

Colchester Archaeological Trust



CAT Report 2095
Issued December 2024

**Historic building recording at 141 Thorpe Road,
Kirby Cross, Frinton On Sea, CO13 0NQ**

October 2024



CAT project ref.: 2024/09h
ECC code: EEX60394

**Historic building recording at 141 Thorpe Road, Kirby
Cross, Frinton On Sea, CO13 0NQ**

October 2024

NGR: TL 20992 21059

**Planning district.: Tendring
Planning ref.: 23/01726/FUL**

**CAT project ref.: 2024/09h
CAT Report 2095**

**ECC code: EEX60394
ECC monitor: Teresa O'Connor
OASIS id: colchest3-528077**

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On behalf of: R11 Limited**

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1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at 141 Thorpe Road, Kirby Cross, Frinton On Sea, Essex on the 21st October 2024.

141 Thorpe Road lies on the southern side of Thorpe Road in Kirby Cross, 3km west of Frinton-on-Sea. The semi-detached cottages set for demolition have historic origins, with a construction date of between 1866 and 1874. The buildings are timber-framed in construction and represent a good example of double-pile single-fronted cottages. Some probable original features survive, including doors, fire grates and sash-windows.

2 Introduction (Fig 2)

This is the archive report of an historic building recording carried out at 141 Thorpe Road, Kirby Cross, Frinton On Sea, Essex. The work was commissioned by Andy Cameron (Wright Ruffell Cameron Ltd) on behalf of R11 Limited and was carried out by Colchester Archaeological Trust (CAT) on 21st October 2024. The site is located at NGR: TL 20992 21059 (Fig 1).

A planning application (23/01726/FUL) was submitted to Tendring City Council in December 2023 proposing the *construction of two detached dwellings with garages, following the demolition of an existing pair of semi-detached cottages.*

In response to this application, the Essex County Council Place Services (ECCPS) Historic Environment Advisor (HEA) recommended that a Historic England building recording be made of the structures prior to their conversion (ECC 2024). This recommendation was given due to the historic origins of the buildings. The recommendation was based on the National Planning Policy Framework (MHCLG 2023).

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

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

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

3 Aims

The aim of the building recording was to provide a detailed record and assessment of the buildings prior to conversion. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:

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

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

In particular, the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structure(s).
- Function and internal layout.
- Original and later phasing.
- Fixtures and fittings.
- An account of the building's past and present use.

4 Methodology

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site.
- A large-scale block plan of the site.
- Annotated and phased floor-plan of the building at a scale of 1:100.
- A description of the building. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

5 Historical background

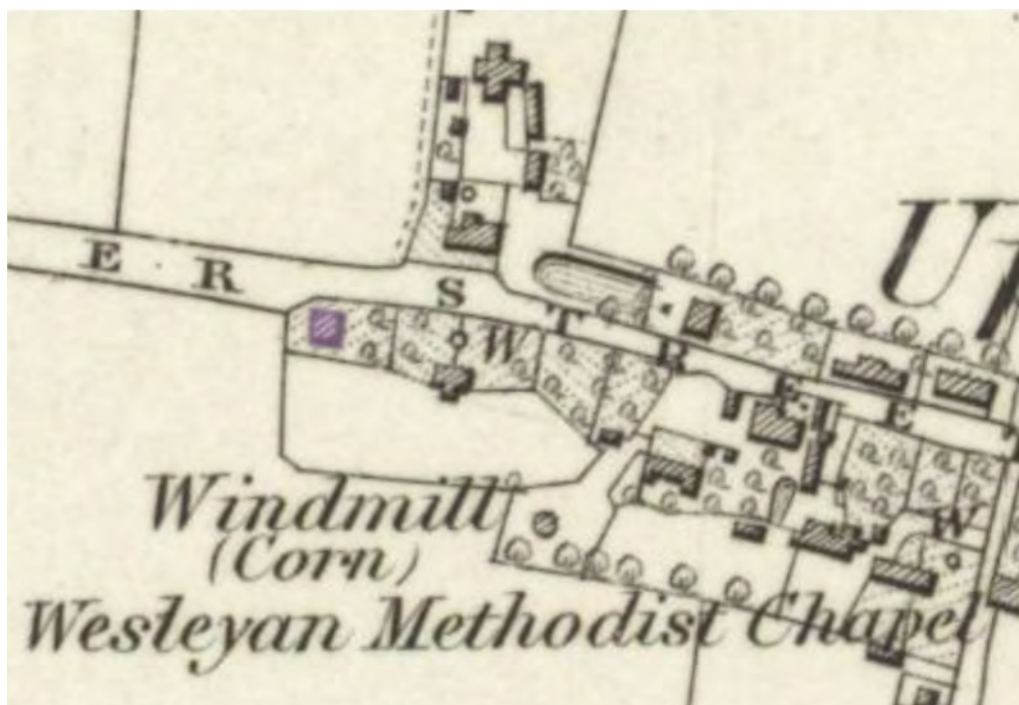
The following archaeological background includes extracts of the ECC Brief (ECCPS 2024) and Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

141 Thorpe Road, the structure detailed in this report, comprises a pair of timber-framed, semi-detached cottages, which have been labelled as building A and building B on Fig 2.

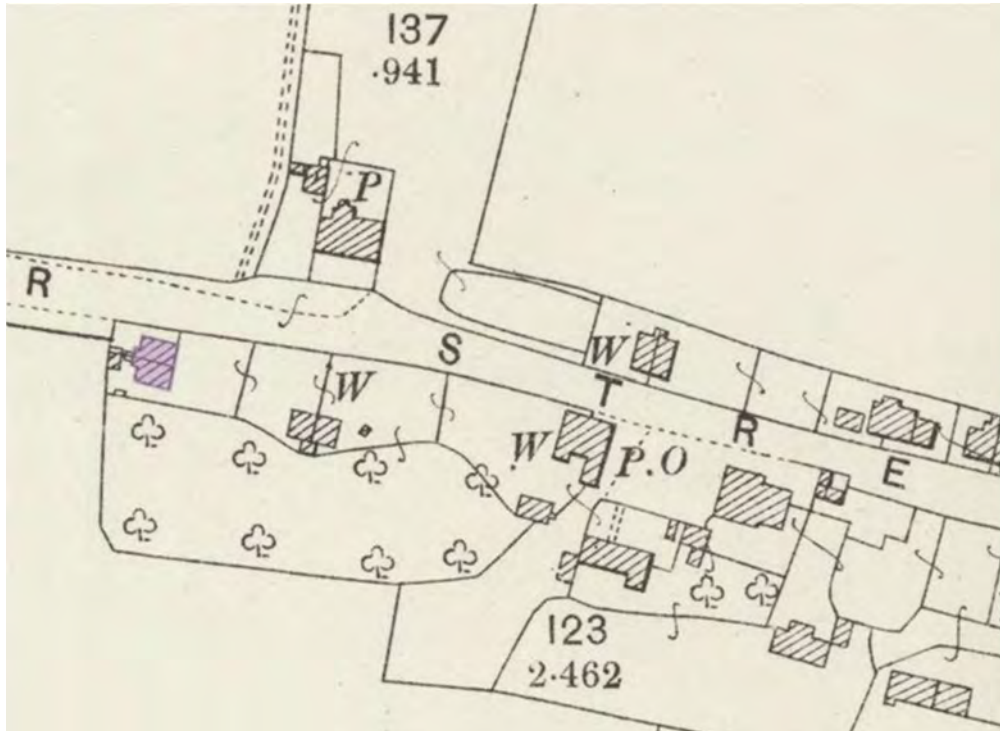
The tithe map (Map 1) shows the area of the cottage to still be part of plot 523, with the cottages yet to be constructed. The properties are first depicted on the 1st edition 6-inch OS map (Map 2) from 1874, alongside their associated gardens. The property is shown to be square-shaped on this map with no other detail. This suggests a construction date between 1839 and 1874.



Map 1 Extract of the 1839 tithe apportionment map. Location of where building 1 and building 2 should be, highlighted in purple.



Map 2 Extract of the 1st edition 6-inch OS map from 1874. The buildings recorded highlighted in purple.



Map 3 Extract of the 1897 25-inch OS map. The buildings recorded highlighted in purple.

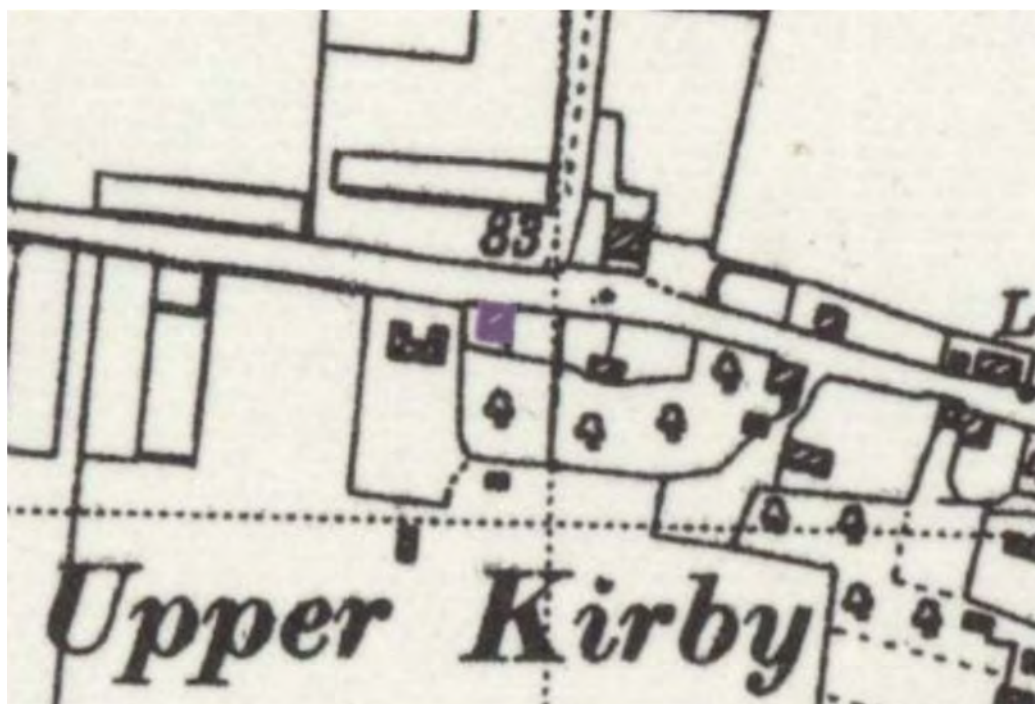
The 1897 25-inch OS map (Map 3) shows the two properties in more detail. This map is the first to highlight that they are semi-detached cottages, along with their associated gardens. The map also captures small outbuildings to the west of the cottages, although these are no longer extant.



Map 4 Extract of the 1923 25-inch OS map. The buildings recorded highlighted in purple.

The 1923 25-inch OS map (Map 4) is comparable to Map 3 in depicting the semi-detached cottages in more detail. Map 4 continues to highlight that they are semi-

detached cottages, along with their associated gardens. However, this map only captures one outbuilding on the western elevation, slightly different from Map 3. This other building looks different to those depicted on Map 3, presented slightly bigger and on a different alignment.



Map 5 Extract of the 1946 6-inch OS map. The buildings recorded highlighted in purple.

The 1946 6-inch OS map (Map 5) presents the properties in a similar layout as the 1st edition 6-inch OS map from 1874, with similar minimal detail. The buildings are shown to be square in shape, with the village developing to the west.



Map 6 Extract of the 1957 National Grid OS map. The buildings recorded highlighted in purple with associated, now demolished, outbuildings highlighted in green.

The National Grid OS map from 1957 (Map 6) presents the properties in a similar layout as the 25-inch OS map (Map 4) from 1923, with comparable detail. The buildings are presented as semi-detached cottages with associated gardens, along with four probable outbuildings to the south. These outbuildings were not found at the time of the recording.

6 Building recording descriptive record (Fig 2-7)

141 Thorpe Road comprises a pair of timber-framed, semi-detached cottages. The structure is rectangular in shape aligned roughly east/west and has a footprint of approximately 71m². For the purposes of this report the cottages have been designated building A and building B, see Fig 2.

Due to structural safety issues, it was deemed unsafe to enter the buildings therefore the interior has been recorded from the exterior via pole-cam.



Photograph 1 Eastern elevation of semi-detached cottages with building A to the left. Photograph taken facing west.

Exterior

The roof of 141 Thorpe Road is gabled at both ends and covered with slate tiles. The ridge-line of the roof is not central and sits further to the west, giving the western roof pitch a steeper slope. A red brick chimney (Photograph 2) is predominantly visible on the eastern elevation, appearing to lean more towards building A. The chimney is constructed in a rough Stretcher bond, showcasing stretchers and headers in no obvious pattern. Building A is rendered on all elevations while building B is clad with weatherboard.

On the eastern elevation (Photograph 1), each building has a single four-panel door (Photograph 3) along with two windows (Photograph 4) – one on each floor. The windows of building A are both timber-framed two-light casement windows while building B has twelve-light sash windows. A third window is present on building A – on a small extension projecting to the south.



Photograph 2 Detail of red brick chimney. Photograph taken facing south-west.



Photograph 3 Front door of building B on eastern elevation. Photograph taken facing west.



Photograph 4 Ground floor casement window on western elevation of building A. Photograph taken facing east.

The southern elevation (Photograph 5) is largely plain render. The small modern extension projecting from this elevation has a mono-pitch roof covered with roofing felt and a single doorway.



Photograph 5 Southern elevation of building A. Photograph taken facing north-east.

Similarly to the eastern elevation, the western elevation (Photograph 6) has four windows – two on each building. Building A has a two-light timber-framed casement window on the ground floor and a twelve-light timber-framed sash window on the first floor. Both windows on building B are twelve-light timber-framed sash windows. The western elevation showcases the remains of a dilapidated red brick structure, probably associated with an external chimney, the fireplace for which can be seen in room 1. The bricks are laid in Stretcher bond and measure 220mm x 110mm x 65mm. Directly

above this brick structure, it is noticeable that the weatherboarding has been repaired, probably caused by the removal of the chimney. The remains of the chimney have been incorporated into a small extension with a mono-pitched roof clad with roofing felt. The remains of outbuildings attached to the cottages are also present on this elevation, corresponding to the outbuildings depicted on Maps 3 and 4.



Photograph 6 Western elevation of semi-detached cottages. Photograph taken facing east.



Photograph 7 First floor window on western elevation of building B. Photograph taken facing east.

The northern elevation (Photograph 8) has a single twelve light sash window on the ground floor and a single timber-framed door. The weatherboarding on this elevation has come away to reveal the timber-framing beneath (Photograph 9). From the small

amount of framing exposed, it appears to be composed of mostly machine-cut timbers and uses diagonal bracing.



Photograph 8 Eastern and northern elevation of building B. Photograph taken facing south-west.



Photograph 9 Detail of exposed timber-framing on northern elevation of building B. Photograph taken facing south-west.

Interior

The rooms in the buildings have been labelled A1-A4 and B1-B4, see Figs 2 and 3 for locations.

Building A

Due to structural safety issues the interior of the building were recorded from outside via pole-cam.

The ground floor of building A comprises two rooms, room A1 in the west and room A2 to the east. Each room has lath and plaster walls, either painted or wallpapered.

Room A1 has a number of doors, three in the eastern wall and one in the southern wall, all of which are timber (Photograph 10). The door in the southern wall leads in from a later porch, which also has a southern facing doorway. Two of the doors in the eastern wall are vertically planked and enclose under-stairs cupboards, likely original features, while the third is a four-panel door leading to room A2. There is a window in the western wall. This room was likely used as a kitchen due to the furniture that was still surrounding the room.



Photograph 10 Interior shot of room A1 on the ground floor in building A. Photograph taken facing north.

Room A2 has a wooden front door in the eastern wall and two side-by-side wooden four-panelled doors in the western wall, both of which are painted. One of these doors leads to room A1 and the other upstairs. The walls are wallpapered with a fireplace, centralised on the northern wall, flanked by built-in cupboards. The fireplace has a red tile and timber surround with a cast iron register grate. There is a window in the eastern wall. The floor appears to be covered with carpet.



Photograph 11 Fireplace in room A2, building A. Photograph taken facing north-west.

Rooms A3 and A4 are situated on the first floor of building A and were photographed from the outside using a pole-cam. Room A3 has a window on the western wall and a single four-panel wooden door in the eastern wall. The ceiling alongside the western wall slopes downwards (reflecting the differences in the roof pitch). Photograph 12 shows several chairs which may be original to the building.



Photograph 12 Interior shot of room A3 on the first floor in building A. Photograph taken facing north-east.

In room A4, there is a fireplace, central to the northern wall. Mostly blocked by piece of furniture, the only distinguishable features are damage to the wall from the removal of the surround and an exposed brick fire back (Photograph 13). A single four-panel wooden door, to enter the room, is in the western wall.



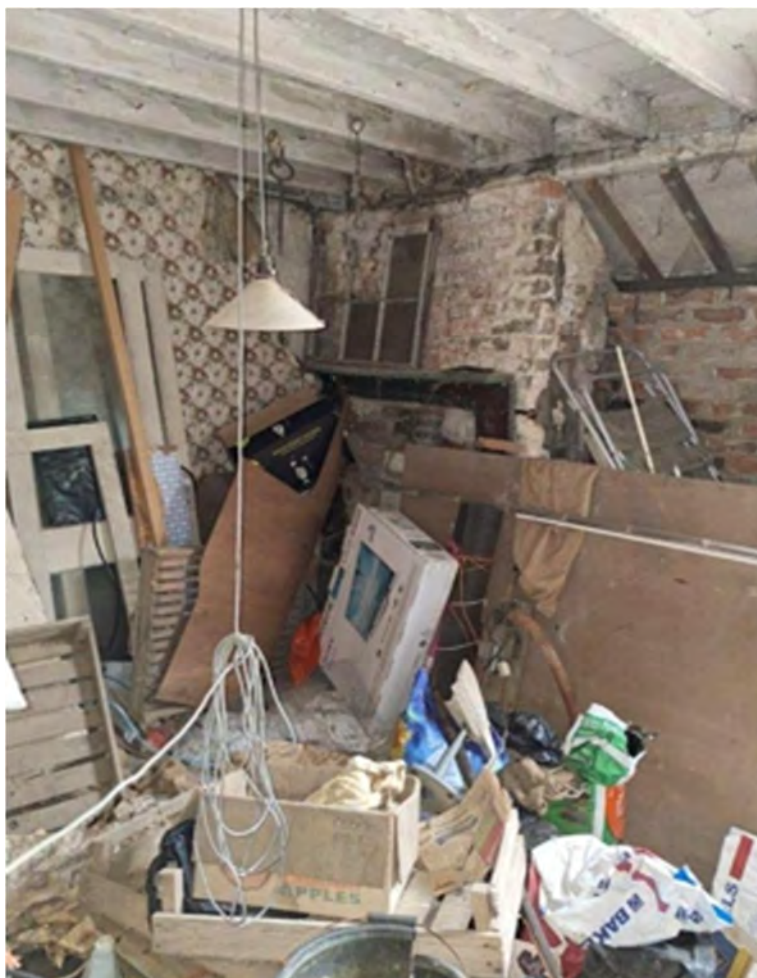
Photograph 13 Detail of fireplace in room A4, building A. Photograph taken facing north-west.

Building B

Building B has the same basic four-room layout as building A. The walls are lath and plaster with either paint or wallpaper.

Room B1 (Photograph 14) has a window on the western wall and with doors in the eastern and southern walls. A fireplace has been inserted in the western wall, which appears to have been bricked up but still has a timber surround. The ceiling of room B1 comprises exposed timber joists. Hanging from one of the joists are what appear to be original hanging hooks, possibly an indication this room was used as a kitchen at some point.

In room B2 (Photograph 15), there is a timber front door alongside a window in the eastern wall. Another window is present in the northern wall. There is a fireplace central to the southern wall, which is flanked by cupboards. There are two four panel doors in the western wall, which are separated by a timber post, one door leading to the upstairs and the other to room B1. A tin bath and wooden privy are amongst the objects in this room. These may not be original features from the building but may well derive from the early outbuildings.



Photograph 14 Interior shot of room B1 on the ground floor in building B, inserted fireplace visible. Photograph taken facing south-west. (Photograph provided by client).



Photograph 15 Interior shot of room B2 in building B. Photograph taken facing south south-west.



Photograph 16 Interior of room B3 in building B. Photograph taken facing north-west. (Photograph provided by client).

Room 3 (Photograph 16) has a single window on the western wall with a single wooden door, to enter the room, on the eastern wall. The flooring comprises the original wooden floorboards. As with room 3 of building A, the ceiling slopes downwards towards the western wall. Large quantities of plaster have come away from the walls, exposing the laths beneath.

Room 4 (Photograph 17) has a four-panel door in the western wall and a window in the eastern wall. A fireplace is present in the southern wall, with a cast iron register grate and small mantel shelf. The floor of room 4 is covered with a parquet-patterned linoleum.



Photograph 17 Interior of room 4, building 2, showing the fireplace. Photograph taken facing south-west.

7 Discussion

by Sarah Veasey

141 Thorpe Road comprises a pair of semi-detached timber-framed cottages, to which cartographic evidence gives a construction date of between 1839 and 1874.

The buildings are a good example of a double-pile single-fronted cottages, often referred to as 'two-up, two-down' (Brunskill 1982), that have had little alteration. This type of cottage provided a living/kitchen space, with a service area to the rear, and two bedrooms above. Rarely built as single dwellings, they typically are constructed in reflected pairs, in this case symmetrical about the central dividing wall and sharing one chimney. Cottages of this sort are cheaply built and run-of-the-mill housing provided for farm workers (Woodforde 1969).

The use of timber-framing in the construction of buildings started to fall out of fashion during the 17th century, after which brick became the dominant choice, especially during the Victorian period. The Industrial Revolution made it possible to mass-produce building materials and the advent of the railway allowed for ease of distribution. The use of timber-framing for 141 Thorpe Road cements the fact the cottages were cheaply constructed for the lower echelons of society, although the fact they are two full storeys indicates they were not intended to house the lowest of the low.

A number of original features seem to survive within the cottages. Many of the doors in both buildings 1 and 2 are simple four-panel doors with round doorknobs, a style that was popular throughout the 19th century (The Brooking Collection 2004). The sash windows on the eastern and western elevations also appear to be original to the building. The six-over-six lights with thin glazing bars are usual for this period. The cast iron fire grates present in both cottages are also likely to be original to the structures, as are the cupboards which flank both ground floor fireplaces. Due to their width the exposed floorboards on the first floor of the cottages are also likely to be original.

The eastern pitch of the roof is laid at a 20° angle while the western pitch is at a 32° angle. This is consistent with the use of slate as a roofing material (Brunskill 1985) and suggests that the building has been roofed in slate since its construction, typical of this period. The lower pitch at the front of the cottages implies that the slates originally

applied to this pitch were larger than those used at the rear. As slate did not become readily available as a cheap roofing material until after the establishment of the railway network and the Tendring Hundred Railway did not reach Kirby Cross until 1866 it may be possible to narrow the date range of the cottages to 1866-74.

From an architectural perspective, 141 Thorpe Road is unimpressive, but it does provide a reminder of the standards for rural housing for the common person during the Victorian period. A simple 'two-up, two-down' cottage was a standard dwelling for someone who worked the land as opposed to owning land. Being constructed from timber at a time when brick was generally the material of choice shows that Industrial Revolution was sometimes slower to take hold outside of major population centres, and that many of its products and advances remained relatively inaccessible to those further down the social strata.

8 Acknowledgements

Colchester Archaeological Trust would like to thank Andy Cameron (Wright Ruffell Cameron Ltd) and R11 Limited for commissioning and funding the historic building recording. The recording was carried out by Sarah Veasey and Chloé Hill. Figures are by Sarah Veasey, based on original architect's drawings by Tim Snow Architects. The project was monitored by Teresa O'Connor for Essex County Council.

9 References

Note: all CAT reports, except for DBAs, are available online in .pdf format at

The Brooking Collection	2004	<i>Period Doors: 16th Century to Early 20th Century CPD Workshop No. 3</i>
Brown, N & Glazebrook, J	2000	<i>Research and Archaeology: A Framework for the Eastern Counties 2. Research agenda and strategy.</i> East Anglian Archaeology Occasional Paper 8 (EAA 8).
Brunskill, R W	1982	<i>Houses</i>
Brunskill, R W	1985	<i>Timber Building in Britian</i>
Brunskill, R W	1990	<i>Brick Building in Britian</i>
CAT	2024	<i>Written Scheme of Investigation for historic building recording at 141 Thorpe Road, Kirby Cross, Frinton On Sea, CO13 0NQ</i> by Chloé Hill
CIfA	2020a	<i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives.</i> Published 2014, revised 2020
CIfA	2020b	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials.</i> Published 2014, revised 2020
CIfA	2020c	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
CIfA	2022	<i>Code of Conduct.</i> CIfA Chartered Institute for Archaeologists; published 2014, revised 2022.
EAA 14	2003	<i>Standards for field archaeology in the east of England</i> east Anglian Archaeological occasional papers 14 by D. Gurney
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the east of England,</i> east Anglian Archaeological occasional papers 24 by M Medlycott
ECCPS	2024	<i>Brief for Archaeological Building Recording at 141 Thorpe Road, Kirby Cross, Frinton On Sea, Essex</i> by T O'Connor
Gurney, D	2003	<i>Standards for field archaeology in the East of England.</i> East Anglian Archaeology Occasional Papers 14 (EAA 14)
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice</i>
MHCLG	2023	<i>National planning policy framework</i>
Woodforde, J	1969	<i>The Truth About Cottages; Fifty Types of Cottage</i>

Websites accessed: <https://www.ontracktendingtransportusers.org.uk/>

10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
EHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
HE	Historic Environment
header	a brick laid at right-angles to the face of a wall, i.e. widthways
mono-pitched roof	a single pitched roof surface.
NGR	National Grid Reference
OASIS	Online Access to the Index of Archaeological Investigations, http://oasis.ac.uk/pages/wiki/Main
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
Victorian	the reign of Queen Victoria, from 1837 to 1901

11 Archive deposition

The archive is currently held by the Colchester Archaeological Trust at Roman Circus Cottage, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with the Archaeological Data Service.

12 Contents of digital archive

The CAT WSI
The report (CAT Report 2095)
Digital plans
Site digital photos and log

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Distribution list

R11 Limited
Teresa O'Connor, ECCHEA
EHER



EEX60394_PhotoGraph_001
Eastern elevation of semi-detached houses. Photograph taken facing west.



EEX60394_PhotoGraph_002



EEX60394_PhotoGraph_003
Ground floor window of building B on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_004
Front door of building B on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_005
Front door of building A on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_006
Front door of building B on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_007
Ground floor window of building B on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_008
Ground floor window of building B on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_009

Detail of window on extension on the eastern elevation of building A. Photograph taken facing west.



EEX60394_PhotoGraph_010

First floor window of building 2 on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_011

Detail of doorway on southern elevation of building A. Photograph taken facing north.



EEX60394_PhotoGraph_012

Western elevation of semi-detached houses. Photograph taken facing east.



EEX60394_Photo_013

Front door of building 1 on eastern elevation. Photograph taken facing west.



EEX60394_Photo_014

Front door of building 1 on eastern elevation. Photograph taken facing west.



EEX60394_Photo_015

Ground floor window of building 1 on eastern elevation. Photograph taken facing west.



EEX60394_Photo_016

Ground floor window on western elevation of building A. Photograph taken facing east.



EEX60394_PhotoGraph_017
First floor window on western elevation of building A. Photograph taken facing east.



EEX60394_PhotoGraph_018
First floor window of building 1 on eastern elevation. Photograph taken facing west.



EEX60394_PhotoGraph_019
Ground floor window on northern elevation of building B. Photograph taken facing south.



EEX60394_PhotoGraph_020
Detail of red brick chimney. Photograph taken facing west.



EEX60394_PhotoGraph_021
Detail of red brick chimney. Photograph taken facing west.



EEX60394_PhotoGraph_022
Eastern elevation of semi-detached houses. Photograph taken facing north-west.



EEX60394_PhotoGraph_023
Eastern elevation of semi-detached houses. Photograph taken facing north-west.



EEX60394_PhotoGraph_024
Eastern elevation of semi-detached houses. Photograph taken facing north-west.



EEX60394_PhotoGraph_025

Detail of window on extension on the eastern elevation of building 1. Photograph taken facing west.



EEX60394_PhotoGraph_026

Southern elevation of building 1. Photograph taken facing north-east.



EEX60394_PhotoGraph_027

Interior of room 2 in building B. Photograph taken facing west



EEX60394_PhotoGraph_028

Southern elevation of building 1. Photograph taken facing north-east.



EEX60394_PhotoGraph_029
Interior of room 2 in building B. Photograph taken facing west south-west



EEX60394_PhotoGraph_030
Detail of doorway on southern elevation of building 1. Photograph taken facing north.



EEX60394_PhotoGraph_031
Interior of room 2 in building B. Photograph taken facing south south-west



EEX60394_PhotoGraph_032
Western elevation of semi-detached houses. Photograph taken facing east.



EEX60394_PhotoGraph_033
Western elevation of semi-detached houses. Photograph taken facing east.



EEX60394_PhotoGraph_034
Interior of room 4 on the first floor in building B. Photograph taken facing south-west.



EEX60394_PhotoGraph_035
Western elevation of semi-detached houses. Photograph taken facing east.



EEX60394_PhotoGraph_036
Interior of room 4 on the first floor in building B. Photograph taken facing south-west.



EEX60394_PhotoGraph_037
Ground floor window on western elevation of building 2. Photograph taken facing east.



EEX60394_PhotoGraph_038
Interior of room 4 on the first floor in building B. Photograph taken facing north-west



EEX60394_PhotoGraph_039
First floor window on western elevation of building 2. Photograph taken facing east.



EEX60394_PhotoGraph_040
Interior of room 2 on the ground floor in building A. Photograph taken facing south-west.



EEX60394_PhotoGraph_041
Ground floor window on western elevation of building 1. Photograph taken facing east.



EEX60394_PhotoGraph_042
Interior of room 2 on the ground floor in building A. Photograph taken facing north-west.



EEX60394_PhotoGraph_043
First floor window on western elevation of building 1. Photograph taken facing east.



EEX60394_PhotoGraph_044
Interior of room 2 on the ground floor in building A. Photograph taken facing north-west.



EEX60394_PhotoGraph_045
Eastern and northern elevation of building 2. Photograph taken facing south-west.



EEX60394_PhotoGraph_046
Ground floor window on northern elevation of building 2. Photograph taken facing south.



EEX60394_PhotoGraph_047
Ground floor window on northern elevation of building 2. Photograph taken facing south.



EEX60394_PhotoGraph_048
Interior of room 2 on the ground floor in building A. Photograph taken facing south-west.



EEX60394_PhotoGraph_049
Interior of room 2 on the ground floor in building 1. Photograph taken facing south-west.



EEX60394_PhotoGraph_050
Doorway on northern elevation of building 2. Photograph taken facing south-west.



EEX60394_PhotoGraph_051
Close up interior shot of room 4 on the first floor in building A. Photograph taken facing north-west.



EEX60394_PhotoGraph_052
Detail of exposed timber-framing on northern elevation of building 2. Photograph taken facing south-west.



EEX60394_PhotoGraph_053

Close up interior shot of room 4 on the first floor in building A. Photograph taken facing north-west.



EEX60394_PhotoGraph_054

Close up interior shots of room 4 on the first floor in building A. Photograph taken facing north north-west.



EEX60394_PhotoGraph_055

Interior shot of room 4 on the first floor in building A. Photograph taken facing west.



EEX60394_PhotoGraph_056

Close up interior shot, with fireplace, of room 4 on the first floor in building A. Photograph taken facing north-west.



EEX60394_PhotoGraph_057

Interior shot of room 4 on the first floor in building A. Photograph taken facing south-west.



EEX60394_PhotoGraph_058

Interior shot of room 4 on the first floor in building A. Photograph taken facing south-west.



EEX60394_PhotoGraph_059

Interior shot of room 1 on the ground floor in building A. Photograph taken facing north.



EEX60394_PhotoGraph_060

Interior shot of room 1 on the ground floor in building A. Photograph taken facing north.



EEX60394_PhotoGraph_061

Interior shot of room 1 on the ground floor in building A. Photograph taken facing north-east.



EEX60394_PhotoGraph_062

Close up interior shot of room 1 on the ground floor in building A. Photograph taken facing north-east.



EEX60394_PhotoGraph_063

Close up interior shot of room 1 on the ground floor in building A. Photograph taken facing north-east.



EEX60394_PhotoGraph_064

Close up interior shot of room 1 on the ground floor in building A. Photograph taken facing north.



EEX60394_PhotoGraph_065
Interior shot of room 1 on the ground floor in building B. Photograph taken facing east.



EEX60394_PhotoGraph_066
Interior shot of room 1 on the ground floor in building B. Photograph taken facing east.



EEX60394_PhotoGraph_067
Interior shot of room 1 on the ground floor in building B. Photograph taken facing east-south-east.



EEX60394_PhotoGraph_068
Interior of room 4 on the first floor in building 2. Photograph taken facing south-west.



EEX60394_PhotoGraph_069

Interior shot of room 3 on the first floor in building B. Photograph taken facing east.



EEX60394_PhotoGraph_070

Interior shot of room 3 on the first floor in building B. Photograph taken facing east.



EEX60394_PhotoGraph_071

Interior shot of room 3 on the first floor in building B. Photograph taken facing east.



EEX60394_PhotoGraph_072

Interior shot of room 3 on the first floor in building B. Photograph taken facing east.



EEX60394_PhotoGraph_073

Interior shot of room 3 on the first floor in building B. Photograph taken facing east.



EEX60394_PhotoGraph_074

Interior shot of room 3 on the first floor in building B. Photograph taken facing north-east.



EEX60394_PhotoGraph_075

Interior shot of room 3 on the first floor in building B. Photograph taken facing north-east.



EEX60394_PhotoGraph_076

Interior shot of room 3 on the first floor in building B. Photograph taken facing south-east.



EEX60394_PhotoGraph_077

Interior shot of room 3 on the first floor in building B. Photograph taken facing south-east.



EEX60394_PhotoGraph_078

Interior shot of room 3 on the first floor in building B. Photograph taken facing north-east.



EEX60394_PhotoGraph_079

Interior shot of room 3 on the first floor in building B. Photograph taken facing north-east.



EEX60394_PhotoGraph_080

Interior shot of room 2 on the ground floor in building B. Photograph taken facing south.



EEX60394_PhotoGraph_081

Interior shot of room 2 on the ground floor in building B. Photograph taken facing south-west.



EEX60394_PhotoGraph_082

Interior shot of room 2 on the ground floor in building B. Photograph taken facing south-west.



EEX60394_PhotoGraph_083

Detail of red brick chimney. Photograph taken facing south-west.

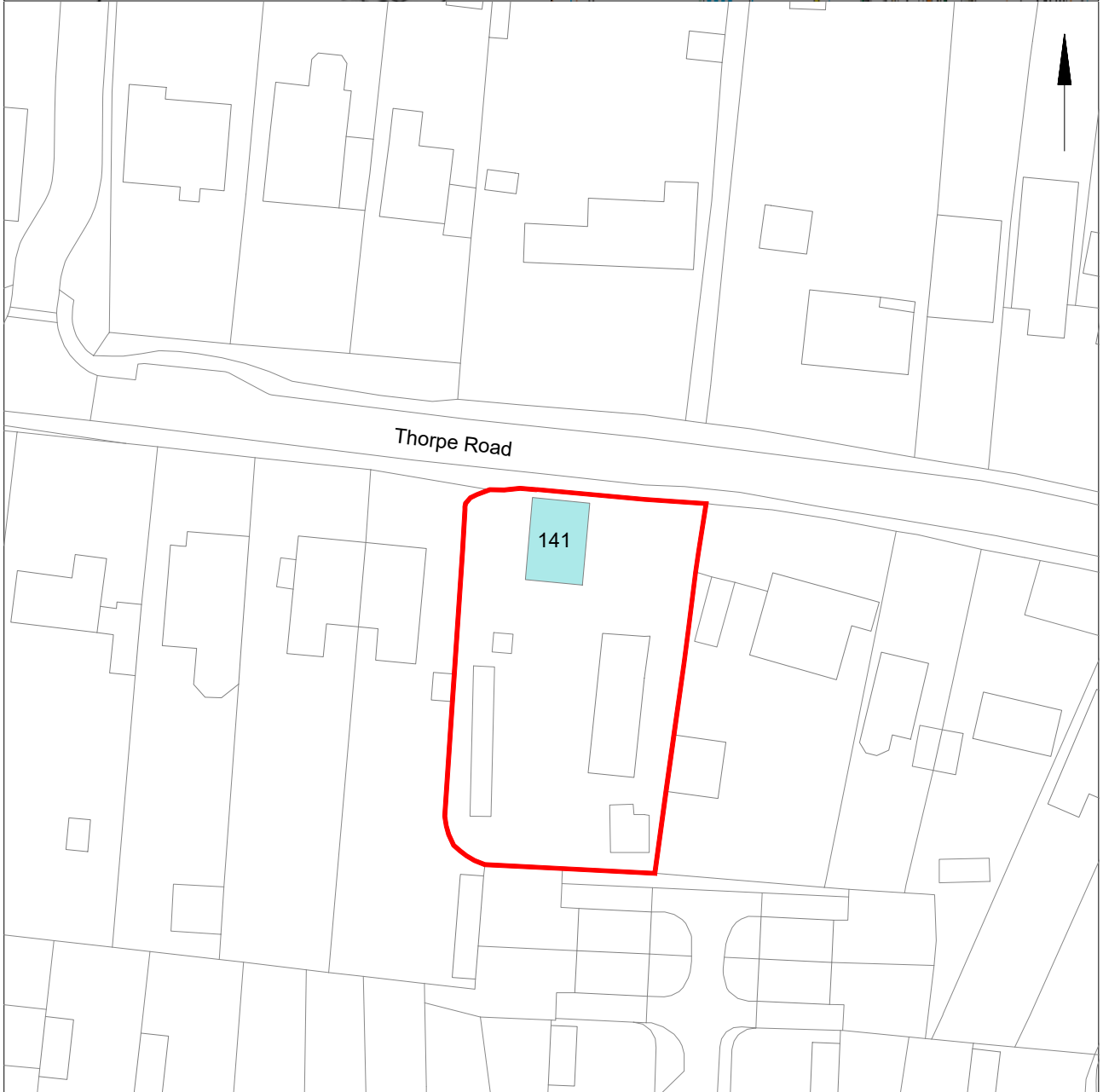
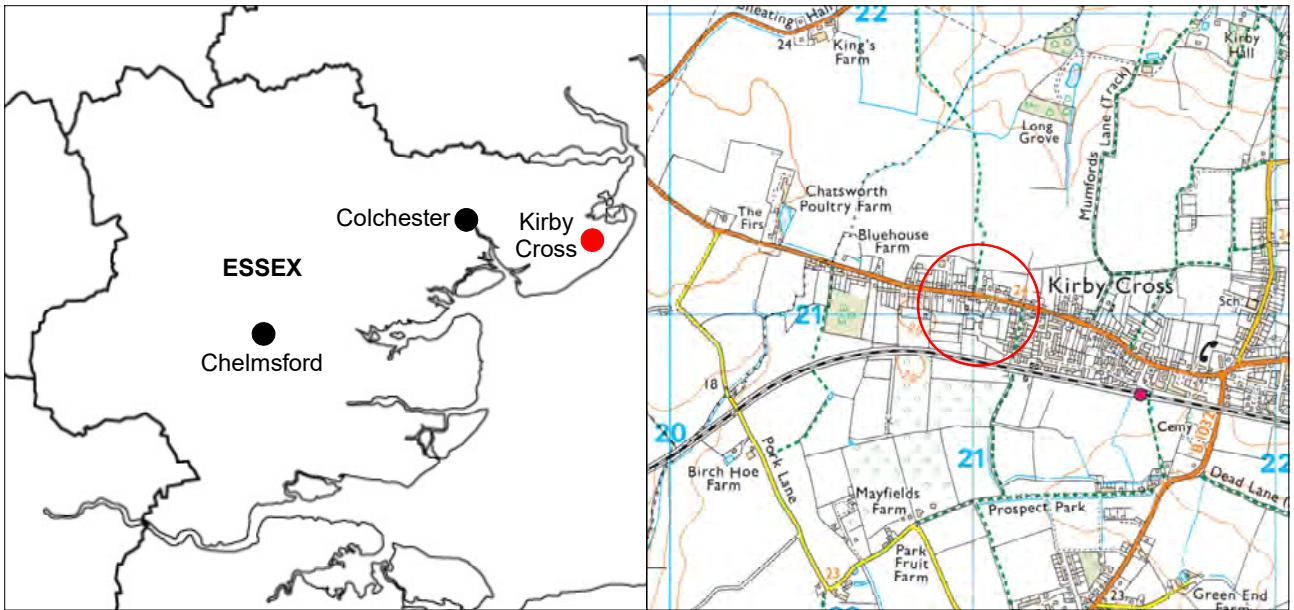


Fig 1 Site location.

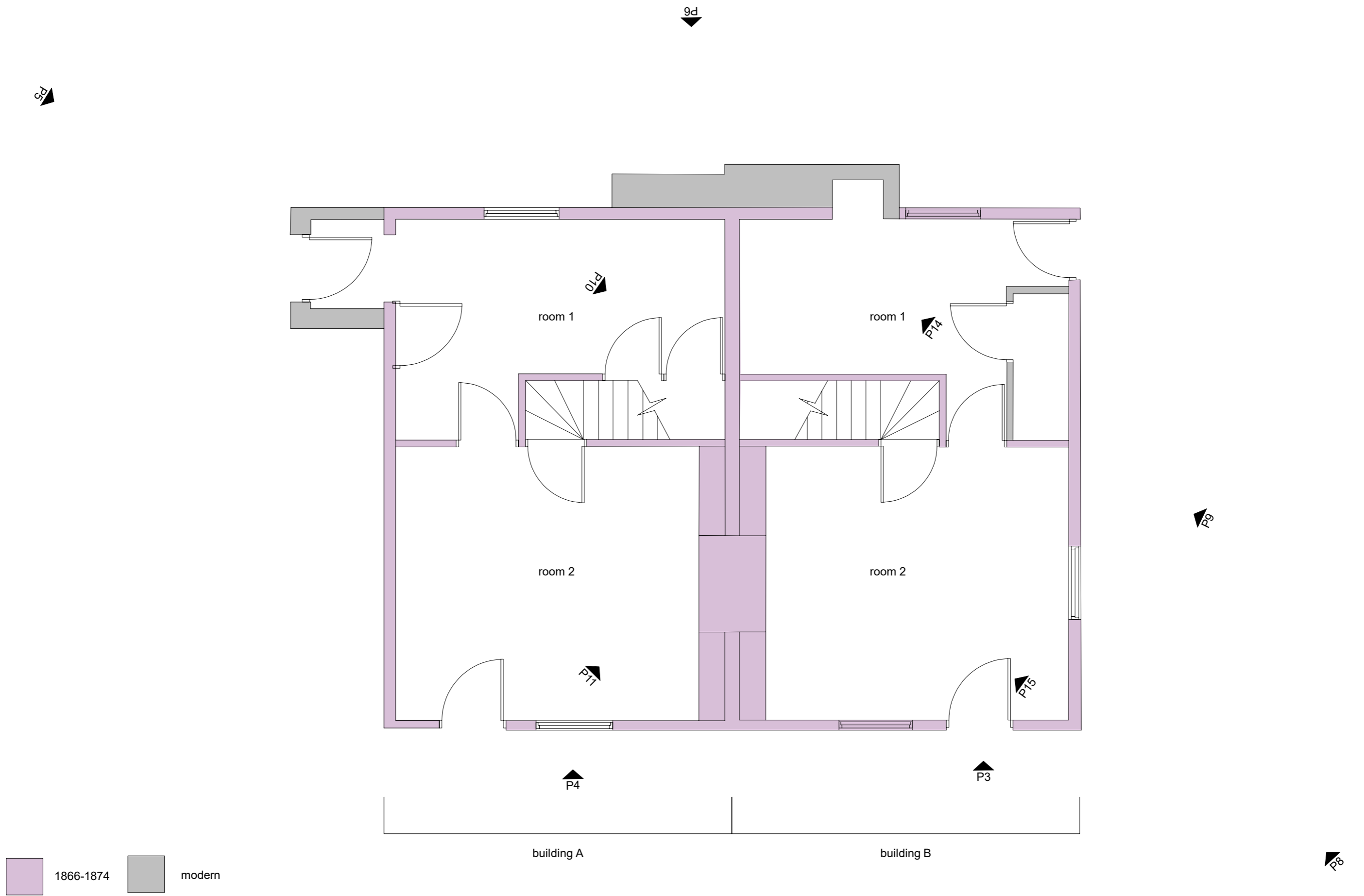


Fig 2 Ground floor plan. Location and direction of photographs reproduced in text shown.

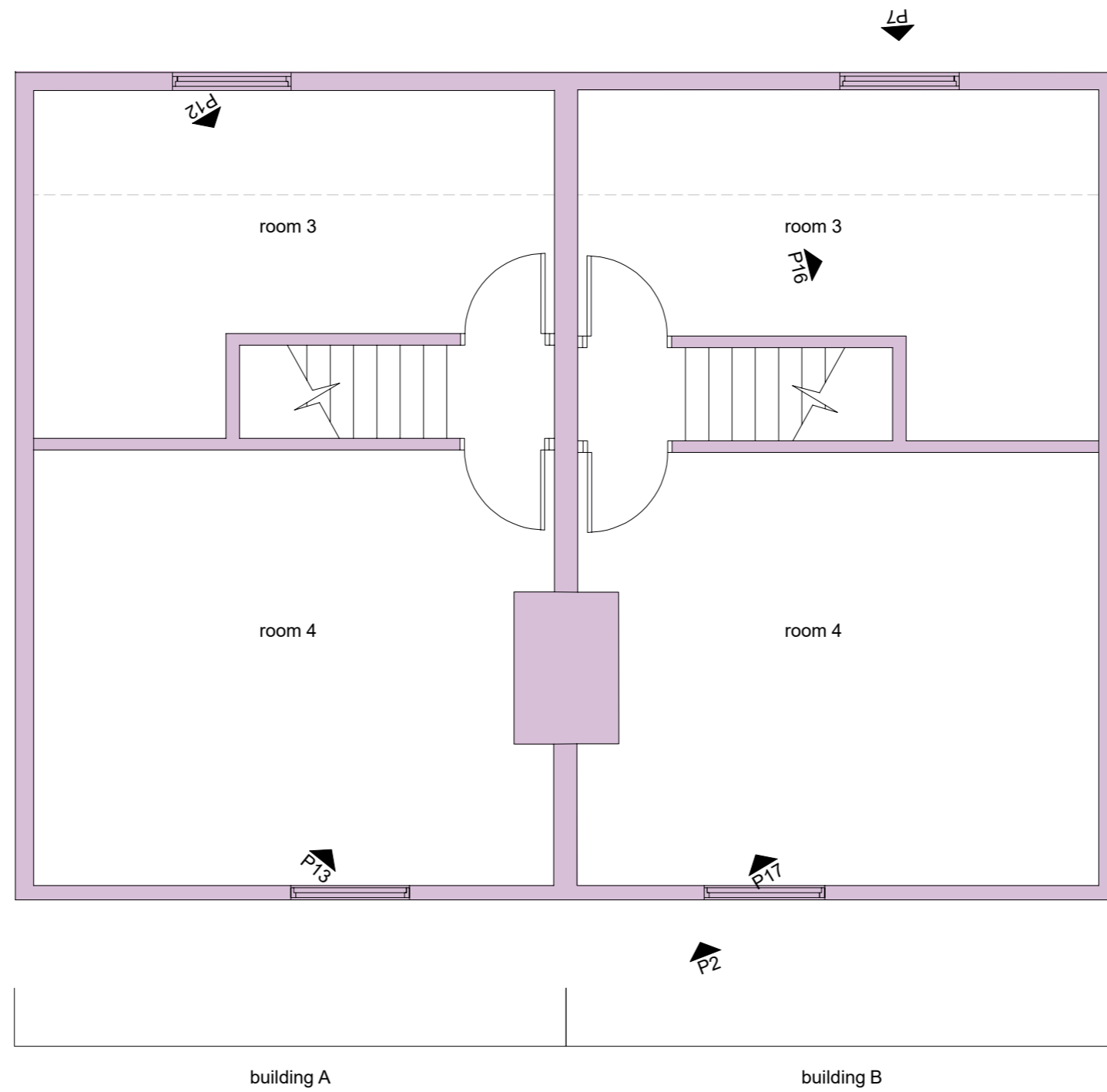


Fig 3 First floor plan. Location and direction of photographs reproduced in text shown.

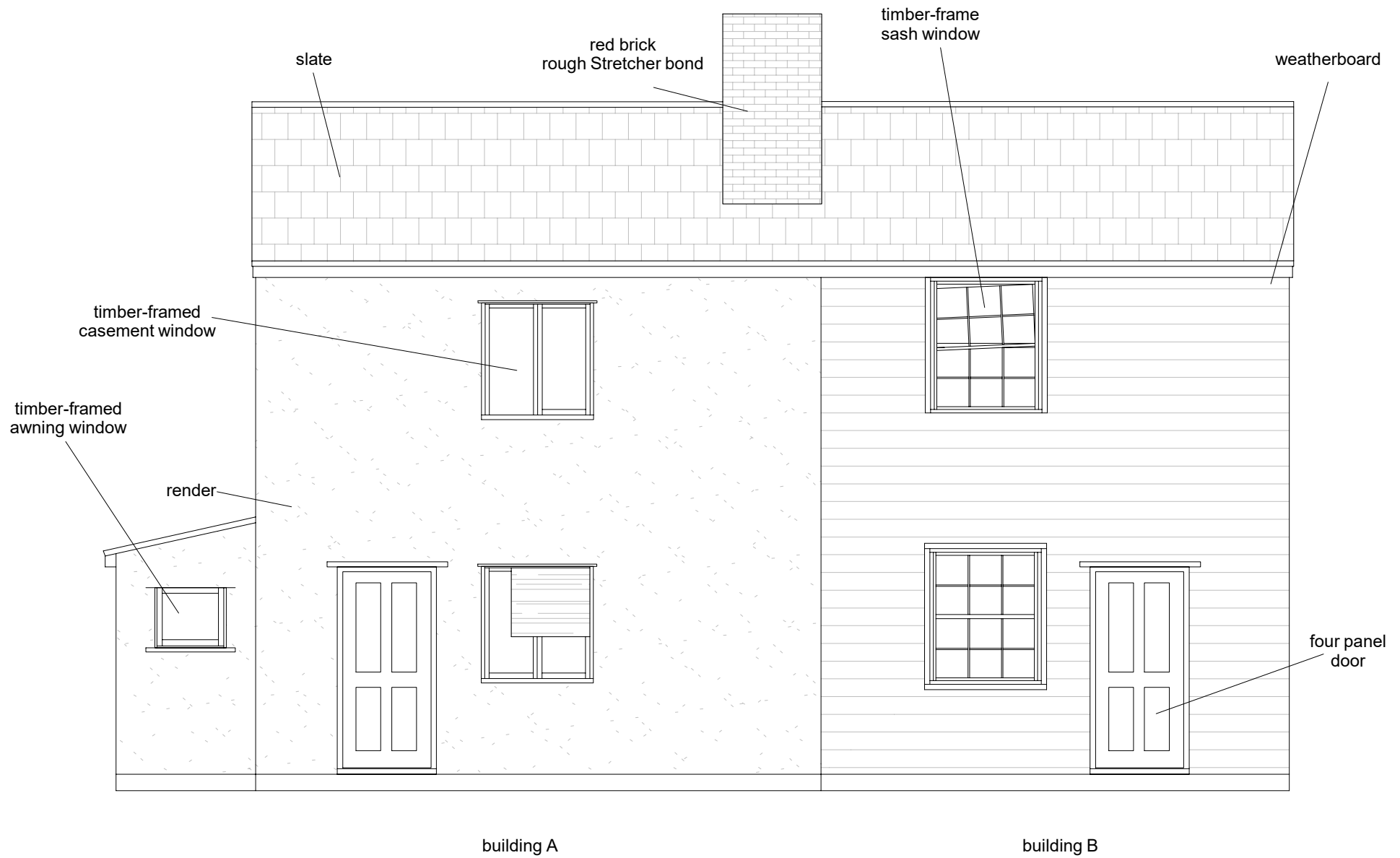
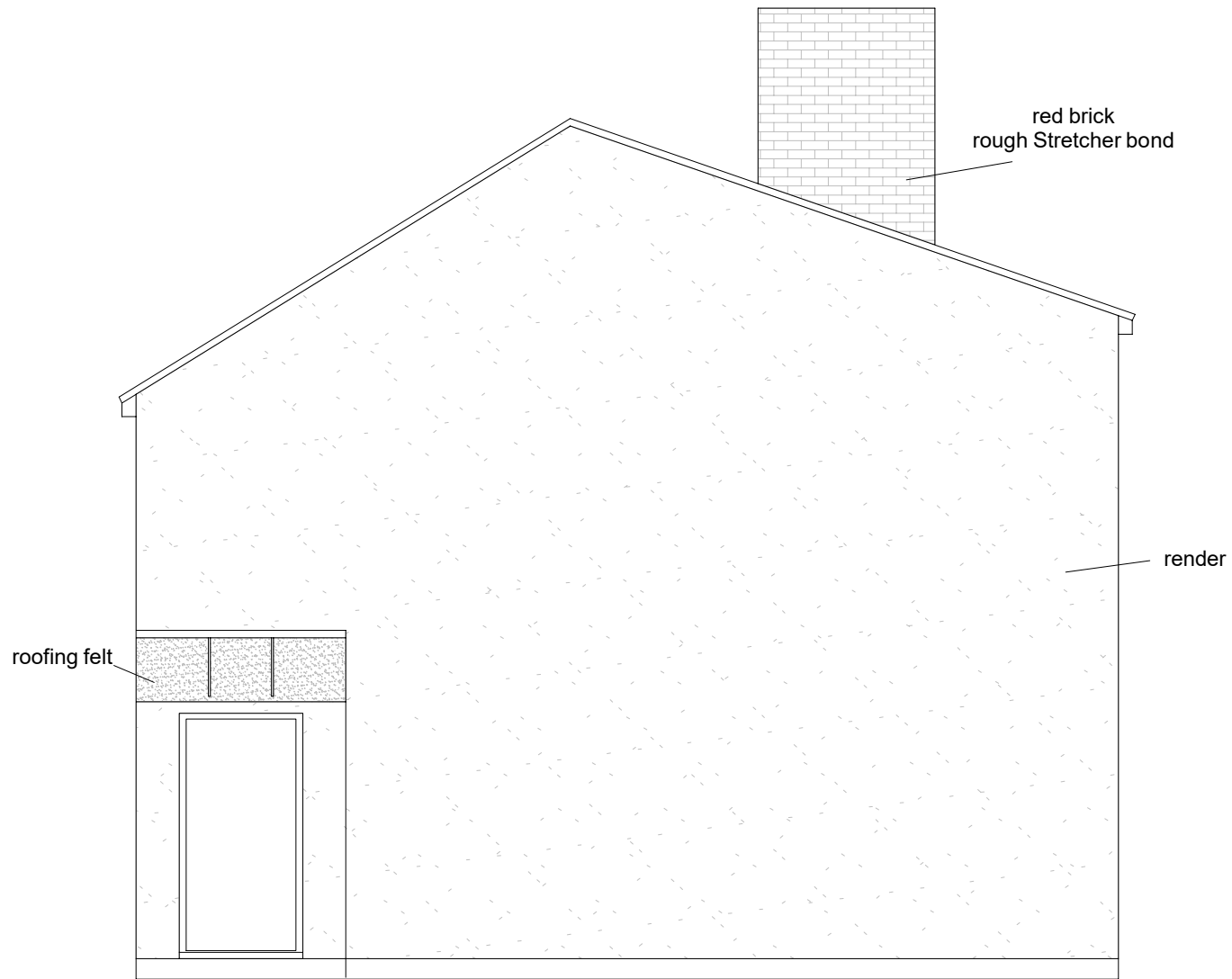


Fig 4 Eastern elevation.



building A

Fig 5 Southern elevation.

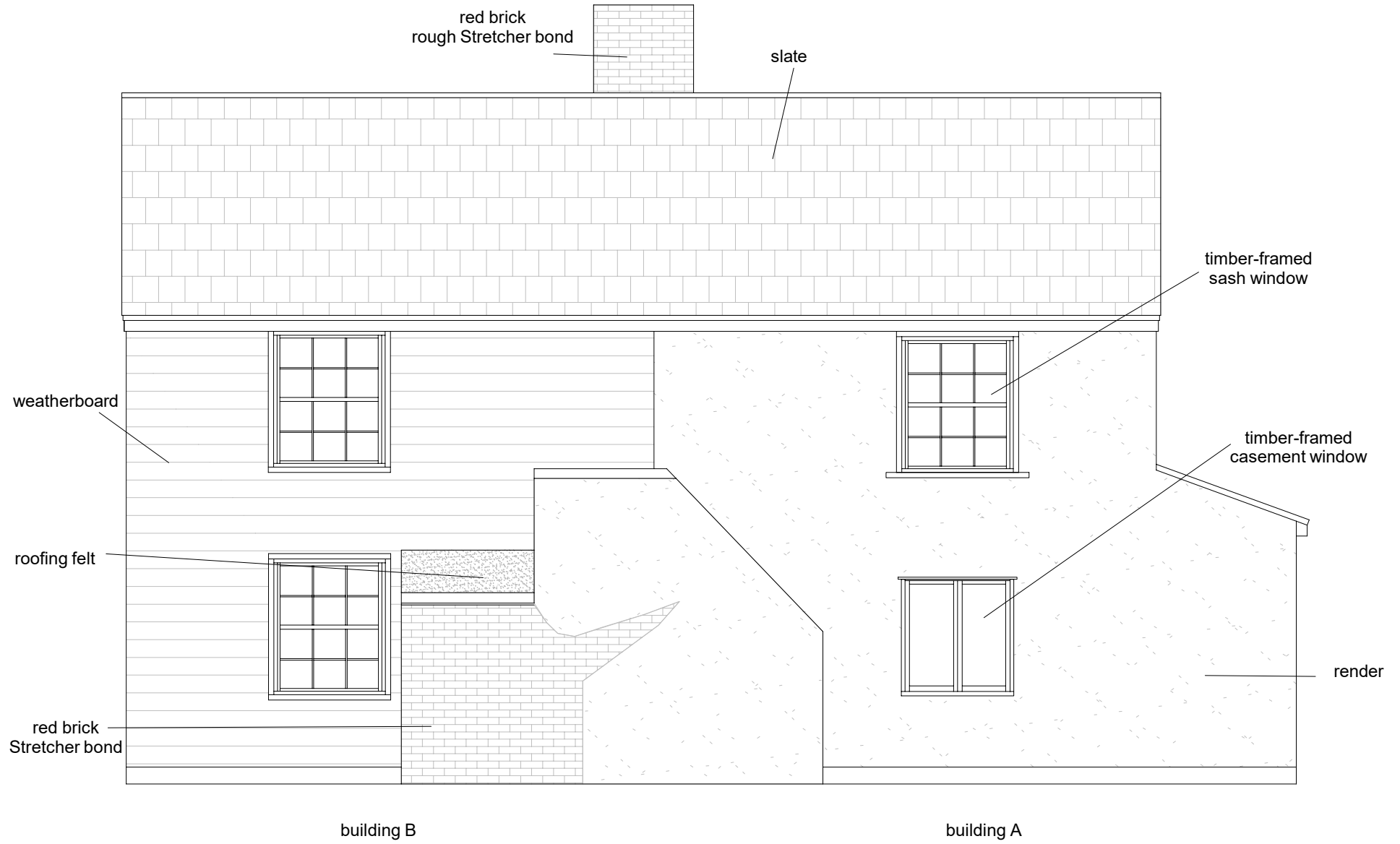
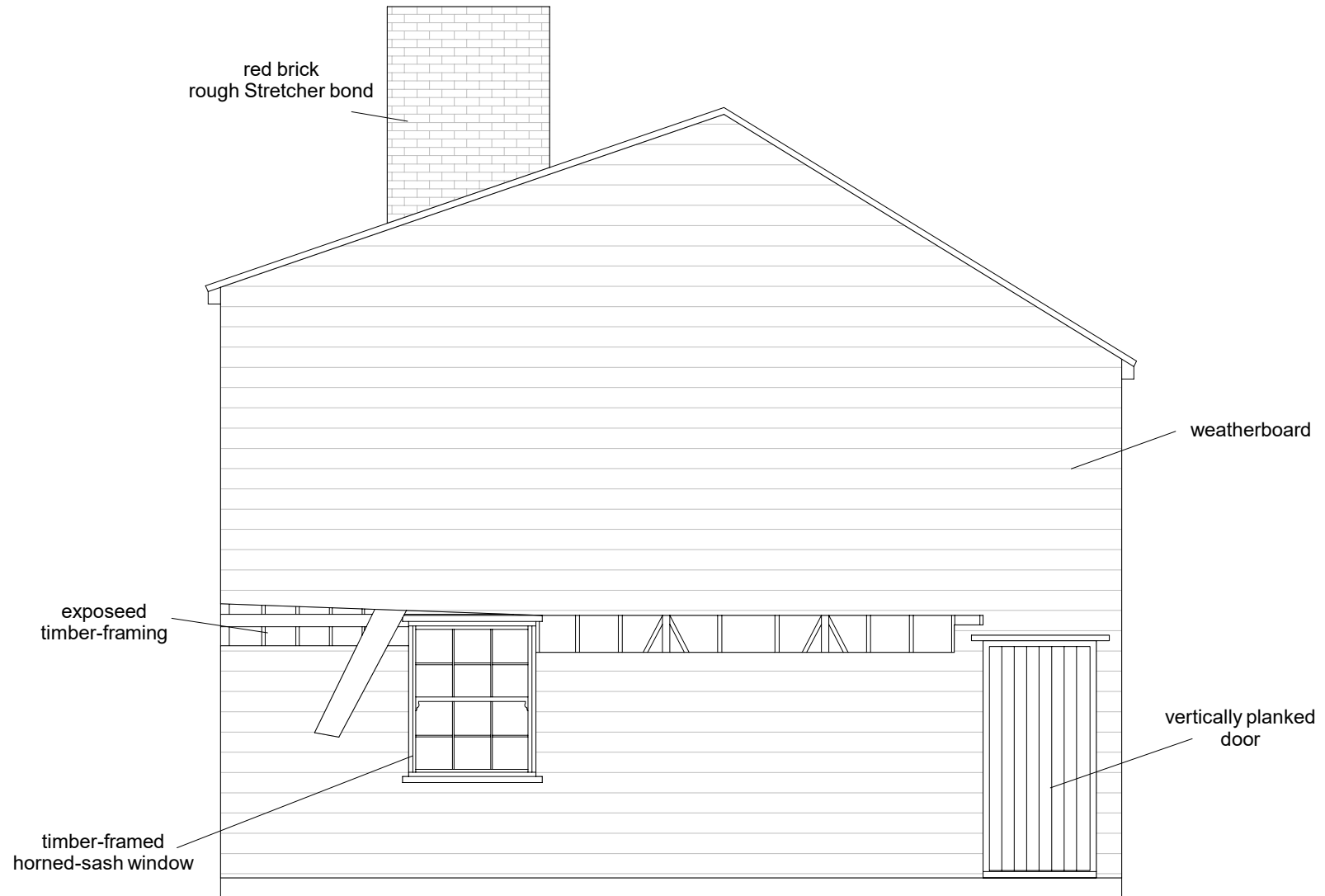


Fig 6 Western elevation.



building B

Fig 7 Northern elevation.

OASIS Summary for colchest3-528077

OASIS ID (UID)	colchest3-528077
Project Name	Analytical Buildings Record (level 3) at 141 Thorpe Road, Kirby Cross, Frinton on Sea, CO13 0NQ, United Kingdom
Sitename	141 Thorpe Road, Kirby Cross, Frinton on Sea, CO13 0NQ, United Kingdom
Sitecode	2024/09h
Project Identifier(s)	2024/09h
Activity type	Analytical Buildings Record (level 3)
Planning Id	23/01726/FUL
Reason For Investigation	Planning requirement
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	21-Oct-2024 - 21-Oct-2024
Location	141 Thorpe Road, Kirby Cross, Frinton on Sea, CO13 0NQ, United Kingdom NGR : TM 20954 21076 LL : 51.84453852751635, 1.206335606043217 12 Fig : 620954,221076
Administrative Areas	Country : England County/Local Authority : Essex Local Authority District : Tendring Parish : Frinton and Walton

Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the buildings prior to conversion. The building recording was carried out to Level 3 (Historic England 2016) which is defined as: “Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, following the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis.</p> <p>The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building’s broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group.” In particular, the record considered:</p> <ul style="list-style-type: none"> • Plan and form of the site. • Materials and method of construction. • Date(s) of the structure(s). • Function and internal layout. • Original and later phasing. • Fixtures and fittings. • An account of the building’s past and present use.
Project Results	<p>141 Thorpe Road lies on the southern side of Thorpe Road in Kirby Cross, 3km west of Frinton-on-Sea. The semi-detached cottages set for demolition have historic origins, with a construction date of between 1866 and 1874. The buildings are timber-framed in construction and represent a good example of double-pile single-fronted cottages. Some probable original features survive, including doors, fire grates and sashwindows.</p>
Keywords	Farm Labourers Cottage - Victorian - FISH Thesaurus of Monument Types
Funder	Private or public corporation R11 Limited
HER	Essex HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	HER Event No - EEX60394
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;