

Colchester Archaeological Trust



CAT Report 1938
issued June 2023

**Historic building recording of outbuildings at 111
Newland Street, Witham, Essex, CM8 1BG**



CAT project ref.: 2023/04d
ECC code: WH28

**Historic building recording of outbuildings at 111
Newland Street, Witham, Essex, CM8 1BG**

May 2023

NGR: TL 82037 14314

**Planning ref.: 20/00808/FUL
(Appeal reference: APP/Z1510/W22/3293210)**

**CAT project ref.: 2023/04d
CAT Report 1938**

**ECC code: WH28
OASIS id: colchest3-514959**

**report prepared by
Sarah Veasey**

with contributions from Dr Pip Parmenter

fieldwork by Sarah Veasey

**commissioned by Tony Dalton (EoE Co-op)
on behalf of the East of England Co-op**

Prepared by:	Sarah Veasey	Junior Project Officer
Reviewed by:	Chris Lister	Contracts Manager
Reviewed and approved by:	Philip Crummy	Director of Archaeology
Issued:	05/06/2023	

Colchester Archaeological Trust

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

tel.: 01206 501785

email: sv@catuk.org

web: www.catuk.org

Contents

1	Summary	1
2	Introduction	1
3	Aims	1
4	Methodology	2
5	Historical background	2
6	Building recording descriptive record	6
7	Discussion	13
8	Acknowledgements	14
9	References	14
10	Abbreviations and glossary	15
11	Contents of archive	15
12	Archive deposition	15

Appendix 1	Full digital photographic record	17
------------	----------------------------------	----

Figures	after p32
---------	-----------

OASIS data collection form

List of maps

Map 1	Extract of John Speed's 1610 map of Essex with Witham highlighted in purple.	2
Map 2	Extract of the Chapman and André map (1777) with the approximate area of 111 Newland Street in purple.	3
Map 3	Extract of the 1841 Tithe map 111 Newland Street highlighted in purple.	3
Map 4	Extract of the first edition 6-inch OS map (1874). 111 Newland Street outlined in purple.	4
Map 5	Extract of the 1895 25-inch OS map. 111 Newland Street outlined in purple.	4
Map 6	Extract of the 1920 25-inch OS map. 111 Newland Street outlined in purple.	5
Map 7	Extract of the 1946 6-inch OS map. 111 Newland Street outlined in purple.	5
Map 8	Extract of the 1955 National Grid OS Map. 111 Newland Street outlined in purple.	5
Map 9	Extract of the 1897 25-inch OS map overlain with outbuilding 2 and evaluation trench 1. Historic walls highlighted in red and potential historic walls highlighted blue.	14

List of photographs reproduced in text

Cover: North-east elevation. Photograph taken facing west.

Photograph 1	South-west elevation of outbuilding 1. Photograph taken facing north.	6
Photograph 2	North-east elevation of outbuilding 1. Photograph taken facing west.	7
Photograph 3	South-west elevation of outbuilding 2. Photograph taken facing north-east.	7
Photograph 4	Detail of Crittall windows on south-west elevation of outbuilding 1. Photograph taken facing north-east.	8
Photograph 5	South-east elevation of outbuilding 2. Photograph taken facing north-west.	8
Photograph 6	Detail of exposed brickwork on south-east elevation of outbuilding 1. Photograph taken facing north-west.	9
Photograph 7	North-west elevation of outbuilding 2. Photograph taken facing south-west.	9
Photograph 8	Interior of room 1. Photograph taken facing east.	10
Photograph 9	Interior of room 2. Photograph taken facing south.	10

Photograph 10	Detail of outbuilding 2 roof construction. Photograph taken facing south-east.	11
Photograph 11	Detail of iron post in south-west wall of outbuilding 2. Photograph taken facing south-west.	11
Photograph 12	Interior of room 3. Photograph taken facing south.	12
Photograph 13	Interior of room 3. Photograph taken facing north.	12
Photograph 14	Interior of room 4. Photograph taken facing west.	13

List of figures

- Fig 1 Site location with the buildings recorded highlighted in purple.
- Fig 2 Floor plan. Location and direction of photographs reproduced in text shown.
- Fig 3 South-west elevation.
- Fig 4 South-east elevation.
- Fig 5 North-east elevation.

1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust on the outbuildings to the rear of 111 Newland Street, Witham, Essex. 111-115 Newland Street are owned by the East of England Co-operative society and 113 and 115 have the CWS logo carved into the frontage. Outbuilding 1 was mid 20th century in construction. While outbuilding 2 also had 20th century additions, it appears to have incorporated the walls of an earlier building into its structure. Cartographic evidence indicates a pre-1841 construction date for the earlier walls integrated into outbuilding 2.

2 Introduction (Fig 1)

This is the archive report of an historic building recording carried out at 111 Newland Street, Witham, Essex. The recording work was commissioned by Tony Dalton (East of England Co-op) on behalf of the East of England Co-op and was carried out by Colchester Archaeological Trust (CAT) On 4th May 2023. The site is located on at NGR TL 82037 14314 (Fig 1).

A planning application (planning ref. 20/00808/FUL) was submitted to Braintree District Council in May 2020 for a residential development comprising of 4 no. Dwelling houses and 3 no. flats, together with associated works and the demolition of a single storey outbuilding. The application was initially refused and then granted on appeal (ref: APP/Z1510/W/22/3293210).

As the site is highlighted by the EHER as having a high potential for archaeological deposits and the potential for surviving historic components to the outbuildings, a full archaeological condition was recommended for both a Historic Building Recording and a subsequent phase of archaeological evaluation. This recommendation follows the guidelines given in National Planning Policy Framework (MHCLG 2021).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2023) and agreed with the HEA. All work was carried out in accordance with this WSI.

All work was carried out according to standards and practices contained in the Chartered Institute for Archaeologists' *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (2014a), *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2014b), *Management of research projects in the historic environment* (Historic England 2015), *Standards for field archaeology in the East of England* (EAA 14) and *Research and Archaeology Revised: A Revised Framework for the East of England* (EAA 24). In addition, the guidelines contained in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) were followed.

3 Aims

The aim of the building recording was to provide a detailed record and assessment of the outbuilding prior to its demolition. The building recording was carried out to Level 2 (Historic England 2016) which is defined as:

"...a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project."

In particular the record considered the:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of the structure.
- Original function and layout.
- Original and later fixtures and fittings.
- Significance of the site in its immediate local context.

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 1:50.
- 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 (Fig 1)

by Dr Pip Parmenter

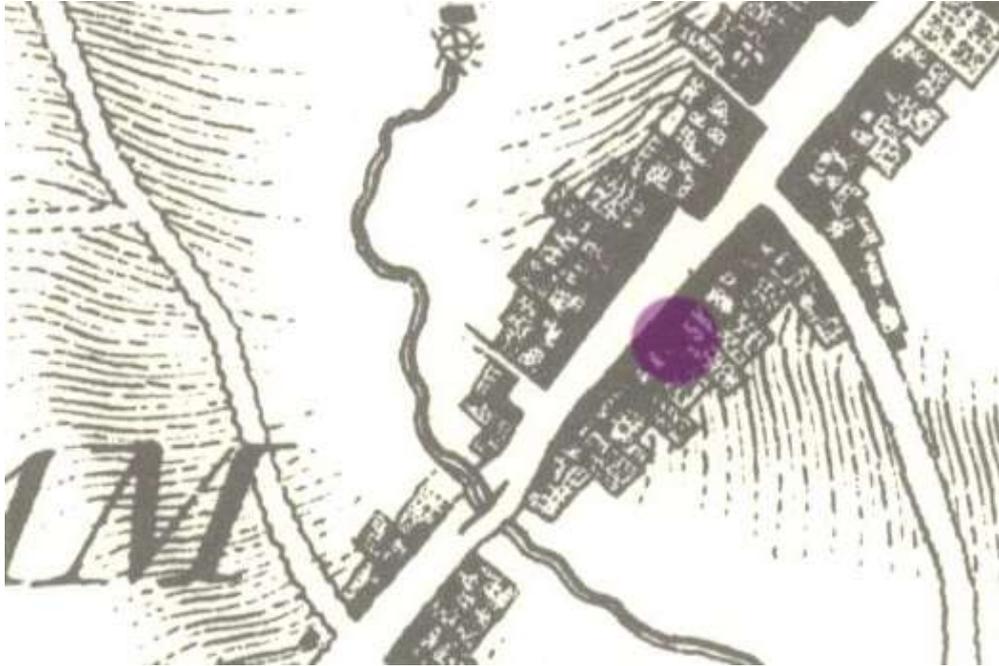
The following background includes extracts of the Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

The proposed development site is located on Newland Street in the historic centre of Witham and within the 'Witham Town Centre, Newland Street' conservation area.



Map 1 Extract of John Speed's 1610 map of Essex with Witham highlighted in purple.

John Speed's 1610 map of Essex (Map 1) shows Witham as a small settlement between the rivers Blackwater and Brain. The 1777 Chapman and André map (Map 2) shows the area in greater detail. In 1777, Witham seems to have been focussed around Newland Road, to the north of the crossing over the river Brain.

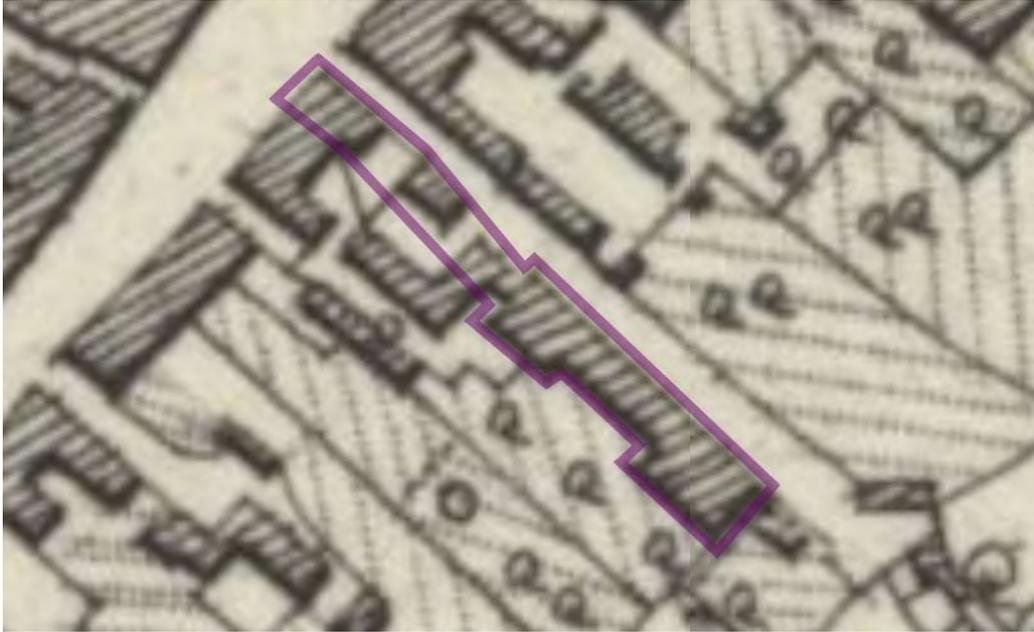


Map 2 Extract of the Chapman and André map (1777) with the approximate area of 111 Newland Street in purple.

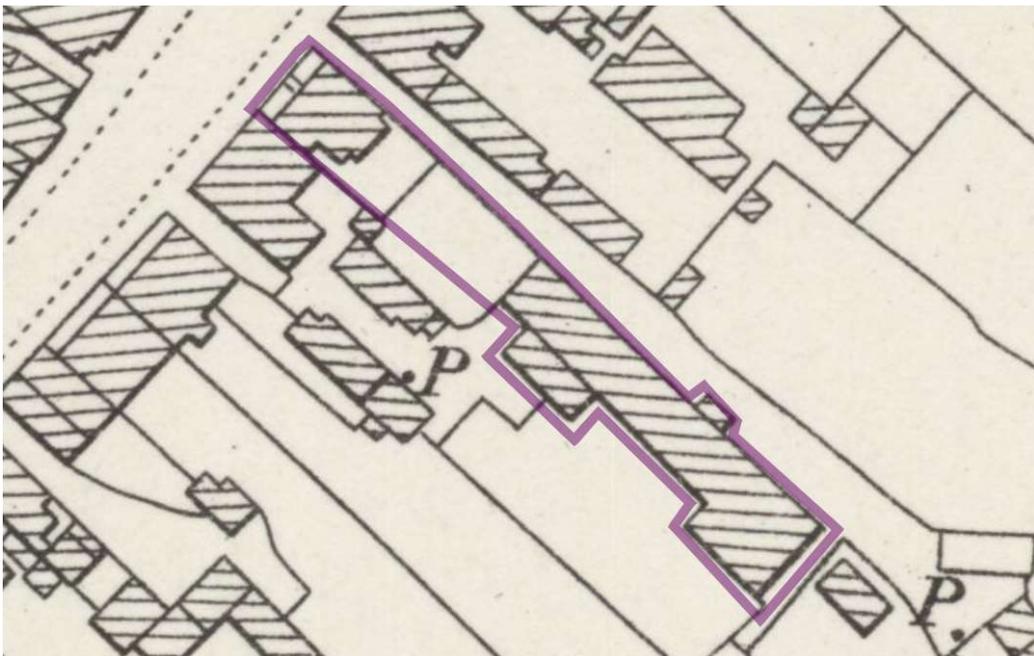
The 1841 Tithe map shows that settlement along Newland Road was extensive, with houses lining both sides. 111 Newland Road can be seen on the street frontage, with numerous outbuildings behind it. Past these buildings was an area of open land. The same buildings can be seen on the first edition OS map (1874) of the area (Map 4).



Map 3 Extract of the 1841 Tithe map with 111 Newland Street highlighted in purple.



Map 4 Extract of the first edition 6-inch OS map (1874). 111 Newland Street outlined in purple.



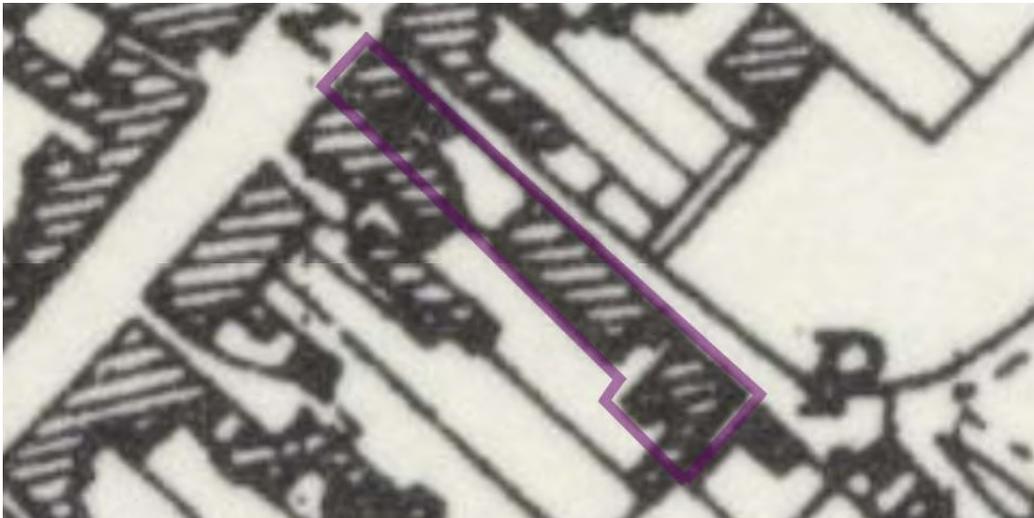
Map 5 Extract of the 1895 25-inch OS map. 111 Newland Street outlined in purple.

The 1895 OS map shows 111 Newland Street in more detail. The large outbuilding at the rear is still present, while the smaller buildings between it and the street frontage have been demolished.

By 1920, the large outbuilding at the rear of 111 Newland street has been split into two buildings and also extended to the south-west.

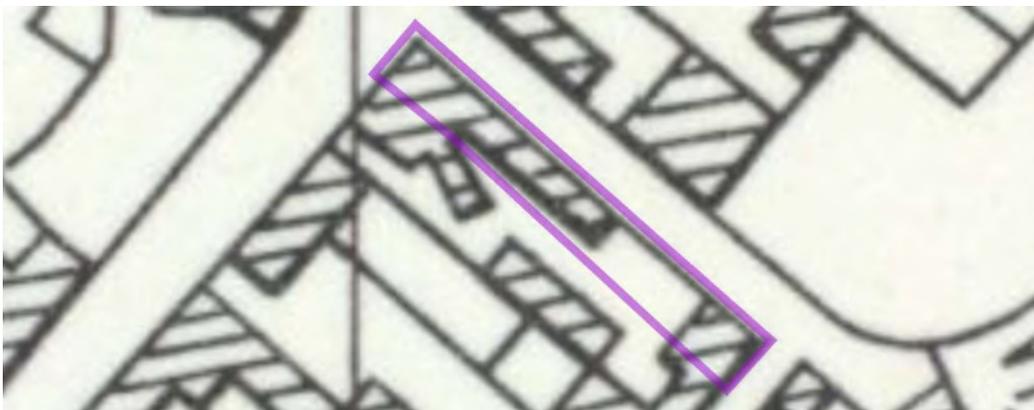


Map 6 Extract of the 1920 25-inch OS map. 111 Newland Street outlined in purple.



Map 7 Extract of the 1946 6-inch OS Map. 111 Newland Street outlined in purple.

While the 1946 OS map is much less detailed, the configuration of buildings at 111 Newland street remains unchanged. By 1955, the National Grid OS map shows the layout of the plot is the same as recorded in this report. The outbuildings to the rear have shrunk in size and the gap between them and the street frontage has been filled with outbuilding 1.



Map 8 Extract of the 1955 National Grid OS Map. 111 Newland Street outlined in purple.

6 Building recording descriptive record (Figs 2-5)

The buildings detailed in this report are two adjacent outbuildings located at the rear of an early Victorian terrace. They have been labelled as outbuilding 1 and outbuilding 2 (see Fig 2). The outbuildings are aligned north-west/south-east. Outbuilding 1 is 23.22m by 4.83m covering an area of 112.15m². Outbuilding 2 is 12.90m by 6.02m covering an area of 77.66m².



Photograph 1 South-west elevation of outbuilding 1. Photograph taken facing north.

Exterior

Outbuilding 1 is constructed from red brick (brick dimensions: 225 x ? x 65mm) laid in stretcher bond, forming a cavity wall. The roof is gabled at both ends and clad in slate. There is a set of timber double doors, with a concrete lintel, on the south-west elevation (Photograph 1) and a boarded-up timber-framed window on the north-east elevation (Photograph 2). There are four blocked openings on the south-west elevation, evidenced by the presence of concrete lintels.



Photograph 2 North-east elevation of outbuilding 1. Photograph taken facing west.



Photograph 3 South-west elevation of outbuilding 2. Photograph taken facing north-east.

Outbuilding 2 has a concrete render on all elevations. Areas of damage to the render has revealed the brickwork beneath (Photograph 6) – red brick (brick dimensions: 220 x 105 x 60mm) laid in Monk bond. The roof is mono-pitched, sloping to the south-west, and clad in corrugated asbestos. There are two Crittall eight-light awning-windows (Photograph 4) and two blocked openings on the south-west elevation (Photograph 3). They all have concrete lintels. The south-east elevation (Photograph 5) has a timber louvre vent while the north-east elevation (Photograph 7) is plain render with small areas of damage.



Photograph 4 Detail of Crittall windows on south-west elevation of outbuilding 2. Photograph taken facing north-east.



Photograph 5 South-east elevation of outbuilding 2. Photograph taken facing north-west.



Photograph 6 Detail of exposed brickwork on south-east elevation of outbuilding 2. Photograph taken facing north-west.



Photograph 7 North-east elevation of outbuilding 2. Photograph taken facing south-west.

Interior

The outbuildings have been divided into four rooms, see Fig 2 for locations.

The roof structure of outbuilding 1 was not visible at the time of recording.

Rooms 1 and 2 (Photographs 8 and 9) are located in outbuilding 1. Both are carpeted and have plasterboard walls. The dividing wall between the two rooms is inserted with a set of double doors. In room 1, there is a blocked opening with steps down in the north-west wall and a two-light fixed window in the north-east wall. In room 2 there is a

set of inserted double-doors in the south-west wall and a doorway, that leads to room 3, in the south-east wall.



Photograph 8 Interior of room 1. Photograph taken facing east.



Photograph 9 Interior of room 2. Photograph taken facing south.

The roof of outbuilding 2 (Photograph 10) is constructed from single rafters that rise to meet a series of engaged-columns on the north-east wall. Two of the rafters are supported on iron posts on the south-west wall (Photograph 11), while the eastern rises from the wall. There are five purlins supported by the rafters. Each purlin has a splayed scarf joint and is supported on each rafter by a cleat.



Photograph 10 Detail of outbuilding 2 roof construction. Photograph taken facing south-east.



Photograph 11 Detail of iron post in south-west wall of outbuilding 2. Photograph taken facing south-west.

The floor of outbuilding 2 comprises timber floorboards and carpet. The north-east and south-east walls comprise red brick painted white while the south-western and north-western walls are a combination of red brick and breeze blocks painted white. Rooms 3 and 4 (Photographs 12, 13 and 14) are located in outbuilding 2.

There are two blocked openings in the south-western wall of room 3 and two inserted rooms constructed from breeze blocks – one in the eastern corner (room 4) and one in western corner (inaccessible). The walls of room 4 are plastered and painted white. There are two Crittall windows in the south-west wall.



Photograph 12 Interior of room 3. Photograph taken facing south.



Photograph 13 Interior of room 3. Photograph taken facing north.



Photograph 14 Interior of room 4. Photograph taken facing west.

7 Discussion

The purpose of this building recording was to ascertain if the outbuildings at the rear of 111 Newland Street had incorporated any elements from the outbuildings present on historic mapping.

Outbuilding 1 has little architectural merit as it is mid-20th century and basic in construction. Cartographic evidence dates its construction to between 1946 and 1955.

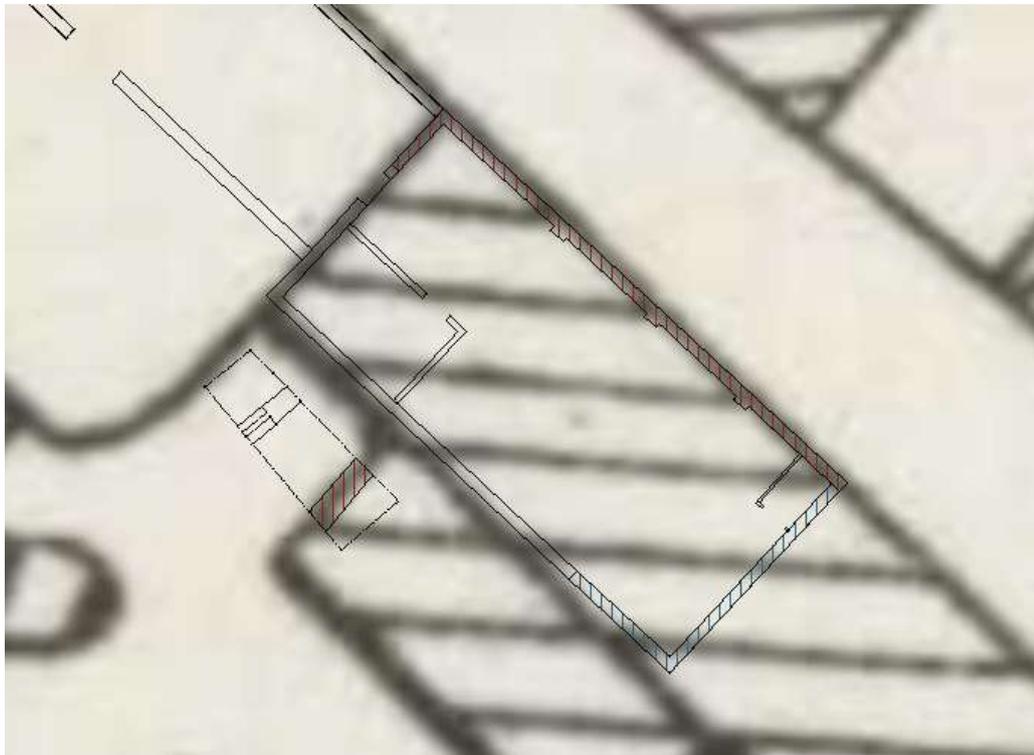
While outbuilding 2 also has modern components, it seems to have incorporated at least two outer walls of the historic outbuilding into its north-east and north-west walls. This can be evidenced by overlaying the floor-plan of outbuilding 1 onto historic mapping. It is also possible that the south-eastern wall represents an internal brick wall from the original outbuilding and the brick portion of the south-east wall is also part of an outer wall (Map 9). The brick walls are constructed from red brick, laid in Monk bond. Monk bond is similar in appearance to Flemish bond, except with the addition of an extra stretcher between each pair of headers, thus making it a cheaper way of building. The roof of outbuilding 2 is likely a later replacement – all the timbers are regular in size and machine cut, showing no evidence of carpenter's marks or Baltic timber marks.

Subsequent evaluation trenching on the site revealed a further wall related to the historic outbuildings (CAT Report forthcoming). A north-east/south-west orientated wall aligns with the north-western wall of an extension to the outbuilding present on historic mapping (Map 9). Sometime after the demolition of this and later extensions, outbuilding 2 was open-fronted, as indicated by the iron posts supporting the roof which the breeze block infill has been built around.

The open-fronted nature of the historic outbuilding suggests its purpose as some point was a cart lodge or carriage house, likely related to deliveries for the Co-operative Wholesale Society (henceforth CWS). The English CWS was established in mid-19th century and today is known as the Co-operative Group. A co-operative wholesale society is a form of co-operative federation that focuses on consumerism, allowing members to collectively purchase goods at wholesale prices or collectively own factories or farms.

On the frontage of the building terrace, 113 and 115 Newland Street have a joint façade with a carved stone CWS logo on the pediment. 111 Newland Street, on the other hand, has a separate frontage with a carved bird logo on the pediment, an indication that 111 Newland Street was acquired by the CWS at a later date. Both façades look as though they may be later brick frontages bolted to the front of the buildings, likely to embellish the shops fronts.

Many of the buildings which front on to Newland Street have a historical provenance, some of which even date back to the 15th century. At first, this makes the survival of some probable early Victorian brick walls seem diminutive in comparison. However, rather than architectural significance, the remains of the historic outbuilding at 111 Newland street have a part, albeit small, in the social history of the Co-operative society in Witham. Historic mapping indicates the building evolved over time and eventually became part of a busy delivery bay servicing the Co-operative store.



Map 9 Extract of the 1897 25-inch OS Map overlain with outbuilding 2 and evaluation trench 1. Historic walls highlighted in red and potential historic walls highlighted blue.

8 Acknowledgements

Colchester Archaeological Trust would like to thank Tony Dalton (East of England Co-op) for commissioning and the East of England Co-op for funding the historic building recording. The recording was carried out by Sarah Veasey. Figures are by Sarah Veasey, based on original architects drawings by Hurley Porte and Duell Ltd. 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 <http://cat.essex.ac.uk>

CAT	2023	<i>Written Scheme of Investigation for historic building recording and archaeological evaluation at 111-115 Newland Street,</i>
-----	------	---

		<i>Witham, Essex, CM8 1BG</i> by S Veasey
CIfA	2014a (updated 2019)	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b (updated 2019)	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
MHCLG	2021	<i>National planning policy framework</i>
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	2023	<i>Brief for historic building recording and trial trenching evaluation 111-1115 Newland Street Witham</i> by T O'Connor
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>

10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
cleat	a small block or strip of wood attached to a member or surface
Crittall	steel-framed window manufacturer, based in Witham
EHER	Essex Historic Environment Record, held by the ECC
engaged-column	a column embedded or partially projecting from the surface of a wall
ERO	Essex Records Office
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e. widthways
modern	period from the 19th century onwards to the present
Monk bond	a variation of Flemish bond which involves two stretchers per pair of headers
NGR	National Grid Reference
OASIS	O nline A ccess to the I ndex of A rchaeological I nvestigations, http://oasis.ac.uk/pages/wiki/Main
post	vertical members of a frame
purlin	horizontal beams along the length of the roof
rafter	an inclined timber following the slope of the roof
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
Stretcher bond	a brick bond where bricks are laid showing only their stretchers
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 House, 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 1938)
 Digital plans
 Site digital photos and log

© Colchester Archaeological Trust 2023

Distribution list
East of England Co-op
Teresa O'Connor, ECCHEA
EHER

Appendix 1:

Full digital photographic record

WH28_Photo	001.JPG	North-east elevation. Photograph taken facing west.
WH28_Photo	002.JPG	North-east elevation. Photograph taken facing south-west.
WH28_Photo	003.JPG	North-east elevation. Photograph taken facing west.
WH28_Photo	004.JPG	North-east elevation (with scale). Photograph taken facing west.
WH28_Photo	005.JPG	North-east elevation (with scale). Photograph taken facing south-west.
WH28_Photo	006.JPG	North-east elevation (with scale). Photograph taken facing west.
WH28_Photo	007.JPG	Detail of window on north-east elevation. Photograph taken facing south-west.
WH28_Photo	008.JPG	Detail of window on north-east elevation (with scale). Photograph taken facing south-west.
WH28_Photo	009.JPG	South-east elevation. Photograph taken facing north-west.
WH28_Photo	010.JPG	South-east elevation (with scale). Photograph taken facing north-west.
WH28_Photo	011.JPG	Detail of exposed brickwork on south-east elevation. Photograph taken facing north-west.
WH28_Photo	012.JPG	Detail of exposed brickwork on south-east elevation (with scale). Photograph taken facing north-west.
WH28_Photo	013.JPG	Detail of exposed brickwork on south-east elevation. Photograph taken facing north-west.
WH28_Photo	014.JPG	Detail of exposed brickwork on south-east elevation (with scale). Photograph taken facing north-west.
WH28_Photo	015.JPG	Detail of timber louvre vent on south-east elevation. Photograph taken facing north-west.
WH28_Photo	016.JPG	South-west elevation. Photograph taken facing north-east.
WH28_Photo	017.JPG	South-west elevation. Photograph taken facing north.
WH28_Photo	018.JPG	South-west elevation. Photograph taken facing north.
WH28_Photo	019.JPG	South-west elevation. Photograph taken facing south-east.
WH28_Photo	020.JPG	South-west elevation (with scale). Photograph taken facing north.
WH28_Photo	021.JPG	South-west elevation (with scale). Photograph taken facing north.
WH28_Photo	022.JPG	Detail of blocked opening on south-west elevation. Photograph taken facing north-east.
WH28_Photo	023.JPG	Detail of blocked opening on south-west elevation. Photograph taken facing north-east.
WH28_Photo	024.JPG	Detail of windows on south-west elevation. Photograph taken facing north-east.
WH28_Photo	025.JPG	Detail of window on south-west elevation. Photograph taken facing north-east.
WH28_Photo	026.JPG	Detail of window on south-west elevation. Photograph taken facing north-east.
WH28_Photo	027.JPG	Detail of windows on south-west elevation (with scale). Photograph taken facing north-east.
WH28_Photo	028.JPG	Detail of window on south-west elevation (with scale). Photograph taken facing north-east.
WH28_Photo	029.JPG	Detail of window on south-west elevation (with scale). Photograph taken facing north-east.
WH28_Photo	030.JPG	Detail of blocked openings on south-west elevation. Photograph taken facing north-east.
WH28_Photo	031.JPG	Detail of door on south-west elevation. Photograph taken facing north-east.
WH28_Photo	032.JPG	Detail of door on south-west elevation (with scale). Photograph taken facing north-east.
WH28_Photo	033.JPG	Detail of blocked opening on south-west elevation. Photograph taken facing north.
WH28_Photo	034.JPG	Detail of blocked opening on south-west elevation (with scale). Photograph taken facing north.
WH28_Photo	035.JPG	Detail of alcove on south-west elevation. Photograph taken facing north-east.
WH28_Photo	036.JPG	Detail of alcove on south-west elevation (with scale). Photograph taken facing north-east.
WH28_Photo	037.JPG	Interior of room 1. Photograph taken facing west.
WH28_Photo	038.JPG	Interior of room 1. Photograph taken facing north.
WH28_Photo	039.JPG	Interior of room 1. Photograph taken facing east.
WH28_Photo	040.JPG	Interior of room 1. Photograph taken facing south.
WH28_Photo	041.JPG	Detail of blocked doorway in north-west wall of room 1. Photograph taken facing north-west.

WH28_Photo	graph_042.JPG	Detail of window in north-east wall of room 1. Photograph taken facing north-east.
WH28_Photo	graph_043.JPG	Detail of doors in south-east wall of room 1. Photograph taken facing south-east.
WH28_Photo	graph_044.JPG	Interior of room 2. Photograph taken facing south.
WH28_Photo	graph_045.JPG	Interior of room 2. Photograph taken facing east.
WH28_Photo	graph_046.JPG	Interior of room 2. Photograph taken facing north.
WH28_Photo	graph_047.JPG	Interior of room 2. Photograph taken facing west.
WH28_Photo	graph_048.JPG	Detail of doors in north-west wall of room 2. Photograph taken facing north-west.
WH28_Photo	graph_049.JPG	Detail of doors in south-east wall of room 2. Photograph taken facing south-east.
WH28_Photo	graph_050.JPG	Interior of room 3. Photograph taken facing east.
WH28_Photo	graph_051.JPG	Interior of room 3. Photograph taken facing south.
WH28_Photo	graph_052.JPG	Interior of room 3. Photograph taken facing west.
WH28_Photo	graph_053.JPG	Interior of room 3. Photograph taken facing north.
WH28_Photo	graph_054.JPG	Interior of room 3. Photograph taken facing east.
WH28_Photo	graph_055.JPG	Interior of room 4. Photograph taken facing west.
WH28_Photo	graph_056.JPG	Interior of room 4. Photograph taken facing south-east.
WH28_Photo	graph_057.JPG	Detail of doorway in south-east wall of room 3. Photograph taken facing south-east.
WH28_Photo	graph_058.JPG	Detail of roof construction in outbuilding 2. Photograph taken facing south-east.
WH28_Photo	graph_059.JPG	Detail of rafter bracket in south-west wall of outbuilding 2. Photograph taken facing south south-west.
WH28_Photo	graph_060.JPG	Detail of iron post in south-west wall of room 3. Photograph taken facing south-west.
WH28_Photo	graph_061.JPG	Detail of exposed brickwork on north-east wall of outbuilding 2. Photograph taken facing east north-east.
WH28_Photo	graph_062.JPG	Floor of room 3. Photograph taken facing south.

WH28_Photograph_001North-east elevation. Photograph taken facing west.



WH28_Photograph_002North-east elevation. Photograph taken facing south-west.



WH28_Photograph_003North-east elevation. Photograph taken facing west.



WH28_Photograph_004North-east elevation (with scale). Photograph taken facing west.



WH28_PhotoGraph_005North-east elevation (with scale). Photograph taken facing south-west.



WH28_PhotoGraph_006North-east elevation (with scale). Photograph taken facing west.



WH28_PhotoGraph_007Detail of window on north-east elevation. Photograph taken facing south-west. WH28_PhotoGraph_008Detail of window on north-east elevation (with scale). Photograph taken facing west.



WH28_Photograph_009 South-east elevation. Photograph taken facing north-west.



WH28_Photograph_010 South-east elevation (with scale). Photograph taken facing north-west.



WH28_Photograph_011 Detail of exposed brickwork on south-east elevation. Photograph taken facing... WH28_Photograph_012 Detail of exposed brickwork on south-east elevation (with scale). Photograph ...



WH28_Photograph_013Detail of exposed brickwork on south-east elevation. Photograph taken facing... WH28_Photograph_014Detail of exposed brickwork on south-east elevation (with scale). Photograph ...



WH28_Photograph_015Detail of timber louvre vent on south-east elevation. Photograph taken facing ...



WH28_Photograph_016South-west elevation. Photograph taken facing north-east.



WH28_PhotoGraph_017South-west elevation. Photograph taken facing north.



WH28_PhotoGraph_018South-west elevation. Photograph taken facing north.



WH28_PhotoGraph_019South-west elevation. Photograph taken facing south-east.



WH28_PhotoGraph_020South-west elevation (with scale). Photograph taken facing north.



WH28_PhotoGraph_021South-west elevation (with scale). Photograph taken facing north.



WH28_PhotoGraph_022Detail of blocked opening on south-west elevation. Photograph taken facing ...



WH28_PhotoGraph_023Detail of blocked opening on south-west elevation. Photograph taken facing ...



WH28_PhotoGraph_024Detail of windows on south-west elevation. Photograph taken facing north-east.



WH28_Photograph_025Detail of window on south-west elevation. Photograph taken facing north-east. WH28_Photograph_026Detail of window on south-west elevation. Photograph taken facing north-east.



WH28_Photograph_027Detail of windows on south-west elevation (with scale). Photograph taken facing north-east. WH28_Photograph_028Detail of window on south-west elevation (with scale). Photograph taken facing north-east.



WH28_Photograph_029Detail of window on south-west elevation (with scale). Photograph taken facing... WH28_Photograph_030Detail of blocked openings on south-west elevation. Photograph taken facing ...

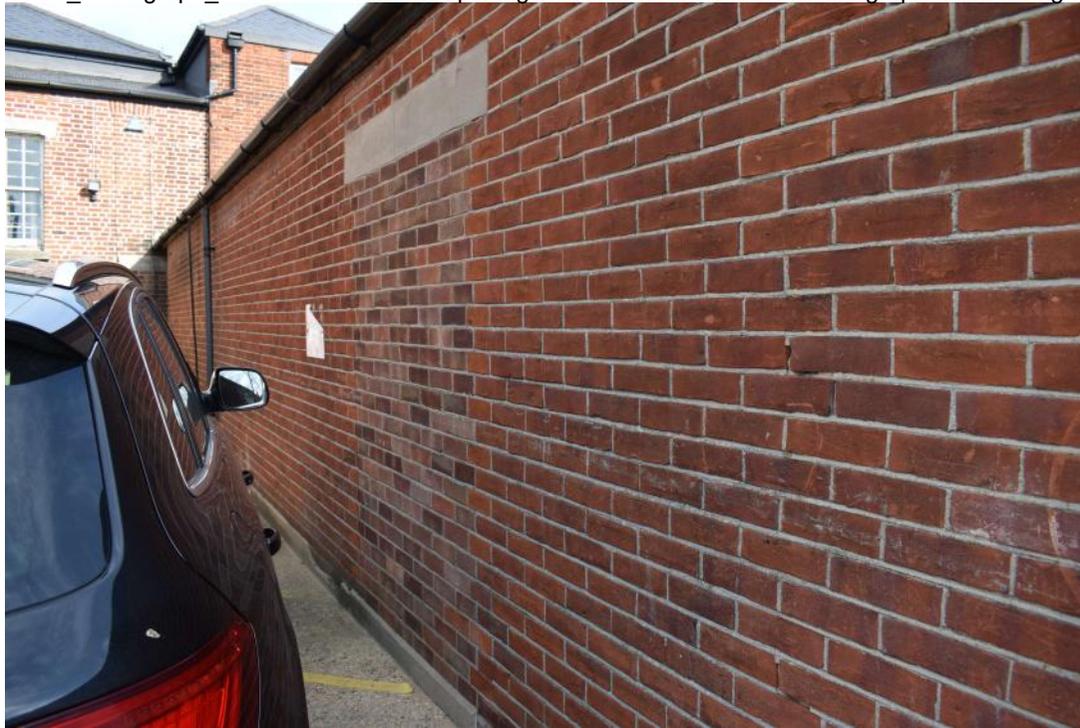


WH28_Photograph_031Detail of door on south-west elevation. Photograph taken facing north-east.

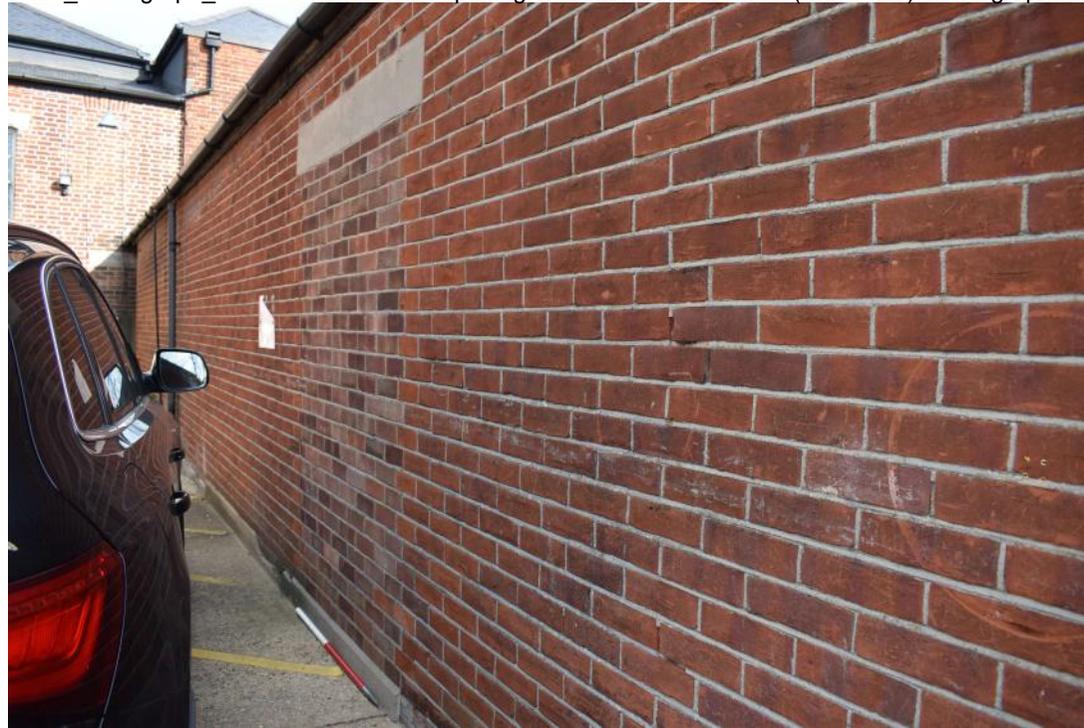
WH28_Photograph_032Detail of door on south-west elevation (with scale). Photograph taken facing ...



WH28_Photograph_033Detail of blocked opening on south-west elevation. Photograph taken facing ...



WH28_Photograph_034Detail of blocked opening on south-west elevation (with scale). Photograph ta...



WH28_Photograph_035Detail of alcove on south-west elevation. Photograph taken facing north-east.



WH28_Photograph_036Detail of alcove on south-west elevation (with scale). Photograph taken facin...



WH28 Photograph_037Interior of room 1. Photograph taken facing west.



WH28 Photograph_038Interior of room 1. Photograph taken facing north.



WH28 Photograph_039Interior of room 1. Photograph taken facing east.



WH28 Photograph_040Interior of room 1. Photograph taken facing south.



WH28 Photograph_041Detail of blocked doorway in north-west wall of room 1. Photograph taken facing north-... WH28 Photograph_042Detail of window in north-east wall of room 1. Photograph taken facing north-...



WH28 Photograph_043Detail of doors in south-east wall of room 1. Photograph taken facing south-e...

WH28_Photograph_044Interior of room 2. Photograph taken facing south.



WH28_Photograph_045Interior of room 2. Photograph taken facing east.



WH28_Photograph_046Interior of room 2. Photograph taken facing north.



WH28_Photograph_047Interior of room 2. Photograph taken facing west.



WH28_Photograph_048Detail of doors in north-west wall of room 2. Photograph taken facing north-w...



WH28 Photograph_049Detail of doors in south-east wall of room 2. Photograph taken facing south-e...



WH28 Photograph_050Interior of room 3. Photograph taken facing east.



WH28 Photograph_051Interior of room 3. Photograph taken facing south.



WH28 Photograph_052Interior of room 3. Photograp taken facing west.



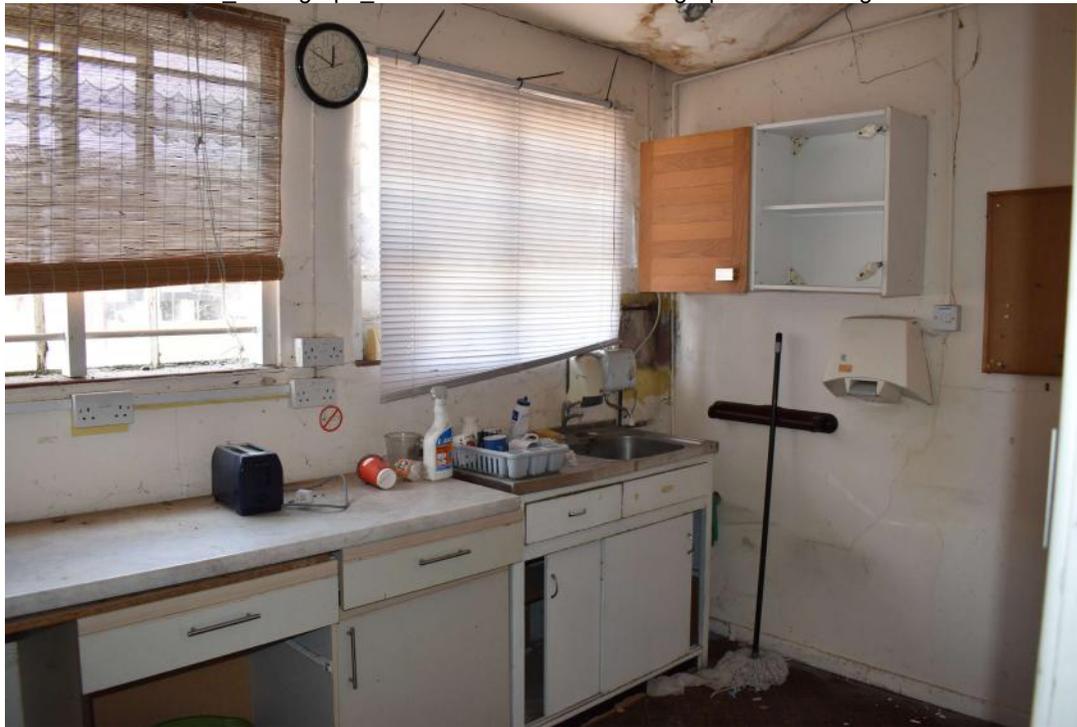
WH28 Photograph_053Interior of room 3. Photograph taken facing north.



WH28 Photograph_054Interior of room 3. Photograph taken facing east.



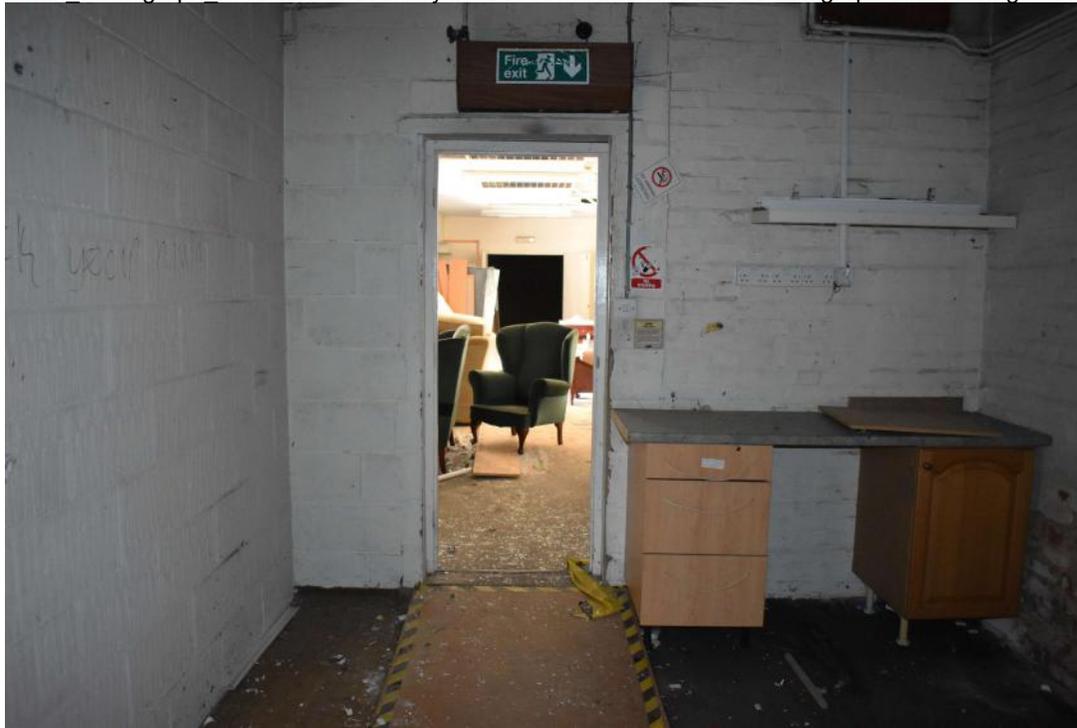
WH28 Photograph_055Interior of room 4. Photograph taken facing west.



WH28 Photograph_056Interior of room 4. Photograph taken facing south-east.



WH28 Photograph_057Detail of doorway in south-east wall of room 3. Photograph taken facing south-east.



WH28 Photograph_058Detail of roof construction in room 3. Photograph taken facing south-east.



WH28 Photograph_059Detail of rafter bracket in south-west wall of room 3. Photograph taken facing south-west.



WH28 Photograph_060Detail of iron post in south-west wall of room 3. Photograph taken facing south-west.



WH28 Photograph 061 Detail of exposed brickwork on north-east wall of room 3. Photograph taken f...



WH28 Photograph 062 Floor of room 3. Photograph taken facing south.



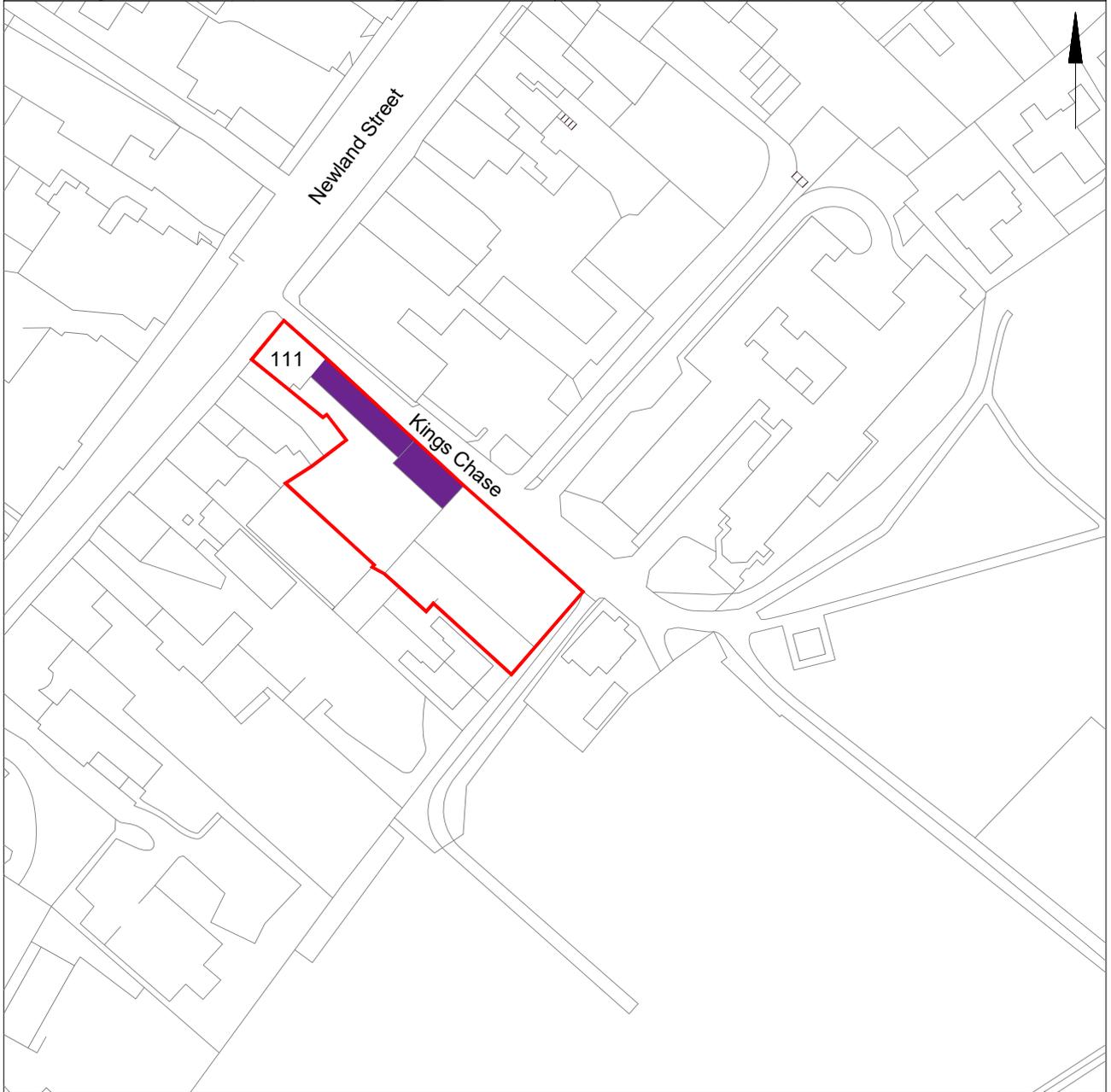
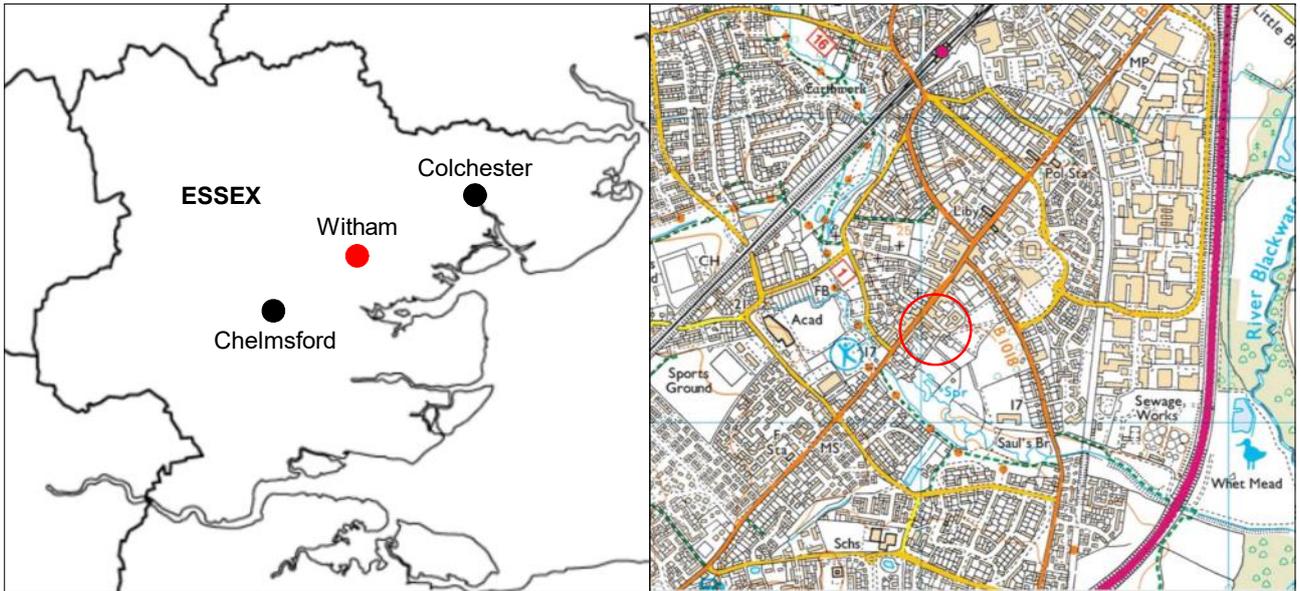


Fig 1 Site location with the buildings recorded highlighted in purple.

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



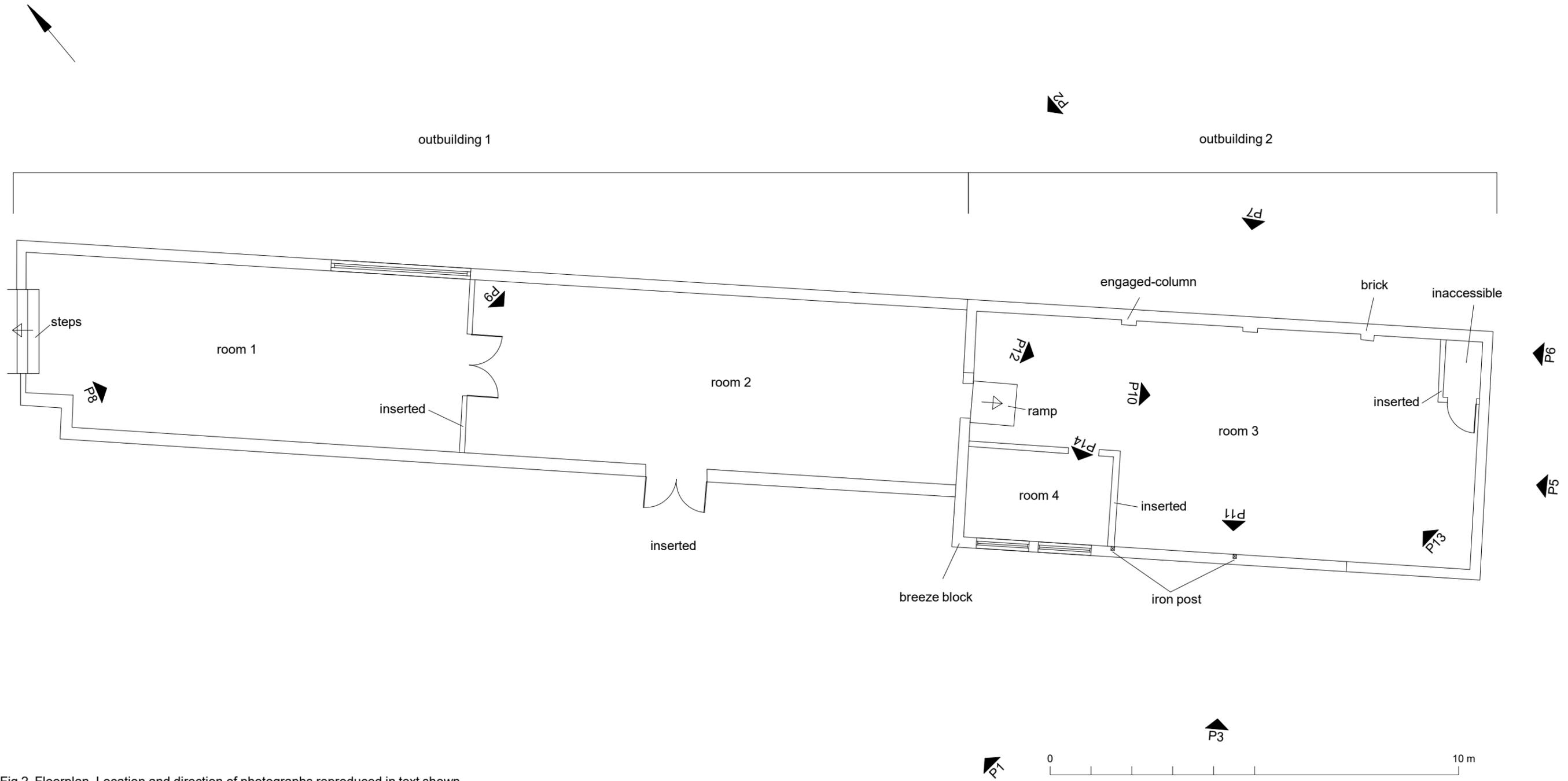


Fig 2 Floorplan. Location and direction of photographs reproduced in text shown.

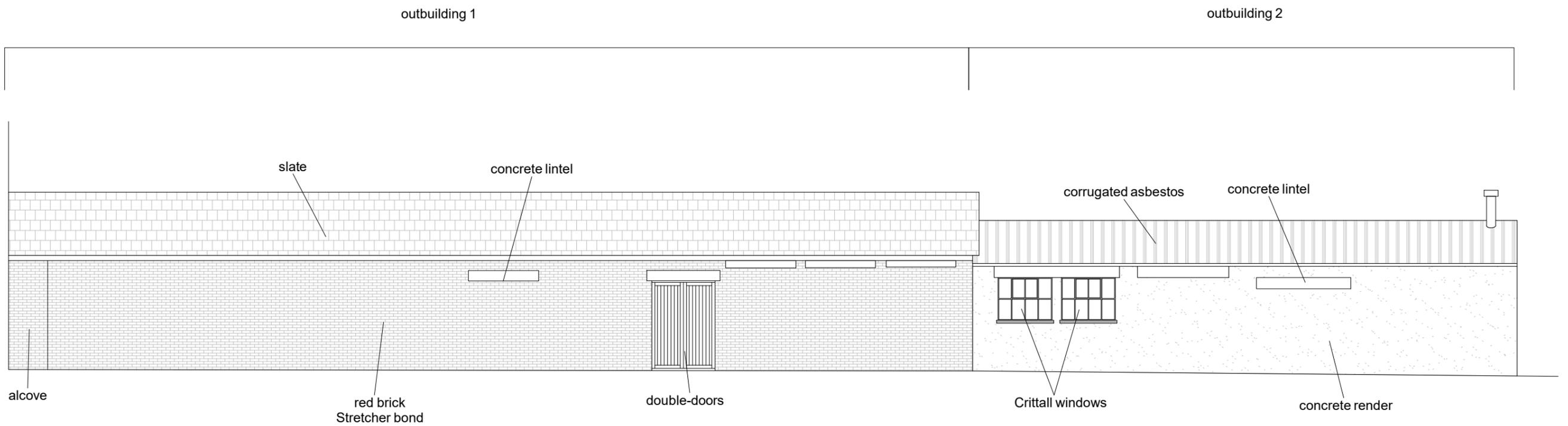


Fig 3 South-west elevation.

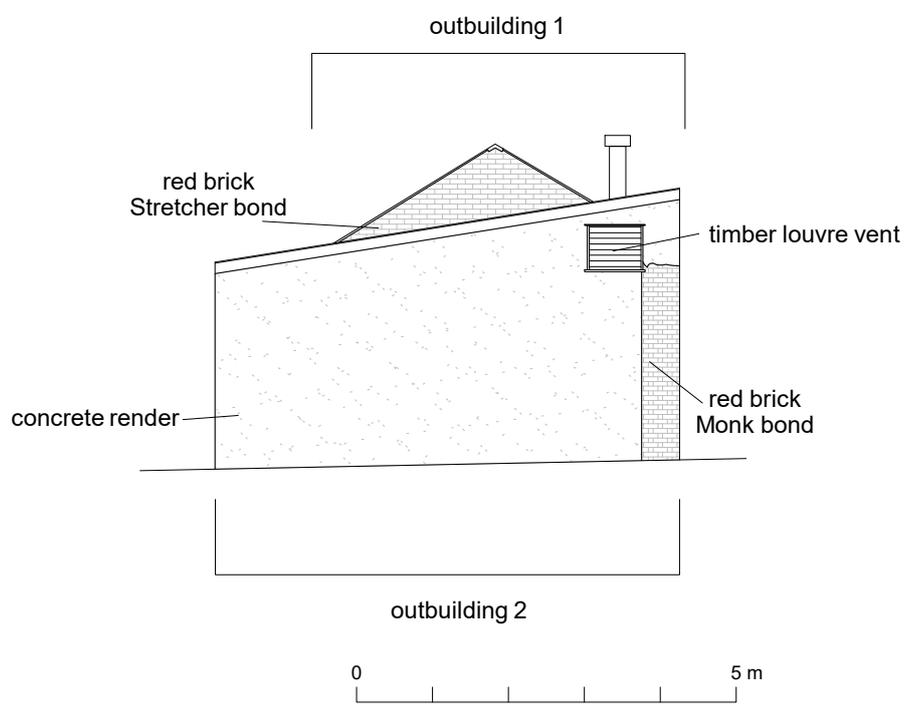


Fig 4 South-east elevation.

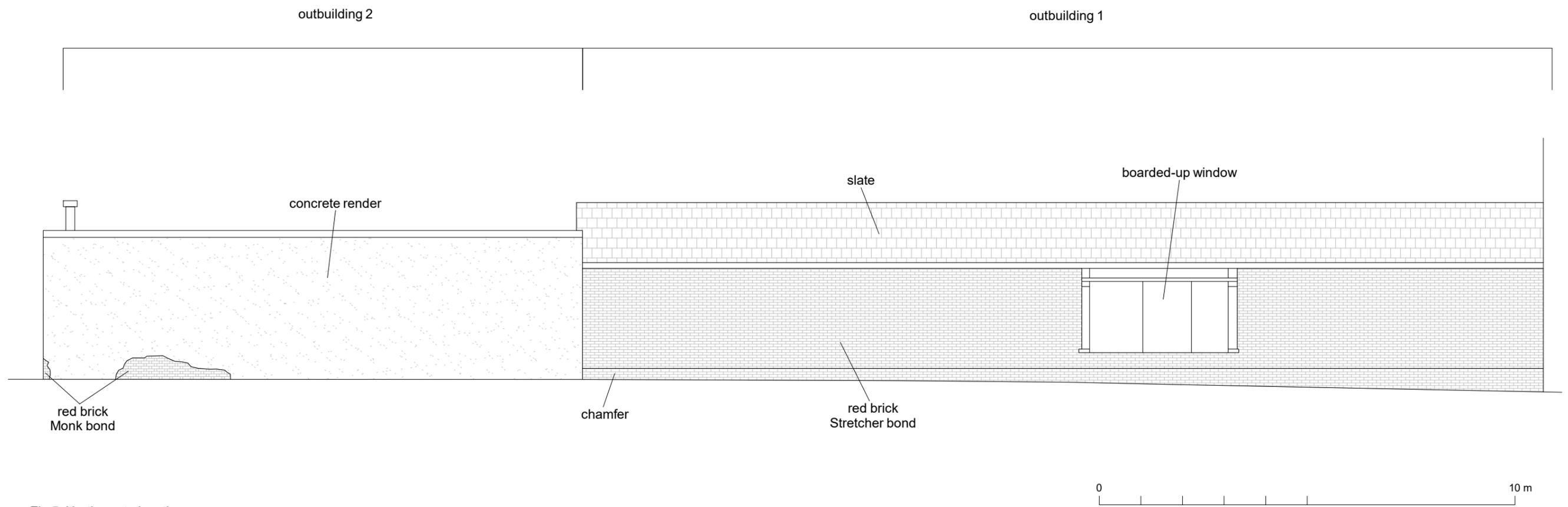


Fig 5 North-east elevation.

Summary for colchest3-514959

OASIS ID (UID)	colchest3-514959
Project Name	Descriptive Buildings Record (Level 2) at 111-115 Newland Street, Witham, Essex
Sitename	111-115 Newland Street, Witham, Essex
Activity type	Descriptive Buildings Record (Level 2)
Project Identifier(s)	2023/04d
Planning Id	20/00808/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	04-May-2023 - 04-May-2023
Location	111-115 Newland Street, Witham, Essex NGR : TL 82037 14314 LL : 51.79784197351582, 0.638510434734221 12 Fig : 582037,214314
Administrative Areas	Country : England County : Essex District : Braintree Parish : Witham
Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the outbuilding prior to its demolition. The building recording was carried out to level 2 (Historic England 2016) which is defined as:</p> <p>“...a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.”</p> <p>In particular the record considered the:</p> <ul style="list-style-type: none"> • Plan form of the site. • Materials and method of construction. • Date(s) of the structure. • Original function and layout. • Original and later fixtures and fittings. • Significance of the site in its immediate local context.
Project Results	A programme of historic building recording was carried out by Colchester Archaeological Trust on the outbuildings to the rear of 111 Newland Street, Witham, Essex. 111-115 Newland Street are owned by the East of England Co-operative society and 113 and 115 have the CWS logo carved into the frontage. Outbuilding 1 was mid 20th century in construction. While outbuilding 2 also had 20th century additions, it appears to have incorporated the walls of an earlier building into its structure. Cartographic evidence indicates a pre-1841 construction date for the earlier walls integrated into outbuilding 2.
Keywords	Outbuilding - Victorian - FISH Thesaurus of Monument Types

Funder	
HER	Essex HER - unRev - STANDARD
Person Responsible for work	S, Veasey
HER Identifiers	HER Event No - WH28
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;