

**Written Scheme of Investigation
Historic Building Recording
at
Woodhouse Farm
Integrated Waste Management Facility
Rivenhall Airfield
Coggeshall Road (A120), Braintree
Essex**

NGR: TL 82616 20596

ASE Project no: 8293

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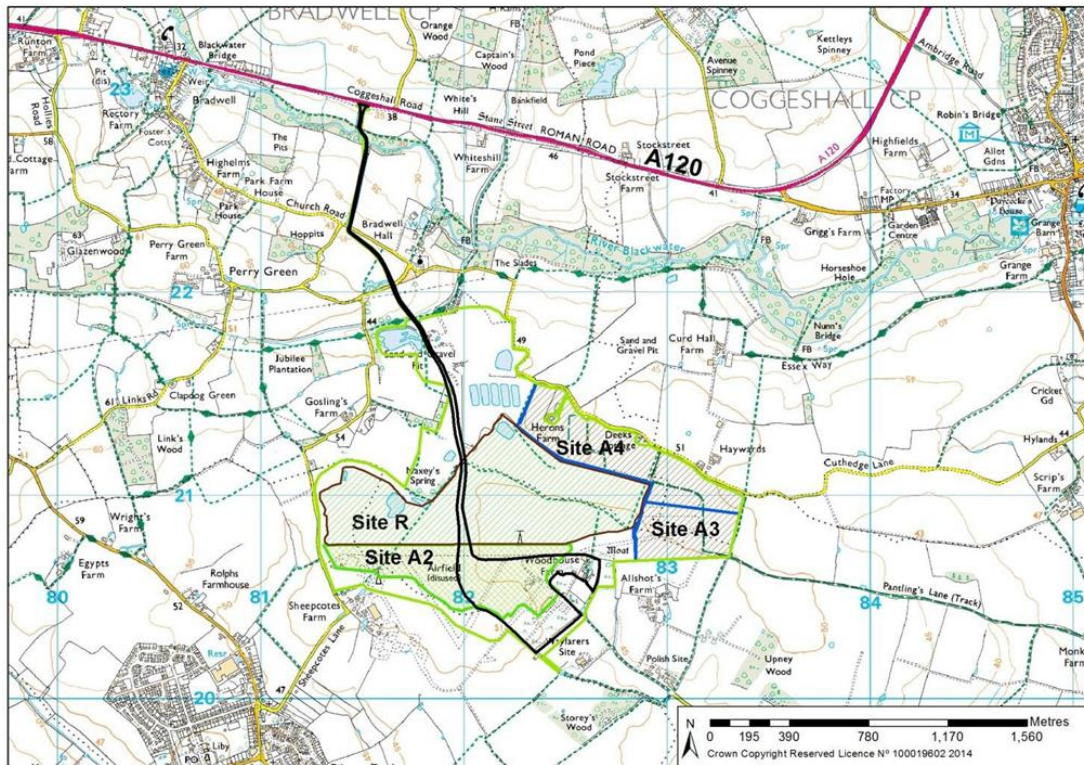
1 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) has been prepared by Archaeology South-East (ASE) on behalf of the Guildhouse Consultancy (the Consultant), agent for the commissioning body, Gent Fairhead & Co Limited (the Client), following consultation with Essex County Council Place Service, who provide specialist archaeological advice within the planning system, for a programme of historic building recording works in connection with proposals for the conversion of the Woodhouse Farm building complex to a Visitor Centre, as part of the development of an Integrated Waste Management Facility (IWMF) on land at Rivenhall Airfield, Braintree, Essex.
- 1.2 This WSI responds to a Design Brief issued by ECC Place Service (2015) for an English Heritage Level III historic building record of the Grade II Listed Woodhouse Farmhouse, Ancillary Building (a bakehouse, brewhouse and stable) and Pump, and sets out the scope, methods and recording strategy to be followed.

2 BACKGROUND

2.1 Site Description

- 2.1.1 The IWMF site is located east of Braintree, approximately 3km south east of Bradwell village, approximately 1km to the north east of Silver End and approximately 3km south west of Coggeshall. The application site totals 25.3 hectares and includes the proposed access road from the A120 Coggeshall Road (Figure 1 below).
- 2.1.2 The development area overlaps with Bradwell Quarry where sand and gravel extraction with low level restoration to agriculture/biodiversity/water and woodland is anticipated to be completed by 2018, however further preferred/reserved sites are allocated in the Minerals Local Plan which would extend the life of the quarry if granted.



2.1.3 The IWMF site includes areas of former mineral working currently permitted to be restored at low level, the 6ha area identified as a “preferred location for waste management” (WM1) in the Waste Local Plan, areas of TPO woodland at NGR TL 82400 20600, and the Grade II Listed Woodhouse Farm building complex at NGR TL 82616 20596.

2.1.4 An indication of the regional geology has been obtained from the British Geological Survey (BGS) Map Sheet 223 (scale 1:50,000) covering the Braintree area. The map shows that the site is underlain by Boulder Clay (now defined as the Lowestoft Formation); these superficial drift deposits overlie the London Clay Formation.

2.2 Reasons for Project

2.2.1 The planning application for the Integrated Waste Management Facility (IWMF) was submitted in August 2008 and was accompanied by an Environmental Statement.

2.2.2 The application was “called-in” for determination by the Secretary of State (SoS). The Call-In Public Inquiry was held in Sept/Oct 2009 and the Secretary of State issued the Inspectors report and decision on 2 March 2010, granting planning permission. Following a number of modifications since that date, the extant planning permission is reference number ESS/55/14/BTE).

2.2.3 Mindful of the significance of the buildings proposed for conversion as Designated heritage assets (Listed Buildings), ECC Place Services, in their capacity as archaeological advisors to the mineral planning authority, had recommended that an archaeological condition be attached to any grant of planning consent. This recommendation was made in line with guidance contained in the National Planning Policy Framework, and the condition (No. 64) that is attached to the current consent states that:

‘No development shall take place until a written scheme and programme of historic building recording for Woodhouse Farm and buildings (including bakehouse and pump) has been submitted to and approved in writing by the mineral planning authority. The written scheme and programme of historic building recording shall be implemented prior to the commencement of any demolition, works or conversion of any kind taking place at Woodhouse Farm and buildings as part of this permission.

Reason: to ensure that any heritage interest has been adequately investigated and recorded prior to the development taking place and to comply with MLP policies S10 and DM1, WLP policy W10E, BCS policy CS and BDLP policy RLP 100 and the NPPF.

2.3 Archaeological Background

2.3.1 A Cultural Heritage (Archaeology) Statement (OAA 1997) has already been prepared for Rivenhall Airfield and is held in the Essex Historic Environment Record (EHER), together with records of all fieldwork to date within the airfield. In addition, much archaeological work has been undertaken in recent years within the IWMF site boundary and to the north, west and east in connection with extraction at Bradwell Quarry Site R and the current Site A2

and Sites A3 and A4 quarry extensions (Germany 2014, ASE 2014). Only a brief summary of the most pertinent information relevant to Woodhouse Farm is presented here.

- 2.3.2 Collectively, the archaeological works which have taken place within the Bradwell / Rivenhall Airfield area to date strongly suggests that the modern landscape of Bradwell is largely a 12th-century construct and is derived from a dispersed settlement pattern based upon Bradwell church and hall, isolated tenant farms and cottages, with utility and working areas, such as barns and quarries, connected by narrow roads and farm tracks, all within a network of small fields.
- 2.3.3 Woodhouse Farm is a former moated settlement whose first documented reference to the farm dates to the late 15th century. However, many moated sites in Essex have been shown by excavation to have origins in the 12th and 13th centuries and it is therefore likely that the establishment of the site fits with the pattern of landscape development noted above. This assertion is supported by the recovery of 13th century medieval Grey Ware pottery during the archaeological monitoring of groundworks in the north sector of the moat in 1995 (OAA 1997).
- 2.3.4 The listing descriptions for Woodhouse Farm house, Ancillary Building and Pump, as obtained from the National Heritage List for England, are as follows:

Woodhouse Farmhouse (1123843)

House. Early C17, altered in C18 and C19. Timber framed, plastered with some weatherboarding, roofed with handmade red plain tiles. T-plan comprising 3-bay range facing SW with early C19 axial stack between left and middle bays, and one-bay original rear wing with internal stack at end. C18 extension in left rear angle. 2 storeys. One-bay wing beyond rear stack, of one storey with attics, date uncertain. Ground floor, 2 mid-C19 sashes of 16 lights with crown glass. First floor, 3 late C19 casements. Off-centre 6-panel door with simple canopy on brackets, with 3 cement-rendered brick steps. The rear bay has a gambrel roof. The right return of the main range has on the ground floor one mid-CL9 sash of 12 lights with crown glass, in the rear elevation a 6-panel door, the top 2 panels glazed, and the right return of the rear bay has a C19 casement and a 5-panel door, the top panel glazed. The

left return of the main range has on the ground floor one mid-C19 sash of 12 lights with crown glass, shaped sprockets below the eaves of the C18 extension, and a 4-panel door in the rear bay. The rear elevation of the rear bay is weatherboarded, with one C20 casement. The main range has jowled posts, close studding mainly plastered over, but visible where enclosed by the C18 extension, a chamfered binding beam with lamb's tongue stops, joists plastered to the soffits, and a C19 cast iron cooking range in an early C19 fire surround. The rear wing has a large wood-burning hearth facing to rear, reduced for a C20 grate. 2 staircases. In the rear bay is a chamfered beam with roll stops. Moated site.

*Ancillary Building 10 metres north east of Woodhouse Farmhouse (1123844)
Ancillary building used as bakehouse, brewhouse and stable. C18, extended in C19. Mainly timber framed, weatherboarded and plastered, with some red brick in Flemish bond, roofed with handmade red plain tiles. 3 bays facing approx. SW, with axial internal stack at right end, and C19 stable/cowhouse extension to rear of left end. One storey. One window aperture, reduced in size, and 3 plain boarded doors to front. The main building is weatherboarded on the lower part, plastered above; the rear extension is weatherboarded. At the right end, to each side of the stack and extending a short distance along the front and rear, the walls are of brickwork. Roof hipped at left end. Shaped sprockets below eaves. At the rear, an area of original external plaster, patterned with inscribed zigzags in panels, is enclosed by the rear extension. Heavy studding, primary straight bracing, unjowled posts, face-halved and bladed scarfs in both wallplates. Much re-used timber, well reconstructed. Cambered tiebeam between the middle and right bays, with bolted knees. Partitioned between the middle and left bays, with a door through. Clapsed purlin roof with collars at half-bay intervals. Wide wood-burning hearth with jambs of 0.33 metre brickwork and plain-chamfered mantel beam. To front of it, bread oven, incomplete; a modern brick pier passes through the floor of the oven but does not affect the roof. To rear of it, emplacement for brewing vat, vat missing. C19 privy formed with boards, with entrance to front. Later brick privy to rear, of no architectural or historic interest. The rear stable has a good brick floor. Included for group value.*

Pump 13m east of Woodhouse Farmhouse (116448)

Pump. Early C19. Wrought and cast iron and wood. Iron mechanism between 2 wooden posts. End of handle enlarged with ovoid knob to form a counterweight. At time of survey, October 1986, the mechanism was complete, the posts were broken at ground level, and the whole was concealed and obstructed by ivy. Marked on 1/2500 O.S. map. Included for group value.

- 2.3.5 In recent years the pump has been removed and stored for security under a condition of the Bradwell Quarry Site A2 mineral consent and the ancillary building has been secured.

3 AIMS AND OBJECTIVES

3.1 Aims

- 3.1.1 The aim of the work is to record the Farmhouse, Ancillary Building and pump to English Heritage level III standard in order to ‘preserve by record’ their historic fabric prior to alteration/ conversion. The location of the buildings to be recorded is shown in Figure 2.
- 3.1.2 Following completion of the recording work, the results will be assessed and the report discussion and conclusions formulated with reference to any relevant research objectives set out in *Research and Archaeology: a Framework for the Eastern Counties, 2. research agenda and strategy* (Brown and Glazebrook 2000) and *Research and Archaeology Revisited: a revised framework for the East of England*. (Medlycott 2011).
- 3.1.3 With particular regard to Medlycott (2011), further research is needed on 18th- and 19th-century timber-frame- and carpentry techniques, in order to establish regional building methods and trends. The recording of fixtures, fittings and finishes associated with built structures, ranging from integral structures such as staircases and doors to portable fixtures such as furniture and decorative finishes such as wall painting, historic paints finishes and early wallpaper, has been highlighted as requiring further work and synthesis. Accordingly the results of the recording work have the potential to contribute towards two research objectives for the Post-medieval period.

4 METHODOLOGY

4.1 Requirements and Methods

4.1.1 Prior to the start of fieldwork, an OASIS online record will be started and key fields on Details, Location and Creators forms completed.

4.1.2 The required work will consist of:

- The architectural recording of the Farmhouse, Ancillary Building and Pump to English Heritage Level III standard prior to any development commencing.

4.2 Standards

4.2.1 Archaeology South-East (ASE) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIFA). All work will be undertaken in accordance with the CIfA *Code of Conduct* (2014a) and the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2014b). More specifically, reference will be made to building recording standards and conventions set out in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006) and *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

4.3 Historic Building Recording Methodology

4.3.1 The Farmhouse, Ancillary Building and pump will be recorded to English Heritage Level III standard and their significance assessed in a local and regional context.

4.3.2 The building recording works will provide the following:

- Plan form of the site
- Materials and method of construction
- Date(s) of the structures

- 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
- Context of the farm buildings within their immediate contemporary landscape
- Comment on the significance of the site on a regional context

4.3.3 A written and drawn record shall be produced of the Farmhouse, Ancillary Building and Pump in their present condition.

4.3.4 Documentary and cartographic research will be undertaken at the Essex Records Office to gain information on the development of the individual buildings and the farm complex as a whole.

4.3.5 A location/block plan will be created of the site, showing the location of the farmhouse and other buildings on the site, noting construction date and function.

4.3.6 1:100 scale floor plans, supplied by the client, will be used in the survey and annotated with English Heritage conventions showing doors, windows, etc, surviving fixtures and fittings and any evidence of phasing.

4.3.7 Written descriptions will be made of surviving historic fabric, including materials and methods of construction, dimensions and original fixtures and fittings/decor. Any surviving historic evidence for spatial layout, room status, segregation and circulation will also be recorded.

4.3.8 The photographic record will consist of both general and detailed shots (external and internal, fixings & fittings, etc) using colour digital and black and white print photography. A photographic scale will be used for detailed shots.

4.3.9 The photographic record will be accompanied by a register detailing (as a minimum) location and direction of shot.

4.3.10 A selection of photographs will be reproduced in the report as colour laser copies. The remainder will be held in the archive.

5.0 PRESENTATION OF RESULTS

5.1 Client/archive Report

5.1.1 The report will contain the following information:

- SUMMARY: A concise non-technical summary;
- INTRODUCTION: General introduction to project including reasons for work and funding, planning background;
- BACKGROUND: This will include topography, current site usage/description and layout and brief history of the farm complex
- AIMS AND OBJECTIVES: Summary of aims and objectives of the project;
- METHOD: Methodology used to carry out the work;
- RESULTS: Detailed description of results covering the historic building recording, noting original room status and function and additions to the fabric/new build
- DISCUSSION AND CONCLUSIONS: Overview of the results of the historic building recording and discussion
- APPENDICES: Contents of archive and deposition details, EHER summary sheet;
- FIGURES: These will include a location plan of the development site (at an Ordnance Survey scale), 1:100 scale plans of the buildings and a representative sample of the photographs (labelled);
- EHER summary form as appendix.

5.1.2 In addition to copies of the report supplied to the Client, a digital copy of the report will be supplied to the ECC Place Service monitoring officer for planning purposes and inclusion in the Essex Historic Environment Record, on the understanding that it will become a public document after an appropriate period of time not exceeding six months, subject to any confidentiality restrictions.

5.1.3 Copies of the report will also be submitted to Braintree Museum as part of the project archive.

5.1.4 A form will be completed for the Online Access to Index of Archaeological Investigations (OASIS) at <http://ads.ahds.ac.uk/project/oasis/> in accordance with the guidelines provided by English Heritage and the Archaeological Data Service.

5.2 Publication

5.2.1 An appropriate note will be included in Essex Archaeology and History unless the quality of the results merits fuller publication.

5.3 Archive

5.3.1 A full archive will be prepared for all work undertaken.

5.3.2 Guidelines contained in the ClfA *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (2014c) and the requirements of Braintree Museum will be followed for the preparation of the archive for museum deposition.

6. HEALTH AND SAFETY

6.1 General

6.1.1 All work will be undertaken in accordance with the Health and Safety Policy of Archaeology South-East and The Centre for Applied Archaeology (UCL). ASE will adhere to all current Health and Safety legislation.

6.1.2 ASE has employer's liability insurance and third party liability insurance in respect of any incident on site involving its staff.

6.2 Risk Assessment

6.2.1 ASE's Risk Assessment and Method Statement (RAMS) system covers most aspects of excavation work and ensures that for most sites the risks are adequately controlled. Prior to and during fieldwork, sites are subject to an

ongoing assessment of risk. Site-specific risk assessments are kept under review and amended whenever circumstances change which materially affect the level of risk. Where significant risks have been identified in work to be carried out by ASE a written generic assessment will be made available to those affected by the work. A copy of the Risk Assessment is kept on site.

6.3 Site risk assessment and safety measures

- 6.3.1 An initial appraisal of risk suggests that adherence to ASE's RAMS system should adequately control identified risk. Assessment of risk is an ongoing process and should circumstances demand additional risk assessments will be carried out prior to and during archaeological work.

- 6.3.2 ASE staff will liaise with the Consultant and/ or the Client and will follow any additional Health and Safety instructions that are given/agreed.

- 6.3.3 Archaeology South-East is insured against claims for: public liability to the value of £50,000,000 any one occurrence and in the aggregate for products liability; professional indemnity to the value of £10,000,000 any one occurrence; employer's liability to the value of £50,000,000 each and every loss.

7 RESOURCES AND PROGRAMMING

7.1 Staffing and Equipment

- 7.1.1 The recording works will be undertaken by an ASE building analyst (Senior Archaeologist) with support from an assistant/ surveyor as required.

- 7.1.2 The Senior Archaeologist for the project will be responsible for fieldwork, post-excavation reporting and archiving, in liaison with any relevant specialists, and under the overall direction of the fieldwork project manager and the post-excavation project manager.

- 7.1.3 The ECC Place Service monitoring officer will be notified by the Consultant of the proposed start date and the senior archaeologist assigned to the project at least one week in advance of commencement. Any subsequent changes

to senior personnel will also be advised and CVs of all key staff will be available on request.

- 7.1.4 The works are provisionally programmed to commence in 2015, subject to Client confirmation.
- 7.1.5 The production of the report is expected to take four to six weeks from the end of the fieldwork.
- 7.1.6 The Consultant and the Client are aware of working methods and provision has been made to allow access to undertake the archaeological works.

8 MONITORING

- 8.1 The historic building recording works will be monitored on behalf of the Client by the Consultant. The ECC Place Services monitoring officer will be responsible for monitoring progress and standards throughout the project on behalf of the Local Planning Authority and will be kept informed of progress by the Consultant.
- 8.2 The ECC Place Services monitoring officer will be contacted by the Consultant in the event that significant architectural or archaeological features are discovered. Arrangements will be made for the monitoring officer to inspect the recording works as required.
- 8.3 Any variations to the specification will be agreed with the Consultant and ECC Place Services prior to being carried out.

BIBLIOGRAPHY

ASE	2014	<i>Allshots Farm (Areas A3 and A4), Rivenhall Airfield, Essex: Archaeological Desk-based Assessment. ASE report No. 2013274</i>
Brown, N. & Glazebrook, J.	2000	<i>Research and Archaeology: a Framework for the Eastern Counties, 2. research agenda and strategy, E. Anglian Archaeol. Occ. Paper 8</i>
DCLG	2012	<i>National Planning Policy Framework. HMSO</i>
ECC Place Services	2015	Brief for Historic Building Recording at Woodhouse Farm, Kelvedon.
English Heritage	2006	Understanding Historic Buildings: A Guide to Good Recording Practice, Swindon
CIfA	2014a	<i>Code of Conduct</i> (revised). Chartered Institute for Archaeologists
CIfA	2014b	Standard and Guidance for archaeological investigation and recording of standing buildings or structures. Chartered Institute for Archaeologists
CIfA	2014c	Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives. Chartered Institute for Archaeologists
Germany, M.	2014	Allshot's Farm, Rivenhall Airfield, Essex: Archaeological Evaluation (Areas A3 & A4) ECC FAU report no. 2604
Medlycott, M.	2011	<i>Research and Archaeology Revisited: a revised framework for the East of England, E. Anglian Archaeol. Occ. Paper 24</i>
OAA	1997	<i>Rivenhall Airfield, Essex-Cultural Heritage (Archaeology) Statement. Report in Essex Historic Environment Record</i>
RCHME	1996	Recording Historic Buildings. A Descriptive Specification.