

**Historic building recording at 11 Glen Avenue,  
Colchester, Essex, CO3 3SD  
September 2015**



**report prepared by  
Chris Lister**

**commissioned by  
Mr & Mrs Badesha**

CAT project ref: 15/09g  
NGR: TL 9760 2535  
Colchester Museum accession code: COLEM: 2015.102  
UAD ref: ECC3001  
OASIS ref: colchest3-224566



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**CAT Report 877**  
November 2015

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Copy of WSI

OASIS Data Collection Form

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Fig 2 Ground floor plan of the farmhouse and wash house.  
The numbered arrows indicate the location and orientation of photographs included in this report.

Fig 3 First floor plan of the farmhouse. The numbered arrows indicate the location and orientation of photographs included in this report.

Fig 4 South-east elevation.

Fig 5 North-east elevation.

Fig 6 North-west elevation.

Fig 7 South-west elevation.

## 1 Summary

*A programme of historic building recording was carried out by the Colchester Archaeological Trust on 11 Glen Avenue, Colchester, Essex, in September 2015, prior to its demolition. The work was commissioned by the owners, Mr and Mrs N. Badesha. The building is a neoclassical house and dates to 1827-37, probably the latter end of this date range. It was most likely constructed by the owner, a Colchester land agent called William Downes, from bricks fired in a kiln owned by him located to the north-east of the building. The house has some of the few surviving examples of Gothic Revival windows in Colchester and may also have some very early examples of unhorned sash windows with large plate glass panes. The building was extensively remodelled in the 20th century, with several of the Gothic Revival windows replaced by bespoke metal-framed imitations, possibly commissioned from the Crittall Manufacturing Company.*

## 2 Introduction (Fig 1)

The house proposed for demolition was built in the second quarter of the 19th century and has previously been called Glen Farm, although the evidence suggests the house was never at the centre of a working farm. The 20th-century road, Glen Avenue, takes its name from this house. In August 2015 Historic England was asked to assess 11 Glen Avenue for possible listing designation (Reference Number: 1429199). The resulting entry on the National Heritage List for England (accessed via the Heritage Gateway) states that the house was built in the early 19th century and remodelled internally and externally in the later 19th and 20th centuries. However, the conclusion of the assessment by Historic England was that the building did not merit a recommendation for listing status. The reasons cited for this decision are quoted below:

*“Lack of architectural interest: although the house has a pleasing symmetrical appearance, it is of modest architectural quality. Its architectural ambition is restricted to the Gothic windows on the ground floor; Alterations: the later-C19 and C20 remodelling of the exterior and interior has diminished the building's integrity and further compromised its claim to special interest; Fixtures and fittings: the house does not contain any historic fixtures and fittings of note to support the case for listing.*

### CONCLUSION

*Although No.11 Glen Avenue is of some local interest as an early-C19 farmhouse, a reminder of rural outskirts now encroached upon by the C20 suburban development of Colchester, it is not of sufficient interest to merit designation in the national context, and is therefore not recommended for listing.”*

A planning application (planning ref. 151269) was submitted to Colchester Borough Council in June 2015 proposing the demolition of the existing structure and the erection of a replacement dwelling. Given the age of the building and its local historic significance, it was recommended that a building record be made prior to demolition. This recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework. A brief detailing the required work (historic building recording) was issued by Colchester Borough Council's Archaeological Advisor (Tipper 2015).

In response to this condition a Written Scheme of Investigation (WSI) was prepared by Colchester Archaeological Trust (CAT 2015) and agreed with the Colchester Borough Council's Archaeological Advisor. All work was carried out in accordance with this WSI.

This is the archive report on the historic building recording at 11 Glen Avenue, Colchester, Essex in advance of the demolition of the building prior to the erection of a new dwelling. Work was carried out by Colchester Archaeological Trust (CAT) on behalf of the owners, Mr and Mrs N. Badesha, in September 2015. The site comprises a single two-storey building believed to have been constructed in the early 19th century as a farmhouse, centred at NGR TL 9760 2535.

All work was carried out according to standards and practices contained in the Chartered Institute for Archaeologists' *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2008), *Management of research projects in the historic environment* (MoRPHE), and *Standards for field archaeology in the East of England* (EAA 14). In addition, the guidelines contained in *English Heritage: Understanding Historic Buildings, A guide to good recording practice* (2006) and *RCHME: Descriptive Specification 3rd Edition* were followed.

### 3 Aims

The aim of the building recording was to provide a detailed record of the building prior to its demolition. The building recording was carried out to Level 3 (English Heritage, 2006).

In particular the record considered:

- 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.
- The significance of the site on a regional level.



## 4 Building recording methodology

The following are included in this report:

- A brief documentary and cartographic survey of the evidence pertaining to the history of the present building.
- A large-scale block plan of the site based on pre-existing architects' drawings. The position of each structure has been indicated noting date and function.
- Current floor plans, based on existing architects' drawings, at scale of 1:100 using the English Heritage (2006) drawing conventions. The floor plan depicts positions of doors, framing including studs and rafters, windows, internal partitions, stairs, bay divisions/truss positions and the positions of surviving technology (hoppers, winches etc), fixtures and fittings plus later additions and evidence of phasing.
- A detailed description of the building. The description addresses features such as materials, dimensions, method of construction including brickwork, joinery, fenestration, spatial configuration, phasing, re-used timbers, carpentry marks/graffiti and any evidence of original fixtures and fittings.
- A discussion of the history and development of the building, including its design, date, form and function and any significant modifications/reuse.
- A full photographic record, comprising digital photographs of both general shots and individual features (external and internal). Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text (Appendix 1). The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 2).

## 5 Historical background (Maps 1-7)

The Chapman and André survey of Essex published in 1777 shows the area around the house to be open land, on the eastern side of the old Lexden parish (Map 1). There is no indication of Glen Farm, although a track leading to its location is shown: if the house existed at this time then it would be located in the approximate position of the first 'e' in Lexden.

The first detailed mapping that depicts the house is the 1837 tithe map (Map 2). This shows the house located in an area used for agriculture (a mix of arable and pasture) to the east of Lexden village. The house is shown located in the south-west corner of a wedge-shaped plot situated adjacent to a lane, identified by the Lexden History Group as Cut Throat Lane (possibly a corruption of Cut Through Lane). The tithe award shows that the property was owned by William Downes and leased to Jeremiah Garrard. William Downes is recorded as a land agent in Colchester and deeds held at the Essex Record Office show that he bought the land at auction in 1827 (ERO D/DU 116/45). Downes owned several of the fields in the immediate vicinity and was also the owner and operator

of a brick kiln located a short distance to the north-east along the lane. It is probable that the bricks used in the construction of the house came from here and suggests a construction date for the farmhouse of 1827-37. A point of interest is that the tithe award refers to the house as a "cottage and garden" and makes no reference to Glen Farm.

The 1st edition 25 inch Ordnance Survey map of 1875 (Map 3) shows no change to the layout of the house, although it does appear that part of the land associated with the house has been incorporated into an orchard to the north.

The 2nd edition 25 inch Ordnance survey of 1897 (Map 4) shows a detached structure to the south-west of the house, probably a wash house. Despite not being present on the 1st edition this is probably contemporary to the house, although a small extension to the structure (a privy) must be a later addition. The map also indicates a lean-to built up against the north-west elevation of the house.

The earliest reference located in the course of the research for this report to the house being known as Glen Farm comes from 1911. In an interview with the son of the tenant of that time, conducted by the Lexden History Group in 2014, it is reported that the Cardy family were living at Glen Farm, on Cut Throat Lane, from at least 1911 and throughout the whole of the First World War. By this date the house was owned by the Papillon family of Lexden Manor (Issue 34 of the Lexden History Group, 2014).

The New Series 25 inch Ordnance Survey map of 1923 (Map 5) depicts the house as it was on the 2nd edition map, with outbuilding and lean-to present. Cut Throat Lane has been renamed as Rectory Road, undoubtedly as a result of the construction of the new rectory on previously undeveloped land at the junction of Lexden Hill and the former Cut Throat Lane.

On the 8th July 1931 the 737 acre Lexden Manor estate was put up for auction, as recorded in a sales catalogue held at the Essex Records Office (ERO SALE B/24). Among the list of farms and cottages put up for individual sale is 'The Glen, Rectory Road'. This is perhaps an indication that the building was never properly a farmhouse but has become known as one in local memory and should perhaps be considered a small-holding rather than a farm.

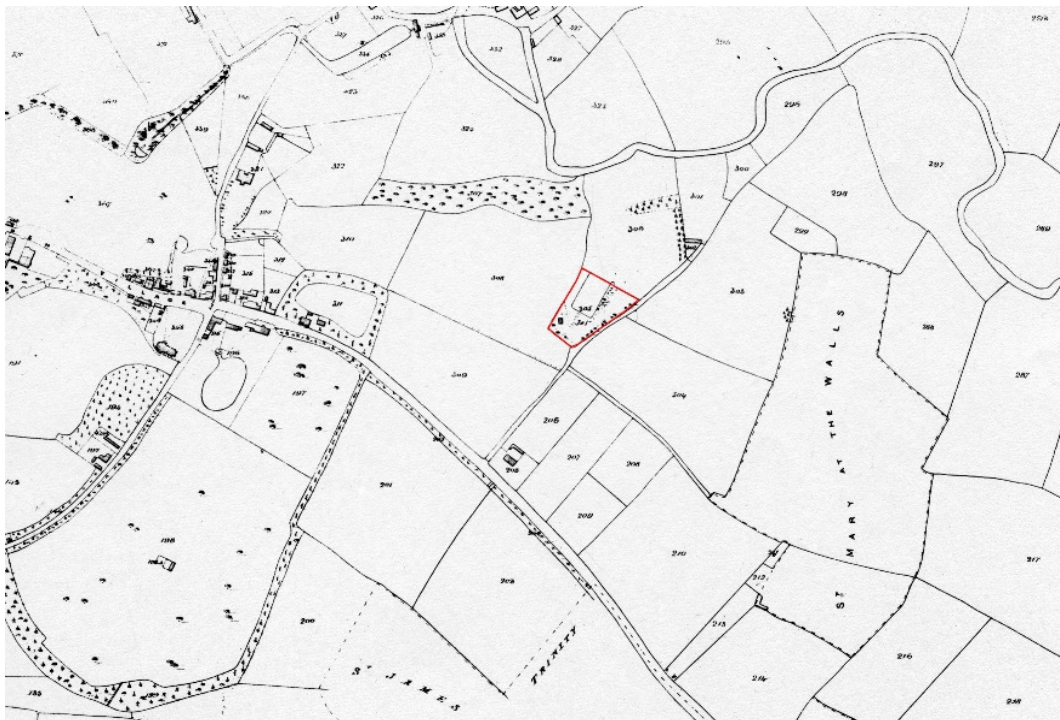
The 1931 sale of the estate was clearly the impetus for speculative house building in this part of the borough, as shown by the 1939 edition of the 25 inch Ordnance Survey (Map 6). The land to the south and east of the farmhouse has been laid out to estates, with the construction of Acland Avenue and Elianore Road providing the framework that still exists today. This map also shows that the lane has once again been renamed, to Glen Avenue, and now continues northwards to link up with the newly-constructed bypass, the Avenue of Remembrance.

Apart from a property built next door to the house, the remainder of the newly-named Glen Avenue would take a further twenty years to become the house-lined avenue it is today, as shown by the 1955 1:25,000 Ordnance Survey mapping (Map 7). Development

in the 1960's and 170's saw both sides of the road lined with properties, leaving the formally isolated house surrounded by properties.



**Map 1** Chapman and André survey of Essex, 1777 sheet IX. The house would be located behind the first 'e' of Lexden if it was in existence at this time.



**Map 2** Tithe map of Lexden parish, 1837, with the cottage and garden noted on the tithe award highlighted (ERO D/DU 116/45).



Map 3 1st ed 25 inch Ordnance Survey map, 1875 (sheet XXVII).

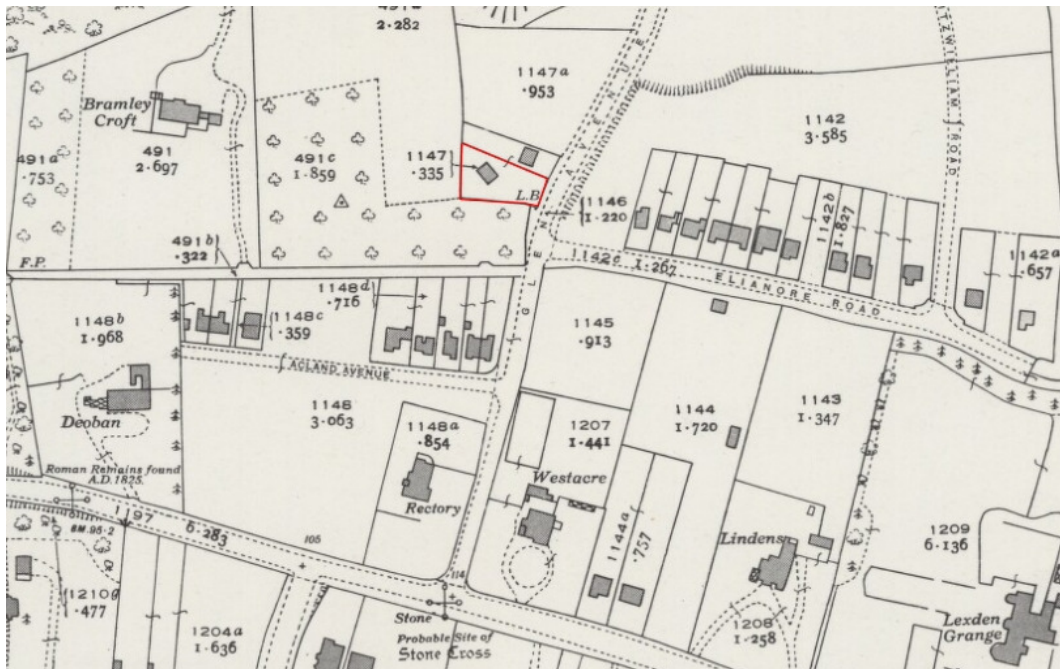


Map 4 2nd ed 25 inch Ordnance Survey map, 1897 (sheet XXVII.II).





**Map 5** New Series 25 inch Ordnance Survey map, 1923 (sheet XXXVII.II). Cut Throat Lane has been renamed Rectory Road.



**Map 6** New Series 25 inch Ordnance Survey map, 1939 (sheet XXXVII.2). Rectory Road has been renamed Glen Avenue and the surrounding housing estate is beginning to become established.



**Map 7** Ordnance Survey 1:25,000 map extract, 1955 (sheet TL92).

## 6 Descriptive record (Figs 1-7)

### External description (Figs 4-7)

11 Glen Avenue is located on a trapezoidal-shaped plot adjacent to Glen Avenue, with the house set well back from the road (Fig 1). Unlike the later properties surrounding it, which are predominantly parallel to the road, the house sits at an angle, aligned north-west to south-east. A detached outbuilding, a wash house, is located to the south-west and a garage lies to the east. The house measures 8.6m x 7.5m and is of two storeys with a hipped roof of plain tile. It has a modern white-painted cement render but where this has fallen away it can be seen that the building is constructed from a mix of poorly-fired hand-made red and yellow brick laid in a rough stretcher bond. The approximate dimensions of these bricks are 220mm x 105mm x 60mm. There are brick pilasters at each corner.

The front of the house is the south-east elevation (Plate 1; Fig 4). This has a centrally-located entrance with a pointed arch and a Gothic Revival-inspired front door of heavy vertical wooden planks and wrought iron furniture. This doorway has been inserted into the elevation and probably dates to the mid 20th century. Either side of this inserted entrance is a Gothic Revival timber-framed window of twelve lights, the centremost of these being a side-hung casement (Plate 2). The first floor has plain unhorned sash windows of two-over-two lights, in line with their more ornate counterparts on the ground floor.

The north-east elevation has a range of three Gothic Revival windows on the ground floor (Plate 3; Fig 5). However, on closer inspection, the middle one of these is revealed to be a

metal-framed replica, possibly commissioned from the Crittall Manufacturing Company in Witham, although this has not been substantiated. This replacement window is surrounded by lightly projecting brickwork and appears to be an insertion through the original entrance to the house. The first floor has a range of three unhorned sash windows of two-over-two lights, although the central window is narrower than the other two.

The north-west elevation has a pair of sash windows of two-over-two lights to the first floor, one with horns the other without. This elevation originally had a pair of the Gothic Revival timber-framed windows to the ground floor. However, one of these has been replaced by a doorway providing access from sitting room 1 into the garden (Plate 4; Fig 6).

The south-west elevation was originally the rear of the house (Plate 5; Fig 7). The first floor has two sash windows of two-over-two lights, although one is narrower than the other and is not in line with the window in the opposite elevation. Both have horns. The ground floor has a single metal-framed Gothic Revival window which has replaced an earlier timber-framed version. The location of a second ground floor window has been obscured by the construction of a 20th-century porch. This has a mono-pitch roof of corrugated asbestos panels and a stable door.

Traces of paint on the Gothic window frames and on the external brickwork where it can be seen below the modern render suggest that the window surrounds were originally painted a dark green.

### **Internal description (Figs 2-3)**

The interior of the house was originally divided into four rooms on the ground floor and four on the first floor (Figs 2, 3). Remodelling of the ground floor in the 20th century combined two of the ground floor rooms into one and one of the first floor rooms was converted to a bathroom. As no definitive evidence has been found identifying the original functions of many of the rooms the following description uses the modern names for the rooms.

The doorway inserted into the south-east elevation opens into a small porch, converted from a cupboard flanking one of the two chimney stacks. This opens into the dining room which has the original skirting board to the external walls (Plate 6). The original fireplace opening in the south-west wall has been blocked. Originally the dining room was separated from sitting room 1 by a hallway leading from the blocked entrance in the north-east elevation to the rear of the house, but the walls for this have been removed and survive only as beams attached to the underside of the ceiling.

Sitting room 1 also has a blocked fireplace in the south-west wall and has a cupboard to the left of this, in a layout identical to the dining room (Plate 7). The doors to the converted cupboard in the dining room and to the rear of the house are original four-panel examples held on rising butt hinges, whilst the door to the cupboard in sitting room 1 is a replacement two-panel example.

The doorway to the rear of the house opens into sitting room 2 and there is another cupboard with an original four-panel door constructed against the chimney stack of the dining room. Sitting room 2 has a blocked fireplace with a cupboard next to the chimney stack. This cupboard has a replacement two-panel door but the original door latch has been re-used (Plate 8). Sitting room 2 was originally the same size as the other rooms on the ground floor but has been enlarged by the removal of a wall that supported the staircase to the first floor. This original staircase rose from the centre of the house with a steep incline and turned to join the landing on the first floor. This has been replaced by a modern staircase whose orientation has been reversed.

At the foot of the original stairs a four-panel door opens into the kitchen. Apart from the fireplace opening and the door all original features and fittings have been obscured/removed by the 20th-century kitchen fixtures (Plate 9). An opening in the rear wall, most likely converted from an original window, provides access to the 20th-century porch.

The modern staircase opens onto a pair of staggered landings on the first floor, each illuminated by a sash window (Plate 10). Bedroom 1 at the rear of the house is the smallest of the three bedrooms. It has a narrow blocked fireplace, the original four-panel door and is well-lit by two sash windows (which have retained the original catches – Plate 11). Bedrooms 2 and 3 are at the original front of the house and are identical in size and layout. Both have narrow blocked fireplaces and what may be original coat hooks in the alcoves formed by the chimney stack and the internal walls (Plate 12). Each is illuminated by two sash windows. The fourth room on the first floor has been converted to a bathroom, although it retains the original four-panel door. This is the smallest room on the first floor and has only one window. This may have been a nursery or young child's room or possibly a servant's room.

A visual inspection of the roof through the loft hatch showed that it is constructed from hand-sawn timbers with rafters of approximately 200mm x 100mm, rising to a ridge board, and collar braces trenched to the principal rafters (Plate 13). The through purlins are approximately 160mm<sup>2</sup> and are clasped by the collars. Above the rafters there is a layer of tar paper obscuring the battens to which the plain tile roof is nailed, indicating the roof has been re-laid in comparatively recent times.

### **Wash house (Fig 2)**

The wash house is a small, single-storey structure measuring 2.75m x 3.3m with the later privy attached to its rear (Plate 14). It is constructed of white-painted red brick with dimensions of 226mm x 110mm x 65mm laid in irregular bond. It has a single entrance with a pointed arch in the north-east elevation, which mimics the Gothic Revival windows of the house. The door is a modern replacement. A timber-framed window of three lights in the south-east elevation is a replacement for a larger original window.



The gabled roof is of pan tiles, which is a replacement covering to the original roofing. The roof is carried on a wall plate 80mm high x 140mm wide and the machine-cut rafters are braced by nailed collars. This suggests the original roof failed and was completely replaced.

The interior shows that the building was most recently used as a potting shed but several features survive that indicate its original function was as a wash house. In one corner there are the remains of brickwork that would have supported a copper for boiling water, with a stoke hole for the fire box in the rear wall, although this has subsequently been blocked (Plate 15). Soot stains on the wall next to this indicate the location of the chimney which has been removed, probably at the time that the building was re-roofed.

Although the wash house first appears on the 1897 Ordnance Survey it is the author's opinion that this structure is contemporary to the house. The privy is a later addition but still dates to the late 19th century.

#### **Garage** (Not illustrated)

The garage is a single-storey white-painted structure measuring 6.3m x 2.6m constructed from breeze blocks with an outer brick skin (Plate 16). It has a gabled roof of corrugated asbestos sheeting. The structure is divided between accommodation for a vehicle to the front and a small workshop/tool store to the rear. It has timber-framed double doors facing the road and a window of three lights with a sill of creasing tiles in the south-west elevation. The rear wall has a single timber entrance. This structure most likely dates to the mid 20th century.

## **7 Discussion**

11 Glen Ave is an example of wealthy building styles filtering down to the middle classes in the early 19th century. The original building, although relatively small, had characteristics typical of classic Georgian architecture: symmetry and neatness. The inclusion of the Gothic Revival windows is an indication of the rapidly increasing popularity of an architectural movement begun in England in the late 1740's which enjoyed its peak in the early 19th century. If the construction date range of 1829-37 is correct then the house is an early surviving example of this architectural form in Colchester and joins properties with similar embellishments such as Gimber Cottage at St John's Green, constructed 1823, which has an identical Gothic Revival window.

There is some ambiguity regarding the date of the sash windows on the first floor. As concealed box sashes they conform to legislation passed in 1774 aimed at limiting the spread of house fires but the large size of the glass panes is generally a mid to late 19th-century feature rather than an early one. As glass manufacturing techniques improved after 1837 plate glass became far more common and by the mid 19th century most sashes had a single central glazing bar of none at all. To compensate for the increased

weight of the plate glass and the lack of glazing bars horns were added to sashes to strengthen them. These were not used before the mid 19th century. The presence of horns on some of the first floor windows suggests that these are replacement sashes and that those without may be very early examples of plate glass windows and are original to the building. If this is the case it would argue for a construction date for the house closer to 1837 than 1829.

The poor quality brickwork employed in its construction is probably an indicator that William Downes built the house using bricks from his own brickyard to the north-east and that he may have been attempting to defray the cost of the expensive window design by scrimping on the quality of the other materials. The presence of the brick yard may also explain why there is no contemporary evidence for the house being a farm: if the fields around the house were being used for the extraction of clay and were then returned to agricultural use this may have given rise to the belief that the house was originally a farm. The 1st edition Ordnance Survey shows old gravel pits immediately to the north of the house plot so industrial activity was clearly being carried out here in the 19th century.

The alterations to the house, in particular the relocating of the front door through 90 degrees, were probably carried out when the grounds were sold off and Rectory Road became Glen Avenue, sometime between 1923 and 1939. The removal of the entry hallway and the reversal of the staircase changed the entire aspect of the house, removing much of its original character. Whilst several of the original doors survive most of the fixtures and fittings have not stood the test of time, and have disappeared as a result of the evolution of the building.

The house's main value lies in its historical significance as probably the earliest development of the 19th-century around the predominantly post medieval Lexden Village. It is also important for its surviving original fenestration: the ground floor windows are some of the few remaining examples of Gothic architecture in Colchester and some of the first floor windows may be the earliest examples of their type in the town.

## **8 Acknowledgements**

Colchester Archaeological Trust would like to thank Mr and Mrs N. Badesha for funding the building recording.

Plans are based on surveys provided by Stour Valley Design.

The building recording was carried out by Chris Lister.

The project was monitored by Jess Tipper, Colchester Borough Council Archaeological Advisor.

## 9 References

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

<http://cat.essex.ac.uk>

CAT	2015	<i>Written Scheme of Investigation (WSI) for historic building recording at 11 Glen Avenue, Colchester, CO3 3SD</i>
ClfA	2008	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> , East Anglian Archaeology, Occasional Papers <b>14</b> , ed by D Gurney
English Heritage	2006	<i>Understanding Historic Buildings, A guide to good recording practice</i>
Lexden History Group	2014	<i>Issue 34 of the Lexden History Group Newsletter</i>
MoRPHE	2006	<i>Management of research projects in the historic environment</i> (English Heritage)
Tipper, J	2015	<i>Brief for Historic Building Recording at 11 Glen Avenue, Colchester, CO3 3SD</i>

Websites consulted include:

<http://www.buildinghistory.org/style/gothicrevival.shtml>

<http://www.heritagegateway.org.uk/gateway/>

## 10 Abbreviations and glossary

ClfA	Chartered Institute for Archaeologists
collar	horizontal member in a roof spanning between a pair of inclined members such as principal or common rafters
EHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
feature	an identifiable thing like a pit, a wall, a floor; can contain 'contexts'
HE	Historic Environment
Gothic Revival	An architectural movement that began in the late 1740s in England.
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
post medieval	after Henry VIII to around the late 18th century
purlin	longitudinal roof timbers, intermediate between wall-plate and ridge, carried by roof trusses and giving support to rafters
wall plate	a timber running horizontally along the top of a wall to receive the ends of common rafters

## 11 Archive deposition

The paper and digital 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 Colchester Museums, COLEM: 2015.102.

## 12 Contents of archive

One A4 document wallet containing:

### 1 Introduction

- 1.1 Copy of CBC brief
- 1.2 Copy of WSI produced by CAT
- 1.3 Risk assessment
- 1.4 Copies of existing plans and elevations

### 2 Site archive

- 2.1 Digital photographic record.
- 2.2 Digital photographic contact sheet.
- 2.3 Attendance register
- 2.4 Site photographic record on CD

### 3 Research archive

- 3.1 Client report

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date: 02/11/15

**Appendices**  
**Appendix 1**  
**Selected photographs**



**Plate 1** South-east elevation - view north-west.



**Plate 2** Detail of original timber-framed Gothic Revival window to south-east elevation - view north-west.





**Plate 3** North-east elevation showing the replacement metal-framed Gothic window inserted into the original entrance way - view south-west.



**Plate 4** North-west elevation showing the 20th-century doorway inserted through an original Gothic Revival window opening - view south-east.



**Plate 5** South-west elevation with 20th-century porch - view north-east.



**Plate 6** Interior of dining room viewed from sitting room 1, with the remnants of the original dividing walls visible as beams on the underside of the ceiling - view south-east.





**Plate 7** Sitting room 1 viewed from the dining room, showing the original entrance hallway indicated by the beams and the original entrance converted to a window on the right, and the doorway in the far wall inserted through an original window opening - view north



**Plate 8** Detail of original? latch to cupboard in sitting room 2.





**Plate 9** Interior of kitchen with 20th-century alterations and original fireplace opening - view north-east.



**Plate 10** Staggered first floor landings showing 20th-century stairs in reversed position - view north-east and south-west.



**Plate 11** Detail of original catch to window in bedroom 1.



**Plate 12** Detail of original? coat hook in bedroom 2.





**Plate 13** Detail of trrenched collar and through purlin in roof.



**Plate 14** The contemporary wash house with later privy at the rear - view north-west.





**Plate 15** Interior of the wash house showing the former position of the copper and the blocked stoking arch - view north-west.



**Plate 16** 20th-century garage - view west.

## Appendix 2

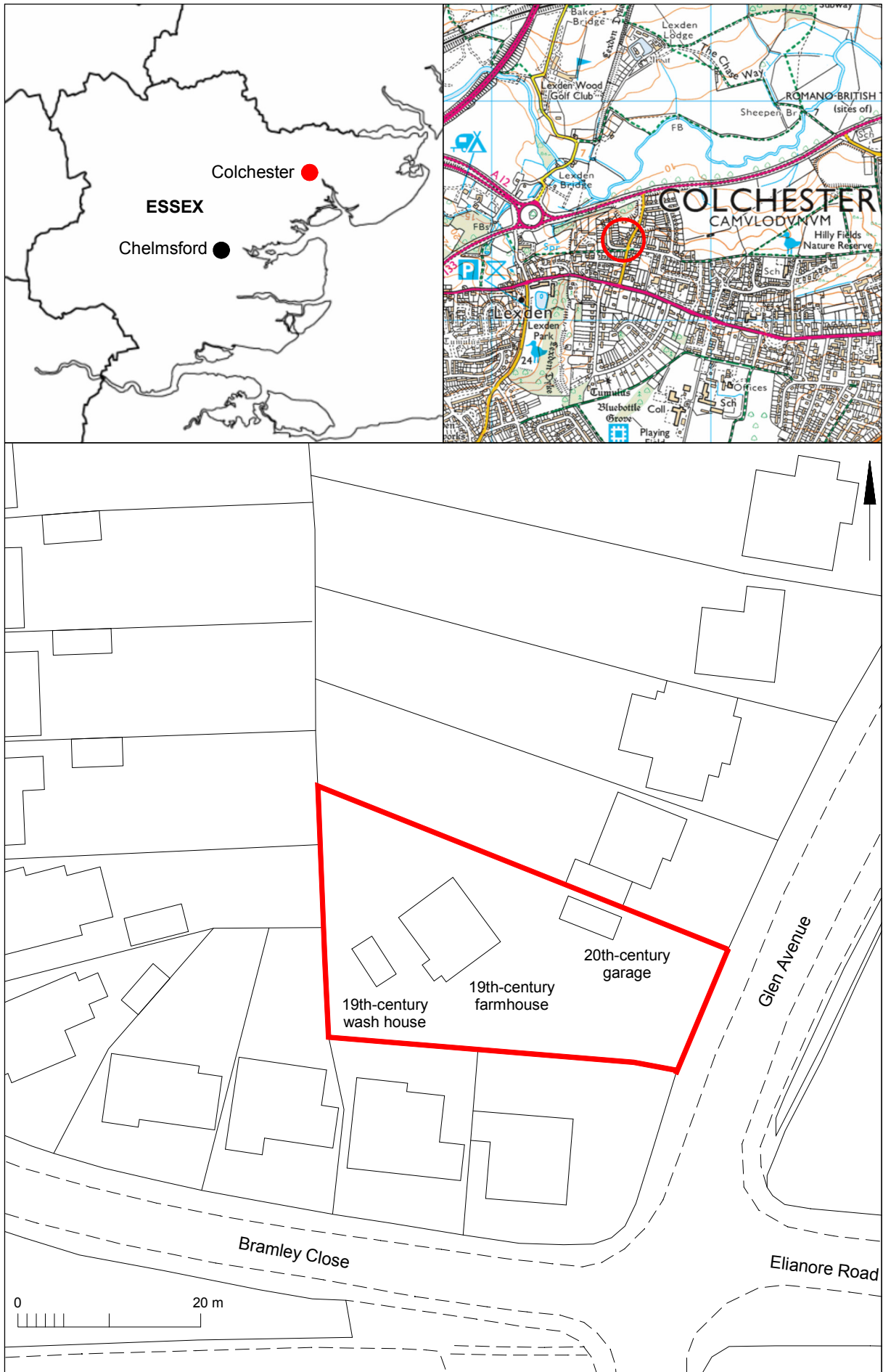
### Full list of digital photographic record (images on accompanying CD)

11 Glen Ave 01.jpeg	11 Glen Avenue viewed from the end of the drive with the 20th-century garage to the right - view east.
11 Glen Ave 02.jpeg	11 Glen Avenue south-east elevation - view north-west.
11 Glen Ave 03.jpeg	11 Glen Avenue south-east elevation - view north-west.
11 Glen Ave 04.jpeg	11 Glen Avenue north-east elevation - view south-west.
11 Glen Ave 05.jpeg	11 Glen Avenue north-west elevation - view south-east.
11 Glen Ave 06.jpeg	11 Glen Avenue north-west elevation - view south-east.
11 Glen Ave 07.jpeg	11 Glen Avenue south-west elevation with 20th-century porch - view north-east.
11 Glen Ave 08.jpeg	11 Glen Avenue south-west elevation showing hipped roof and chimney stacks - view north-east.
11 Glen Ave 09.jpeg	Detail of original timber-framed Gothic Revival window to south-east elevation - view north-west.
11 Glen Ave 10.jpeg	Detail of modern doorway inserted to south-east elevation - view north-west.
11 Glen Ave 11.jpeg	Detail of original unhorned sash window to first floor of south-east elevation - view north-west.
11 Glen Ave 12.jpeg	Detail of replacement metal-framed Gothic Revival window to north-east elevation in the location of the original entrance to the building - view south-west.
11 Glen Ave 13.jpeg	Replacement brickwork around the opening to the original entrance of the building in the north-east elevation - view south-west.
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11 Glen Ave 17.jpeg	Irregular-bonded brickwork of soft red and yellow brick revealed beneath modern cement render of south-west elevation - view north-east.
11 Glen Ave 18.jpeg	Poorly executed brickwork around the replacement metal-framed Gothic Revival window to the south-west elevation. This window replaced an original timber-framed version - view north-east.
11 Glen Ave 19.jpeg	Interior of 20th-century porch - view south-west.
11 Glen Ave 20.jpeg	Interior of kitchen with 20th-century alterations and original fireplace opening - view north-east.
11 Glen Ave 21.jpeg	Interior of kitchen with original four-panel door and fireplace opening - view north.
11 Glen Ave 22.jpeg	Interior of kitchen showing 20th-century alterations and the doorway to the porch, which has been inserted through an original window opening - view south.
11 Glen Ave 23.jpeg	Detail of original four-panel door to sitting room 2 - view north-west.
11 Glen Ave 24.jpeg	Detail of replacement latch mechanism on original door to sitting room 2.
11 Glen Ave 25.jpeg	Sitting room 2 viewed from kitchen doorway - view north-west.
11 Glen Ave 26.jpeg	Sitting room 2 showing the 20th-century staircase to the first floor - view south.
11 Glen Ave 27.jpeg	Interior of replacement metal-framed window in south-west wall of sitting room 2 with the wash house visible in the garden - view south-west.
11 Glen Ave 28.jpeg	Two-panel door to cupboard in sitting room 2 - view north.
11 Glen Ave 29.jpeg	Interior of cupboard in sitting room 2 - view north-east.
11 Glen Ave 30.jpeg	Detail of original? latch to cupboard in sitting room 2.

- 11 Glen Ave 31.jpeg Detail of original? rising butt hinge to cupboard in sitting room 2.
- 11 Glen Ave 32.jpeg Original four panel doors to sitting room1/dining room and cupboard (on the right) - view east.
- 11 Glen Ave 33.jpeg Interior of dining room viewed from sitting room 1 - view south-east.
- 11 Glen Ave 34.jpeg Beams hanging from the underside of the ceiling are the remnants of original dividing walls between the dining room and sitting room 1.
- 11 Glen Ave 35.jpeg Sitting room 1 viewed from the dining room, showing the original entrance hallway indicated by the beams and the original entrance converted to a window on the right, and the doorway in the far wall inserted through an original window opening - view north.
- 11 Glen Ave 36.jpeg Interior of original Gothic Revival timber-framed window to south-east wall of dining room - view south-east.
- 11 Glen Ave 37.jpeg Interior of modern front door, inserted into the south-east wall and located within a former cupboard - view south.
- 11 Glen Ave 38.jpeg Detail of later latch mechanism on original four-panel door to former cupboard in dining room.
- 11 Glen Ave 39.jpeg Detail of metal-framed window between dining room and sitting room 1 which replaced the original entrance - view north-east.
- 11 Glen Ave 40.jpeg First floor landing leading to bedrooms 2 and 3 - view north-east.
- 11 Glen Ave 41.jpeg First floor landing showing 20th-century stairs in reversed position - view south-west.
- 11 Glen Ave 42.jpeg Doorway to bedroom 1 - view north-west.
- 11 Glen Ave 43.jpeg Interior of bedroom 1 showing sash windows - view north-west.
- 11 Glen Ave 44.jpeg Bedroom 1 showing original four-panel door and modern fitted wardrobe - view south.
- 11 Glen Ave 45.jpeg Detail of original catch to window in bedroom 1.
- 11 Glen Ave 46.jpeg Interior of bedroom 2 showing sash windows - view north.
- 11 Glen Ave 47.jpeg Interior of bedroom 2 with modern fitted cupboard - view north-west.
- 11 Glen Ave 48.jpeg Bedroom 2 with modern fitted cupboard built around the chimney stack and a blocked fireplace on the narrow elevation of the stack - view south.
- 11 Glen Ave 49.jpeg Detail of angled brickwork to chimney stack rising from the ground floor on bedroom 2.
- 11 Glen Ave 50.jpeg Original? coat hooks in modern cupboard in bedroom 2.
- 11 Glen Ave 51.jpeg Detail of original? coat hook in bedroom 2.
- 11 Glen Ave 52.jpeg Interior of bedroom 3 - view south-east.
- 11 Glen Ave 53.jpeg Bedroom 3 with modern fitted cupboard built around the chimney stack and blocked fireplace in the narrow elevation of the stack - view south-west.
- 11 Glen Ave 54.jpeg Interior of bedroom 3 showing the blocked fireplace in the narrow side of the chimney stack, the modern fitted cupboard and the original four-panel door - view north-west.
- 11 Glen Ave 55.jpeg Interior of bedroom 3 showing the original four-panel door and one of the unhorned sash windows - view north.
- 11 Glen Ave 56.jpeg Original? coat hooks in the modern cupboard in bedroom 3.
- 11 Glen Ave 57.jpeg Entrance to the bathroom - view south.
- 11 Glen Ave 58.jpeg Interior of the 20th-century bathroom - view south.
- 11 Glen Ave 59.jpeg Detail of trenched collar and through purlin in roof.
- 11 Glen Ave 60.jpeg Common rafters rising to a ridge board in the roof.
- 11 Glen Ave 61.jpeg Detail of trenched and nailed collar and through purlin in roof.
- 11 Glen Ave 62.jpeg Common rafters rising to the ridge board.
- 11 Glen Ave 63.jpeg The contemporary wash house with later privy at the rear - view north-west.
- 11 Glen Ave 64.jpeg North-east elevation of the wash house with pointed arch doorway reminiscent of the Gothic Revival windows of the house and later privy to the right - view south-west.
- 11 Glen Ave 65.jpeg The privy attached to the rear of the wash house - view south

- 11 Glen Ave 66.jpeg The doorway to the wash house with pointed arch reminiscent of the Gothic windows to the main house - view south-west.
- 11 Glen Ave 67.jpeg Interior of the wash house showing the former position of the copper and the blocked stoking arch - view north-west.
- 11 Glen Ave 68.jpeg The blocked stoking arch for the wash house copper.
- 11 Glen Ave 69.jpeg Soot staining on the rear wall of the wash house where the chimney stack has been removed - view north-west.
- 11 Glen Ave 70.jpeg The late 19th-century privy - view north-west.
- 11 Glen Ave 71.jpeg 20th-century garage - view west.
- 11 Glen Ave 72.jpeg 20th-century garage - view north-east.





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Fig 1 Site location.



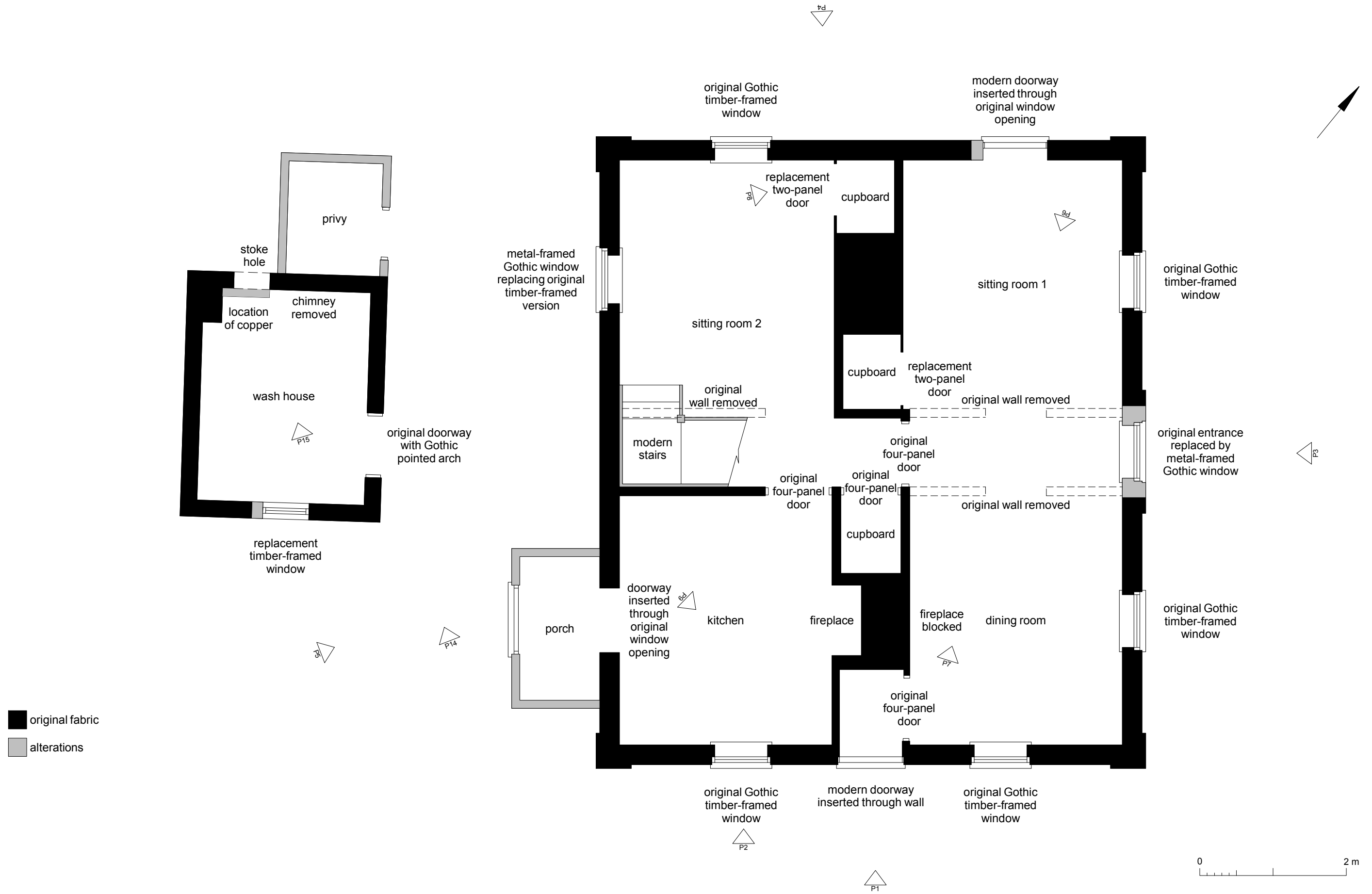


Fig 2 Ground floor plan of the farmhouse and wash house. The numbered arrows indicate the location and orientation of photographs included in this report.

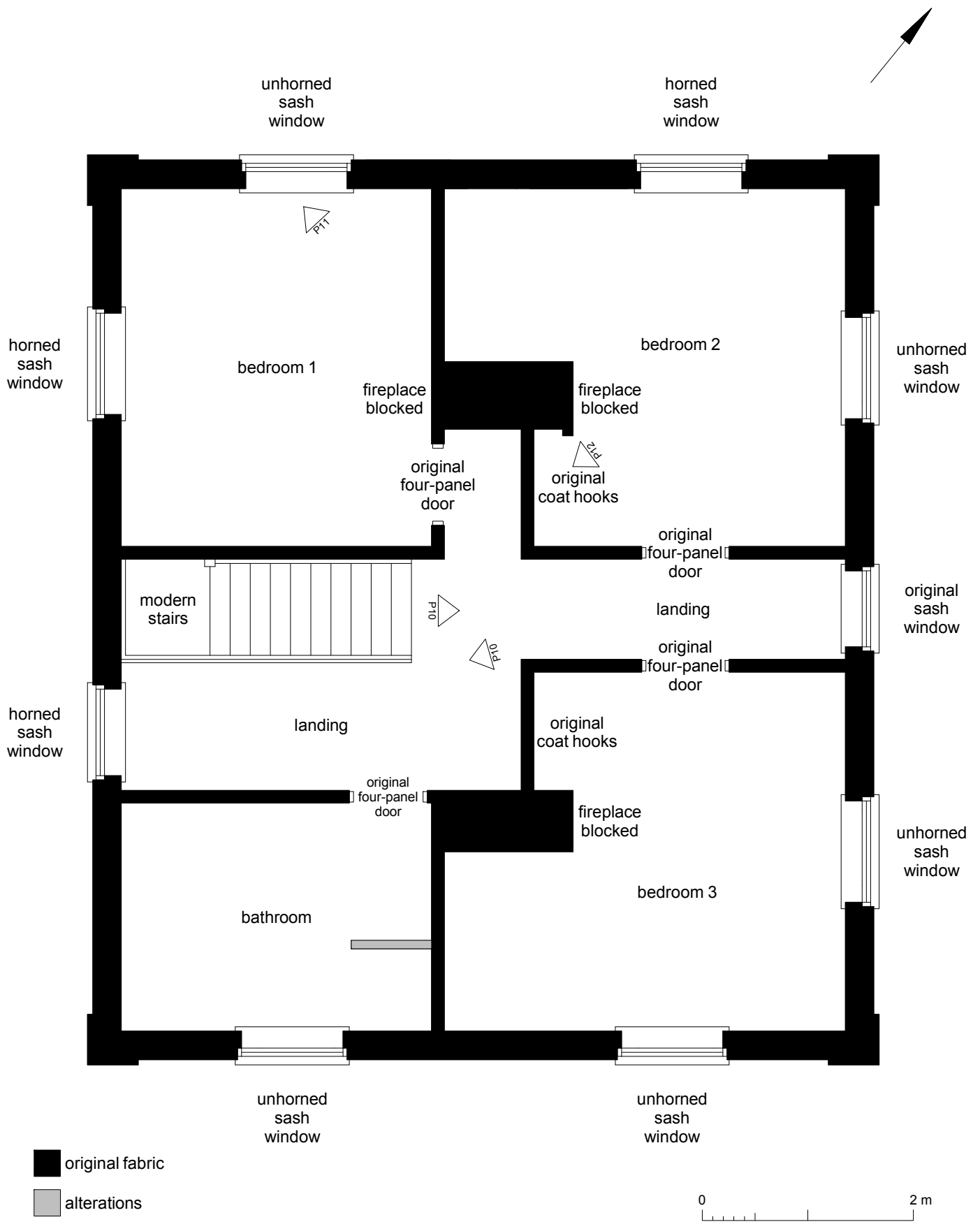
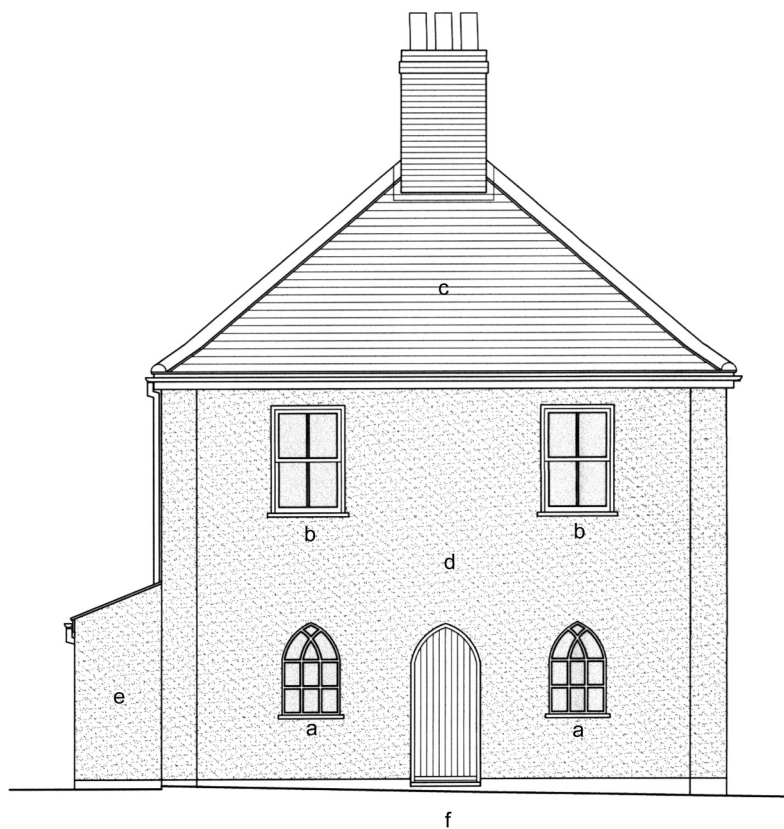


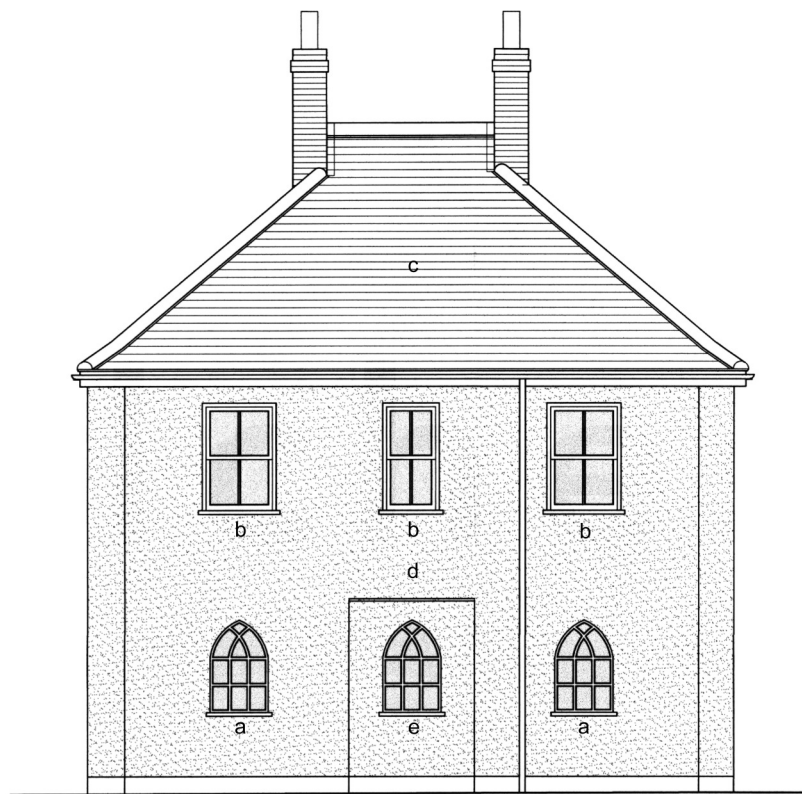
Fig 3 First floor plan of the farmhouse. The numbered arrows indicate the location and orientation of photographs included in this report.



- a - original Gothic Revival timber-framed window
- b - unhorned sash window
- c - plain tiles
- d - modern cement render
- e - 20th-century porch
- f - 20th-century inserted entrance



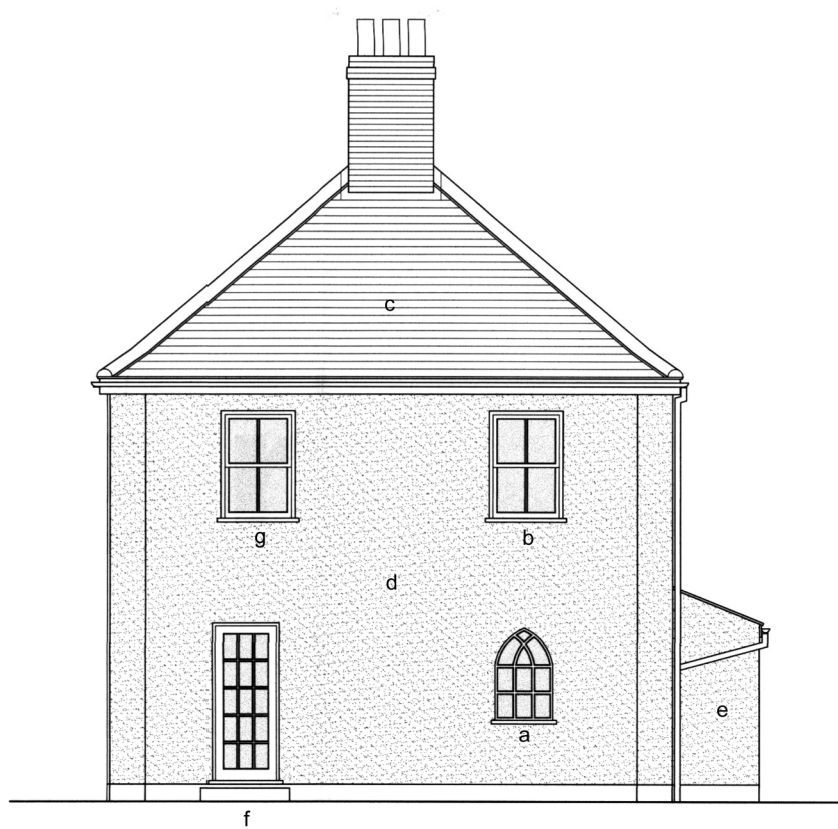
Fig 4 South-east elevation.



- a - original Gothic Revival timber-framed window
- b - unhorned sash window
- c - plain tiles
- d - modern cement render
- e - metal-framed Gothic Revival window replacing original entrance



Fig 5 North-east elevation.



- a - original Gothic Revival timber-framed window
- b - unhorned sash window
- c - plain tiles
- d - modern cement render
- e - 20th-century porch
- f - 20th-century entrance inserted through an original window opening
- g - horned sash window



Fig 6 North-west elevation.



- a - metal-framed Gothic Revival window  
replacing original timber-framed version
- b - horned sash window
- c - plain tiles
- d - modern cement render
- e - 20th-century porch



Fig 7 South-west elevation.

## Essex Historic Environment Record/ Essex Archaeology and History

### Summary sheet

<b>Address:</b> 11 Glen Avenue, Colchester, Essex, CO3 3SD	
<b>Parish:</b> Colchester	<b>District:</b> Colchester
<b>NGR:</b> TL 9760 2535 (c)	<b>Site codes:</b> CAT project: 15/09g UAD Event: ECC3001 Planning reference: 151269
<b>Type of work:</b> Building recording	<b>Site director/group:</b> Colchester Archaeological Trust
<b>Date of work:</b> September 2015	<b>Size of area investigated:</b> n/a
<b>Location of curating museum:</b> Colchester Museums COLEM: 2015.102	<b>Funding source:</b> Client
<b>Monitored by:</b> Jess Tipper, Colchester Borough Council Monitor	
<b>Further seasons anticipated?</b> No	<b>Related EHER numbers:</b>
<b>Final report:</b> CAT Report 877	
<b>Periods represented:</b> 19th & 20th centuries	
<p><b>Summary:</b> A programme of historic building recording was carried out by the Colchester Archaeological Trust on 11 Glen Avenue, Colchester, Essex, in September 2015, prior to its demolition. The work was commissioned by the owners, Mr and Mrs N. Badesha. The building is a neoclassical house and dates to 1827-37, probably the latter end of this date range. It was most likely constructed by the owner, a Colchester land agent called William Downes, from bricks fired in a kiln owned by him located to the north-east of the building. The house has some of the few surviving examples of Gothic Revival windows in Colchester and may also have some very early examples of unhorned sash windows with large plate glass panes. The building was extensively remodelled in the 20th century, with several of the Gothic Revival windows replaced by bespoke metal-framed imitations, possibly commissioned from the Crittall Manufacturing Company.</p>	
<b>Previous summaries/reports:</b> none	
<b>Keywords:</b> farmhouse, Gothic Revival	<b>Significance:</b> *
<b>Author of summary:</b> Chris Lister	<b>Date of summary:</b> November 2015

Written Scheme of Investigation (WSI)  
for historic building recording at  
11 Glen Avenue, Colchester, CO3 3SD

**NGR:** TL 9760 2535 (centre)

**Planning reference:** 151269

**Client:** Mr & Mrs Badesha

**Agent:** Stour Valley Design

**Curating Museum:** Colchester

**Museum accession code:** 2015.102

**CAT Project code:** 15/09g

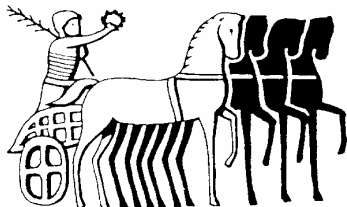
**UAD ref:** ECC3001

**OASIS ref:** colchest3-224566

**Site Manager:** Chris Lister

**CBC Monitor:** Jess Tipper

**This WSI written:** 21-09-2015  
revision



COLCHESTER ARCHAEOLOGICAL TRUST,  
Roman Circus House,  
Roman Circus Walk  
Colchester,  
Essex, C02 7GZ  
tel: 01206 501785  
email: [archaeologists@catuk.org](mailto:archaeologists@catuk.org)



## 1 Introduction

- 1.1 This is a Written Scheme of Investigation (WSI) for historic building recording at 11 Glen Avenue, Colchester, Essex. This work is to be carried out in advance of the demolition of the building prior to the erection of a new dwelling. The work comprises a Historic England Level 3 survey of the building. The work is to be carried out on behalf of the owners, Mr & Mrs Badesha, by Colchester Archaeological Trust (CAT).
- 1.2 The site comprises a single two-storey building believed to have been constructed in the early nineteenth century as a farmhouse and is centred at NGR TL 9760 2535 (Fig 1).
- 1.3 A planning application was submitted to Colchester Borough Council in June 2015 (planning ref. 151269) proposing the demolition of the existing structure and the erection of a replacement dwelling. Given the age of the building and its local historic significance, it was recommended that a building record be made prior to the demolition. This recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework, and reads as follows:

*"Prior to the commencement of any works, a programme of building recording and analysis shall have been undertaken and a detailed record of the building shall have been made by a person or body approved by the Local Planning Authority and in accordance with a Written Scheme which first shall have been submitted to and approved, in writing, by the Local Planning Authority.*

*Reason: To secure provision for inspection and recording of matters of historical importance associated with the site, which may be lost in the course of works."*

- 1.4 A brief detailing the required work (historic building recording) was issued by Colchester Borough Council's Archaeological Advisor (Tipper 2015). In response to the brief, this Written Scheme of Investigation (WSI) has been prepared for submission to the CBCAA.
- 1.5 Any variations to this WSI will be agreed beforehand with the CBCAA.

## 2 Historical background

- 2.1 The structure proposed for demolition appears on the 1837 Tithe Map.
- 2.2 It is believed that the structure was built in the early 1800s as a farmhouse, Glen Farm, from which the twentieth-century road, Glen Avenue, takes its name. In 1837 the farmhouse was the only building on the eastern side of the old Lexden parish, in an area used solely for agriculture.

## 3 Aims

- 3.1 The aim of the building recording will be to compile a Historic England Level 3 record of the building prior to its demolition. Specifically this will consider:
  - Plan form of the site.
  - Materials and method of construction.
  - Date(s) of the structure.
  - 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.
  - The significance of the site on a regional level.

## 4 Building Recording Methodology

- 4.1 A Historic England Level 3 survey of the building will be undertaken prior to its demolition.
- 4.2 A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the present building will be made. Sources consulted will include:
  - Essex Historic Environment Record.
  - Essex Records Office.

- Local Studies Library.
- The site owner/developer.

- 4.3 A large-scale block plan will be made of the site using existing architects' drawings or the current OS 1:2500 map extract. The position of each building, structure and significant boundary will be shown and given a unique number noting date of construction and function.
- 4.4 Plans at a scale of 1:100 will be made of the ground floor and first floor, tied into the descriptive text and accompanying photographic record.
- 4.5 The exterior and the interior will be viewed, described and photographed. The description will seek to address materials, dimensions, method of construction including brickwork, joinery, fenestration, spatial configuration, phasing, any evidence of original and/or later fixtures/fittings and mechanisation, carpentry marks.
- 4.6 A full photographic record will be made comprising colour digital photographs. This record will include both general shots and details of external and internal features (ie structural detail, joinery, fixtures and fittings joinery/carpenters'/Baltic-timber marks etc). A photographic scale will be included in the case of detailed photographs. The photographic record will be accompanied by a photographic register detailing (as a minimum) location and direction of shot.
- 4.7 The completed plans will be clearly annotated to show the location and orientation of photographs taken as part of the survey.
- 4.8 Fully annotated photographic plates supporting the text will be reproduced as colour laser copies.
- 4.9 The guidelines contained in *English Heritage: Understanding Historic Buildings. A guide to good recording practice (2006)* will be adhered to. In addition, RCHME: *Descriptive Specification 3rd Edition*, ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014)* and the appropriate sections of the *Standards for Field Archaeology in the East of England (East Anglian Archaeology occasional paper 14, 2003)* and *Research and Archaeology Revised: A Revised Framework for the East of England (EAA 24, 2011)* and *Management of research projects in the historic environment (MoRPHE)* will be used for additional guidance in the design of the project specification, the contents of the report, and for the general execution of the project.

## 5 General methodology

- 5.1 The relevant document of the Chartered Institute for Archaeologists (CIfA) will be followed, i.e. *Standard and guidance for the collection, documentation, conservation and research of archaeological materials (2014)*, *Standard and guidance for archaeological investigation and recording of standing buildings or structures (2014)*. Other guidelines followed are those published in EAA 14 and EAA 24, and MoRPHE.
- 5.2 An accession code for the project will be sought from Colchester museum to identify the project archive when it is deposited at the curating museum.
- 5.3 An Event number for the Colchester Urban Archaeological Database (UAD) will be requested from the CBCAA before fieldwork commences.
- 5.3 At the start of work an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms.
- 5.4 All the latest Health and Safety guidelines will be followed on site. CAT has a standard health and safety policy, which will be adhered to (CAT 1999, updated 2014).

## 6 Results

- 6.1 A copy of the report, labelled DRAFT, detailing the building recording will be submitted to the UAD within six months of the completion of the field work. Upon approval a .pdf version will be submitted to the UAD.

The building recording report will include:

- The aims and methods adopted in the course of the investigation.
- A brief history of the building complex.
- Annotated drawings including a location map and an overall plan showing all buildings. Where appropriate, the plan drawings will be tied into the OS Grid.
- Labelled re-productions of a representative sample of the photographs
- A concise non-technical summary of the project results.
- An appended copy of the WSI.

- 6.2 The site archive will be presented to Colchester Museum in accordance with their requirements.
- 6.3 An HER summary sheet will be completed within four weeks and supplied to the Essex Historic Environment Record. This will be completed in digital form and a copy attached to the final report.
- 6.4 Publication of the results, at least to a summary level, will be submitted, accompanied by appropriate resources, for publication in Essex Archaeology & History or another agreed publication within one year of the completion of the fieldwork.

## 7 Monitoring

- 7.1 The Colchester Borough Council Archaeological will be responsible for monitoring progress and standards throughout the project. This will include the fieldwork, reporting, and publication stages.
- 7.2 Notification of the start of work will be given to the CBCAA one week in advance of its commencement.
- 7.3 Any variations of the WSI shall be agreed with the CBCAA before they are carried out.
- 7.4 The involvement of the CBCAA will be acknowledged in any report or publication arising from this project.

## 8 Archive deposition

- 8.1 The full archive will be deposited at Colchester Museum within two months of the completion of the final publication report.
- 8.2 The storage of the archive will accord with Colchester Museum's guidelines.
- 8.3 A summary of the contents of the archive will be supplied to the CBCAA at the time of deposition at the museum.

## 9 References

ClfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
ClfA	2014b	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
Colchester Archaeological Trust	2014	<i>Policies and procedures</i>
English Heritage	2006 (revised 2009)	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
English Heritage	2006	<i>Understanding Historic Buildings. A guide to good recording practice</i>
Gurney, D.	2003	<i>Standards for field archaeology in the East of England</i> East Anglian Archaeological, occasional papers 14 ( <b>EA14</b> )
Medlycott, M.	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological Occasional Papers 24 ( <b>EA 24</b> )
Tipper, J	2015	<i>Brief for Historic Building Recording at 11 Glen Avenue, Colchester, CO3 3SD</i>

Chris Lister 21/09/15

## **Appendix - team structure and details**

### **List of team members**

#### **Site supervision and Recording**

Building recording - Chris Lister

#### **Graphics**

Chris Lister

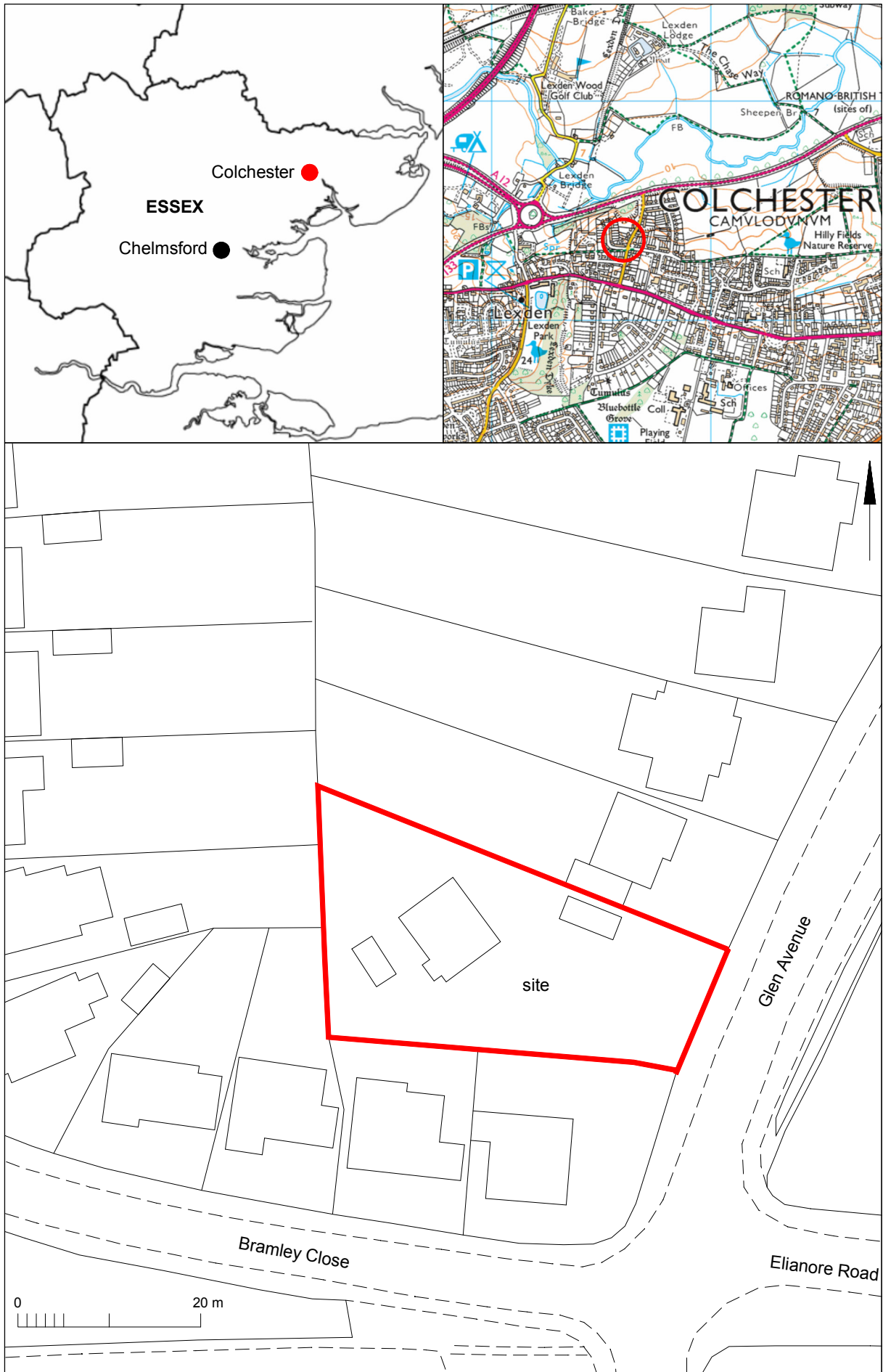
#### **Report writing**

Chris Lister

### **Senior Site Staff**

#### **Chris Lister BA**

Chris joined CAT in June 2000 for the Head Street excavation. He studied Ancient History and Civilization at the University of Wales, College of Swansea, graduating in 1997. Formerly the unit surveyor responsible for the site recording of the majority of works undertaken by CAT Chris has supervised excavations at Colchester Zoo and Colchester Garrison, and carried out evaluations and watching briefs throughout Essex, Hertfordshire and Suffolk. As a buildings surveyor Chris has experience of working on a broad range of structures, including medieval moated enclosures, post-medieval barns and agricultural buildings, industrial sites, and a large number of buildings associated with Colchester Garrison, ranging from Victorian barracks through to 20th-century defensive structures. He has also recorded domestic dwellings, ranging from Regency and Victorian labourers' cottages to more substantial timber-framed structures such as Daniel Defoe's house at Tubbeswick in Colchester. After six months as the acting Archaeological Officer for Colchester Borough Council (2014-15) Chris was appointed as the Contracts Manager to Colchester Archaeological Trust.



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Fig 1 Site location.

# OASIS DATA COLLECTION FORM:

## England

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### Printable version

**OASIS ID: colchest3-224566**

#### Project details

Project name	Historic Building Recording at 11 Glen Avenue, Colchester, Essex: September 2015
Short description of the project	A programme of historic building recording was carried out by the Colchester Archaeological Trust on 11 Glen Avenue, Colchester, Essex, in September 2015, prior to its demolition. The work was commissioned by the owners, Mr and Mrs N. Badesha. The building is a neoclassical house and dates to 1827-37, probably the latter end of this date range. It was most likely constructed by the owner, a Colchester land agent called William Downes, from bricks fired in a kiln owned by him located to the north-east of the building. The house has some of the few surviving examples of Gothic Revival windows in Colchester and may also have some very early examples of unhorned sash windows with large plate glass panes. The building was extensively remodelled in the 20th century, with several of the Gothic Revival windows replaced by bespoke metal-framed imitations, possibly commissioned from the Crittall Manufacturing Company.
Project dates	Start: 22-09-2015 End: 04-11-2015
Previous/future work	No / Yes
Any associated project reference codes	15/09g - Contracting Unit No.
Any associated project reference codes	2015.102 - Museum accession ID
Any associated project reference codes	ECC3001 - HER event no.
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Residential 1 - General Residential
Monument type	DOMESTIC HOUSE Post Medieval
Significant Finds	NONE None
Methods &	"Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"

techniques

Prompt Planning condition

### Project location

Country England

Site location ESSEX COLCHESTER COLCHESTER 11 Glen Avenue

Postcode CO3 3SD

Study area 862 Square metres

Site coordinates TL 9760 2535 51.891100134116 0.871952230705 51 53 27 N 000 52 19 E Point

### Project creators

Name of Organisation Colchester Archaeological Trust

Project brief originator CBC Archaeological Officer

Project design originator Chris Lister

Project director/manager Chris Lister

Project supervisor Chris Lister

Type of sponsor/funding body Owner

Name of sponsor/funding body Mr & Mrs Badesha

### Project archives

Physical Archive Exists? No

Digital Archive recipient Colchester Museum

Digital Archive ID COLEM 2015.102

Digital Contents "none"

Digital Media available "Images raster / digital photography", "Text"

Paper Archive recipient Colchester Museum

Paper Archive ID COLEM 2015.102

Paper Contents "none"

Paper Media available "Photograph", "Plan", "Report"

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Historic building recording at 11 Glen Avenue, Colchester, Essex, CO3 3SD:  
September 2015

Author(s)/Editor(s) Lister, C.

Other bibliographic details CAT Report 877

Date 2015

Issuer or publisher Colchester Archaeological Trust

Place of issue or publication Colchester

Description Comb-bound A4 report

URL <http://cat.essex.ac.uk>

Entered by Chris Lister (cl@catuk.org)

Entered on 4 November 2015

## OASIS:

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