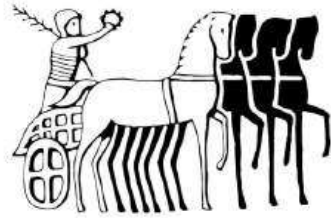


Colchester Archaeological Trust



**CAT Report 2154
Issued April 2024**

**Historic building monitoring and recording at
Rye Cottage, Larks Lane, Great Waltham,
Essex, CM3 1DT**

March 2025



**CAT project ref.: 2025/02L
ECC code: EEX61395**

**Historic building monitoring and recording at
Rye Cottage, Larks Lane, Great Waltham, Essex,
CM3 1DT**

March 2025

**NGR: TL 6935412432
Planning district: Chelmsford
Planning ref.: 24/01361/FUL**

**CAT project ref.: 2025/02L
CAT Report 2154**

**ECC code: EEX61395
ECC monitor: Mark Baister
OASIS id: colchest3-531965**

Fieldwork by Sarah Veasey

**Commissioned by Nick Dawson
(Malborough Street Construction Ltd)
On behalf of Malborough Street Construction Ltd**

Prepared by:	Sarah Veasey PCIfA	Project Office (Archaeology & Historic Buildings)
Reviewed and approved by:	Chris Lister MCIfA	Director, Business Operations
Issued:	08/04/2025	

Colchester Archaeological Trust

Roman Circus House,
Roman Circus Walk,
Colchester,
Essex CO2 7GZ

tel.: 01206 501785

email: services@catuk.org

web: www.catuk.org

Contents

1	Summary	1
2	Introduction	2
3	Aims	3
4	Methodology	4
5	Historical background	5
6	Building recording descriptive record	8
7	Discussion	30
8	Acknowledgements	32
9	References	32
10	Abbreviations and glossary	34
11	Archive deposition	35
12	Contents of digital archive	35
Appendix 1 Full digital photographic record		36
Figures		after p73
OASIS data collection form		

List of maps

Map 1	Extract from the 1839 tithe apportionment map, the area of Rye Cottage highlighted in purple.	5
Map 2	Extract from the 1874 6-inch OS map. Rye Cottage highlighted in purple.	6
Map 3	Extract of the 1895 25-inch OS map. Rye Cottage highlighted in purple.	6
Map 4	Extract from the 1919 25-inch OS map. Rye Cottage highlighted in purple.	7
Map 5	Extract from the 1945 25-inch OS map. Rye Cottage highlighted in purple.	7

List of photographs reproduced in text

Cover	Northern elevation. Photograph taken facing south-east.	
Photograph 1	Northern elevation. Photograph taken facing south-east.	8
Photograph 2	Detail of chimneys on southern elevation, the Peyton's Champion chimney pot to the left. Photograph taken facing north.	9
Photograph 3	Detail of windows and door on northern elevation. Photograph taken facing south.	9
Photograph 4	Detail of plaster on northern elevation. Photograph taken facing south-west.	10
Photograph 5	Western elevation. Photograph taken facing north-east.	11
Photograph 6	Detail of iron strap and anchor plate on chimney breast on western elevation. Photograph taken facing south-east.	11
Photograph 7	Detail of bargeboard on western elevation. Photograph taken facing west.	12
Photograph 8	Southern elevation. Photograph taken facing north.	12

Photograph 9	Eastern elevation. Photograph taken facing north-west.	13
Photograph 10	Detail of bargeboards and windows in eastern elevation. Photograph taken facing west.	14
Photograph 11	Detail of original range roof construction. Photograph taken facing west.	15
Photograph 12	Detail of roof construction above bedroom 1. Photograph taken facing south-east.	15
Photograph 13	Interior of utility room. Photograph taken facing south-west.	16
Photograph 14	Interior of bedroom 3. Photograph taken facing north-west.	16
Photograph 15	Interior of study. Photograph taken facing south-west.	17
Photograph 16	Interior of dining room. Photograph taken facing north-east.	18
Photograph 17	Evidence of reuse on stud in northern wall of dining room. Photograph taken facing north.	18
Photograph 18	Interior of lounge. Photograph taken facing south-west.	19
Photograph 19	Detail of timber-framing in northern and western walls of lounge. Photograph taken facing north-west.	20
Photograph 20	Detail of possible evidence of reuse on stud and brace in northern wall of lounge. Photograph taken facing north-west.	20
Photograph 21	Detail of replacement timber-framing in northern wall of lounge. Photograph taken facing north.	21
Photograph 22	Detail of possible remains of stud above doorway between dining room and lounge. Photograph taken facing north-east.	21
Photograph 23	Detail of floor joists in ceiling of lounge. Photograph taken facing west.	22
Photograph 24	Detail of floor joists and stair trimmer in ceiling of lounge. Evidence of reuse on the stair trimmer highlighted in green. Photograph taken facing south-west.	22
Photograph 25	Detail of fireplace in western wall of lounge. Photograph taken facing west.	23
Photograph 26	Interior of bedroom 1. Photograph taken facing south-west.	23
Photograph 27	Interior of bedroom 2. Photograph taken facing north-east.	24
Photograph 28	Detail of plaster removal in eastern wall of bedroom 2. Photograph taken facing east.	24
Photograph 29	Interior of hall 1. Photograph taken facing north north-east.	25
Photograph 30	Detail of timber-framing in eastern wall of hall 1. Photograph taken facing south-east.	26
Photograph 31	Interior of bedroom 4. Photograph taken facing south-east.	26
Photograph 32	Detail of plaster removal in western wall of bedroom 4, exposing brickwork of chimney. Photograph taken facing west.	27
Photograph 33	Detail of reused stud in northern wall of bedroom 4. Photograph taken facing north-west.	28
Photograph 34	Detail of modern sheet timber floor in southern cupboard in bedroom 4. Photograph taken facing north-east.	28
Photograph 35	Detail of empty mortices, highlighted in green, in southern wall-plate of bedroom 4. Photograph taken facing south-west.	29

List of figures

- Fig 1 Site location.
- Fig 2 Floor plan. Location and direction of photographs reproduced in the text shown.
- Fig 3 First floor plan. Location and direction of photographs reproduced in the text shown.
- Fig 4 Northern elevation.
- Fig 5 Western elevation.
- Fig 6 Southern elevation.
- Fig 7 Eastern elevation.
- Fig 8 Truss cross-section (eastern wall of lounge and hall 1).

1 Summary

A programme of historic building monitoring and recording was carried out by Colchester Archaeological Trust at Rye Cottage, Larks Lane, Great Waltham, Essex in March 2025.

When first built, Rye Cottage was a three-bay timber-framed structure. Constructed sometime between 1839 and 1874, the timber-framing uses a mixture of hand-sawn and machine-cut wood, with the roof likely covered with thatch. The use of timber and thatch were both somewhat outdated techniques at the time of construction, suggestive of a low-status building. Originally constructed as three units, the eastern and western cottages would have been small one-up-one-down dwellings. The central bay is open to more interpretation; no evidence of a fireplace or chimney breast or access to the flanking bays was observed, perhaps suggesting the bay was intended for seasonal occupation or storage.

Historic mapping suggests that the cottages were quickly altered, and possibly extended to the east, reconfiguring them into dwellings by the end of the 19th century. Throughout the 20th century, Rye Cottage was extended multiple times to the south forming the structure present today.

2 Introduction

This is the archive report of an historic building recording carried out at Rye Cottage, Larks Lane, Great Waltham, Essex. The work was commissioned by Nick Dawson (Malborough Street Construction Ltd) on behalf of Malborough Street Construction Ltd and was carried out by Colchester Archaeological Trust (CAT) on 11th and 13th March 2025. The site is located at NGR TL 69354 12432 (Fig 1).

A planning application (24/01361/FUL) was submitted to Chelmsford City Council in October 2024 proposing the *Demolition of existing dwelling. Proposed erection of 2 new residential dwellings, associated landscaping and parking.*

A building recording was undertaken on Rye Cottage 2024 by J Bell Conservation Ltd but as some of the fabric of the building was inaccessible, the Place Services Historic Environment Advisor (HEA) recommended a further phase of building recording to be undertaken during the soft strip demolition of the building. The condition was recommended due to the historic origin of the building. The recommended archaeological condition was based on the guidance given in the National Planning Policy Framework (MHCLG 2024).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2025) and agreed with the HEA. All work was carried out in accordance with this WSI.

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

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

3 Aims

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

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

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

In particular, the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structures.
- Original function and internal layout.
- Fixtures and fittings.
- Original and later phasing, additions and their effect on the internal/ external fabric and the level of survival of original fabric.
- An account of the past and present uses of the buildings.

Specific research questions to be explored by the monitoring are:

- Is the timber-framing original to the building? Or is there evidence of re-use from an earlier structure?
- Was the structure originally built as a single dwelling or multiple dwellings?
- Are any scarf-joints visible and what form do they take?
- Are any carpenter’s marks, shipping marks etc visible on the timber-frame?
- Is all the bracing in the framing through-bracing?

4 Methodology

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site.
- A large-scale block plan of the site.
- Annotated and phased floorplan of the buildings at a scale of 1:50.
- A description of the buildings. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

5 Historical background

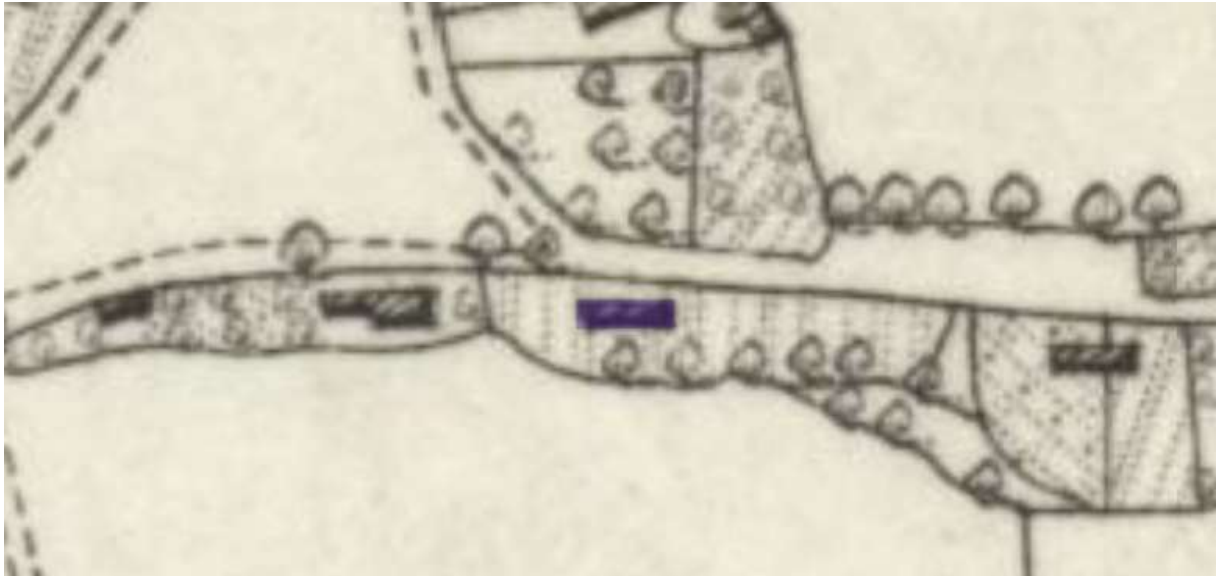
The following archaeological background includes extracts of the ECC Brief (ECCPS 2025) and Essex Historic Environment Records (CHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

The building detailed in this report is timber-framed with later extensions constructed from both brick and modern timber-framing.

The 1839 tithe apportionment map of Great Waltham shows the proposed development site as an empty, elongated plot (Map 1), probably land associated with the adjacent structure. The first cartographic representation of Rye Cottage is on the 1874 6-inch OS Map (Map 2), suggesting a construction of between 1839 and 1874 for the original range of the cottage. The cottage is depicted as an east/west aligned rectangular structure, fronting on to Larks Lane.

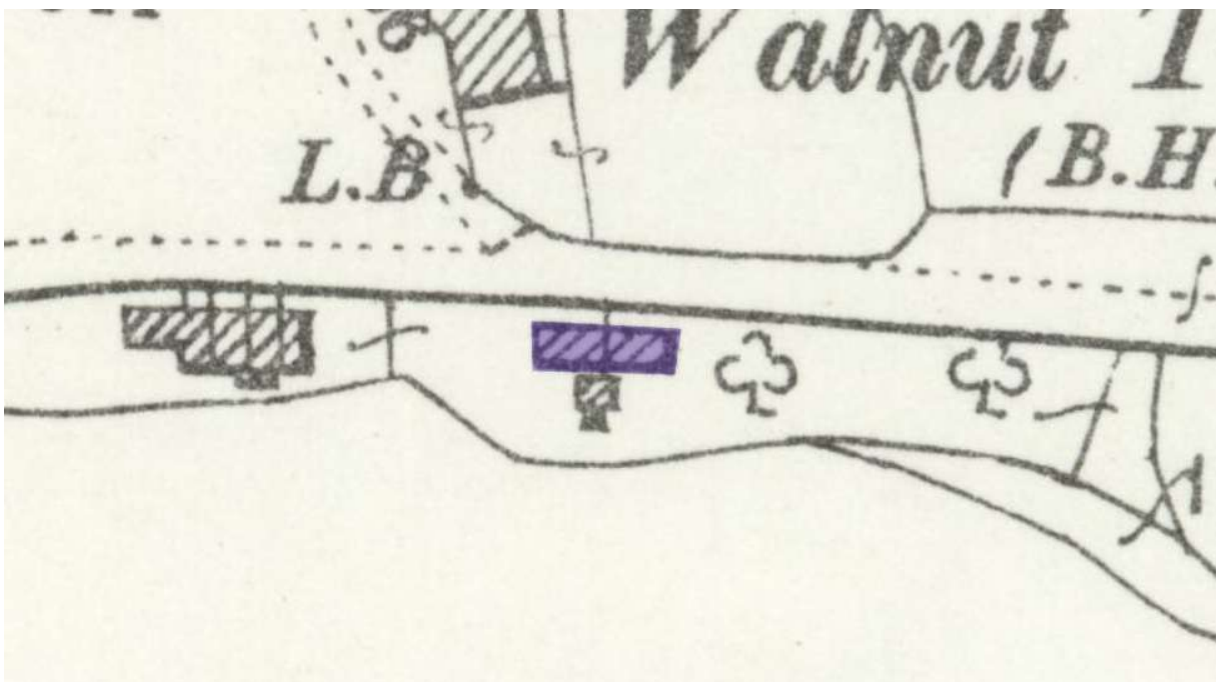


Map 1 Extract from the 1839 tithe apportionment map, the area of Rye Cottage highlighted in purple.

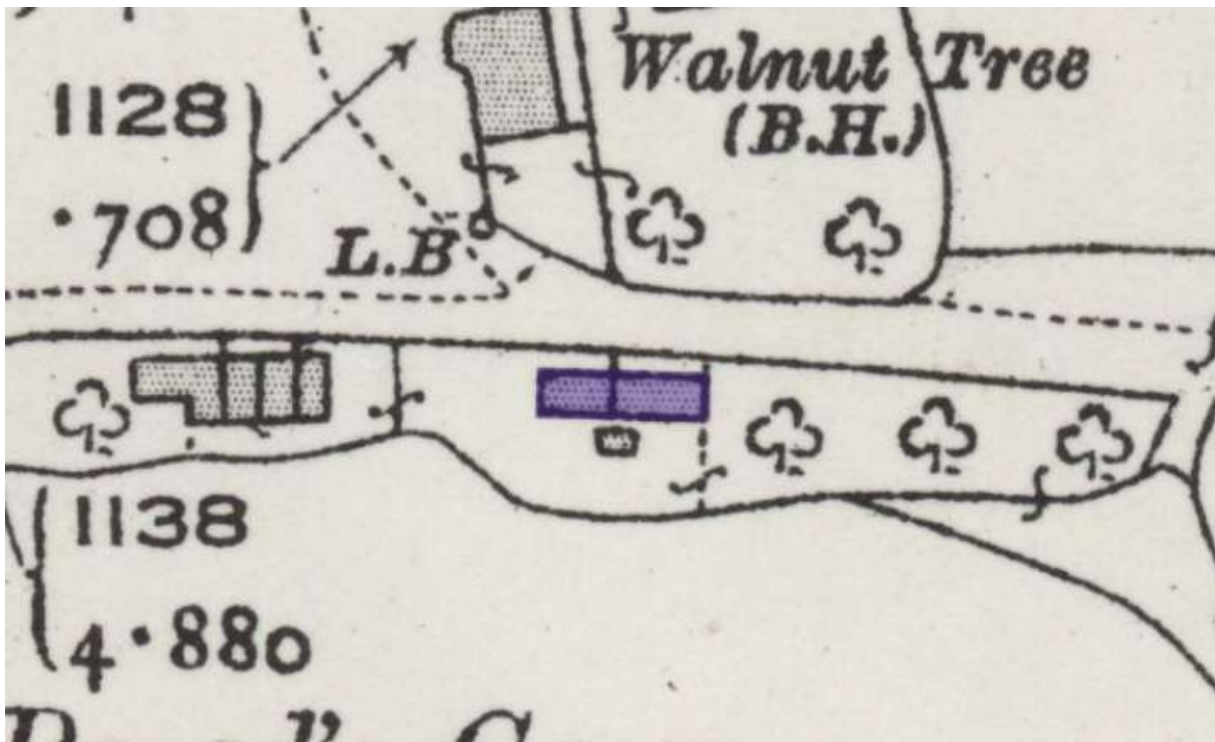


Map 2 Extract from the 1874 6-inch OS map. Rye Cottage highlighted in purple.

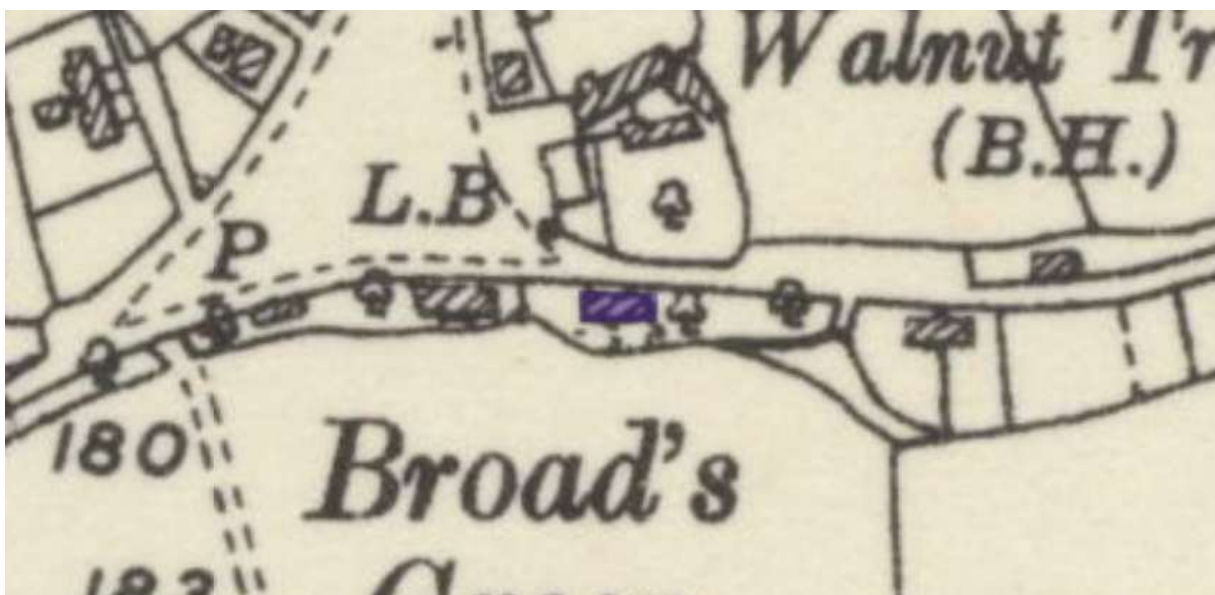
By the time the 1896 25-inch OS map (Map 3) is published, the cottage is shown as divided into two with a small outbuilding to the south. It seems plausible to suggest that it was during this reorganisation of the cottages that the eastern extension was added. Rye Cottage remains unchanged on the 1919 25-inch OS map (Map 4) and the 1945 6-inch OS map (Map 5).



Map 3 Extract of the 1895 25-inch OS map. Rye Cottage highlighted in purple.



Map 4 Extract from the 1919 25-inch OS map. Rye Cottage highlighted in purple.



Map 5 Extract from the 1945 25-inch OS map. Rye Cottage highlighted in purple.

Although not apparent from the cartographic evidence, Rye Cottage has been extended several times since its construction. The first being the aforementioned eastern extension followed later by a series of modern extensions to the south. The original building recording report proposes dates of ranging throughout the 20th century for these extensions (Bell 2024).

6 Building recording descriptive record (Figs 2-8)

The building detailed in this report is a two-storey cottage, constructed from both timber and brick. Its modern footprint is L-shaped and covers an area of 120.39m². The original range of the cottage is rectangular and aligned east/west.



Photograph 1 Northern elevation. Photograph taken facing south-east.

Exterior

The roof of the street-fronting east/west range of Rye Cottage is gabled at both ends and covered with slate tiles. The angle of the roof suggests it was originally covered with thatch. To the rear, the roofs of the extensions are all flat and covered with roofing felt. Three chimney stacks project from the roofs of the cottage, two from the gable roof and the third from the roof of one of the modern extensions, none of which appear to be original to the structure. The whole of the exterior of the structure has been rendered and painted off-white. All of the windows and doors on the original range of the cottage are modern replacements.

Both chimneys that project from the gabled roof are constructed from red brick. The stack of the western chimney is narrow, with only a single chimney pot, while the eastern is much wider and finished with three chimney pots. The lower courses of the third chimney are laid in London stock bricks while the upper 13 courses of brickwork are red brick. The chimney is topped with a Peyton's

Champion chimney pot (Photograph 2). All three chimney stacks have two courses of oversailing brickwork towards their tops.



Photograph 2 Detail of chimneys on southern elevation, the Peyton's Champion chimney pot to the left. Photograph taken facing north.



Photograph 3 Detail of windows and door on northern elevation. Photograph taken facing south.

The northern elevation (Photograph 1) of the cottage has eight windows, with either two, eight or twelve lights. They are all timber-framed with casement openings. Two timber doors are present in the elevation, the eastern of which has a small projecting porch (Photograph 3). The render on the eastern half of the northern elevation has a pressed dotted pattern arranged into a number of rectangles (Photograph 4).



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

A chimney breast projects from the western elevation (Photograph 5) of Rye Cottage, comprising red bricks (brick dimensions: 225 x 105 x 65mm) laid in Stretcher bond. At ground floor level, where the chimney breast is at its widest, it is rendered above which it narrows and is bare brick. At gable level, the chimney breast has an iron strap with an S-shaped anchor plate (Photograph 6). The bargeboards on the gable end of the western elevation are timber and have a rounded design at their ends (Photograph 7). Eight windows are present across the western elevation, a combination of timber-framed, uPVC and Crittall windows. The smallest window is a single-light while the largest has 16 lights. All either have a casement or awning opening. A single panelled door is also present. There is an area of exposed modern brickwork between two of the modern extensions.



Photograph 5 Western elevation. Photograph taken facing north-east.



Photograph 6 Detail of iron strap and anchor plate on chimney breast on western elevation. Photograph taken facing south-east.



Photograph 7 Detail of bargeboard on western elevation. Photograph taken facing west.



Photograph 8 Southern elevation. Photograph taken facing north.

The southern elevation (Photograph 8) of Rye Cottage has six windows, again a combination of timber-framed, uPVC and Crittall windows. They all have casement or awning openings and between

two and 24-lights. Three timber doors are present in this elevation, two stable doors and one panelled door. A dilapidated timber lean-to is also on this elevation.

The eastern gable (Photograph 9) of Rye Cottage has timber bargeboards, with wavy patterned edges (Photograph 10), differing in design to those on the western elevation. Four timber-framed windows and one uPVC window are present across the elevation. They have between three and six lights with casement openings.



Photograph 9 Eastern elevation. Photograph taken facing north-west.



Photograph 10 Detail of bargeboards and windows in eastern elevation. Photograph taken facing west.

Interior

Rye Cottage is two-storey with 14 rooms, locations of which can be found on Figs 2 and 3.

The roof of the original range of Rye Cottage (Photograph 11) is constructed from pairs of rafters, which rise from the wall-plates to meet a ridge-board at the apex of the roof. There is a single clasped purlin on each roof pitch, which are held by a series of collars, which presumably correspond to a series of tie-beams. Each collar has a corresponding upper collar. The timbers used in the roof framing are both hand-sawn, some of which are very roughly hewn, and machine-cut. Occasional modern timbers have been added for reinforcement.

The roof of the eastern extension (Photograph 12) is simpler in construction, comprising only rafters meeting at a ridge board. This structure uses machine-cut timbers. The roofs over the remaining modern extensions are all flat and presumably constructed from modern machine-cut timbers.

The original range of Rye Cottage is timber-framed in construction, utilising diagonal through-bracing. The timbers are hard wood and mostly hand-sawn, with a small quantity showing evidence of reuse. The eastern extension is brick in construction while the modern extensions are a combination of blockwork, modern timber-framing and brick (Bell 2024).



Photograph 11 Detail of original range roof construction. Photograph taken facing west.



Photograph 12 Detail of roof construction above bedroom 1. Photograph taken facing south-east.



Photograph 13 Interior of utility room. Photograph taken facing south-west.



Photograph 14 Interior of bedroom 3. Photograph taken facing north-west.

The utility room (Photograph 13), kitchen, bathrooms 1 and 2, bedroom 3 (Photograph 14), hall 2 and W.C. are all located in the modern extensions projecting to the south, and as such will not be described in detail. They all have modern wall coverings, either painted or wallpapered, with modern

floor coverings of carpet or linoleum. All windows and doors present are modern, either timber or uPVC, with Crittall windows present in bedroom 3.

The study (Photograph 15) occupies the ground floor of the eastern extension. The ceiling and walls are plastered and either wallpapered or painted, with timber cladding along the eastern wall. The floor is covered with carpet, which has been pulled back to reveal multiple layers of linoleum beneath. A window is present in the northern and eastern walls and a fireplace is located in the western wall, with a mid-century style surround.



Photograph 15 Interior of study. Photograph taken facing south-west.

Adjacent to the study is the dining room (Photograph 16), which straddles the eastern-most bay of the original range and a modern extension. The walls and ceiling have been plastered and painted with faux timber-framing adhered to some of the walls. The floor is carpeted. An area of plaster has been removed on the northern wall, revealing the timber-framing beneath and the internal face of the exterior lath and plaster. One of the exposed studs has evidence of reuse (Photograph 17). A replacement staircase is present against the western wall, which has been walled in, and a brick fireplace (brick dimensions: 215 x 130 x 60mm), with no surround, is present in the eastern wall. The fireplace, along with the chimney breast was likely replaced when the eastern extension was built. Multiple doors are located around the room, some vertically planked and others flush. In the original range, the doors in the eastern and western walls are inserted while the door in the northern wall is a replacement. Windows are present in the northern and southern walls.



Photograph 16 Interior of dining room. Photograph taken facing north-east.



Photograph 17 Evidence of reuse on stud in northern wall of dining room. Photograph taken facing north.

The remaining ground floor of the original range is dominated by the lounge (Photograph 18), which also expands into a modern extension. The ceiling of the lounge comprises exposed floor joists with the underside of the above floorboards papered between the joists (Photograph 23). In the centre of

the ceiling is a sheathed RSJ (rolled steel joist), which presumably is supporting the above binding-beam. At either end, the RSJ is supported on a modern brick pier. To the west of the RSJ are the remains of a stair trimmer, evidencing the removal of a staircase (Photograph 24). In contrast to the rest of the ceiling, the area between the RSJ and trimmer has been plastered. The walls are plastered, with areas of exposed timber-framing (Photograph 19). There are occasional reused timbers within the original timber-framing, including studs and diagonal-bracing (Photograph 20). The northern wall has been partially rebuilt using modern machine-cut timbers (Photograph 21). In the north-western corner of the room, the sill-beam has been replaced and is supported on course of modern red bricks. A replacement door is present in the northern wall and an inserted door in the eastern wall, evidenced by a short length of stud still present above the doorway (Photograph 22). A number of windows are in the northern and western walls. A red brick fireplace (brick dimensions: 225 x 105 x 65mm) is located in the western wall, which has an iron fire back, with a Tudor rose design, and a red brick hearth (Photograph 25). In the south-eastern corner of the room is a replacement L-shaped staircase, which is surrounded by a stud wall. The floor is covered with carpet, concealing floorboards beneath.



Photograph 18 Interior of lounge. Photograph taken facing south-west.



Photograph 19 Detail of timber-framing in northern and western walls of lounge. Photograph taken facing north-west.



Photograph 20 Detail of possible evidence of reuse on stud and brace in northern wall of lounge. Photograph taken facing north-west.



Photograph 21 Detail of replacement timber-framing in northern wall of lounge. Photograph taken facing north.



Photograph 22 Detail of possible remains of stud above doorway between dining room and lounge. Photograph taken facing north-east.



Photograph 23 Detail of floor joists in ceiling of lounge. Photograph taken facing west.



Photograph 24 Detail of floor joists and stair trimmer in ceiling of lounge. Evidence of reuse on the stair trimmer highlighted in green. Photograph taken facing south-west.



Photograph 25 Detail of fireplace in western wall of lounge. Photograph taken facing west.



Photograph 26 Interior of bedroom 1. Photograph taken facing south-west.

Bedroom 1 (Photograph 26) is located on the first floor of the eastern extension. The ceiling is covered with polystyrene tiles, with a loft hatch, while the walls are wallpapered. A chimney breast projects into the room from the western wall, a cupboard has been formed between the external wall and chimney

breast. There is a door in western wall and windows in the northern and eastern walls. The floor comprises floorboards covered with carpet.



Photograph 27 Interior of bedroom 2. Photograph taken facing north-east.



Photograph 28 Detail of plaster removal in eastern wall of bedroom 2. Photograph taken facing east.

Bedroom 2 (Photograph 27) is adjacent to bedroom 1, in the eastern-most bay of the original range. As with bedroom 1, the ceiling is covered with polystyrene tiles and the walls are wall-papered. Removing the plaster of the eastern wall was challenging, resulting in only a single exposed timber, adjacent to the chimney breast (Photograph 28). The eastern wall has been rebuilt in brick. The rest of the walls are timber-framed but the framing was not exposed. The floor is covered with a series of modern floor coverings, including carpet and linoleum.

On the first floor, in the central bay of the original range, is hall 1 (Photograph 29). The ceiling of hall 1 is plastered with narrow timber batons. A loft hatch is present in the ceiling. The walls are mostly plastered between exposed timber-framing. Doors have been inserted into the eastern and southern walls while a window is present in the northern wall. A staircase is located in the south-eastern corner of the room, surrounded by a timber balustrade. The balustrade has square newel posts, with pyramidal tops, square balusters and a rounded handrail. The floor is covered with carpet and is presumably timber floorboards.



Photograph 29 Interior of hall 1. Photograph taken facing north north-east.



Photograph 30 Detail of timber-framing in eastern wall of hall 1. Photograph taken facing south-east.



Photograph 31 Interior of bedroom 4. Photograph taken facing south-east.

The western-most bay of the original range is occupied by bedroom 4 (Photograph 31). The ceiling is plastered while the walls are exposed timber-framing with plaster between, some reused timbers are present (Photograph 33). In the western wall, only two timbers are exposed, which denote the original

extents of the chimney. Removal of the plaster between these timbers has exposed a further two posts, both of which have been crudely hewn, as well as the brick work of the external chimney (Photograph 32). Cupboards are present along the eastern wall of bedroom 4, the southern of which has sheet timber flooring from the removal of the below staircase (Photograph 34). An inserted door is present in the southern wall, evidenced by a series of empty mortices in the above wall-plate (Photograph 35).



Photograph 32 Detail of plaster removal in western wall of bedroom 4, exposing brickwork of chimney. Photograph taken facing west.



Photograph 33 Detail of reused stud in northern wall of bedroom 4. Photograph taken facing north-west.



Photograph 34 Detail of modern sheet timber floor in southern cupboard in bedroom 4. Photograph taken facing north-east.



Photograph 35 Detail of empty mortices, highlighted in green, in southern wall-plate of bedroom 4. Photograph taken facing south-west.

7 Discussion

At its core, Rye Cottage is a three-bay timber-framed structure constructed in the early to mid-Victorian period. The cartographic evidence proposes a construction date of between 1839 and 1874, which is supported by the techniques in the timber-framing.

Diagonal through-bracing is a method that was developed in the late 16th century and became a common practice during the following centuries (Stenning 2013). The framing uses a mixture of machine-cut and hand-sawn timbers in the frame, which is unsurprising for this period. Mechanisation of the timber industry was gradually taking place with timber mills becoming common place across Britian, allowing for easier access to machine processed timber (Louw, 1992). The mixture of types of timber processing is likely out of necessity, utilising already available resources rather than spending money on new materials.

Most of the hand-sawn timbers are relatively straight and regular in size, differing to the larger and more sinuous timbers often seen in earlier buildings (Yorke 2016). Some of the hand-sawn timbers are quite roughly hewn, but this likely speaks to the cheap nature of the construction rather than the date of construction. The irregularities in the timber-framing are further evidence that the construction of Rye Cottage was low-cost and not likely undertaken by a skilled carpenter. The most obvious variability in the framing is with the diagonal through-bracing, most of the walls have bracing that is off-centre, with some only seeming to have a single brace.

The use of timber-framing for the construction of the cottages is interesting. Brick as a construction material increased in popularity from the end of the 17th century resulting in virtually no new timber-framed buildings being built during the 19th century (Yorke 2016). The Industrial Revolution and advent of widespread railways made it possible to mass-produce building materials and distribute them across the country, so the role of the timber was generally relegated to internal works or for the poorest quality housing. Using timber as a construction material in this case, as previously mentioned, was probably a budget related exercise but is also representative of how innovations due to the Industrial Revolution were generally slower to take hold outside of major population centres.

Bell (2024) records the timbers used in the frame as oak, which seems somewhat incongruous for this period. During the 19th century the volume of imported softwood from the Baltic states dramatically increased due to the decline in local oak and hardwoods (Vandenabeele 2016). The use of hardwood could again suggest the builder of Rye Cottage using available resources rather than purchasing new, imported timber.

The roof of the cottage is also interesting from this aspect. The angle of the roof (roughly 55°) is ideal for thatch (Brunskill 1987), an unusual material for this period as thatch rapidly fell in popularity during the 19th century. In general, structures constructed during the early to mid-Victorian period would have

had plain tile or peg tile roofs, which typically have an angle of around 40° (Brunskill 1985). Thatch became known as 'poor man's roofing' and remained common in use in rural areas.

When originally constructed, Rye Cottage appears to split into three units, the central bay of which is curious. There appears to be no evidence of a fireplace or chimney in this bay but also no evidence that the bay was originally accessible from either of the flanking bays. It could be suggested that the central cottage was seasonally inhabited, used only during the warmer months therefore negating the need for a hearth to heat the house. Although this does pose the question of how the inhabitants would heat food or water. Alternatively, the central bay of the original range may not have been intended for human occupation and could have been constructed as cart lodge or similar, open-fronted on the ground floor, with an enclosed storage area above, likely access via a ladder in the south-eastern corner. Although impossible to say for sure as the ground floor frontage of the bay has been rebuilt with modern timbers.

The eastern and western bays would have been small, one-up-one-down cottages. The floor plans would have mirrored one another; with the fireplace in the gable wall, the staircase against the opposite internal wall and the front door at the bottom. The small sizes of the original cottages, along with the timber-frame construction, is indicative of low-status accommodation. The mixture of timbers used, roughly hewn, machine-cut and reused timbers, suggests the builder of the cottages may have been opportunistic with sourcing the materials rather than purchasing timbers solely for construction. This, again, evidences the low-status of Rye Cottage when it was originally constructed. The rural location makes it almost a guarantee the cottages would have been targeted towards farm labourers.

While Rye Cottage is an interesting example of poor rural housing, it is architecturally unimpressive. The use of timber-framing could be attributed to the continuation of a vernacular architecture, but it more likely speaks to the frugality of the landowner. It provides a reminder of the poor living standards that were accepted in rural housing during the Victorian period, the single-celled nature of the original cottages would have provided cheap slum-like accommodation for farm labourers. Despite the low-status and uninspiring construction of Rye Cottage, it forms part of a dwindling stock of post-1840 timber-framed buildings which any opportunity to be recorded should be welcomed (Andrew 2022).

8 Acknowledgements

Colchester Archaeological Trust would like to thank Nick Dawn and Malborough Street Construction Ltd for commissioning and funding the historic building recording. The recording was carried out by Sarah Veasey. Figures are by Sarah Veasey, based on architect's drawings by J Bell Design & Conservation Ltd. The project was monitored by Mark Baister for Essex County Council.

9 References

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

Bell, J. 2024. *Level 3 Historic Building Record at Rye Cottage, Broads Green, Great Waltham, Chelmsford, CM3 1DT*. Chelmsford: J. Bell Design and Conservation Ltd.

Brown, N. & Glazebrook, J. 2000. *Research and Archaeology: A Framework for the Eastern Counties 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper **8** (EAA **8**).

Brunskill, R.W. 1985. *Timber Building in Britain*. London: Victor Gollancz Ltd.

Brunskill, R.W. 1987. *Illustrated Handbook of Vernacular Architecture*. London: Faber and Faber.

CAT. 2025. *Written Scheme of Investigation for an historic building monitoring and recording at Rye Cottage, Larks Lane, Great Waltham, CM3 1DT*. By S Veasey. Colchester: Colchester Archaeological Trust.

ClfA. 2020a. *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*. ClfA Chartered Institute for Archaeologists; published 2014, revised 2020.

ClfA. 2020b. *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*. ClfA Chartered Institute for Archaeologist; published 2014 revised 2020.

ClfA. 2020c. *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings and Structures*. ClfA Chartered Institute for Archaeologists.

ClfA. 2022. *Code of Conduct*. ClfA Chartered Institute for Archaeologists; published 2014, revised 2022.

ECCPS. 2025. *Brief for Archaeological Building Recording at Rye Cottage, Larks Lane, Great Waltham*. By M Baister. Chelmsford: Place Services.

Gurney, D. 2003. *Standards for field archaeology in the East of England*. East Anglian Archaeology Occasional Papers **14** (EAA **14**).

Historic England. 2015. *Management of Research Projects in the Historic Environment (MoRPHE)*.

Historic England. 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

Louw, H. 1992. 'The Mechanisation of Architectural Woodwork in Britian from the Late-Eighteenth to the Early Twentieth Century, and it's Practical, Social and Aesthetic Implications. Part I: the Period c.1790-1860' in *Construction History Volume 9*. The Construction History Society.

Medlycott, M. 2011. *Research and archaeology revisited: A revised framework for the East of England*. East Anglian Archaeology Occasional Papers **24** (EAA **24**).

MHCLG. 2023. *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government.

Stenning, D & Shackle, R. 2013. *Discovering Coggeshall*. Coggeshall: John Lewis.

Vandenabeele, L., Bertels, I. & Wouters, I. 2016. 'Baltic Shipping Marks on nineteenth century timber: their deciphering and a proposal for an innovative characterization of old Timbers' in *Construction History Volume 31*(2). The Construction History Society.

Yorke, T. 2016. *Timber-Framed Buildings Explained*. Newbury: Countryside Books.

10 Abbreviations and glossary

anchor plate	a plate on the exterior of a building, connected to a tie-rod, used for structural reinforcement
beam	horizontal members in timber-frames
CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
Collar	a horizontal timber in a roof structure spanning between a pair of inclined timbers (such as rafters)
EHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
HE	Historic Environment
joist	a horizontal timber that supports floorboards above. Will sometimes carry boarded or plastered ceilings
NGR	National Grid Reference
OASIS	O nline A cces S to the I ndex of Archaeological Investigation S , http://oasis.ac.uk/pages/wiki/Main
post	vertical members in timber-frames
purlin	a longitudinal timber giving support to the common rafters of a roof and normally set at right-angles to the slope of the rafters
rafter	an inclined timber following the slope of the roof
sill-beam	the beam at the foot of a timber-framed wall from which rise all the studs (and usually the posts)
stud	in wall frames the upright smaller section timbers between the main posts of the frame
vernacular	a style of architecture used in the construction of domestic and functional buildings for ordinary people, as opposed to public or monumental buildings
Victorian	period from 1837 to 1901
wall-plate	a timber running horizontally along the top of a wall to receive the ends of common rafters

11 Archive deposition

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

12 Contents of digital archive

The CAT WSI

The report (CAT Report 2154)

Digital plans

Site digital photos and log

© Colchester Archaeological Trust 2025

Distribution list

Malborough Street Construction Ltd.

Mark Baister, ECCPS

EHER



EEX61395_Photograph_0001

Northern elevation, Photograph taken facing south-east.



EEX61395_Photograph_0002

Detail of window on northern elevation, Photograph taken facing south.



EEX61395_Photograph_0003

Detail of window on northern elevation, Photograph taken facing south.



EEX61395_Photograph_0004

Detail of window on northern elevation, Photograph taken facing south.



EEX61395_Photograph_0005
Detail of window on northern elevation. Photograph taken facing south.



EEX61395_Photograph_0006
Detail of door on northern elevation. Photograph taken facing south.



EEX61395_Photograph_0007
Detail of windows and door on northern elevation. Photograph taken facing south.



EEX61395_Photograph_0008
Detail of window on northern elevation. Photograph taken facing south.



EEX61395_Photograph_0009
Detail of window on northern elevation. Photograph taken facing south.



EEX61395_Photograph_0010
Detail of window on northern elevation. Photograph taken facing south.



EEX61395_Photograph_0011
Detail of plaster on northern elevation. Photograph taken facing south-west.



EEX61395_Photograph_0012
Eastern elevation. Photograph taken facing north-west.



EEX61395_PhotoGraph_0013
Detail of window in eastern elevation. Photograph taken facing west.



EEX61395_PhotoGraph_0014
Detail of window in eastern elevation. Photograph taken facing west.



EEX61395_PhotoGraph_0015
Detail of bargeboards and windows in eastern elevation. Photograph taken facing west.



EEX61395_PhotoGraph_0016
Southern elevation. Photograph taken facing north.



EEX61395_PhotoGraph_0017
Detail of windows and door on southern elevation. Photograph taken facing north.



EEX61395_PhotoGraph_0018
Detail of window in southern elevation. Photograph taken facing north.



EEX61395_PhotoGraph_0019
Detail of windows and door on southern elevation. Photograph taken facing north.



EEX61395_PhotoGraph_0020
Detail of door on southern elevation. Photograph taken facing north-east.



EEX61395_Phograph_0021
Detail of window in southern elevation. Photograph taken facing north.



EEX61395_Phograph_0022
Detail of chimneys on southern elevation. Photograph taken facing north.



EEX61395_Phograph_0023
Western elevation. Photograph taken facing north-east.



EEX61395_Phograph_0024
Western elevation. Photograph taken facing north-east.



EEX61395_PhotoGraph_0025

Detail of window and chimney breast on western elevation, Photograph taken facing east-south-east.



EEX61395_PhotoGraph_0026

Detail of window on western elevation, Photograph taken facing east.



EEX61395_PhotoGraph_0027

Detail of iron strap and anchor plate on chimney breast on western elevation, Photograph taken facing south-east.



EEX61395_PhotoGraph_0028

Detail of bargeboard on western elevation, Photograph taken facing west.



EEEX61395_PhotoGraph_0029
Detail of windows and bargeboard on western elevation. Photograph taken facing west.



EEEX61395_PhotoGraph_0030
Detail of window on western elevation. Photograph taken facing west.



EEEX61395_PhotoGraph_0031
Detail of windows on western elevation. Photograph taken facing west.



EEEX61395_PhotoGraph_0032
Detail of door on western elevation. Photograph taken facing west.



EEEX61395_PhotoGraph_0033

Interior of dining room. Photograph taken facing north-west.



EEEX61395_PhotoGraph_0034

Interior of dining room. Photograph taken facing north-east.



EEEX61395_PhotoGraph_0035

Detail of fireplace and timber-framing in eastern wall of dining room. Photograph taken facing north-east.



EEEX61395_PhotoGraph_0036

Detail of timber-framing in western wall of dining room. Photograph taken facing south-west.



EEEX61395_Photograph_0037
Detail of exposed timber-framing in northern wall of dining room. Photograph taken facing north north-east.



EEEX61395_Photograph_0038
Detail of sill-beam in northern wall of dining room. Photograph taken facing north north-east.



EEEX61395_Photograph_0039
Evidence of resuse on stud in northern wall of dining room. Photograph taken facing north.



EEEX61395_Photograph_0040
Detail of window in northern wall of dining room. Photograph taken facing north.



EEX61395_Photograph_0041
Detail of window catch in northern wall of dining room. Photograph taken facing north.



EEX61395_Photograph_0042
Detail of window catch in northern wall of dining room. Photograph taken facing north-east.



EEX61395_Photograph_0043
Detail of doors in western and northern walls of dining room. Photograph taken facing north-west.



EEX61395_Photograph_0044
Detail of wall construction in southern wall of dining room. Photograph taken facing south.



EEX61395_Photograph_0045
Detail of stairway door in dining room. Photograph taken facing south-west.



EEX61395_Photograph_0046
Detail of stairs in dining room. Photograph taken facing south.



EEX61395_Photograph_0047
Interior of study. Photograph taken facing south-east.



EEX61395_Photograph_0048
Interior of study. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0049
Detail of timber in study. Photograph taken facing north-east.



EEEX61395_PhotoGraph_0050
Detail of window in eastern wall of study. Photograph taken facing east.



EEEX61395_PhotoGraph_0051
Detail of window catch in eastern wall of study. Photograph taken facing east.



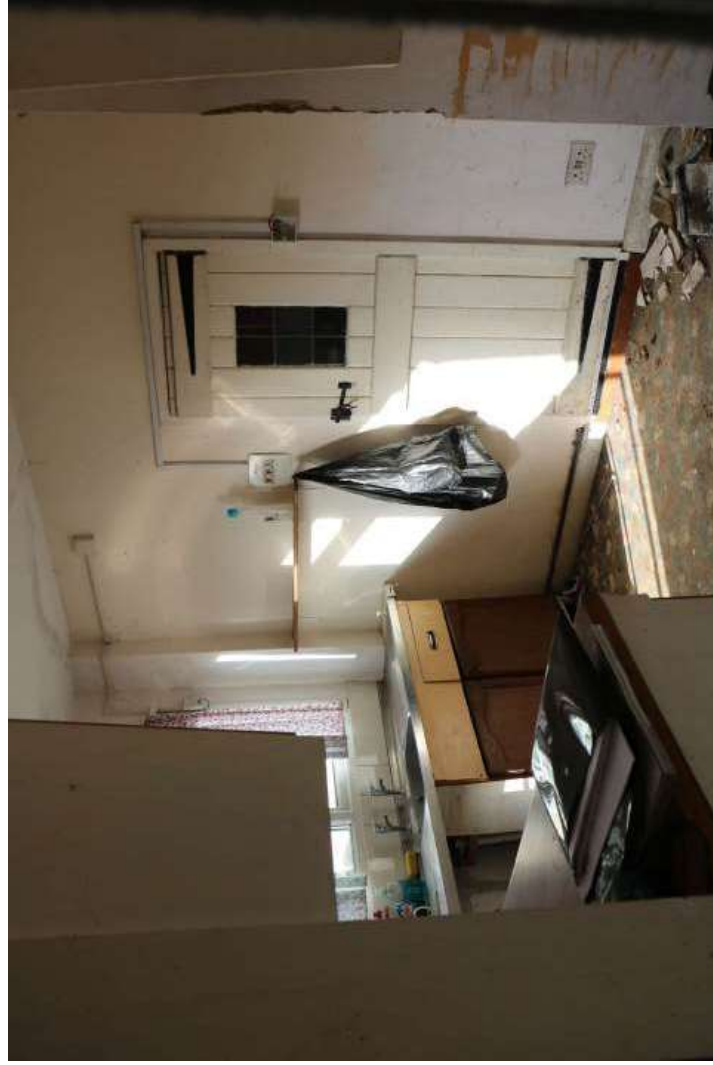
EEEX61395_PhotoGraph_0052
Detail of window stay in eastern wall of study. Photograph taken facing north-east.



EEX61395_Photograph_0053
Detail of window in northern wall of study. Photograph taken facing north.



EEX61395_Photograph_0054
Interior of bathroom 1. Photograph taken facing east.



EEX61395_Photograph_0055
Interior of utility room. Photograph taken facing south-west.



EEX61395_Photograph_0056
Interior of utility room. Photograph taken facing north-east.



EEX61395_PhotoGraph_0057
Detail of exposed brick chimney in northern wall of utility room. Photograph taken facing north.



EEX61395_PhotoGraph_0058
Interior of lounge. Photograph taken facing south-west.



EEX61395_PhotoGraph_0059
Interior of lounge. Photograph taken facing south-east.



EEX61395_PhotoGraph_0060
Interior of lounge. Photograph taken facing north-east.



EEEX61395_PhotoGraph_0061

Detail of replacement timber-framing in northern wall of lounge. Photograph taken facing north.



EEEX61395_PhotoGraph_0062

Detail of window in northern wall of lounge. Photograph taken facing north.



EEEX61395_PhotoGraph_0063

Detail of doorway in northern wall of lounge. Photograph taken facing north.



EEEX61395_PhotoGraph_0064

Detail of window in northern wall of lounge. Photograph taken facing north.



EEEX61395_Photograph_0065
Detail of window catch and stay in northern wall of lounge. Photograph taken facing north-west.



EEEX61395_Photograph_0066
Detail of window in western wall of lounge. Photograph taken facing north-west.



EEEX61395_Photograph_0067
Detail of window in western wall of lounge. Photograph taken facing south-west.



EEEX61395_Photograph_0068
Detail of door in western wall of lounge. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0069
Detail of fireplace in western wall of lounge. Photograph taken facing west.



EEEX61395_PhotoGraph_0070
Detail of fire backplate in western wall of lounge. Photograph taken facing west.



EEEX61395_PhotoGraph_0071
Detail of internal window and cupboard in lounge. Photograph taken facing south-east.



EEEX61395_PhotoGraph_0072
Detail of timber lintel above fireplace in western wall of lounge. Photograph taken facing south-west.



EEEX61395_Photo0073
Detail of timber-framing in western wall of lounge. Photograph taken facing west-south-west.



EEEX61395_Photo0074
Detail of floorboards in lounge. Photograph taken facing north-west.



EEEX61395_Photo0075
Detail of timber-framing in northern and western walls of lounge. Photograph taken facing north-west.



EEEX61395_Photo0076
Detail of possible evidence of reuse on stud and brace in northern wall of lounge. Photograph taken facing north-west.



EEEX61395_Photograph_0077
Detail of floor joists in ceiling of lounge. Photograph taken facing south-east.



EEEX61395_Photograph_0078
Detail of floor joists in ceiling of lounge. Photograph taken facing west.



EEEX61395_Photograph_0079
Detail of floor joists, stair trimmer and sheathed binding beam in ceiling of lounge. Photograph taken facing south-west.



EEEX61395_Photograph_0080
Detail of floor joists and stair trimmer in ceiling of lounge. Photograph taken facing south-west.



EEX61395_PhotoGraph_0081
Possible evidence of reuse in doorpost in northern wall of lounge. Photograph taken facing north.



EEX61395_PhotoGraph_0082
Evidence of reused timber stair trimmer in ceiling of lounge. Photograph taken facing south-west.



EEX61395_PhotoGraph_0083
Detail of floor joists in ceiling of lounge. Photograph taken facing south-west.



EEX61395_PhotoGraph_0084
Detail of floor joists in ceiling of lounge. Photograph taken facing west north-west.



EEEX61395_PhotoGraph_0085
Detail of door to stairs and timber-framing in lounge. Photograph taken facing south-east.



EEEX61395_PhotoGraph_0086
Detail of timber-framing in eastern wall of lounge stairs. Photograph taken facing south-east.



EEEX61395_PhotoGraph_0087
Interior of kitchen. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0088
Interior of kitchen. Photograph taken facing north-west.



EEX61395_Photograph_0089
Detail of floor joists in ceiling of kitchen. Photograph taken facing north-west.



EEX61395_Photograph_0090
Detail of timber-framing in eastern wall of hall 1. Photograph taken facing north-east.



EEX61395_Photograph_0091
Interior of hall 1. Photograph taken facing north-east.



EEX61395_Photograph_0092
Interior of hall 1. Photograph taken facing south-west.



EEEX61395_Photograph_0093

Interior of hall 1. Photograph taken facing south-east.



EEEX61395_Photograph_0094

Detail of timber-framing in eastern wall of hall 1. Photograph taken facing south-east.



EEEX61395_Photograph_0095

Detail of timber-framing in northern wall of hall 1. Photograph taken facing north.



EEEX61395_Photograph_0096

Detail of timber-framing in western wall of hall 1. Photograph taken facing west.



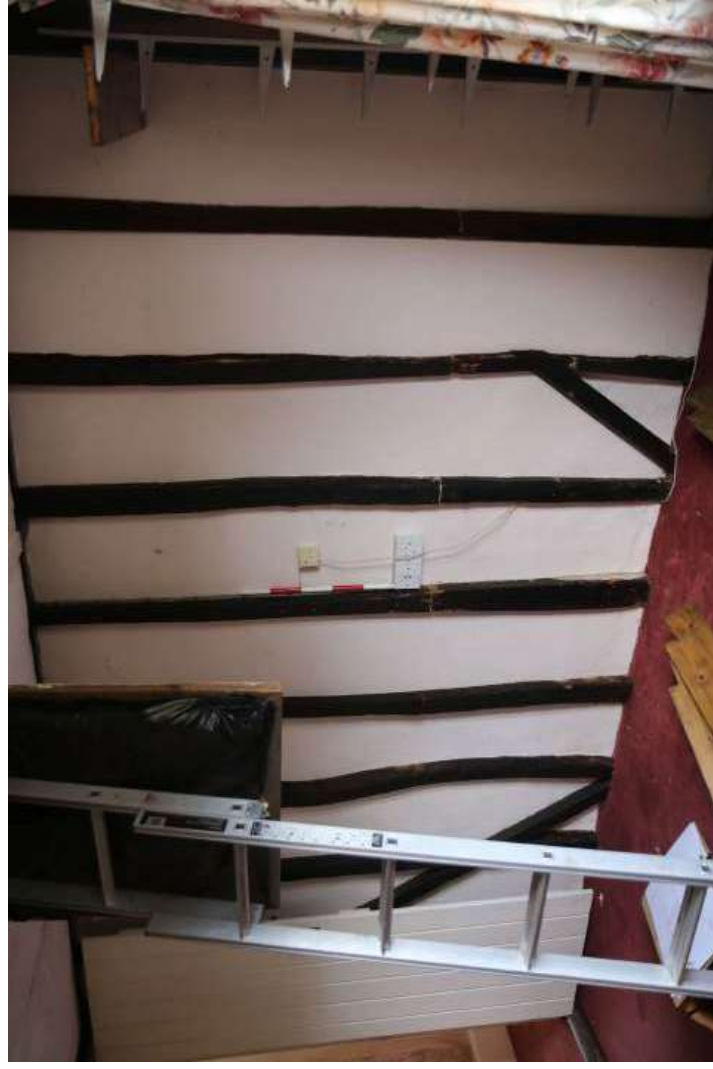
EEEX61395_Photograph_0097
Detail of door in southern wall of hall 1. Photograph taken facing south.



EEEX61395_Photograph_0098
Detail of door in eastern wall of hall 1. Photograph taken facing east.



EEEX61395_Photograph_0099
Detail of timber-framing in northern wall of hall 1. Photograph taken facing north.



EEEX61395_Photograph_0100
Detail of timber-framing in western wall of hall 1. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0101
Detail of timber-framing in eastern wall of hall 1. Photograph taken facing south-east.



EEEX61395_PhotoGraph_0102
Detail of ?damaged timber in eastern wall of hall 1. Photograph taken facing east north-east.



EEEX61395_PhotoGraph_0103
Interior of hall 2. Photograph taken facing east.



EEEX61395_PhotoGraph_0104
Interior of W.C. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0105

Interior of bedroom 1. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0106

Interior of bedroom 1. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0107

Interior of bedroom 1. Photograph taken facing north-west.



EEEX61395_PhotoGraph_0108

Detail of window in eastern wall of bedroom 1. Photograph taken facing east.



EEX61395_Photograph_0109

Detail of window catch in eastern wall of bedroom 1. Photograph taken facing east north-east.



EEX61395_Photograph_0110

Detail of window stay in eastern wall of bedroom 1. Photograph taken facing north-east.



EEX61395_Photograph_0111

Detail of window in northern wall of bedroom 1. Photograph taken facing north.



EEX61395_Photograph_0112

Detail of floorboards in bedroom 1. Photograph taken facing south-west.



EEX61395_PhotoGraph_0113

Interior of bedroom 2. Photograph taken facing south-east.



EEX61395_PhotoGraph_0114

Interior of bedroom 2. Photograph taken facing south-west.



EEX61395_PhotoGraph_0115

Interior of bedroom 2. Photograph taken facing north-west.



EEX61395_PhotoGraph_0116

Interior of bedroom 2. Photograph taken facing north-east.



EEX61395_Photograph_0117
Detail of window in northern wall of bedroom 2. Photograph taken facing north.



EEX61395_Photograph_0118
Detail of window in southern wall of bedroom 2. Photograph taken facing south.



EEX61395_Photograph_0119
Interior of bedroom 3. Photograph taken facing south-east.



EEX61395_Photograph_0120
Interior of bedroom 3. Photograph taken facing north-west.



EEEX61395_Phograph_0121
Detail of window in southern wall of bedroom 3. Photograph taken facing south-east.



EEEX61395_Phograph_0122
Detail of window in western wall of bedroom 3. Photograph taken facing west.



EEEX61395_Phograph_0123
Interior of bedroom 4. Photograph taken facing north-west.



EEEX61395_Phograph_0124
Interior of bedroom 4. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0125
Interior of bedroom 4, Photograph taken facing south-east.



EEEX61395_PhotoGraph_0126
Detail of timber-framing in southern wall of bedroom 4, Photograph taken facing south.



EEEX61395_PhotoGraph_0127
Detail of timber-framing in western wall of bedroom 4, Photograph taken facing north-west.



EEEX61395_PhotoGraph_0128
Detail of timber-framing and window in northern wall of bedroom 4, Photograph taken facing north-west.



EEEX61395_PhotoGraph_0129
Detail of reused stud in northern wall of bedroom 4. Photograph taken facing north-west.



EEEX61395_PhotoGraph_0130
Detail of timber-framing in northern wall of bedroom 4. Photograph taken facing north-east.



EEEX61395_PhotoGraph_0131
Detail of doorway in southern wall of bedroom 4. Photograph taken facing south-east.



EEEX61395_PhotoGraph_0132
Detail of timber-framing in southern wall of bedroom 4. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0133
Detail of reused stud in northern wall of bedroom 4, Photograph taken facing north.



EEEX61395_PhotoGraph_0134
Detail of possibly reused timber in northern wall of bedroom 4, Photograph taken facing north north-east.



EEEX61395_PhotoGraph_0135
Detail of floorboards in bedroom 4, Photograph taken facing south-east.



EEEX61395_PhotoGraph_0136
Detail of empty mortices in southern wall-plate of bedroom 4, Photograph taken facing south-west.



EEEX61395_PhotoGraph_0137
Interior of attic space above bedroom 1. Photograph taken facing south-east.



EEEX61395_PhotoGraph_0138
Detail of roof construction above bedroom 1. Photograph taken facing south-east.



EEEX61395_PhotoGraph_0139
Detail of iron strap and plate on brick chimney breast in attic space above bedroom 1. Photograph taken facing south-west.



EEEX61395_PhotoGraph_0140
Detail of original roof construction. Photograph taken facing west.



EEEX61395_Photograph_0141
Detail of original roof construction. Photograph taken facing east.



EEEX61395_Photograph_0142
Detail of original roof construction.



EEEX61395_Photograph_0143
Detail of plaster removal in western wall of bedroom 4, exposing brickwork of chimney. Photograph taken facing west.



EEEX61395_Photograph_0144
Detail of plaster removal in eastern wall of bedroom 2. Photograph taken facing east.



EEX61395_PhotoGraph_0145

Detail of plaster removal of southern wall of hall 1. Photograph taken facing south.



EEX61395_PhotoGraph_0146

Detail of modern sheet timber floor in southern cupboard in bedroom 4. Photograph taken facing north-east.



EEX61395_PhotoGraph_0147

Detail of plaster removal in lounge. Photograph taken facing south-west.



EEX61395_PhotoGraph_0148

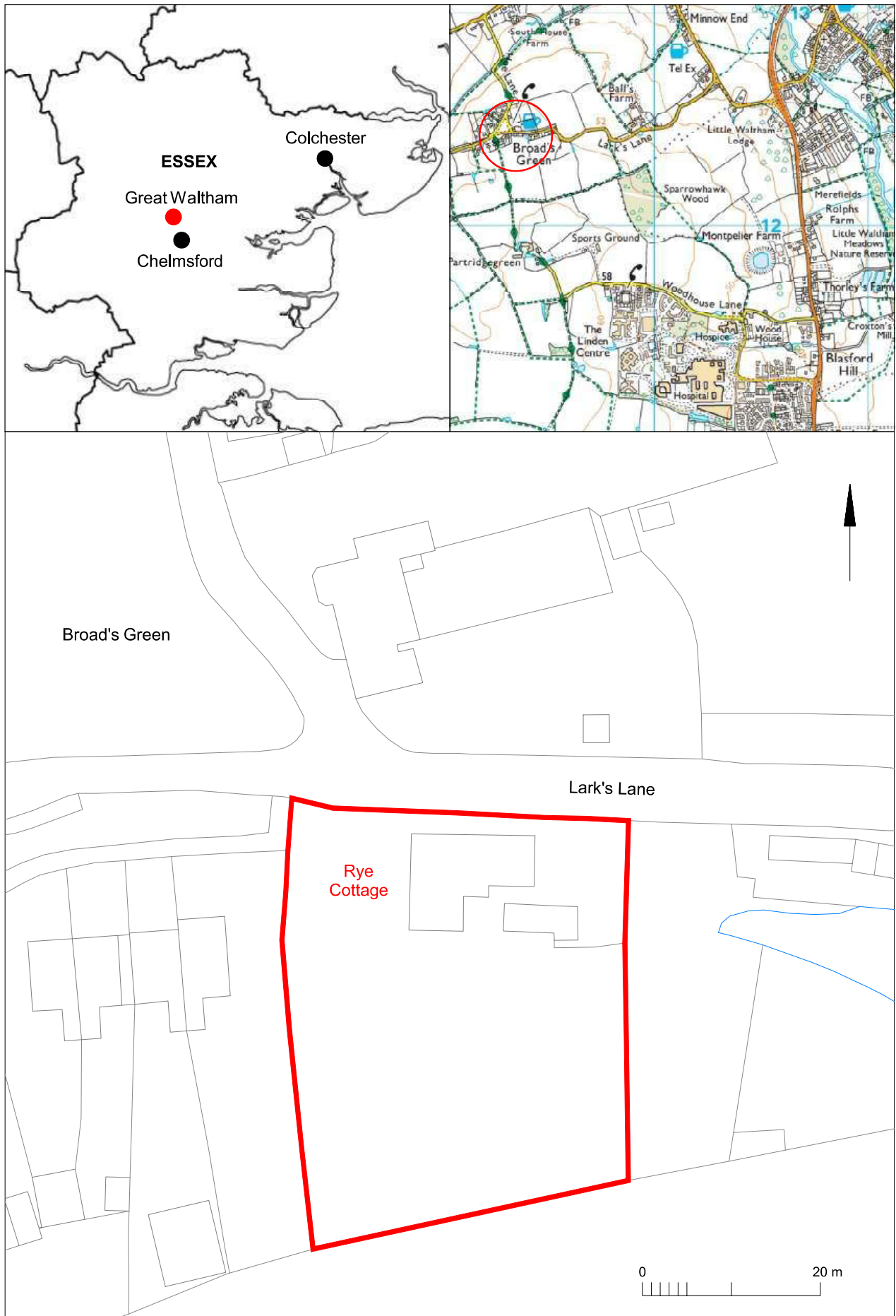
Detail of plaster removal in southern wall of lounge. Photograph taken facing south.



EEEX61395_PhotoGraph_0149
Detail of exposed RSJ in lounge. Photograph taken facing north-east.



EEEX61395_PhotoGraph_0150
Detail of possible remains of stud above doorway between dining room and lounge. Photograph taken facing north-east.



© Crown copyright. All rights reserved. Licence number 100039294.

Fig 1 Site location.

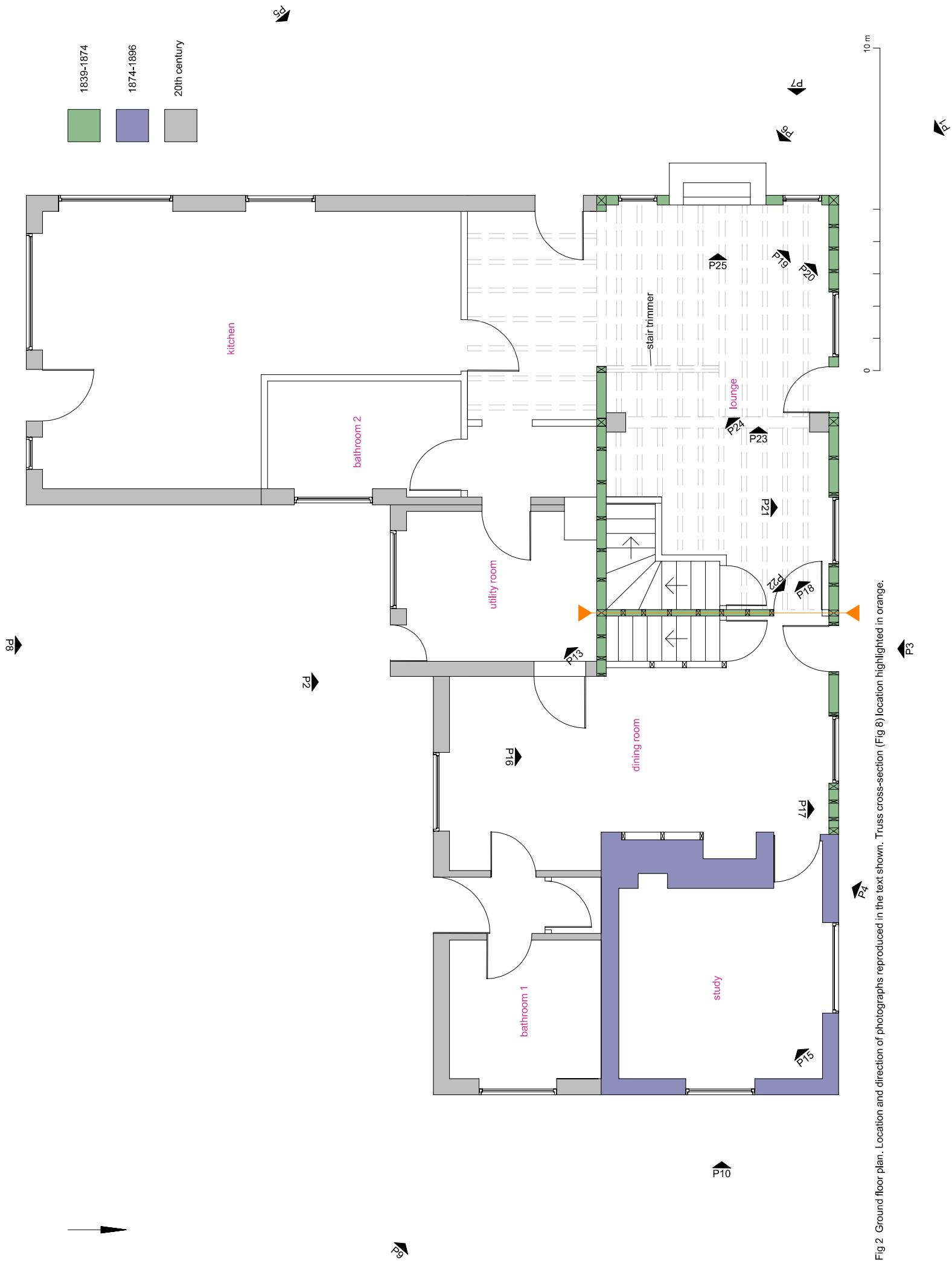
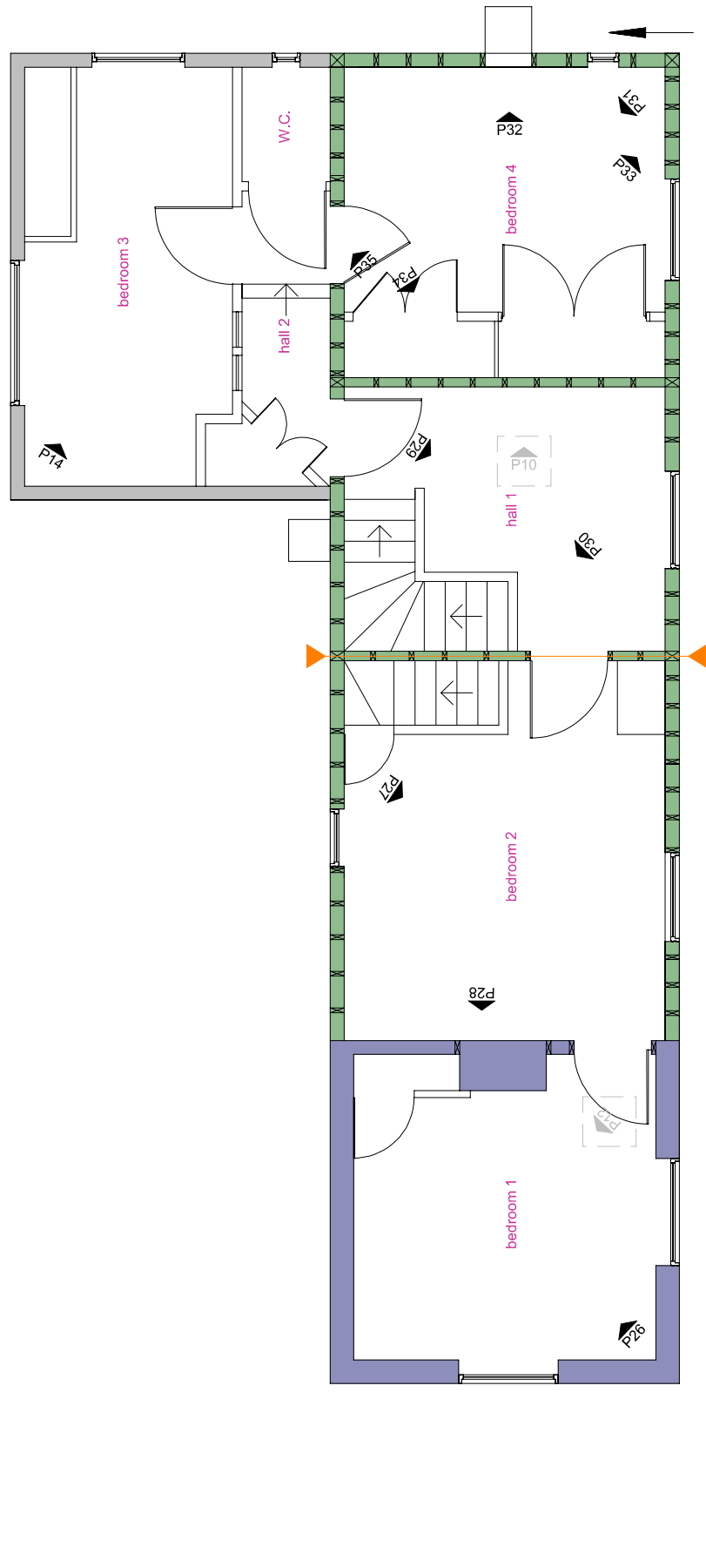


Fig 2 Ground floor plan. Location and direction of photographs reproduced in the text shown. Truss cross-section (Fig 8) location highlighted in orange.



- 1839-1874
- 1874-1896
- 20th century

Fig 3 First floor plan. Location and direction of photographs reproduced in the text shown. Truss cross-section (Fig 8) location highlighted in orange.

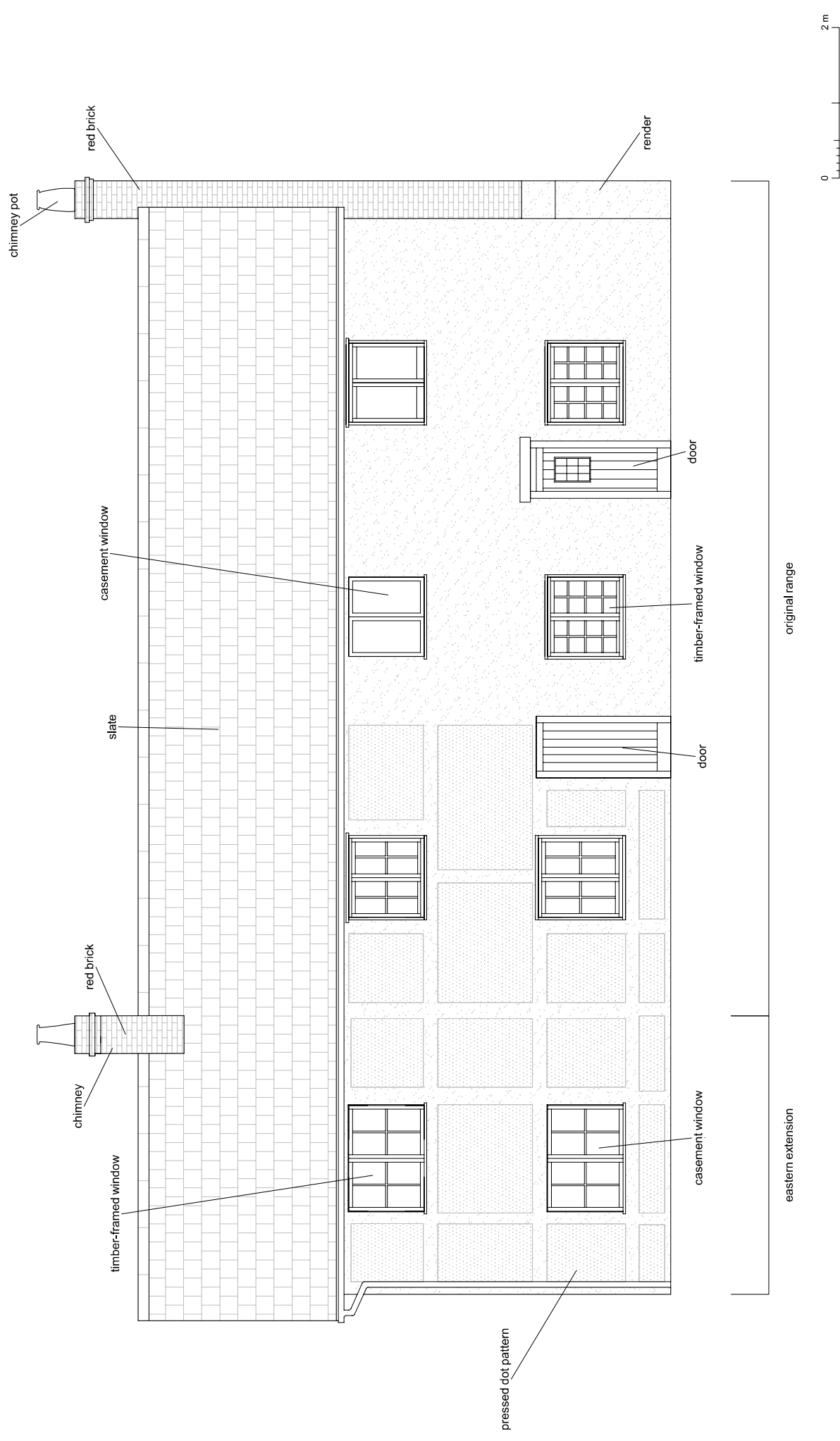


Fig 4 Northern elevation.

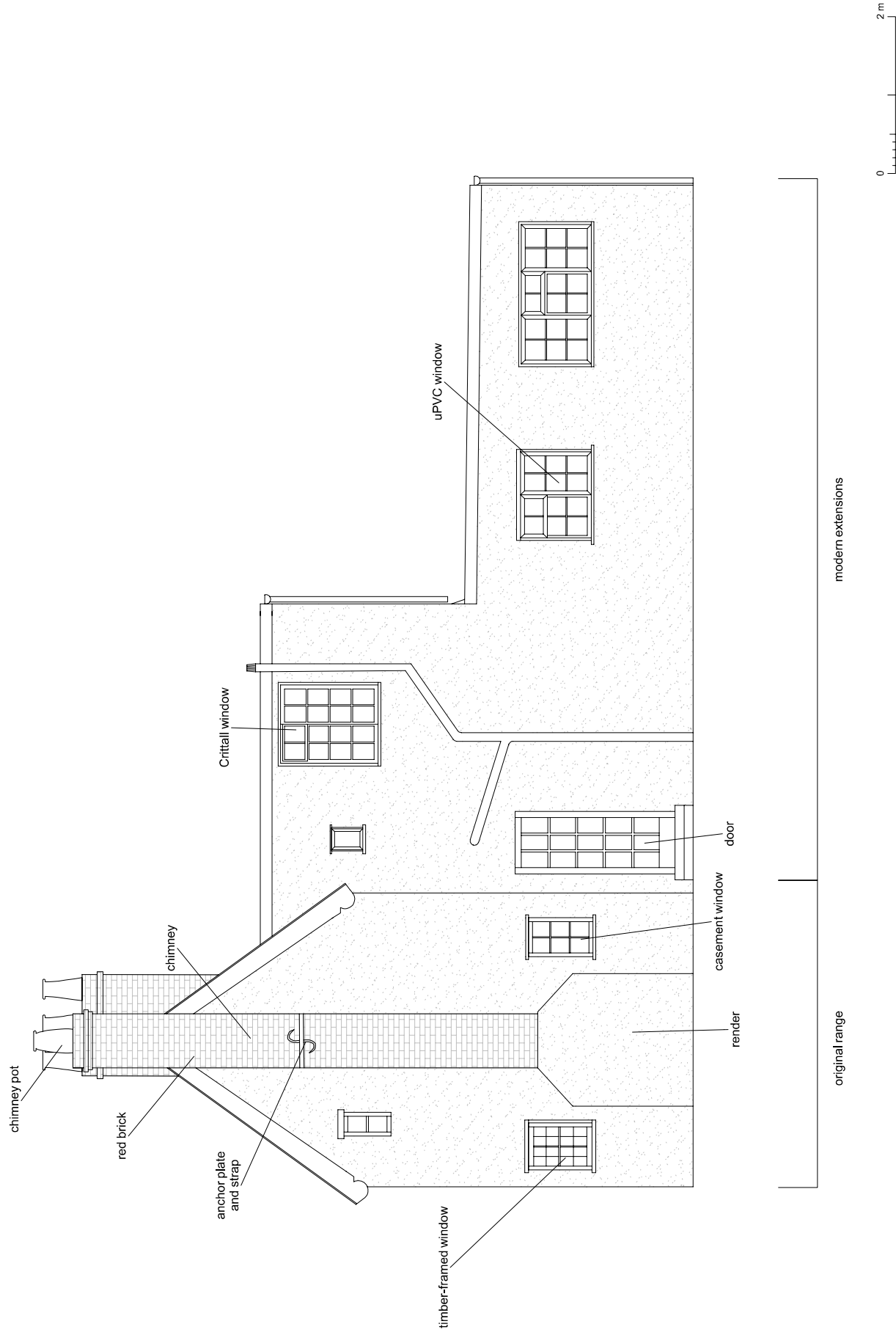


Fig 5 Western elevation.

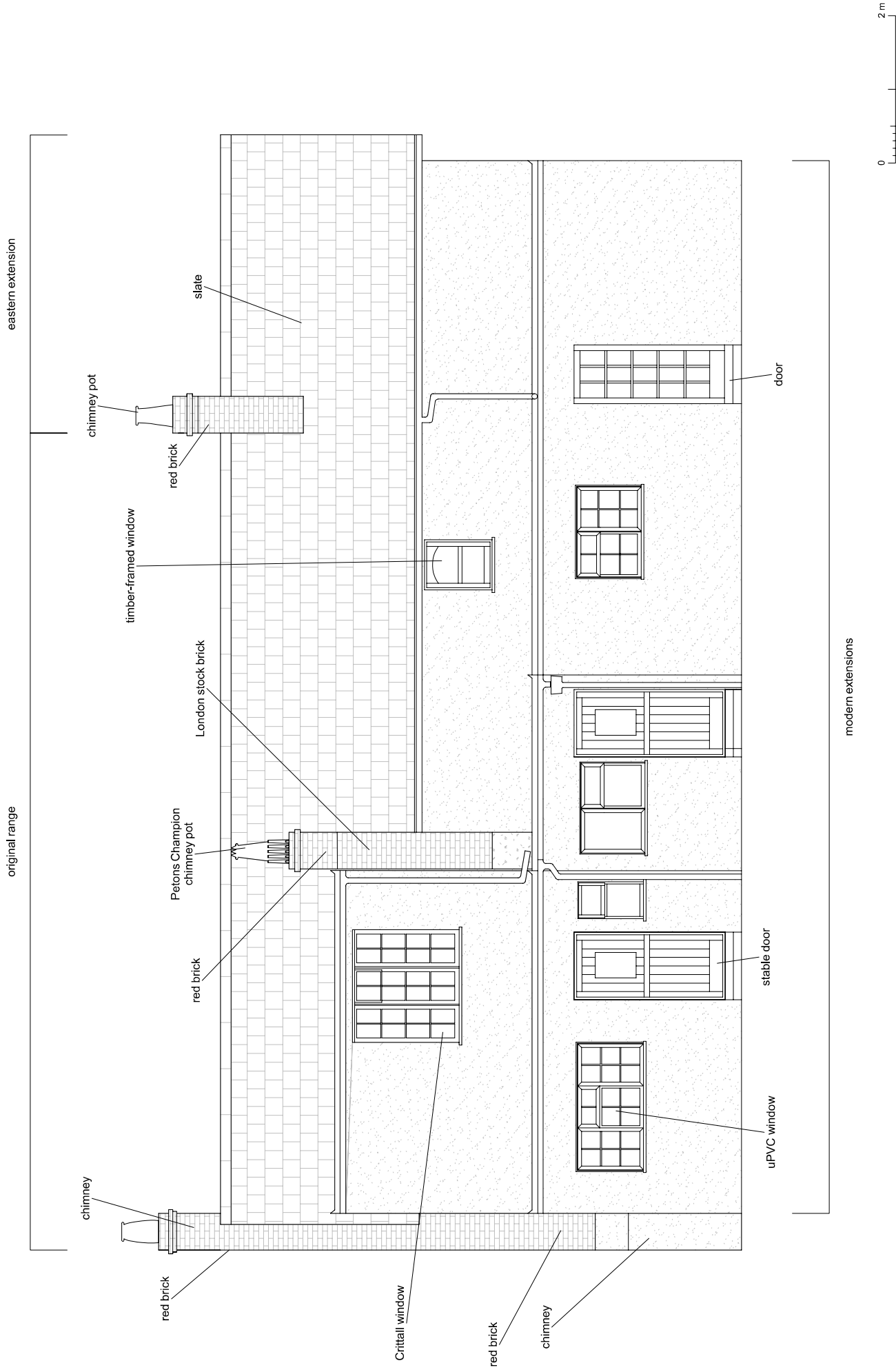


Fig 6 Southern elevation.

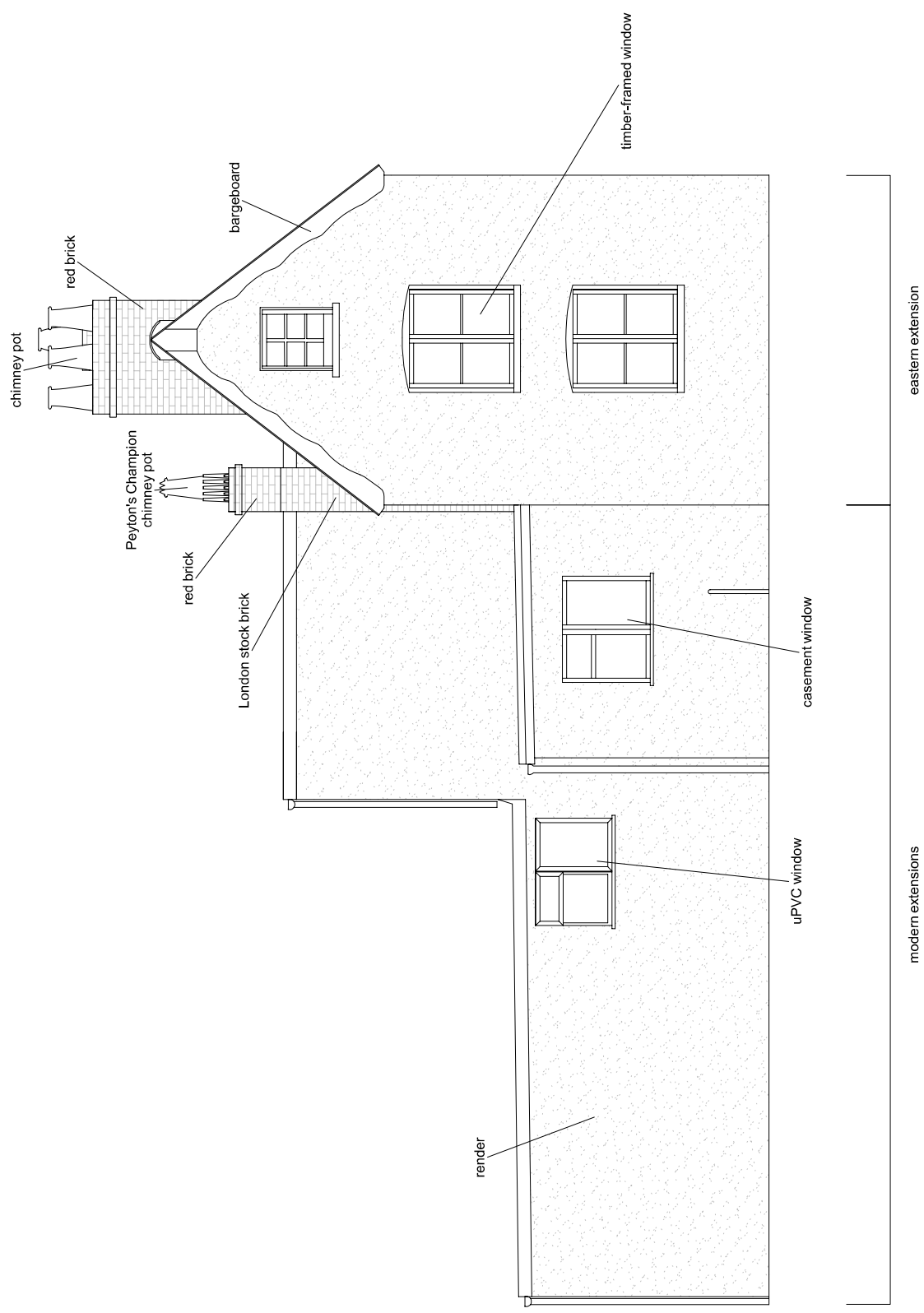


Fig 7 Eastern elevation.

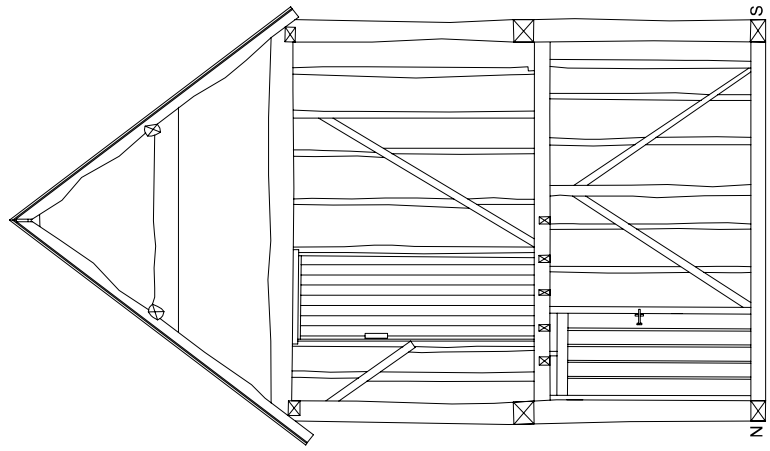


Fig 8 Truss cross-section (eastern wall of lounge and hall 1).

OASIS Summary for colchest3-531965

OASIS ID (UID)	colchest3-531965
Project Name	Analytical Buildings Record (Level 3) at Rye Cottage, Larks Lane, Great Waltham, CM3 1DT
Sitename	Rye Cottage, Larks Lane, Great Waltham, CM3 1DT
Sitecode	
Project Identifier(s)	2025/02L
Activity type	Analytical Buildings Record (Level 3)
Planning Id	24/01361/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	11-Mar-2025 - 13-Mar-2025
Location	Rye Cottage, Larks Lane, Great Waltham, CM3 1DT NGR : TL 69354 12432 LL : 51.7849177444493725, 0.453851460814074 12 Fig : 569354,212432
Administrative Areas	Country : England County/Local Authority : Essex Local Authority District : Chelmsford Parish : Great Waltham

Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the buildings prior to demolition. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:</p> <p>“Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis.</p> <p>The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building’s broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group.”</p> <p>In particular, the record considered:</p> <ul style="list-style-type: none"> •Plan and form of the site. •Materials and method of construction. •Date(s) of the structures. •Original function and internal layout. •Fixtures and fittings. •Original and later phasing, additions and their effect on the internal/ external fabric and the level of survival of original fabric. •An account of the past and present uses of the buildings. <p>Specific research questions to be explored by the monitoring are:</p> <ul style="list-style-type: none"> •Is the timber-framing original to the building? Or is there evidence of re-use from an earlier structure? •Was the structure originally built as a single dwelling or multiple dwellings? •Are any scarf-joints visible and what form do they take? •Are any carpenter’s marks, shipping marks etc visible on the timber-frame? •Is all the bracing in the framing through-bracing? <p>The following are included in the report:</p> <ul style="list-style-type: none"> •A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site. •A large-scale block plan of the site. •Annotated and phased floorplan of the buildings at a scale of 1:50. •A description of the buildings. The description addresses features such as materials, dimensions, method of construction and phasing. •A photographic record comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).
---------------------	--

Project Results	<p>A programme of historic building monitoring and recording was carried out by Colchester Archaeological Trust at Rye Cottage, Larks Lane, Great Waltham, Essex in March 2025.</p> <p>When first built, Rye Cottage was a three-bay timber-framed structure. Constructed sometime between 1839 and 1874, the timber-framing uses a mixture of hand-sawn and machine-cut wood, with the roof likely covered with thatch. The use of timber and thatch were both somewhat outdated techniques at the time of construction, suggestive of a low-status building. Originally constructed as three units, the eastern and western cottages would have been small one-up-one-down dwellings. The central bay is open to more interpretation; no evidence of a fireplace or chimney breast or access to the flanking bays was observed, perhaps suggesting the bay was intended for seasonal occupation or storage.</p> <p>Historic mapping suggests that the cottages were quickly altered, and possibly extended to the east, reconfiguring them into dwellings by the end of the 19th century. Throughout the 20th century, Rye Cottage was extended multiple times to the south forming the structure present today.</p>
Keywords	<p>Farm Labourers Cottage - Victorian - FISH Thesaurus of Monument Types</p> <p>Farm Labourers Cottage - Victorian - FISH Thesaurus of Monument Types</p> <p>Farm Labourers Cottage - Victorian - FISH Thesaurus of Monument Types</p>
Funder	Private or public corporation Malborough Street Construction Ltd
HER	Essex HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	HER Event No - EEX61395
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;