1 bedroom 1 hearth and tie-beam - view south-east.
The Potteries BR bw07.jpg	No.1 bedroom 1 door to stairs - view west.
The Potteries BR bw08.jpg	No.1 bedroom 2 detail of door.
The Potteries BR bw09.jpg	No.2 kitchen, original backdoor with hearth.
The Potteries BR bw10.jpg	No.2 kitchen - view north-west.
The Potteries BR bw11.jpg	No.1 room 2 hearth - view west.
The Potteries BR bw12.jpg	No.1 room showing timber hearth and cupboard - view east.
The Potteries BR bw13.jpg	Stairs and timber stud wall between No.1 and No.2.
The Potteries BR bw14.jpg	No.2 room 2 gas light fitting.
The Potteries BR bw15.jpg	No.2 room 1 Bakelite light switch.
The Potteries BR bw16.jpg	No.2 room 2 hearth - view west.
The Potteries BR bw17.jpg	No.2 room 1 hearth - view north-east.
The Potteries BR bw18.jpg	No.2 west elevation - view east.
The Potteries BR bw19.jpg	No.2 west elevation, graffiti - view east.
The Potteries BR bw20.jpg	No.2 north elevation - view south-east.
The Potteries BR bw21.jpg	No.1 east elevation - view west.
The Potteries BR bw22.jpg	Join between original structure and extension (No.2) - view north.
The Potteries BR bw23.jpg	No.1 south elevation, first floor sash window (original?) - view north.
The Potteries BR bw24.jpg	Nos.1 and 2 south elevation - view north-west.
The Potteries BR bw25.jpg	Nos.1 and 2 south elevation - view north-west.
The Potteries BR bw26.jpg	Nos.1 and 2 south elevation - view north-east.
The Potteries BR bw27.jpg	No.3 bedroom 1 - view south-west.
The Potteries BR bw28.jpg	No.3 bedroom 1 - view south-west.
The Potteries BR bw29.jpg	No.3 room 2, hearth - view west.
The Potteries BR bw30.jpg	No.3 room 2, hearth - view north-west.
The Potteries BR bw31.jpg	No.3 room 1 fireplace - view east.
The Potteries BR bw32.jpg	No.3 kitchen - view north-east.
The Potteries BR bw33.jpg	No.3 room 1 - view north-east.
The Potteries BR bw34.jpg	No.3 south and west elevation view - north-east.
The Potteries BR bw35.jpg	No.3 - view north-west.
The Potteries BR bw36.jpg	No.3 south elevation - view north.

Appendix 4: contents of archive

One A4 document wallet containing:

1 Introduction

- 1.1 Risk assessment
- 1.2 A4 sales particulars provided by the developer
- 1.3 ECC brief
- 1.4 CAT WSI

2 Site archive

- 2.1 Digital photo record.
- 2.2 Digital photo contact sheet.
- 2.3 Black and white photo record.
- 2.4 Black and white photo contact sheet.
- 2.5 Attendance register
- 2.6 Site photographic record on CD

3 Research archive

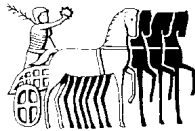
- 3.1 Report

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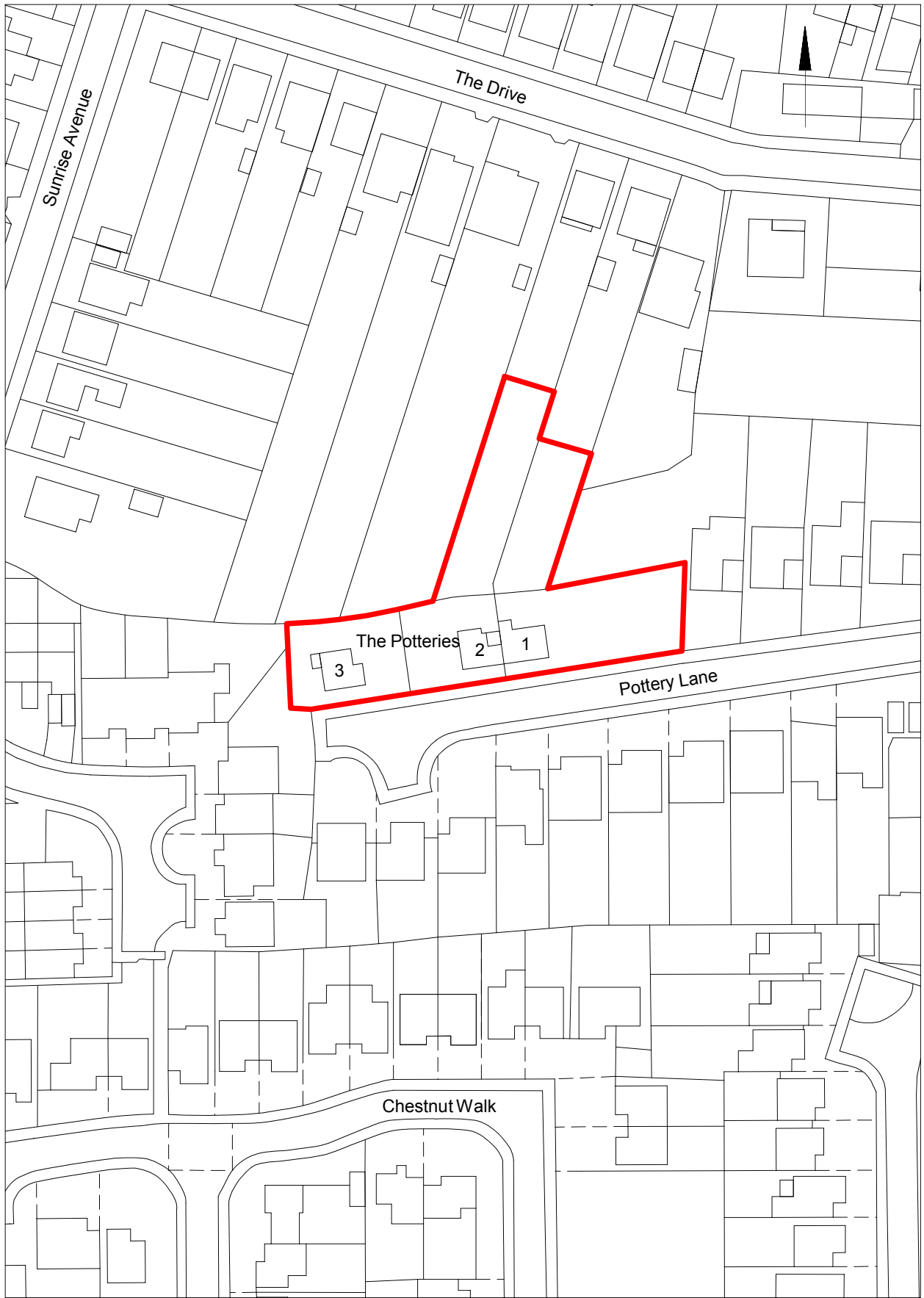


Fig 1 Site location.

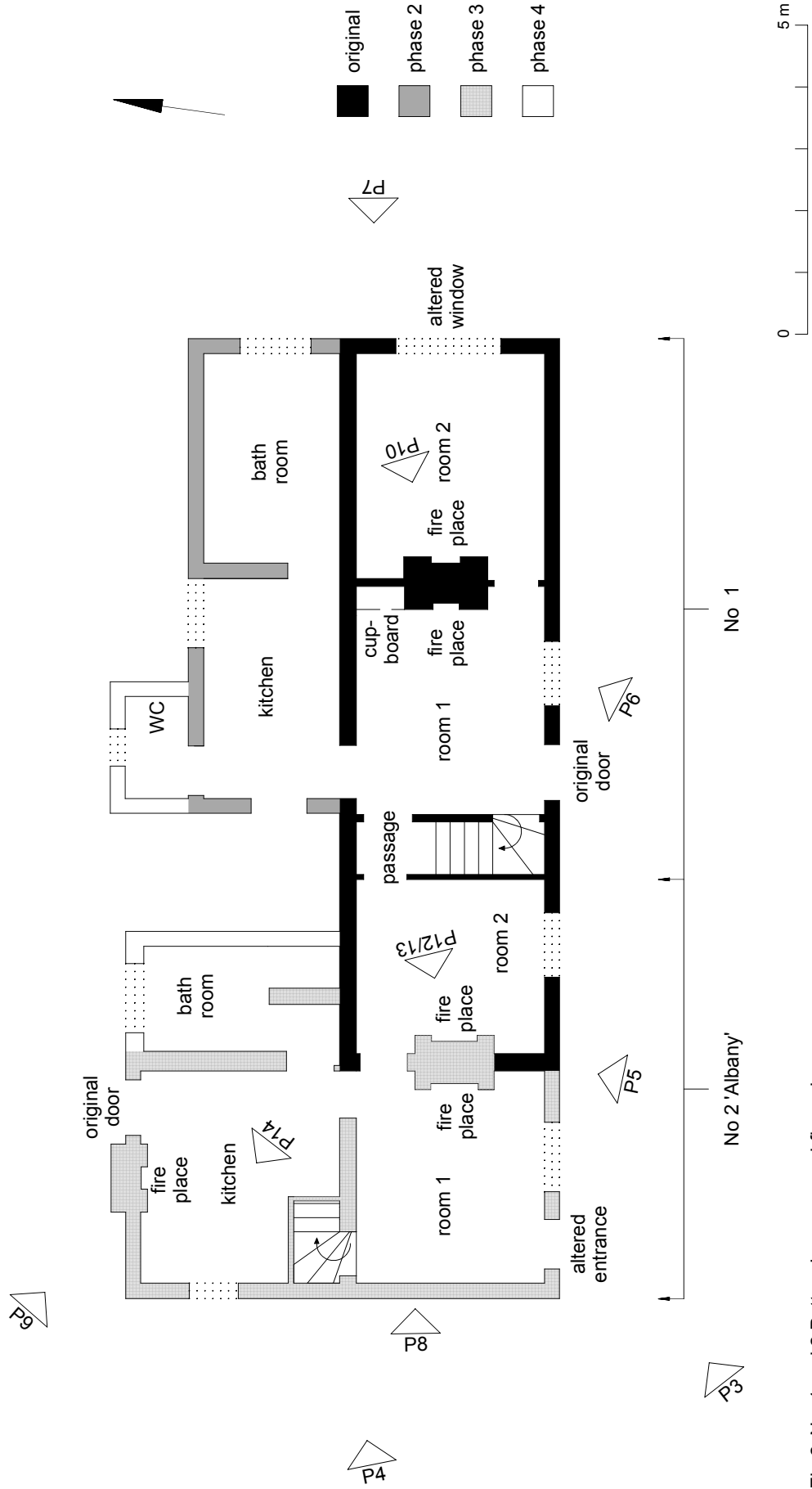


Fig 2 Nos1 and 2 Pottery Lane: ground-floor plan.

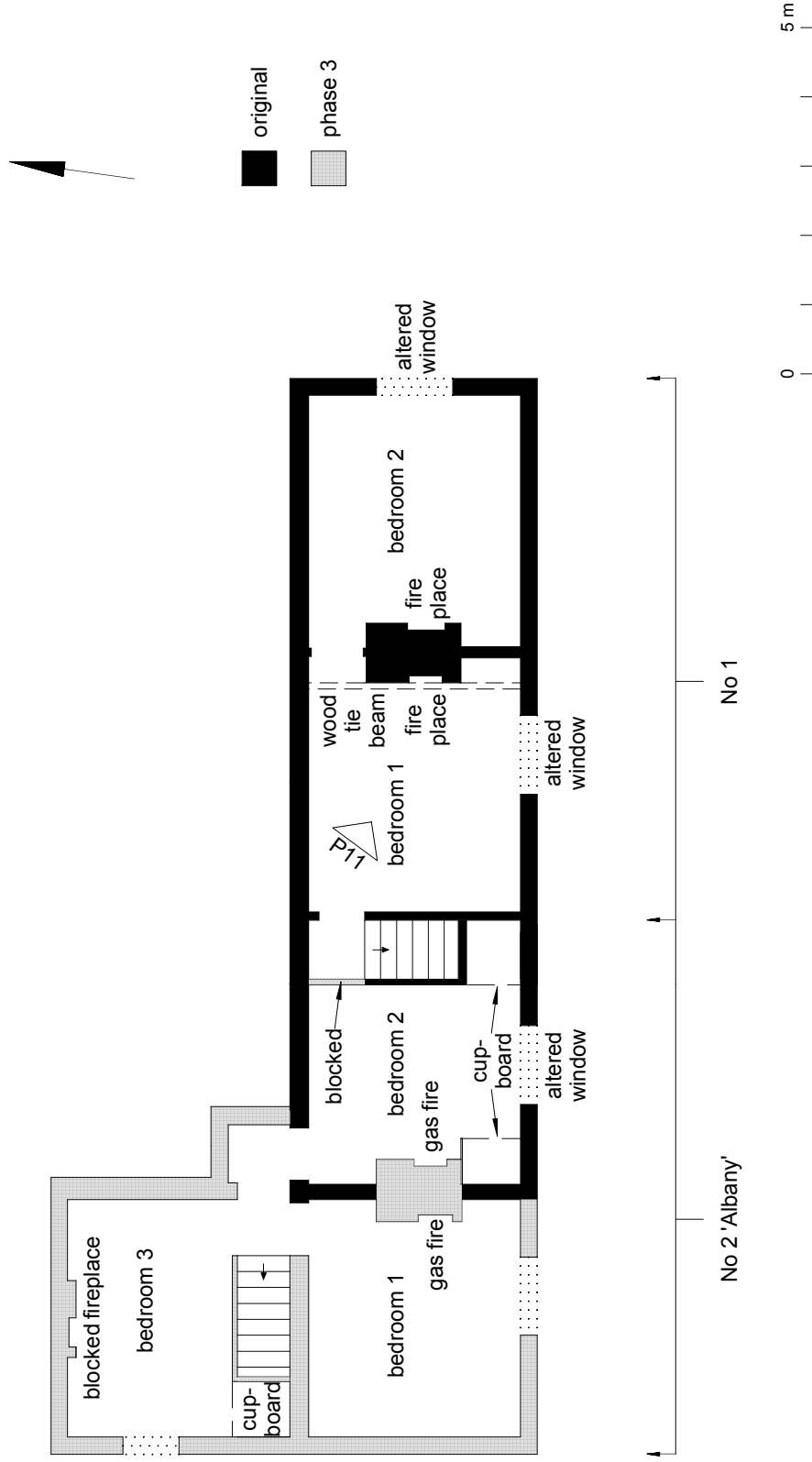
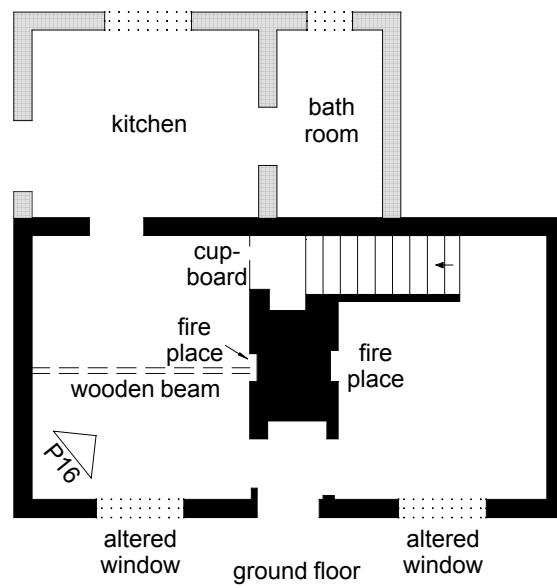
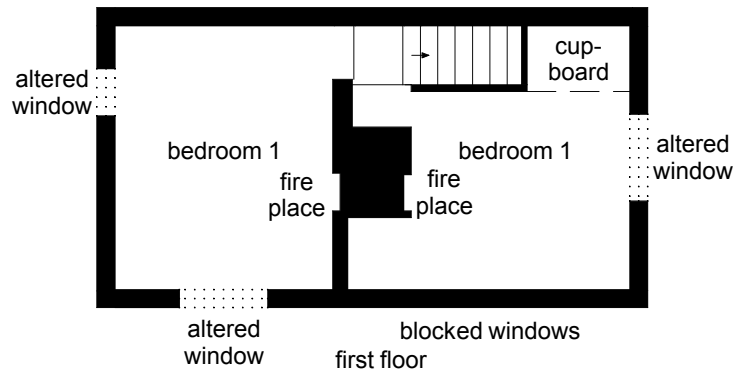


Fig 3 Nos 1 and 2 Pottery Lane: first-floor plan.



■ original

▨ phase 3

P15

0 5 m

Fig 4 No 3 Pottery Lane: plan.

**Essex Historic Environment Record/
Essex Archaeology and History**

SUMMARY SHEET

Site Address: 1-3 The Potteries, Pottery Lane, Chelmsford, Essex	
Parish: Broomfield	District: Chelmsford
NGR: TL 7028 0847(centre).	Site Code: CHMRE 2011.086 CAT project ref: 11/06a
Type of Work: Building recording	Site Director/Group: Colchester Archaeological Trust
Date of Work: June 2011	Size of Area Investigated: c 1 ha
Location of Finds/Curating Museum: Chelmsford Museum	Funding Source: Developer
Further Seasons Anticipated? No	Related EHER Nos: -
Final Report: Summary in <i>EAH</i>	
Periods Represented: 19th-century industrial workers' cottages	
SUMMARY OF FIELDWORK RESULTS:	
<p>Three unlisted C19th brick cottages, built between 1832 and 1854 and associated with the historic former Broomfield Brick, Tile and Pottery Works, were surveyed by Colchester Archaeological Trust (CAT) in June 2011. The cottages are typical of early Victorian construction with shallow roofs and recessed windows. They appear to have changed only superficially in the C20th and they provide a good example of industrially associated working class housing that has often been cleared away without record. As surviving examples of how ordinary workers lived in the C19th, they provide today's society with a glimpse of its Victorian counterpart.</p>	
Previous Summaries/Reports: None	
Keywords: brickworks, 19th century, workers	Significance: *
Author of Summary: Chris Lister	Date of summary: 10th August 2011