

# Historic building recording of Foley House, 115 High Garrett, Braintree, Essex, CM7 5NU

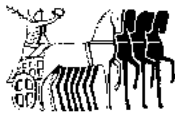
March 2021



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CAT project ref.: 2021/02g  
NGR: TL 77626 27165 (c)  
Planning reference: 20/01391/FUL  
ECC site code: BTFH21  
OASIS project id: colchest3-417194



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**CAT Report 1695**  
August 2021

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## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust at Foley House, High Garrett, Essex in May 2021.*

*Although there is a building named 'Folly House' in this location on the 1838-39 tithe map, the building currently on the site was constructed in the later 19th century (probably between 1860-1876) as an early example of an 'Arts and Crafts' house, re-using the earlier buildings name. Funded by the prominent local Courtuald family, the building is an extensive three-storey brick-built mansion with multiple features typical of the 'Arts and Crafts' style, including hanging tiles, imitation timber-framing, and front-facing gables. A western-wing, since largely demolished, was added to the building in 1885 and a further, still standing, three-storey western range was added to the building between 1893-1896.*

*In the 20th century the building underwent intensive internal and external alterations, and was, in relatively short succession, used as a children's home, a hotel, and a care home for the elderly. As a result, the internal layout of the building, particularly on the first-floor, has been heavily altered, but some semblance of the building's original plan form can still be determined.*

## 2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out at Foley House, High Garrett, Braintree. The recording work was commissioned by Richard Goodey of Chignall Holdings Ltd and was carried out by Colchester Archaeological Trust (CAT) in March 2021. The site is located on the west side of High Garrett, just south-west of the junction between Halstead Road and Braintree Road, at NGR TL 77626 27165 (Fig 1).

A planning application (planning ref. 20/01391/FUL) was submitted to Braintree District Council in August 2020 proposing the *conversion of the existing building to provide 18 no. residential units and associated development.*

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to the council that a Historic England building recording be made of the building prior to its conversion. This recommendation was given based on the building's locally-listed listed status and its presence within an area containing important heritage assets. The recommendation was based on the National Planning Policy Framework (MHCLG 2019).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2021) 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 structure prior to its conversion. 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 1:125.
- 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)

The following background includes extracts of the ECC brief and the Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>), as well as from a recent Heritage Assessment of the site (RPS 2020).

Foley House lies in a prominent location at the crossroads in High Garrett, to the north of the town of Braintree, and has imposing elevations to the north-east and south-east. The building was occupied in the latter half of the 19th century by the Courtauld family, who were influential in Essex and beyond as industrialists, art collectors and philanthropists.

The Courtauld family were pre-eminent in the textile industry in Essex in the 19th and early 20th centuries, owning mills in Halstead to the north-east (NHLE no. 1122457, EHER 9441), and Bocking (EHER 15835) and Braintree (NHLE no. 1119619, EHER 15836) to the south. High Garrett, then, was ideally placed for a family home, being a central location between many of their business assets.

As well as Foley House, several other buildings in the Braintree District owe their existence to the Courtauld family. Multiple housing estates and public buildings in Halstead, Braintree, Bocking and Gosfield were constructed for mill workers and their families, and several large mansion houses were built for prominent members of the Courtauld family themselves.

Collectively these buildings are often referred to as the 'Courtauld Estate', and many are listed, either nationally by Historic England, or locally by Braintree Council. Together they form a prominent and important part of the post-medieval history of Braintree District.

The buildings included in this 'estate' are many and varied, and were constructed at the behest of several different members of the Courtauld family from the 1850s to the late 1930s. Often, the front elevation of the building or range will contain a plaque with the construction date and the initials of the family member who funded it.

Although constructed over a timespan of around 80 years, many of the buildings constructed by the family share similar features, including front-facing gables, hanging-tiles, leaded windows, and many other features associated with the 'Arts and Crafts' movement. Foley House is no exception to this trend, and this association with the 'Arts and Crafts' movement and the wider 'Courtauld Estate' is examined in detail in the discussion.

Foley House was added to Braintree District Councils Local Heritage List in 2016, and its entry is reproduced below:

*"A substantial three storey detached house built by Samuel Augustine Courtauld as a family home. Of red brick under a plain tiled roof, it has a number of architectural features including part-timbered gable ends and bay windows. Inscribed 'SAC' and the date. It was a Barnardo's children's care home from 1946 to 1981 and is now an adult residential care home."*

A note accompanying the listing entry states that the building was constructed in 1885 (which is the date inscribed on the north elevation; along with the initials S.A.C.).

The Samuel Augustine Courtauld mentioned in the listing entry is one of several 'Samuel Courtaulds' in the family tree, and lived between 1865 and 1953. He was responsible for funding the construction of multiple properties for mill workers in the district, and there are several estates in Halstead, Braintree, High Garrett and Bocking that all bear his initials.

Curiously, despite the assertions of the listing entry and the inscribed date on the building, Foley House first appears on the 1838-39 tithe map (Map 1). It is labelled as 'Folly House' and has a very different footprint compared to today. There is still a range fronting onto the road, but alongside this is a short wing projecting north-west. The tithe apportionment accompanying the map lists the occupier as 'Samuel Courtuald' and the owner as a 'Mrs. Mary Gee'. Given the timescales involved, the occupier cannot be the Samuel Augustine Courtuald mentioned in the local-listing entry, and must instead be Samuel Courtuald III (1793-1881), his great uncle, who was responsible for, and at the forefront of, the rapid expansion of the family business and its subsequent success in the Victorian period.



**Map 1** 1838-39 tithe map. Foley House (labelled as "Folly House") clearly visible, but with different footprint (ERO D/CT 39B).

The owner of the property at this time, Mrs. Mary Gee (1795-1864), was a wealthy local benefactor and philanthropist who lived in Earls Colne. Having lost her husband in 1837, and with no surviving children, she spent her fortune on funding the construction and repair of public buildings, including schools, churches and vicarages. Her connection to Foley House is unclear, but presumably it was part of her property portfolio (possibly having inherited it from her husband, as at the time of the tithe map he had only died the previous year).

The property next appears on the 1876 OS map, where its footprint has changed significantly (Map 2). As before, the building is referred to as 'Folly House', and has a range fronting onto the road, but now has another elongated range projecting from the north end, and no sign of the shorter range visible in the tithe map. Whether this represents a retention of some elements of the house and the addition of extensions, or a complete rebuilding of the property, is uncertain.



**Map 2** 1876 6-inch OS map. Foley ("Folly") House highlighted in red.



Foley House's footprint on this OS map is readily identifiable within the structures current plan form (Fig 3), suggesting the alterations to the footprint after this point are the result of extensions and additions, rather than wholesale rebuilding. Whether the building was previously rebuilt between its appearance on the 1838-39 tithe map and the 1876 OS map is examined in the discussion (pg 29).

In 1893 the entire 'Folly House' estate is put up for sale, with a sales catalogue (ERO SALE/B660) listing the estate as a 'Freehold Family residence'. A photograph of the north-east elevation of the house is included in the catalogue, and shows an almost identical elevation to today (Photographs 1-2).



FOLLY HOUSE.

LUME  
Lime House St  
Braintree

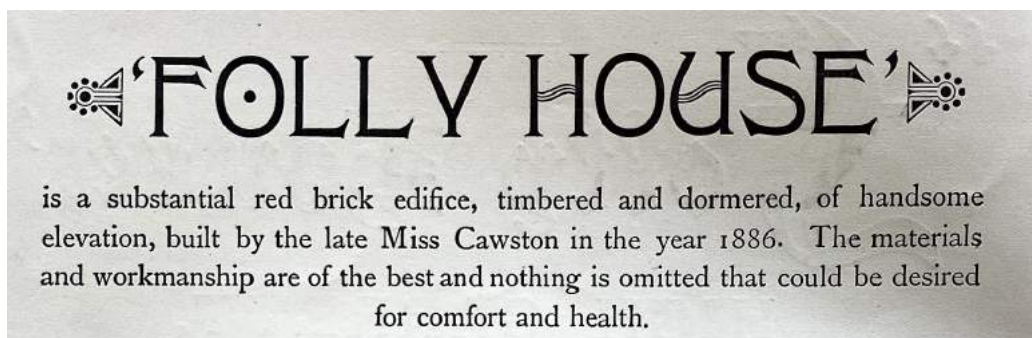
**Photograph 1** North-east elevation of Foley House from 1893 sales catalogue (ERO SALE/B660). Photograph taken facing south-east.



**Photograph 2** Present day north-east elevation of Foley House. Photograph taken facing south-east.

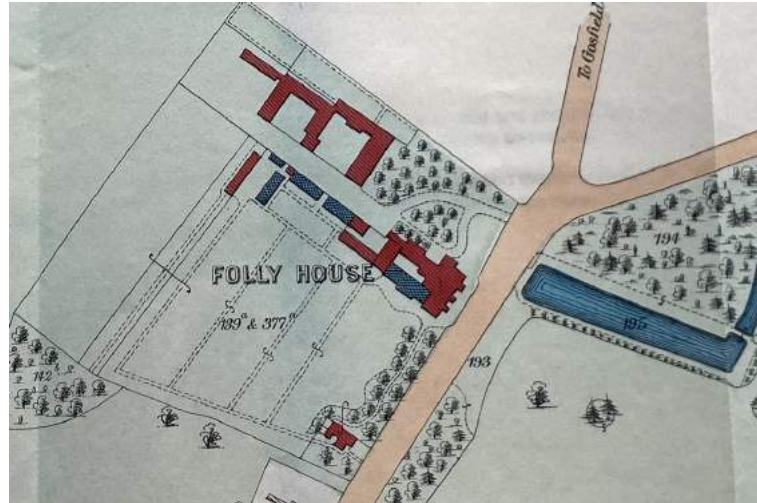
Adding to the confusion around building's age, the sales catalogue lists the date of the building's construction as 1886 (probably in error), and describes it as being built by a "Miss Cawston". This is presumably Sarah Ann Cawston (1839-1889), the adopted child of Samuel Courtauld III.

Clearly, there are some inconsistencies with both the proposed dates of the building's construction and the member(s) of the Courtauld family with whom it is associated. These inconsistencies are addressed in full in the discussion (pg 30).



Description of 'Folly House' from the 1893 sales catalogue (ERO SALE/B660).

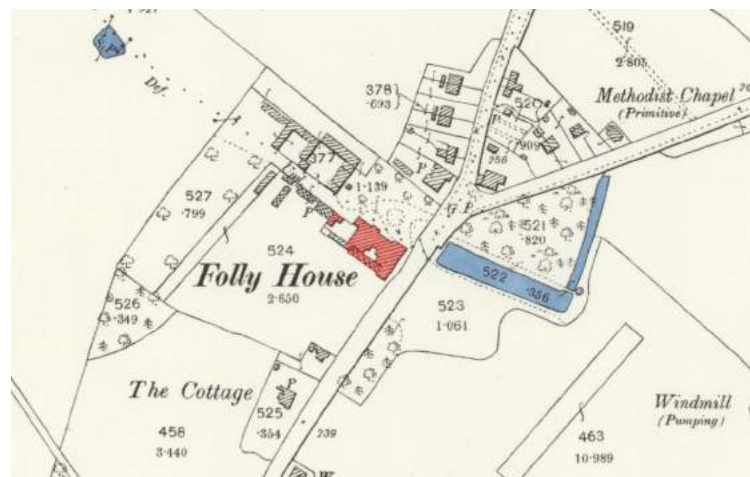
The 1893 sales catalogue goes on to describe the building and lists several rooms, including a hall, drawing room, conservatory, dining room, a library and eight bedrooms. In the floor-plans within this report (Figs 2-5) some attempt has been made to assign these descriptions to their corresponding original rooms. The catalogue also describes a substantial estate, which is shown on an accompanying map (Map 3).



**Map 3** 1892 map of 'Folly House' and estate taken from sales catalogue of the same year (ERO SALE/B660).

This map shows the building with several extensions compared to the 1876 OS map, including a west-wing and the conservatory to the south (all of which are described in the sales catalogue). In addition, several other buildings have been constructed on the estate, including several glass-houses. There is a structure in the location of the still-standing outbuilding to the west (Fig 1), but its footprint differs from its current layout.

The 1896 OS map shows the site as much the same, although the outbuilding to the west is now clearly in its current layout and there appears to be more infilling between the west-wing and centre courtyard of the house (Map 4).



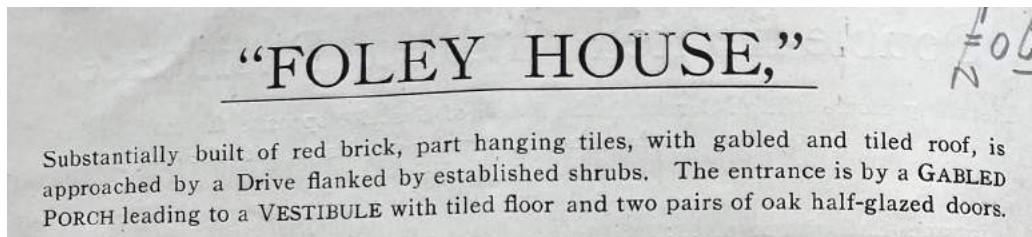
**Map 4** 1896 25-inch OS map. Foley House and outbuilding highlighted in red.

The 1919 OS map (Map 5) show the building's footprint as unchanged, and still named 'Folly House'.



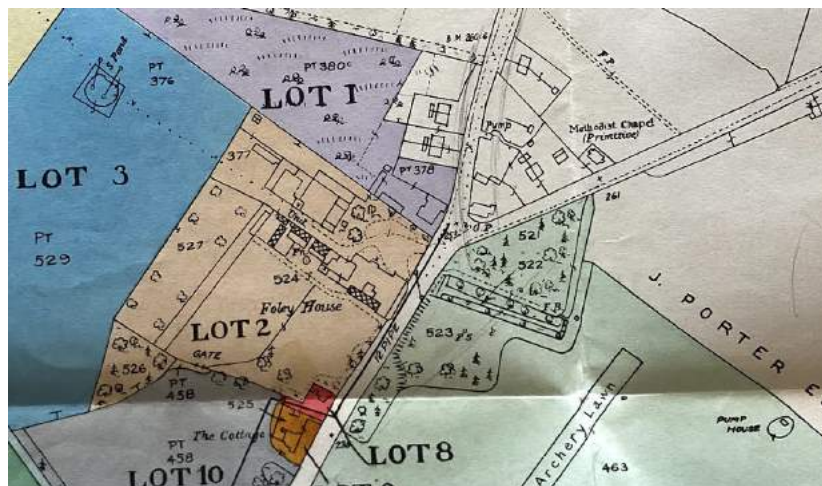
**Map 5** 1919 25-inch OS map. Folly House and outbuilding highlighted in red.

In 1934 the house and estate is again put up for sale, and the accompanying sales catalogue (ERO D/F 33/18/13) refers to the building as 'Foley House' for the first time.



Description of Folly House from the 1934 sales catalogue (ERO D/F 33/18/13).

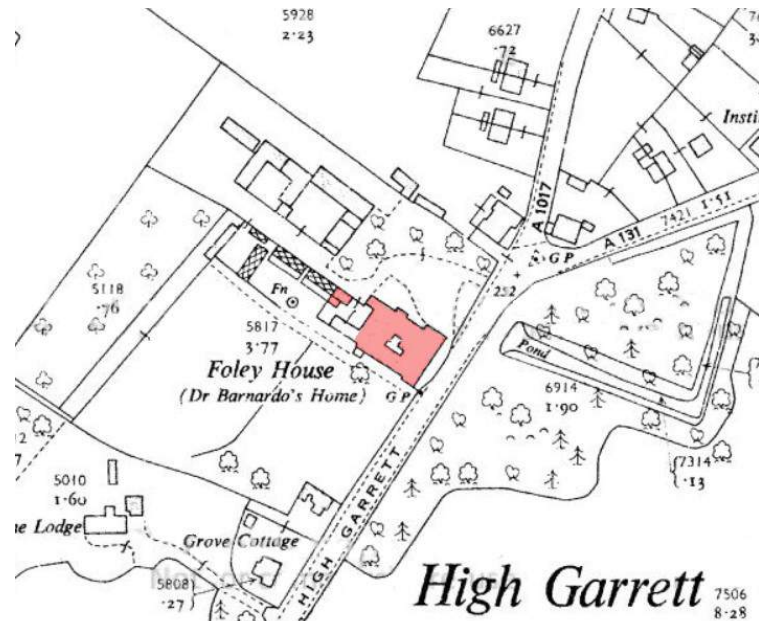
Of note, the catalogue lists the property in distinct lots, breaking up the estate. The accompanying plan shows no change to the layout of the site, however (Map 6).



**Map 6** Folly House and estate from 1934 sales catalogue, showing separate lots and breaking up of estate (ERO D/F 33/18/13).

The detail within the sales catalogue lists much the same rooms within the house as 42 years prior.

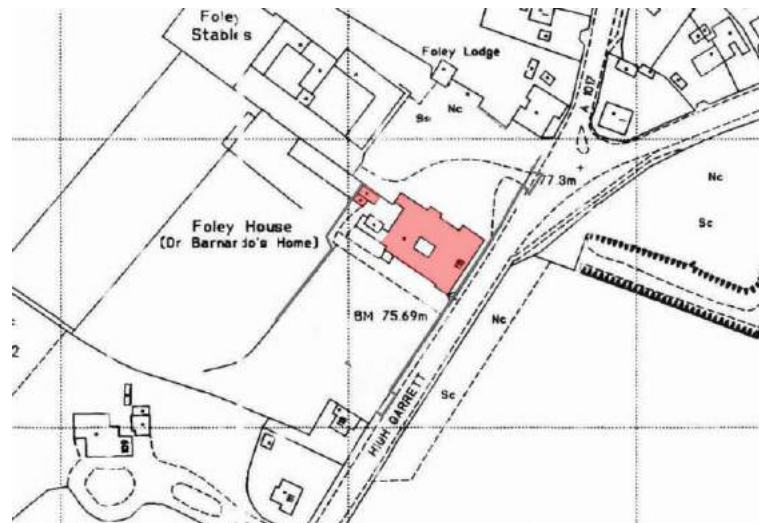
In 1946 Foley House became a Barnardo's Children's Home, providing accommodation and education for children in poverty. Originally the home accommodated 30 boys ([www.childrenshomes.org.uk/BraintreeDB/](http://www.childrenshomes.org.uk/BraintreeDB/)). This change in use is noted on the 1954 OS map (Map 7). Also present is a small extension to the south (that has since been demolished).



**Map 7** 1954 25-inch OS map. Foley House and outbuilding highlighted in red.

The Children's Home closed in March 1981, and local planning records show the house was converted into a hotel in the same year (planning ref. 81/00924). As part of this conversion an entrance porch was added to the building (planning ref. 81/01165; see descriptive record below).

The building's use as a hotel was short lived, however, and in 1985 the house was converted again, this time into a care home for the elderly (planning ref. 85/00889). A passenger lift was installed into the building in 1987 (planning ref. 87/00297/P), and a series of single-storey and first floor extensions were approved for addition to the building in 1993 (planning ref. 93/01108/FUL) in order to provide additional bedrooms, bathrooms and to improve facilities.



**Map 8** 1994 1:2,500 OS map. Foley House and outbuilding highlighted in red.

The 1994 OS map (confusingly the building is still labelled as “Dr Barnado’s Home” on this map; Map 8) appears to show the extension for the passenger lift (further infilling the central courtyard), but fails to show any of the other extensions approved by planning in 1993. It seems likely that the map was probably surveyed shortly before their construction. An examination of the current layout of the site (Fig 1), suggests that these modern extensions have resulted in the demolition of the western-wing, first visible on the 1892 OS map (Map 3). The surviving western range standing today is the infilling added to the structure between 1892-1896 (Map 4).

The building continued as a care home until 2016, when it was put into special measures and closed in June of that year. Since that time the building has stood empty.

The cartographic evidence proves that a building exists in the location of Foley House in 1838-39. In addition, the document evidence suggests several names associated with the house that are not mentioned within the local-listing entry. Both of these points seem to contradict the engraving on the building’s north-east elevation (Photograph 13). It may be that the building as it stands today was rebuilt or significantly altered in the late 19th century, resulting in these incongruities. Certainly, there is little doubt that from the mid 20th century onwards the building has been the subject of significant alteration, being used as a children’s home, hotel and then care home in relatively short order.

## 6 Building recording descriptive record (Figs 2-9)

### Exterior

The building is a brick-built structure, aligned north-west to south-east (Fig 1), it measures 45m x 27m in size and covers around 843 square metres. The majority of the structure is three-storeys in height, but several single or two-storey ranges project from the south-west and north-west elevations (detailed below). The building has multiple ranges and corresponding ridge-lines, all of which are gabled and the majority of which are covered in plain tiles. The only exceptions to this are the two flat-roofed ranges within the central courtyard, which house the original staircase and inserted lift, and the conservatory on the south-west elevation, which is covered in slate tiles (Fig 7).

Foley House has six chimney-stacks projecting from various ridgelines, all corresponding with internal fireplaces (Figs 6-9). All of them are fairly simple in style, with plain chimney-pots and shallow oversailing courses at their apex. Some of the stacks have clearly been repaired or repointed with cement mortar.



**Photograph 3** Brick pillar and stone corbel at original end of boundary wall surrounding Foley House. Modern inserted brick wall to left of frame. Photograph taken facing east.

The property boundary of Foley House is delineated on its eastern side by a red brick wall, laid in English-bond with queen closers and topped with a series of over-fired capping bricks. The measurements of the brickwork are similar to that of house's brickwork, and one of the end capping bricks is inscribed with "H. Doulton & Co", a manufacturer of bricks and stonewares in the late 19th century ([gracesguide.co.uk](http://gracesguide.co.uk)). This, combined with the similar nature of the brickwork to the house's fabric, suggests that the wall is probably the estates original eastern boundary. Two brick pillars, topped with carved stone corbels (Photograph 3), would have originally formed either side of a large opening in the wall, corresponding with the south-east elevation and its large ground-floor doorway (see below). This opening has since been infilled with a modern red brick wall (Photograph 3).

Unless stated otherwise, all the windows described below are wooden-framed.

The south-west elevation of the building is extremely busy, with multiple ranges visible. The ground-floor is dominated by the conservatory, which has three rows of fixed windows (Photograph 4). The lower two rows are modern safety glass, but the top row is plate glass, and probably original. At the top of each mullion between the windows is a carved corbel supporting the eaves above, although some of these have been damaged (Photograph 5).

Beneath the windows of the conservatory are timber panels in-filled with regular brickwork, measuring 220mm x 100mm x 60mm and laid in stretcher bond. These appear to be modern insertions that have replaced either glass or wooden panels in these locations.



**Photograph 4** South-west elevation of Foley House. Modern extension out of shot to left of frame. Photograph taken facing north-east.



**Photograph 5** Detail of corbels at top of mullions between windows on conservatory on south-west elevation. Modern safety glass visible on middle panes, original plate glass visible on upper panes. Photograph taken facing east.

The conservatory has a porch at its eastern end; this is almost certainly the porch recorded as being added to the building in 1981 (see historical background above), and is very clearly modern in origin, with PVC framed windows. Interestingly the slate roof of the porch matches the slates of the conservatory, so it appears that the entire structure has been re-roofed, presumably when the porch was added.

There is another external opening into the conservatory on this elevation; it is filled within a glazed modern double-door but the opening appears original (Photograph 6).



**Photograph 6** Original opening into conservatory (with modern doors). Modern brickwork visible below. Photograph taken facing north-east.

Immediately to the west of the conservatory is a single-storey extension, presumably added to the building in 1993 (see historical background above). It is constructed of red brick, laid in stretcher bond with measurements of 210mm x 100mm x 60mm. The extension has a centrally-located front-facing gable with imitation timber-framing. There are six awning and fixed windows, with between 4-6 lights each, on this elevation. All of these windows are styled to appear to be sashes, mimicking the original windows on the main three-storey range (Photograph 7).



**Photograph 7** Modern extension at western end of south-west elevation. Photograph taken facing north-east.

At the centre of the plan form on this elevation are two projections from the three-storey range into what was originally the central courtyard of Foley House. Attached to the western range is a three-storey flat-roofed modern extension housing the lift shaft added to the building in 1987. This extension is brick-built, and largely covered by plain hanging-tiles (Photograph 4). Contrastingly, projecting from the eastern wing is an original two-storey projection that contains the staircase up to the first-floor. Like the rest of the original structure, its brickwork is laid in English-bond with queen closers at the openings and corners (Photograph 4). It contains a pair of small horned sash windows (Fig 7). Infilling between this projection and the eastern-wing is a corner-bay window containing three horned sash windows (Photograph 4).





**Photograph 8** Detail of eastern-wing on south-west elevation. Replacement windows and brickwork visible on ground-floor. Photo taken facing north-east.

imitation timber-framing, also has three original small 12-light casement windows (Fig 7).

The ground-floor of the western range on this elevation is partially obscured by the conservatory, but the first-floor contains three narrow horned sash windows, with two lights each (Photograph 4). The gable is covered with decorative hanging-tiles and contains two modern plastic-framed casement windows (Fig 7).

Finally, the main range on this elevation contains a window with two two-light sashes on the first-floor (Photograph 4). There are also two dormers projecting from the roof pitch on this elevation. The smaller one contains a single window with two two-light horned sashes, while the large contains two windows of the same type. All these windows appear original. In addition, the gables of these dormers both have imitation timber-framing (Photograph 4).

The south-east elevation fronts onto the road and, as detailed above, would have originally been accessible directly from it via an opening in the boundary wall.

The south-east elevation entirely comprises the eastern-wing, the only exception is the south-east elevation of the modern porch projecting off of the conservatory (Fig 9). On the ground-floor of the eastern wing are two bay windows, symmetrically placed on either side of the building. These bay windows have a carved stone sills and are filled with replacement 16-light casements, but originally would have contained narrow sash windows (Photograph 9).

The eastern-wing is gabled on this elevation, complete with imitation timber-framing. Its brickwork is laid in English-bond with queen closers. It is bonded with lime mortar and has brick dimensions of 225mm x 110mm x 60mm. On the ground-floor of this wing is an entrance and windows that are clearly a modern insertion into the structure, with altered brickwork and cement mortar surrounding them. Judging from the size of the opening and the description from the 1893 sales catalogue, there was probably originally a bay window, with french doors leading into the garden, in this location. This inserted doorway also interrupts a course of decorative tiles that runs around the base of this wing (Photograph 8).

The first-floor of the east-wing on this elevation is covered in decorative hanging tiles. An original window with five two-light horned sashes and a moulded wooden-frame is also present on the first-floor (Photograph 8). The gable, as well as containing



**Photograph 9** South-east elevation of Foley House. Photograph taken facing north.

In the centre of the ground-floor on this elevation is a pair of modern glazed double-doors, with a two-light sash window on either side. Above the doors are two fixed windows (Photograph 9). Although the current doors are modern, they are undoubtedly in the location of an original entrance. The window frames and windows appear original and have moulded wooden surrounds. The course of decorative tiles observed on the south-west elevation also continue on this elevation.

Adjacent to, on the southern side of, the northern bay window on the ground-floor is an inserted six-panel modern door, around 1.1m above the ground-level (Photograph 10). It is accessed by an inserted, modern, metal staircase, that also now provides access to the original entrance on this elevation (see above), which originally would have been accessed by a flight of steps facing the road (Fig 9).



**Photograph 10** Detail of central projecting imitation timber-framed bay with oriel window on south-east elevation. Inserted modern door visible to right of bay. Photograph taken facing north-west.

On the first-floor of this elevation is a large imitation timber-framed projecting bay, supported on carved stone corbels positioned either side of the original ground-floor entrance (Photograph 10). This suspended bay has a centrally-located oriel window containing four narrow horned sash windows (Photograph 10). Above this bay is a

large jettied gable, again with imitation timber-framing. In the centre of the gable are three small 12-light casements.

The remainder of the first-floor on this elevation is covered in decorative hanging tiles. On the southern side of the projecting bay at the first-floor level two windows, one consisting of two narrow sashes and one comprising three (Photograph 9). As with elsewhere on the building these narrow sashes are original and have moulded window surrounds. To the north of the projecting bay on this elevation are a series of modern casements, which have replaced the original window in this location. Judging from the size originally this window probably comprised five two-light narrow sashes (Fig 9).

At the apex of the eastern range on this elevation is a small dormer with a small six-light casement (Photograph 10). Also on this roof pitch, just north of the projecting bay, is a modern inserted skylight.

The north-east elevation of Foley House has a small porch at the ground-floor level, with imitation timber-framing that mimics the framing on the gables around the building (Photograph 12). Although the doors and east facing windows on this porch are modern replacements, the original windows on its northern elevation are leaded and constructed of stained glass (Photograph 12).

The north-east elevation of the eastern wing has a single narrow two-light horned sash window on the ground-floor, with an identical one above it on the first-floor (Photograph 11). Above the first-floor is another projecting, jettied gable, containing two small modern plastic-framed 9-light casement windows (Photograph 11). This projecting gable and the first-floor are covered with imitation timber-framing, with the exception of a central projecting brick chimney-stack on the ground and first-floors. In the centre of this projection is a carved stone relief containing the date "AD 1885" and the initials "S.A.C" (Photograph 13).



**Photograph 11** North-east elevation of Foley House. Photograph taken facing south-west.

The main range on this elevation has four windows on the ground-floor, all consisting of the narrow horned sash windows observed elsewhere in the building, complete with carved stone sills (Photograph 11). Also present around this entire elevation is the decorated tile course observed previously on the south-west and south-east elevations (see above).

There is a projecting gable at the western end of the main range, with corresponding projecting first and ground-floors below (Photograph 11). The ground-floor contains one of the four sash windows detailed above, while the first-floor has a centrally-located oriel window and is clad in decorative hanging tiles (Photograph 14). Above

this oriel window the gable is jettied and has imitation timber-framing, along with four narrow horned sashes (Photograph 14).



**Photograph 12** Detail of porch projecting from north-east elevation, with stained-glass windows visible. Photograph taken facing south.



**Photograph 13** Detail of stone carving on north-east elevation. Photograph taken facing south-west.



**Photograph 14** Detail of projecting bay at west end of north-east elevation, showing oriel window and jettied gable. Photograph taken facing south-west.

The first-floor of the main range contains three more sash windows of the same style as described previously. The main roof pitch on this elevation contains two dormers (Photograph 11). The larger of the two is original, and contains modern casement window replacements, whereas the smaller one is flat-roofed and entirely a modern insertion.

The western end of this elevation contains a single-storey range (Photograph 15) with two narrow sash windows and identical brickwork to the main building (although the decorative tile course does not continue onto it).



**Photograph 15** Single-storey range at western end of north-east elevation. Despite appearances, probably original. Photograph taken facing south-west.

Further west still on this elevation is the rear of the modern range observed on the south-west elevation (Photograph 16).



**Photograph 16** Modern extension on north-east elevation. Photograph taken facing south-west.

The north-west elevation also has several single-storey modern additions, as well as a flat-roofed modern extension covered in decorative hanging tiles (Fig 8). All the modern windows are casements styled to appear to be sashes, identical to the ones on the south-west elevation (see above). The entrance into the building on this elevation is a modern doorway.

Likewise, all the windows on the original building are narrow horned sashes, as with the original windows elsewhere. Of note is a small single-light window at the very top of the gable of the main range on this elevation, which appears to be inserted (Fig 8).

The outbuilding is a small "L"-shaped brick-built structure to the north-west of the main building. It has a hipped roof, covered in plain tiles (Photograph 17). The brickwork of the outbuilding is identical to that of the main structure. The windows are horned sashes, but wider and have less ornate wooden frames (Photograph 17). The two doors into the outbuilding are vertically-planked.



**Photograph 17** Exterior of outbuilding. Photograph taken facing north.



**Photograph 18** Basement corridor. Photograph taken facing north-west.

#### Interior

Foley House contains a multitude of rooms on each floor, many of which are the result of modern additions or divisions and contain little in the way of architectural or historical interest (Figs 2-5). The interior of the building is examined below on a floor-by-floor basis, and where original or architecturally noteworthy features survive, they are described in detail.

To assist in this process each room has been assigned a number (as noted on the accompanying plans; Figs 2-5) to allow easy identification. The majority of the rooms (particularly on the first-floor) have been formed by subdividing original, larger, rooms within the building, and some effort has been made to identify the original use of these rooms (largely via reference to the sales catalogues detailing the property from the late 19th-early 20th centuries; see historical background above).



**Photograph 19** Detail of brick arch in basement. Photograph taken facing west.

The basement of Foley House is accessed via a staircase beneath the main hall (Fig 2). It consists of a long corridor (3 & 4) with several rooms leading off of it. The walls of the basement uncovered brickwork. Rooms 1 and 2 are storerooms (Fig 2), with concrete shelves, which are listed in the early sales catalogues as being 'wine and beer cellars'. Further along the corridor is a larger storeroom (5) containing a coal chute and a blocked fireplace on its eastern wall (Fig 2).

Along the southern side of the corridor (4) is a series of arches that support the building above (Photograph 19). There is a section of modern brickwork that may be the location of a blocked entrance, indicating the cellar was originally larger (Fig 2). Also on the southern side of the corridor is a second staircase, leading up to the rear of the building (Figs 2-5).

The ground-floor of Foley House is expansive, with multiple rooms that have been added to the building or subdivided at a later date (Fig 3). The three large rooms forming the eastern wing of the building (6, 7 & 11) are largely original with no later additions (excluding an inserted modern staircase in room 11) and would have been the drawing room, morning room and dining room respectively (Fig 3). Originally rooms 7 and 11 would have been joined by a large arch, but this has since been infilled (presumably at the same time the modern staircase was added). Room 7 would also have originally been joined to the main hall (8) by a similar arch, which has again been blocked (Photograph 20).



**Photograph 20** Detail of blocked arches leading out of room 7 into rooms 8 (left) and 11 (right). Photograph taken facing north.

The original doorway between rooms 6 and 7 has been blocked, and a modern one added on the eastern side of room 7's blocked fireplace (Fig 3).

Room 6 in particular has very ornate cornicing and ceiling paper, both of which are probably original to the building (Photograph 21). Room 11 has a similar original cornicing but no original ceiling paper survives. The fireplace in room 11 has no surviving grate, but its tiled surround and ornate hood (Photograph 22) suggest it is original to the building, or a very early insertion (Yorke 2012, 62). Room 11 also contains substantial amounts of wooden-panelling, which, disregarding the later (and clearly different) additions on the blocked archway and inserted staircase, is also probably original.



**Photograph 21** Detail of cornicing and ceiling paper in room 6. Photograph taken facing east.



**Photograph 22** Detail of original fireplace and panelling in room 11. Photograph taken facing north-east.

Room 8 is the main hall of the house, and contains an original substantial wooden staircase rising to the first-floor, with turned balusters, and newel posts with ball finials (Photograph 23). The fireplace on the eastern wall of this room has been significantly altered, with a large modern brick surround added (Photograph 24). Similar to rooms 11 and 12, room 8 contains wooden-panelling. A series of large fixed windows on the north-west elevation provide light into the stairway (Photograph 23). Although clear today, originally these windows would have been filled with stained glass (as per the



1893 sales catalogue).



**Photograph 23** Room 8, showing original staircase. Photograph taken facing west.



**Photograph 24** Room 8, with heavily altered fireplace to right of frame. Photograph taken facing east.



**Photograph 25** Detail of ventilation panel on door between rooms 12 and 13. Photograph taken facing north-east.

Room 12 is accessed from the main hall (8) by a large arch, and has identical wooden-panelling. Access into the northern porch (13) from this room is through a half-glazed double-door in an arch, surrounded by timber and glass-panelling. At the top of this arch is a sliding wooden ventilation panel (Photograph 25).

Rooms 15-19 form the main range of Foley House, and based on the plan form all appear to be part of the original range of the building visible on the 1876 OS map (Map 1).

Room 15 has been converted into a reception room, with a large modern window inserted in its south-west wall (Photograph 26). Also present in this room is an original cupboard with panelled doors (Photograph 26) and an original tiled fireplace and mantelpiece (Photograph 27). A doorway leading into the corridor (14) from this room has been blocked (Photograph 26).



**Photograph 26** Detail of original cupboard in room 15, along with inserted window to left of frame and blocked window to right. Photograph taken facing south.



**Photograph 27** Detail of fireplace with original tiled surround and mantelpiece in room 15. Photograph taken facing north-west.



**Photograph 28** Detail of original display cupboard in room 16, and later modern cupboard partially obscuring it. Photograph taken facing south-east.

Room 16 has an original display cupboard to the south of the blocked fireplace, which is partially obscured by an inserted modern cupboard (Photograph 28). The entrance from this room into the corridor (14) is a later addition, suggesting it was originally only accessible from room 15.

Room 17 is a kitchen, with modern tiling. Room 18 contains an alcove for a cooking range, and was probably the building's original kitchen (Photograph 29). Both these rooms today only contain modern features. There is a blocked doorway from room 18 leading into room 37 that was probably the location of an external door, prior to the construction of any extensions (Fig 3).

Rooms 20 and 21 form the conservatory added to the building sometime in the late 19th century. The division between these two rooms is modern; originally the conservatory would have been a single room. These rooms have metal tie-braces supporting the roof, with ornate metal braces

supporting the rafters (Photograph 31). The entire interior roof space is covered in timber-panelling (Photograph 30).



**Photograph 29** Alcove in room 18 that would have housed original range in kitchen. Photograph taken facing east.



**Photograph 30** Interior of conservatory. Photograph taken facing south-east.



**Photograph 31** Detail of metal braces supporting roof of conservatory. Photograph taken facing west.

Based on their plan form, rooms 9 and 10 appear to be an original part of the building, but they now contain modern W.Cs (Fig 3). Rooms 22 and 23 are part of the buildings western range, added to the structure in the late 19th century. Room 23 includes a staircase that leads to the basement below and the first and second-floors above. Like the main staircase, this one has turned balusters and newels, but they are less ornate (Photograph 32). Rooms 32-36 are modern subdivisions of a single room, again in the western range.

Rooms 24-28 are modern insertions into the previously open central courtyard of the building, and largely form modern storerooms and W.Cs associated with the building's most recent use as a care home.

Rooms 29-31 form the modern lift extension added to the building in 1987.



**Photograph 32** Detail of staircase in room 23. Photograph taken facing north-west.

Rooms 38-48 are part of the modern extension built in 1993, and consist of bedrooms and W.Cs.

Rooms 49-51 are the interior of the outbuilding, added to the estate in the late 19th century. Currently they are used for storage.

The first-floor of Foley House is by far the most impacted by modern alterations and additions. Almost every room has been extensively subdivided into modern bedrooms, cupboards and W.Cs (Fig 4). All the fireplaces on this floor, with the exception of the one in room 85 (Photograph 33), have been blocked. Room 60 contains an inserted modern staircase, leading up from room 11 below (Fig 4).

Despite this, several features of interest remain. Room 82 contains an original cupboard, with a four-panel door, adjacent to its blocked fireplace. Similarly, on the north wall of room 85 is a larger cupboard, probably original to the extension (Photograph 34).



**Photograph 33** Original fireplace in room 85. Photograph taken facing south.

Several of the doors on this elevation are four-panel examples which appear original; although given some are within modern walls it seems likely that several have either been moved or are modern imitations.

The landing above the main stairway (68) would originally have been open, with a railing around the edge of the landing, much as still survives in room 69 (Photograph 35). A modern wall with windows has been inserted in this location, but a surviving newel post in the south-west corner attests to the original railing (Photograph 35).



**Photograph 34** Detail of cupboard in room 85. Photograph taken facing east.

Many of the rooms in the second-floor have similarly been separated by modern divisions (Fig 5).

Rooms 90 and 91 are unfurnished with exposed brickwork and no wall coverings (Photograph 36), whereas rooms 92-95 are entirely modern insertions into a similarly previously unfurnished space (Fig 5). The roof of the east wing is visible in rooms 90 and 91, and consists of entirely machine-cut timber, with pairs of rafters joining at a ridge-board, supported by a single butt purlin on each roof pitch, along with collars (Photograph 37). Also present on the outside of the rafters are a series of sarking boards, which could be original (Photograph 37).

The remainder of the rooms on the second-floor all appear to be subdivisions of original bedrooms (disregarding rooms 107-109, which form the modern lift extension). Room 104 contains an original cupboard (Fig 5), but apart from that no features of interest remain.



**Photograph 35** Modern wall inserted on landing above main staircase, with windows. Note newel post to right of frame from original railing. Photograph taken facing south.



**Photograph 36** Room 91, showing entrance into room 90 and chimney-stack rising from floors below. Photograph taken facing south-west.



**Photograph 37** Room 90, showing exposed roof timbers. Photograph taken facing south-west.

## 7 Discussion

Foley House is an expansive property, with multiple ridge-lines, ranges and gables forming busy elevations, particularly from the south and west (Figs 7-8). Although a proportion of this is the result of later additions to the building in the 19th and 20th-century, the majority of it is the result of a deliberate architectural choice made during the building's construction, to make it appear as if the structure had developed naturally over time. This technique is a hallmark of the 'Arts and Crafts' movement, an architectural and artistic style that rose to prominence in the latter half of the 19th and the early 20th-century.

The 'Arts and Crafts' movement took its inspiration from earlier Tudor, Elizabethan and Stuart art and buildings and encouraged a 'domestic revival' of traditional craftsmanship and a rejection of industrial production (Brunskill 2000, 226).

As well as the varied ridge-lines and layout, several other stylistic and architectural elements of Foley House are the result of techniques and styles popularised and closely associated with the 'Arts and Crafts' movement (Yorke 2005, 55). These include the multiple front-facing gables all around the house, most with decorative, moulded, bargeboards, the imitation timber-framing on these gable-ends, the clay-tiled roof covering (a more 'traditional' material), the small mullioned and leaded windows (where surviving), the hanging-tiles on the first-floor, the use of English-bond brickwork and the highly decorative entrance porch, complete with stained-glass windows and further timber-framing. The stained-glass originally present in the windows lighting the main staircase (as mentioned in the 1892 sales catalogue) also would have been a result of this architectural style. Several surviving internal features, including the tiled fireplaces and associated mantelpieces, and the wooden-panelling in rooms 8, 11 and 12 of the ground-floor, are similarly influenced by the 'Arts and Crafts' style.

Of course, the building's mid-late 20th century tenure as a children's home, hotel and care home has resulted in significant internal alterations, and it seems likely that originally far more 'Arts and Crafts' style interior designs or decorations would have originally been present within the structure.

The 'Arts and Crafts' movement and its associated architectural elements are reflected in the majority of the other buildings within the 'Courtauld Estate' (pg 3), even though some of those buildings post-date the generally accepted end of the movement's prominence (see below). This is probably attributable to the desire to keep the buildings associated with the Courtauld family to a consistent architectural style.

'Arts and Crafts', as a movement, broadly dates from 1870-1920, although as with many artistic trends these dates are not firmly fixed and there are early (and late) examples of the style. It would certainly be feasible for Foley House to be an early example; it could be assumed that the wealthy and influential Courtauld family would wish to be, and certainly had the resources to be, at the forefront of architectural fashion and trends. Purely based on the architectural style and its appearance on the 1876 OS map, a broad date range of 1860-1876 could probably be proposed for the building's construction.

However, as outlined in the historical background, several aspects of the buildings history serve to complicate matters.

Most prominently, the carved inscription on the building's north-east elevation ('1885 S.A.C.') is problematic. Based (presumably) on this inscription the local-list attests that Foley House was constructed in 1885 by **Samuel Augustine Courtauld**. Evidence uncovered during the research for this report, however, suggests both that date and that name are incorrect.

Foremost amongst this evidence is the presence of Foley House ('Folly House') on the 1838-39 tithe map (Map 1). In particular, that the accompanying tithe apportionment lists the building as being owned by Miss Mary Gee, and merely occupied by Samuel



Courtuald, serves to contradict the supposition that the building was constructed at the behest of a Courtuald family member.

1838-39 is also far too early a date for the 'Arts and Crafts' techniques described above. As a comparison, Red House, in Bexleyheath, London (Grade I listed, NHLE no. 1064203), is considered a very early example of the 'Arts and Crafts' style and was constructed in 1859-60 by Philip Webb for William Morris, both leading figures in the then burgeoning movement. For a building following some key elements of that architectural style to have been constructed some 20 years before, in rural Essex, is entirely unrealistic.

The most logical explanation for these inconsistencies, then, is the Foley House must have been either extensively renovated, or completely rebuilt, in the time period between the 1838-39 tithe map and the 1876 OS map. Given the homogenous architectural style of the exterior, and a lack of evidence for an earlier structure hidden within the fabric of the current building, a complete rebuild is considered more likely. Presumably, perhaps after Mary Gee's death in 1864, the building was purchased by the Courtuald family and they funded this rebuilding, after which they retained the building's name.

However, although this accounts for the architectural style of the building, it still poses problems. The building's appearance on the 1876 OS map still predates the 1885 date inscribed on its north-east elevation. A possible explanation is that the date inscribed on the building's east-wing is the date of the building's *completion*, and that the Foley House shown on the earlier mapping is unfinished, and still in the progress of being constructed. Initially, this suggestion may seem to have little merit; even assuming the rebuilding was started in 1876 (the latest possible year), that would still leave a 9 year construction period, which seems rather unrealistic in its length, even for a building as large as Foley House.

Perhaps, however, the construction was halted for some period of time due to an unforeseen outside factor, and then restarted, with the west-wing added, some 9 years later. In the knowledge that the building was always intended to have a west-wing, the engraving was not added to the building until it was entirely complete, as initially envisaged. Unfortunately, any such explanation much remain entirely hypothetical.

Moving, then, to the members of the Courtuald family associated with Foley House. Judging from the tithe apportionment, prior to its rebuilding it was occupied by Samuel Courtuald III, and, presumably, his adopted child Sarah Ann Cawston.

Samuel Augustine Courtuald, who has previously been attributed as the benefactor, was born in 1865. Assuming the building was not rebuilt until 1876, this means Samuel would have been 11 years old at the time of its construction. Obviously, then, suggesting he funded its construction is untenable. Even using the later date of 1885, as attested by the inscription, puts Samuel at only 20 years old when the building was constructed.

The sales catalogue of the property in 1892 lists another name as having funded the construction, a Miss Cawston. Clearly, this is Sarah Ann Cawston.

Based on evidence discussed above, a possible interpretation of the building's history could read as follows:

Sometime between 1838-39 and 1876, Samuel Courtuald III came into full ownership of Foley House (possibly after Mary Gee's death in 1864), and wished to modernise it to better suit the needs of his family and to reflect the growing prosperity of his business. He commissioned the demolition of the building, and the construction of a new mansion in its place, one incorporating the tenants of the popular new 'Arts and Crafts' style that had been included in other buildings funded by his family in the district. The timescale suggested above, 1860-1876, remains a likely time-frame for

this rebuilding. By 1876 the majority of the new Foley House had been constructed, as seen in the OS map of that year.

Samuel Courtuald III's death in 1881 would have resulted in his adopted daughter, Sarah, inheriting a portion of his wealth and assets, including the newly rebuilt Foley House. Perhaps continuing with the plans of her adopted father before his death, or perhaps on her own instigation, she financed a further extension of the house in 1885, adding a west-wing, presumably some internal alterations, and a plaque on the north-east elevation. This serves to explain the date and name on the plaque; the S.A.C initials, rather than being for Samuel Augustine Courtuald, are in fact for Sarah Ann Cawston.

As an aside, despite this conclusion it seems that the other buildings in the Braintree district bearing the initials S.A.C are still attributable to Samuel Augustine Courtuald. They are constructed at a far later date (the 1920-30s) and are more directly connected to the Courtuald company, being built as residences for mill workers.

Sarah died in 1889, and after three years, in 1892, Foley House and its associated estate was put up for sale (ERO SALE/B660). The new owner of the building added further infilling within the central courtyard, including the three-storey west range still standing today.

The progression of the building continues as described in the historical background, and as noted previously it has been extensively altered in the 20th century, with the original western-wing added by Sarah Cawston demolished to make way for a modern extension in 1993.

Based on this interpretation, there has been an attempt to phase the plans and elevations accompanying this report, in order to show the initial construction of the east-wing and main range between 1860-1876, the later addition of the west-wing in 1885 (largely demolished), another three-storey western range between 1892-1896, and subsequent 20th-century additions. This has been done through examination of the cartographic evidence and of the building's plan form. In general the plan form is easily read, but in some locations, particularly in the centre of the building, some extrapolation has been carried out (Figs 2-5).

One particular issue worthy of note is the staircase at the building's western end. It clearly exists within the 1892-1896 western range, but also serves as the only access into the second-floor (discounting the modern staircase inserted in the eastern end of the structure; Fig 5). No sign of a projecting staircase in this position exists on the earlier mapping, leaving the original method of access into the second-floor a mystery. It may be that a western staircase did exist when the building was first constructed, and that the mapping was not detailed enough to show its location. Alternatively, the second-floor may have been initially accessed by a trapdoor and ladder.

With a complex history and a close association with an important local family of industrialists and philanthropists, Foley House forms an important part of Braintree district's post-medieval heritage. Standing as a prominent landmark at the crossroads in High Garrett, it is hoped that its upcoming redevelopment will preserve this important heritage asset for many years to come.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Richard Goodey for commissioning and Chignall Holdings Ltd for funding the historic building recording.

The recording was carried out by Mark Baister.

Figures are by Mark Baister, based on original architects drawings by CBGB Design Ltd.

The project was monitored by Teresa O'Connor for Essex County Council.

The text was reviewed by Philip Crummy, director of CAT.

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

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

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## 10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof spanning between a pair of inclined timbers (such as rafters)
EHER	Essex Historic Environment Record, held by the ECC
English-bond	a brickwork bond created from alternate courses of headers and stretchers
ERO	Essex Records Office
Flemish-bond	a brickwork bond created from alternating headers and stretchers within a single course
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
NGR	National Grid Reference
OASIS	Online Access to the Index of Archaeological Investigations, <a href="http://oasis.ac.uk/pages/wiki/Main">http://oasis.ac.uk/pages/wiki/Main</a>
purlin	a longitudinal timber giving support to the common rafters of a roof and normally set at right-angles to the slope of the rafters
rafter	an inclined timber following the slope of the roof
ridge-board	a plank-like timber running below the apex of the roof and receiving the ends of the rafters
sarking board	a board fitted over the rafters before the roof covering (tiles, slates, etc) is added
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
Victorian	the reign of Queen Victoria, from 1837 to 1901

## 11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ. The digital archive will be permanently deposited with the Archaeological Data Service (<https://archaeologydataservice.ac.uk/>) under EHER code BTFH21.

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Original site record (plans and notes)  
Site digital photos and log

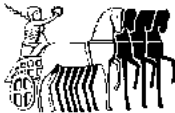
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checked by: Philip Crummy  
date: 04/08/2021

## Appendix 1:

### Full digital photographic record

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BTFH21\_Phograph001



BTFH21\_Phograph002



BTFH21\_Phograph003



BTFH21\_Phograph004



BTFH21\_Phograph005



BTFH21\_Phograph006



BTFH21\_Phograph007



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BTFH21\_Phograph071

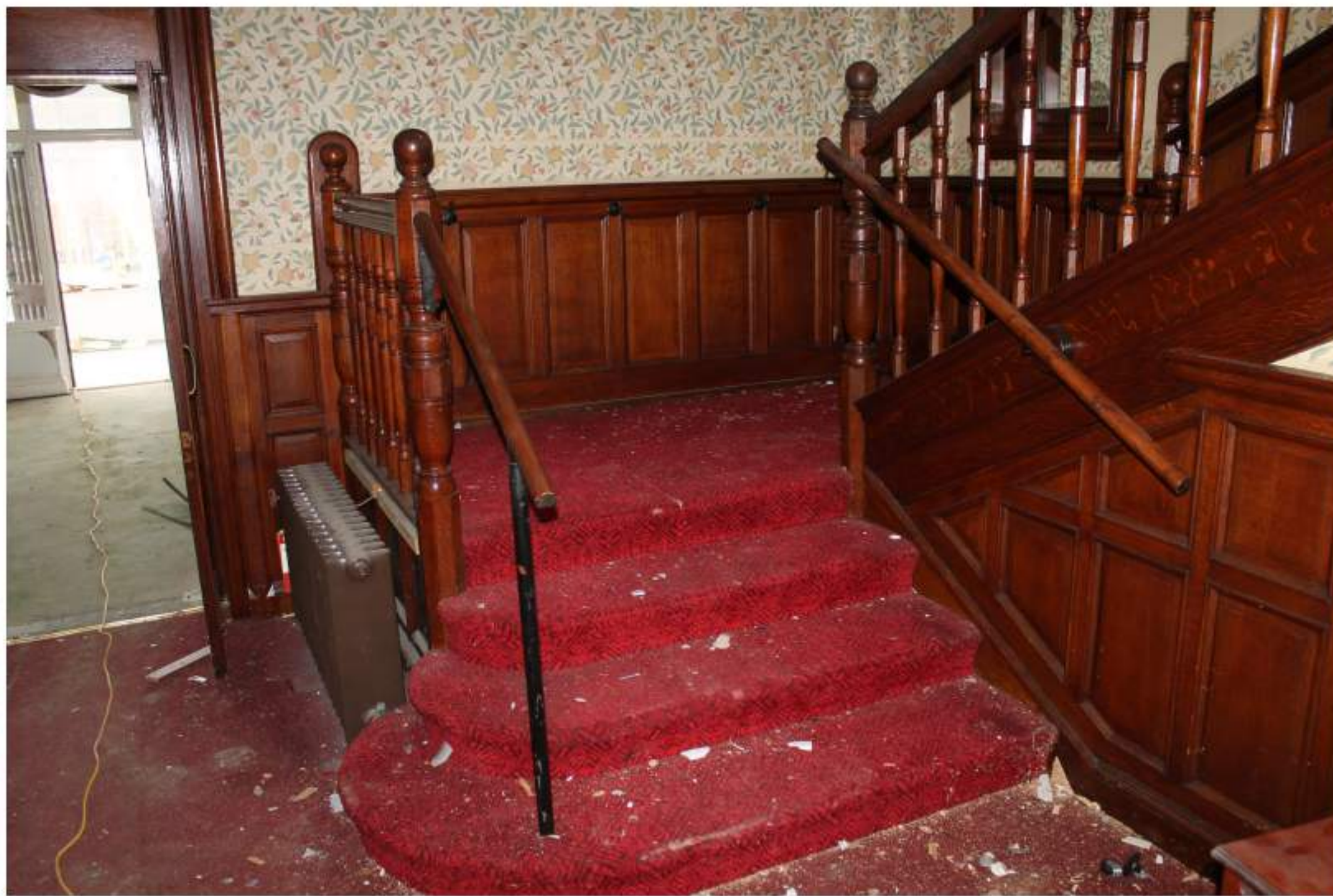


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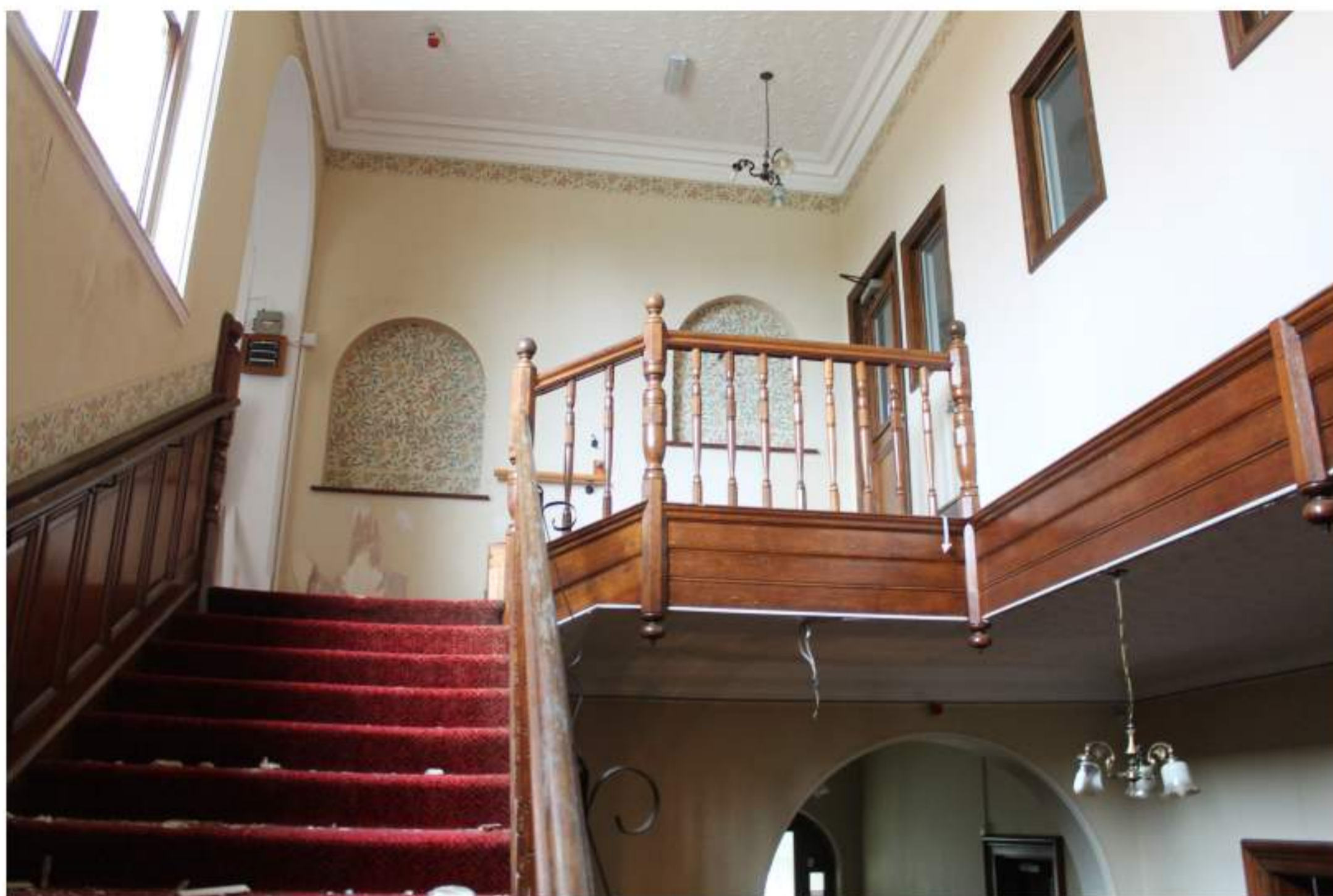
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BTFH21\_Phograph112



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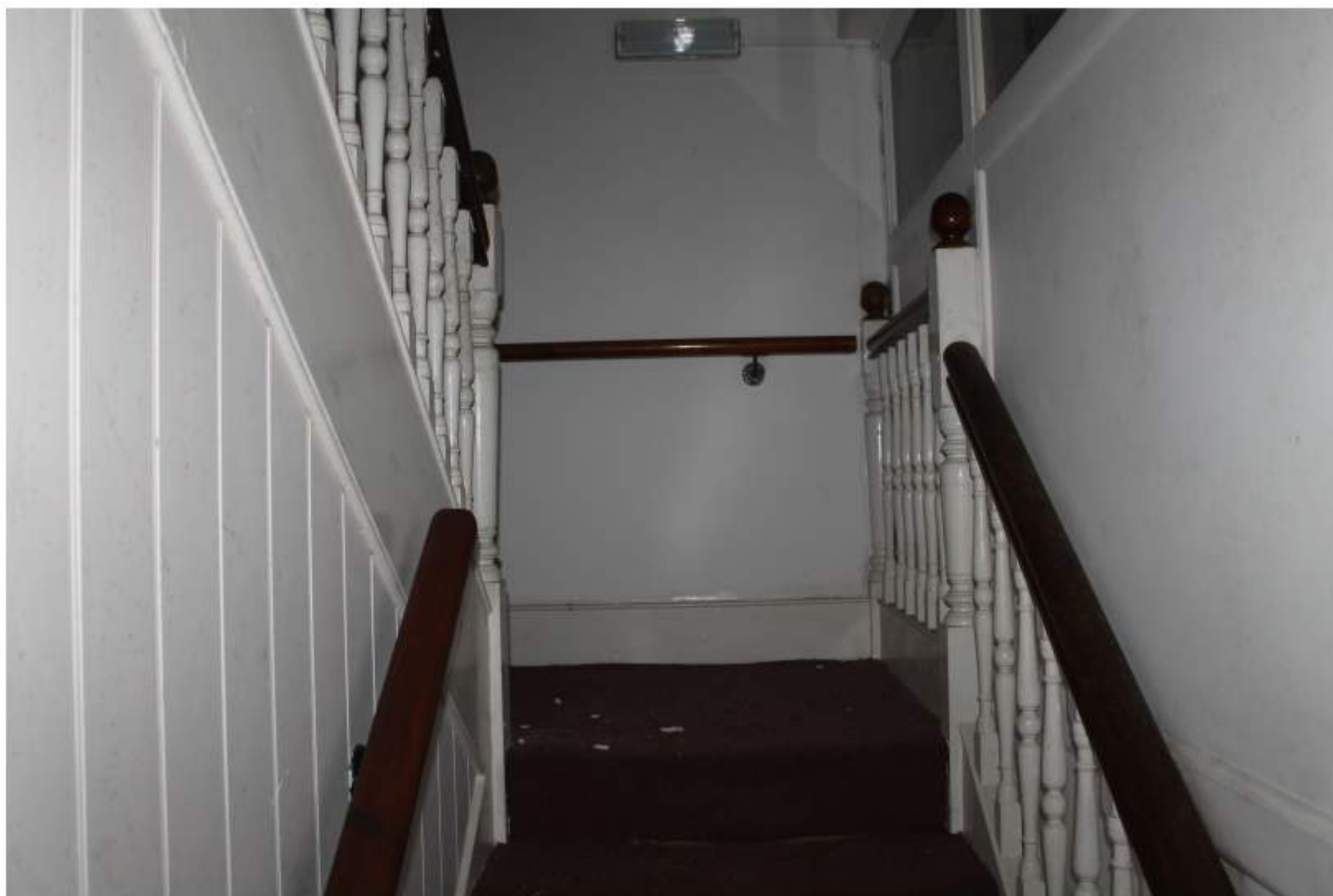
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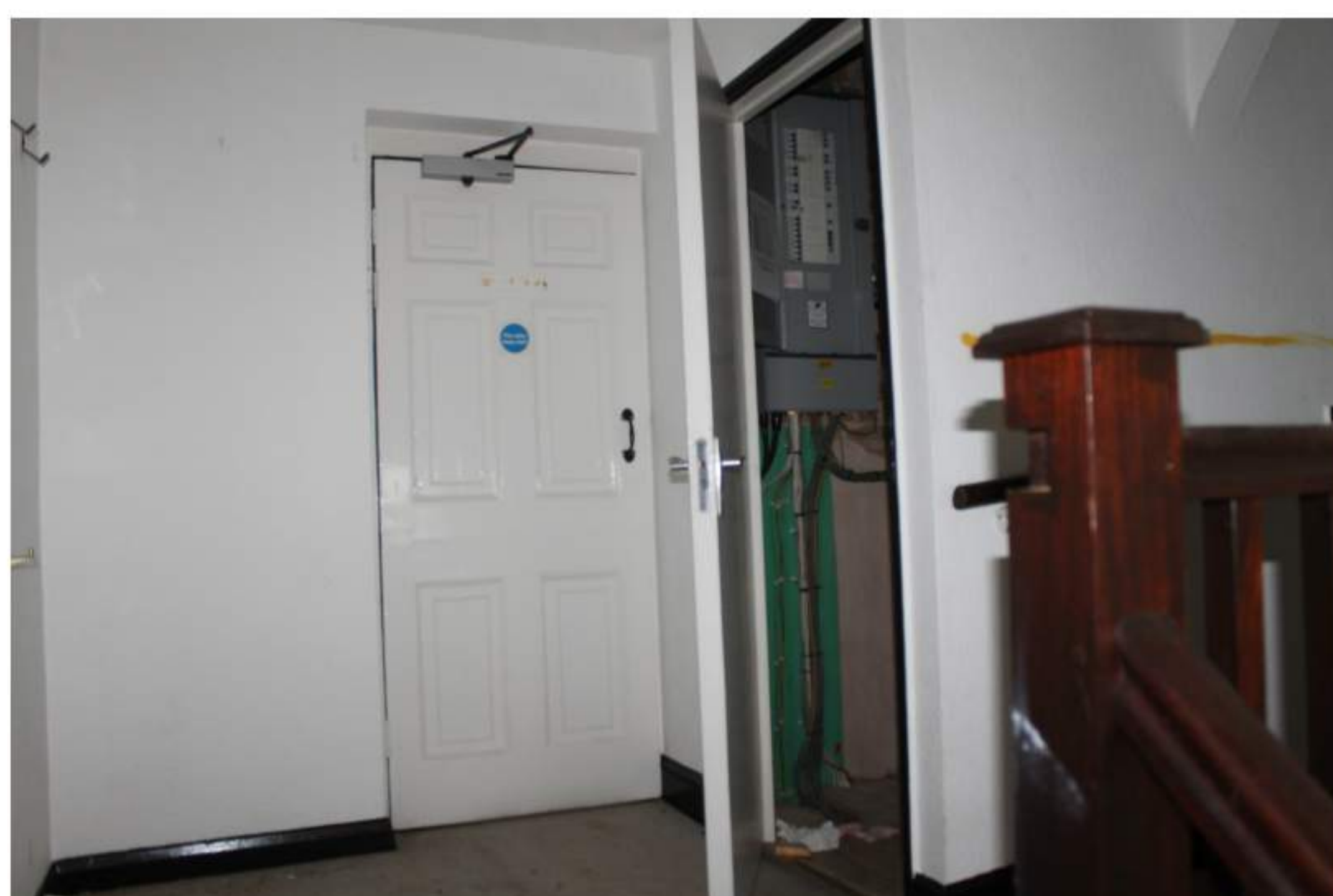
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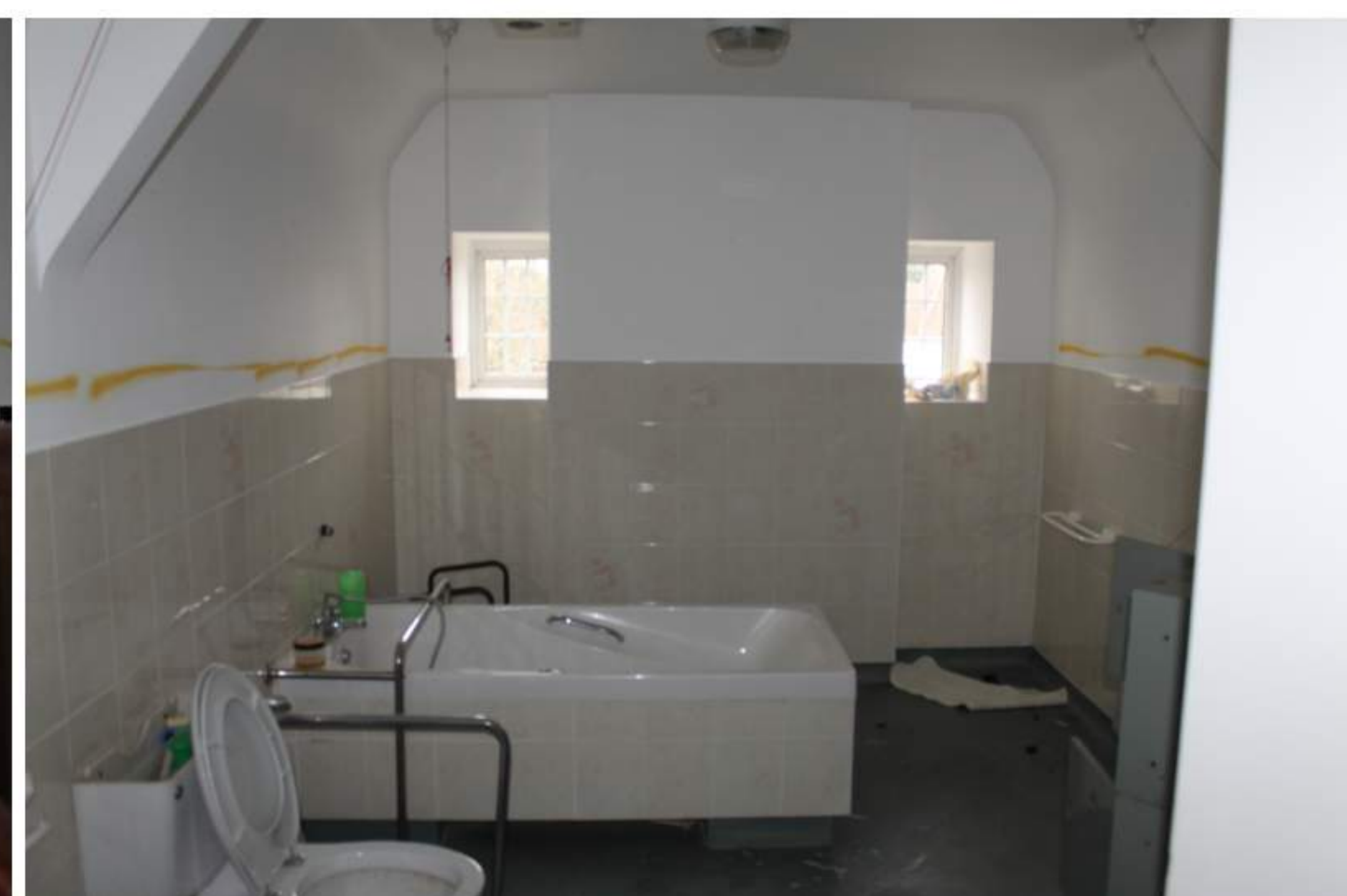
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BTFH21\_Phograph162



BTFH21\_Phograph163



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BTFH21\_Phograph168





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BTFH21\_Phograph170



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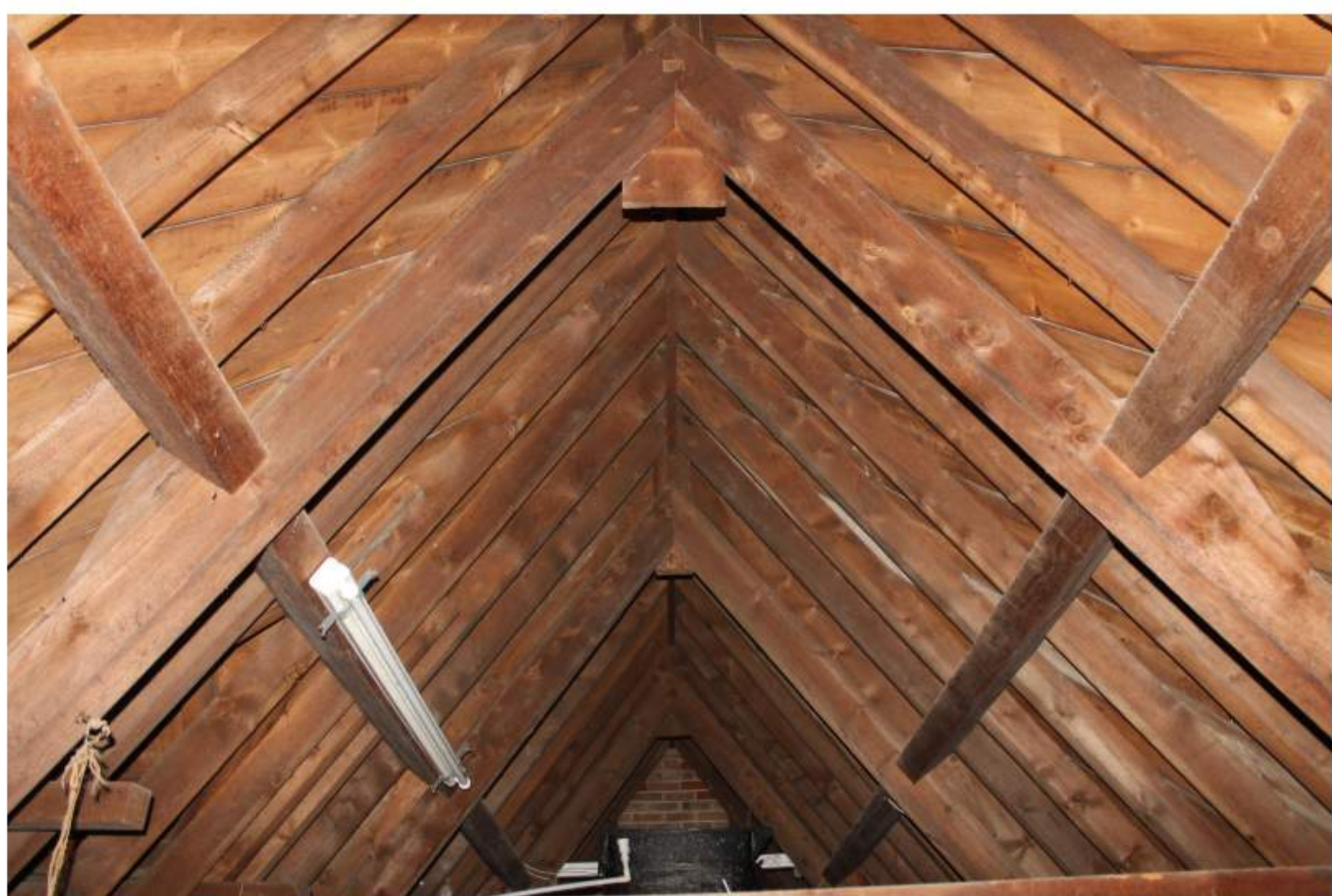
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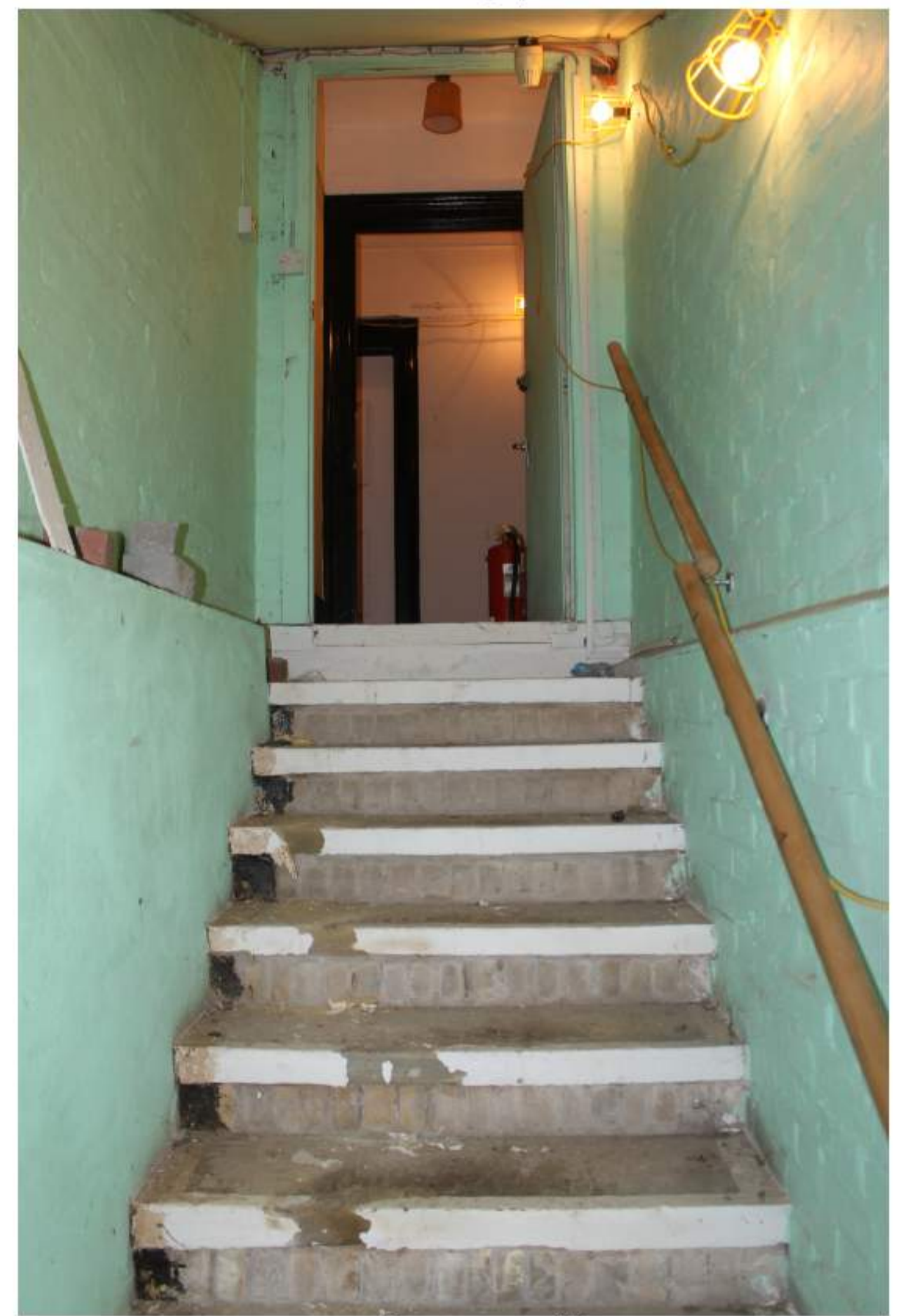
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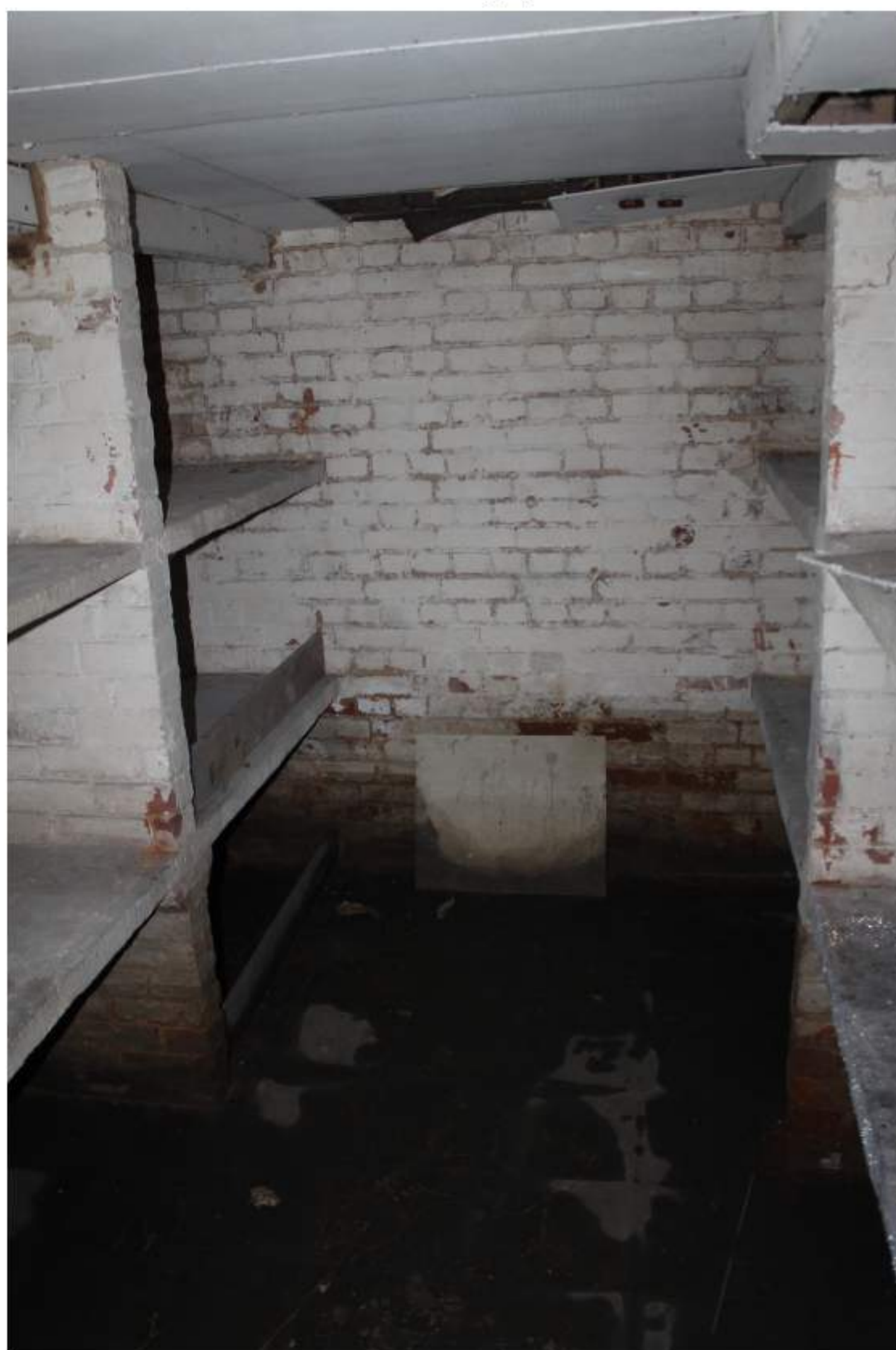
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BTFH21\_Phograph178



BTFH21\_Phograph179



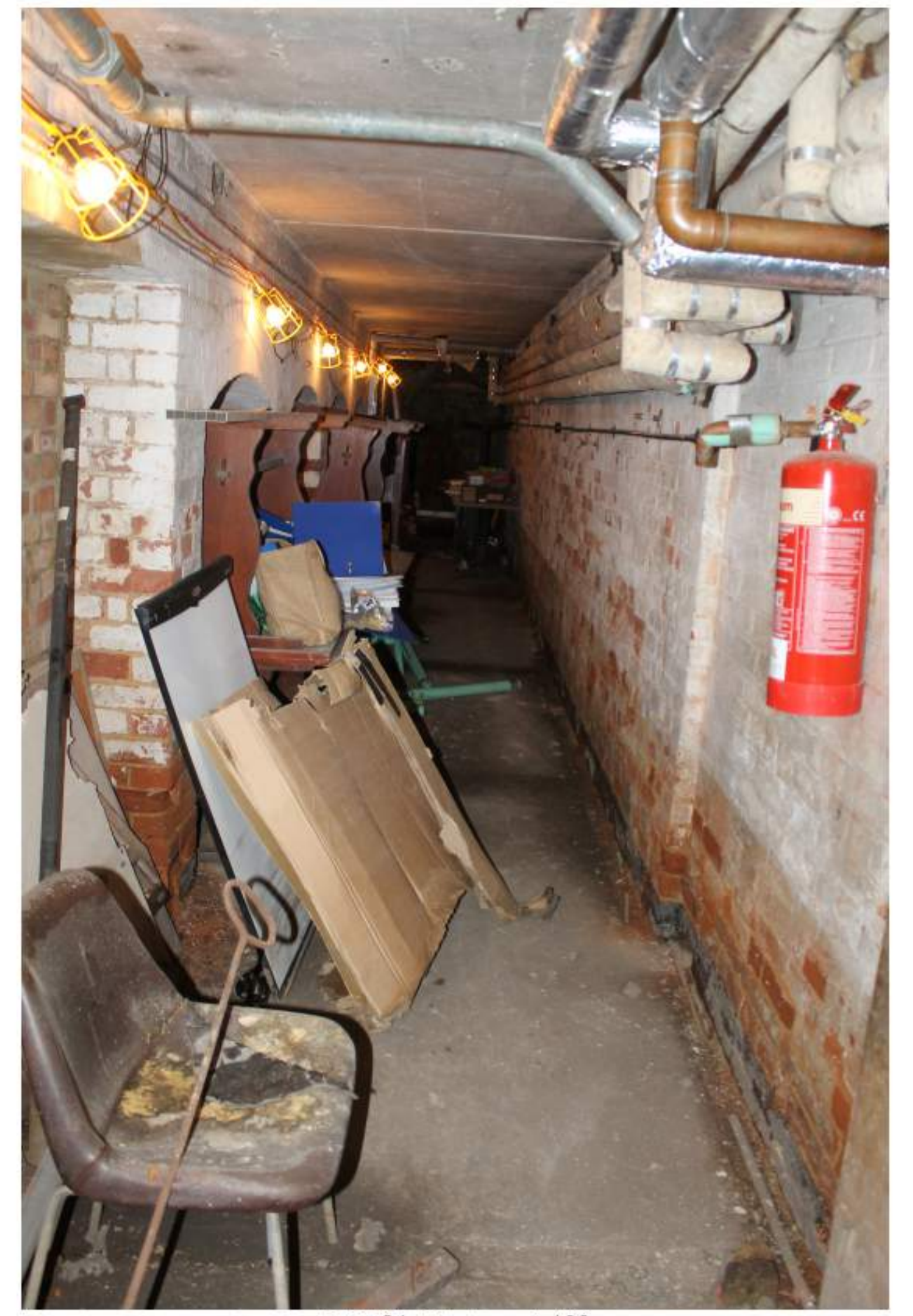
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BTFH21\_Phograph181



BTFH21\_Phograph182



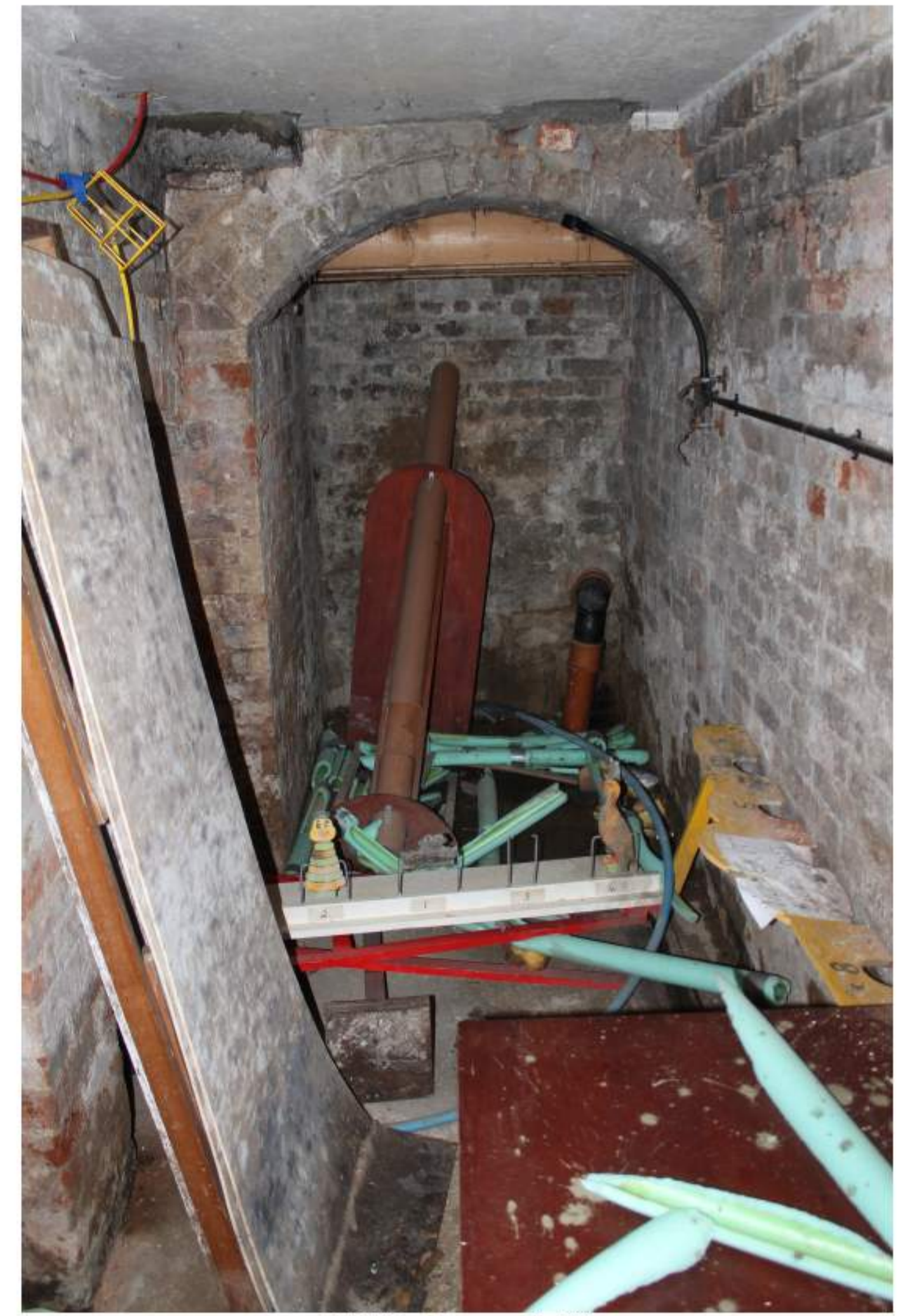
BTFH21\_Phograph183



BTFH21\_Phograph184



BTFH21\_Phograph185



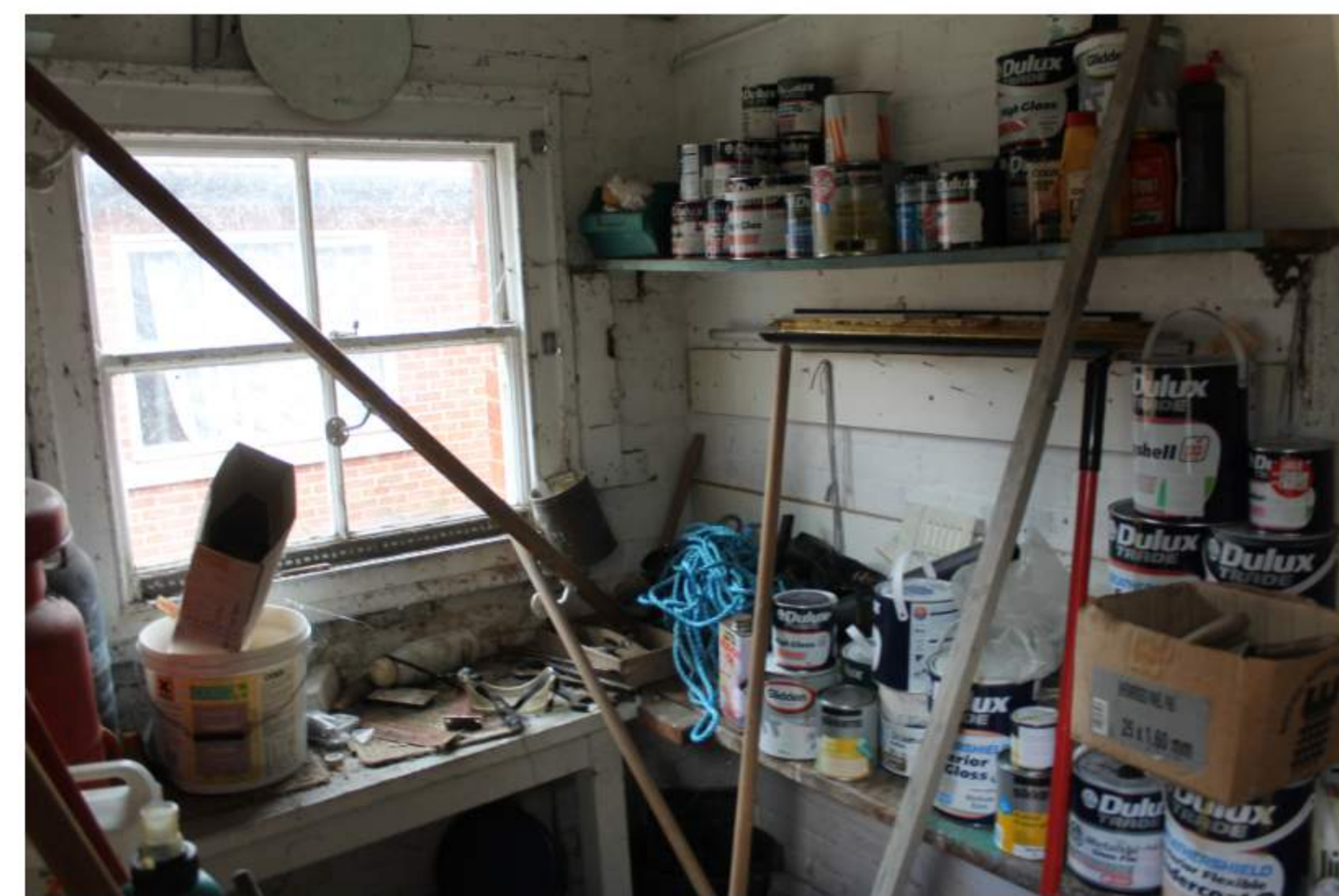
BTFH21\_Phograph186



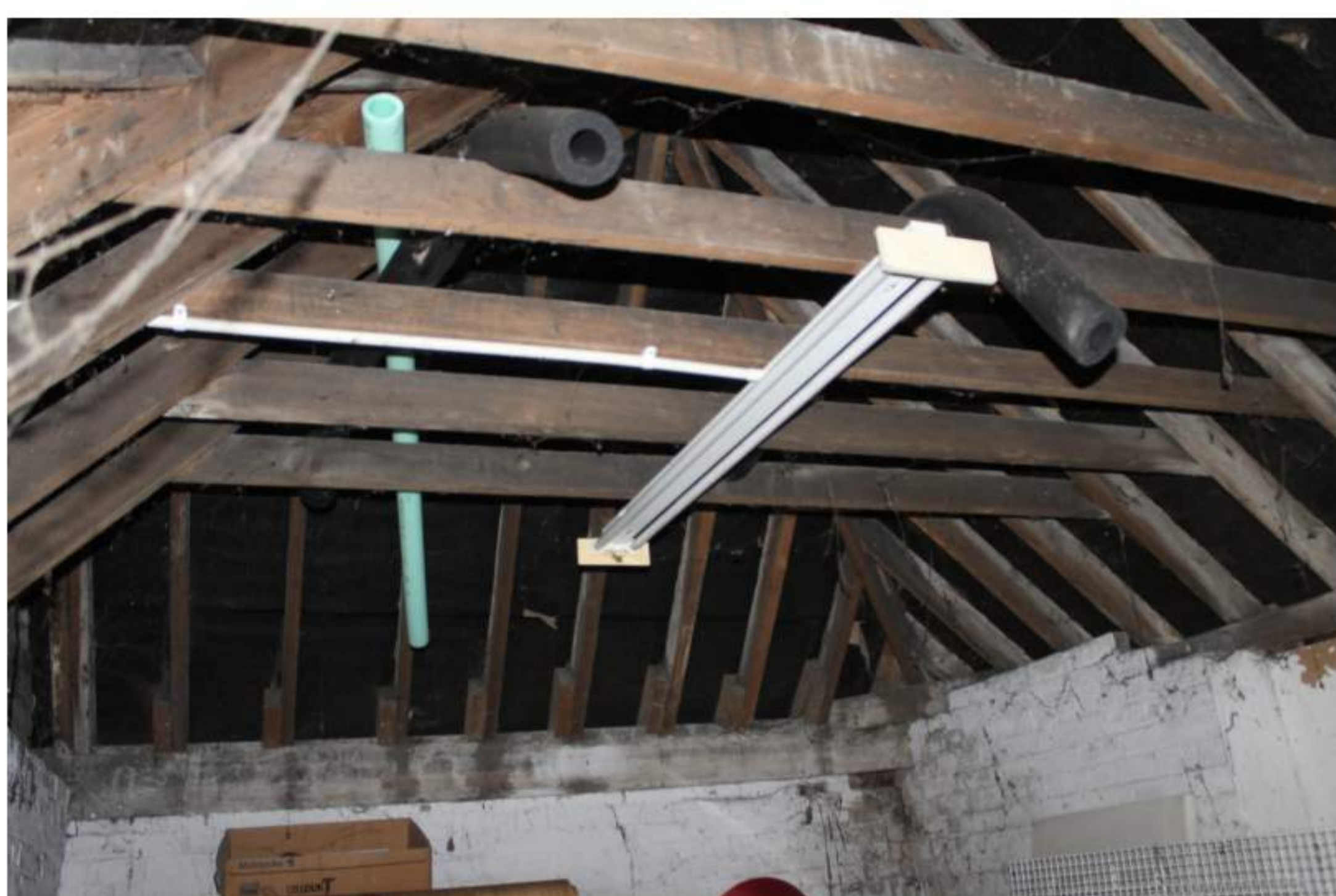
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BTFH21\_Phograph188



BTFH21\_Phograph189



BTFH21\_Phograph190

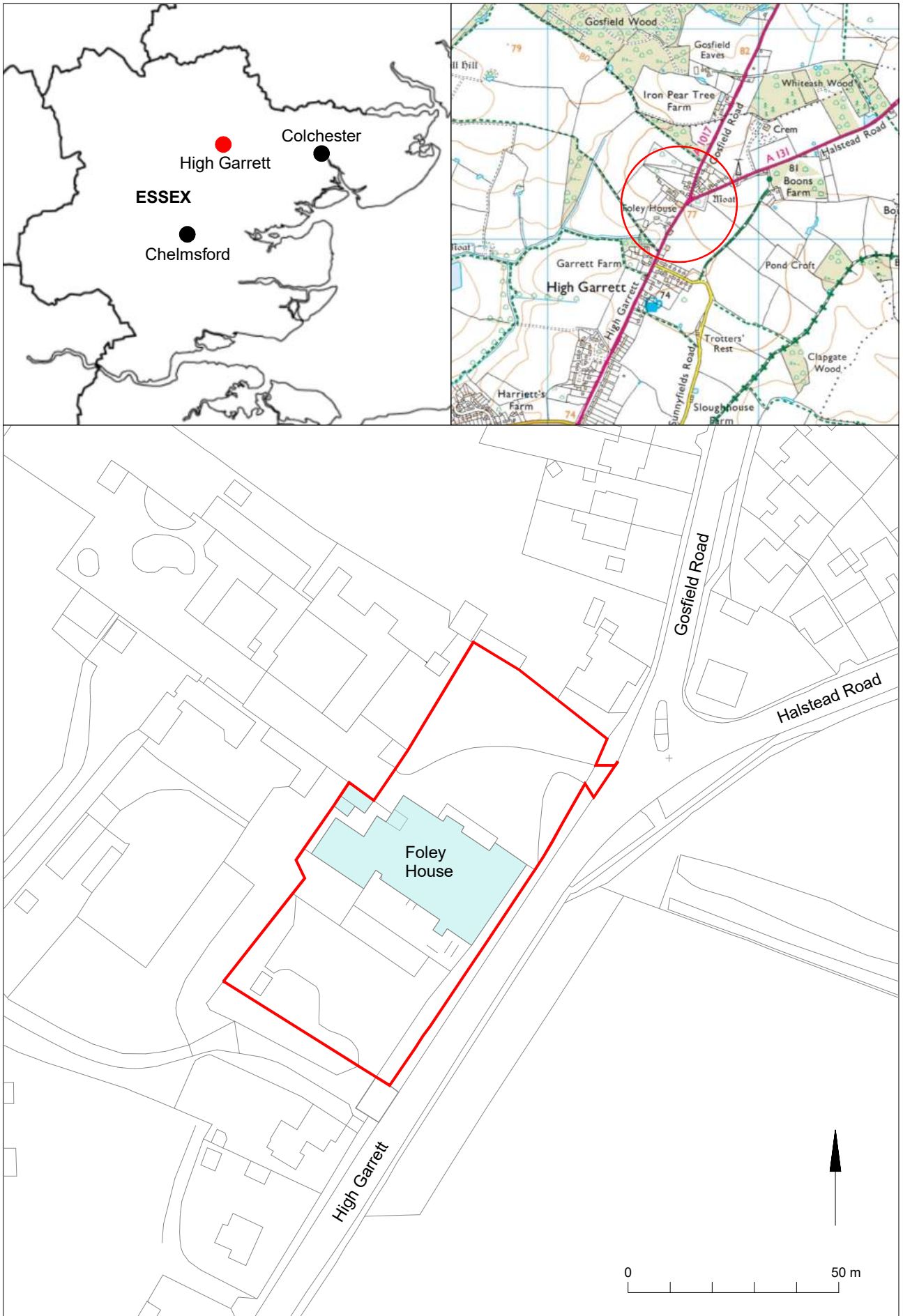


Fig 1 Site location.

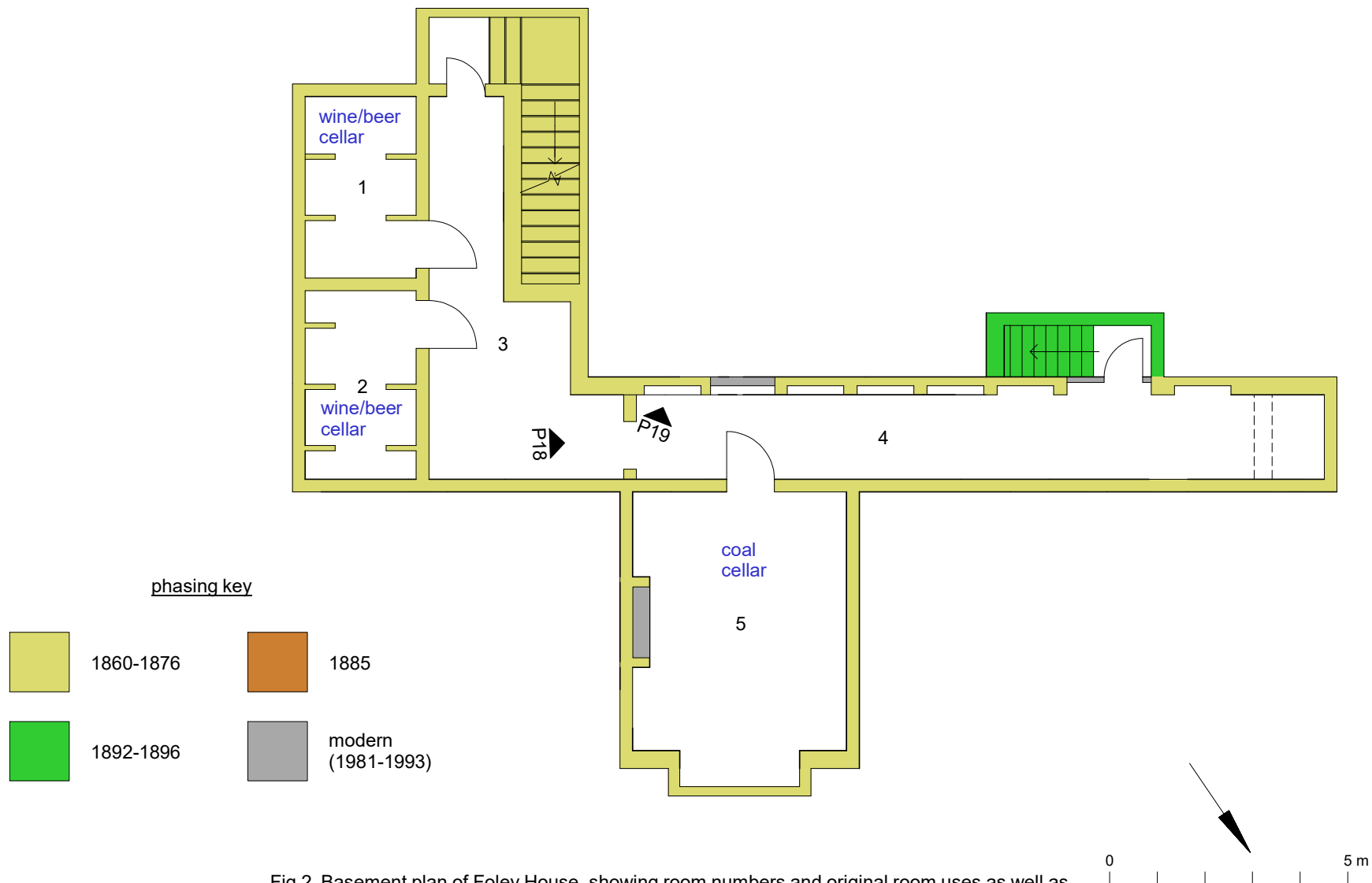


Fig 2 Basement plan of Foley House, showing room numbers and original room uses as well as location and direction of photographs reproduced in report.

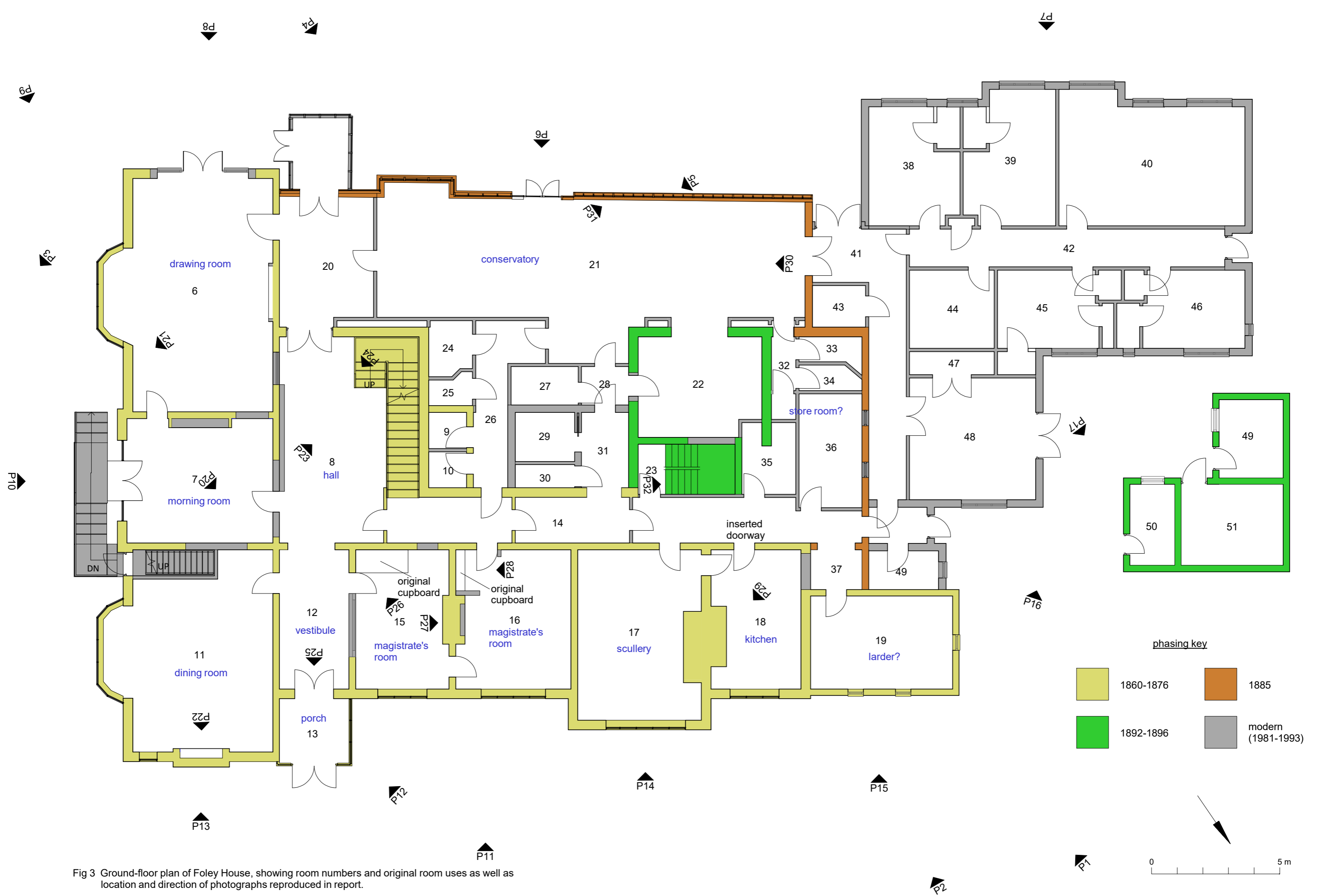


Fig 3 Ground-floor plan of Foley House, showing room numbers and original room uses as well as location and direction of photographs reproduced in report.

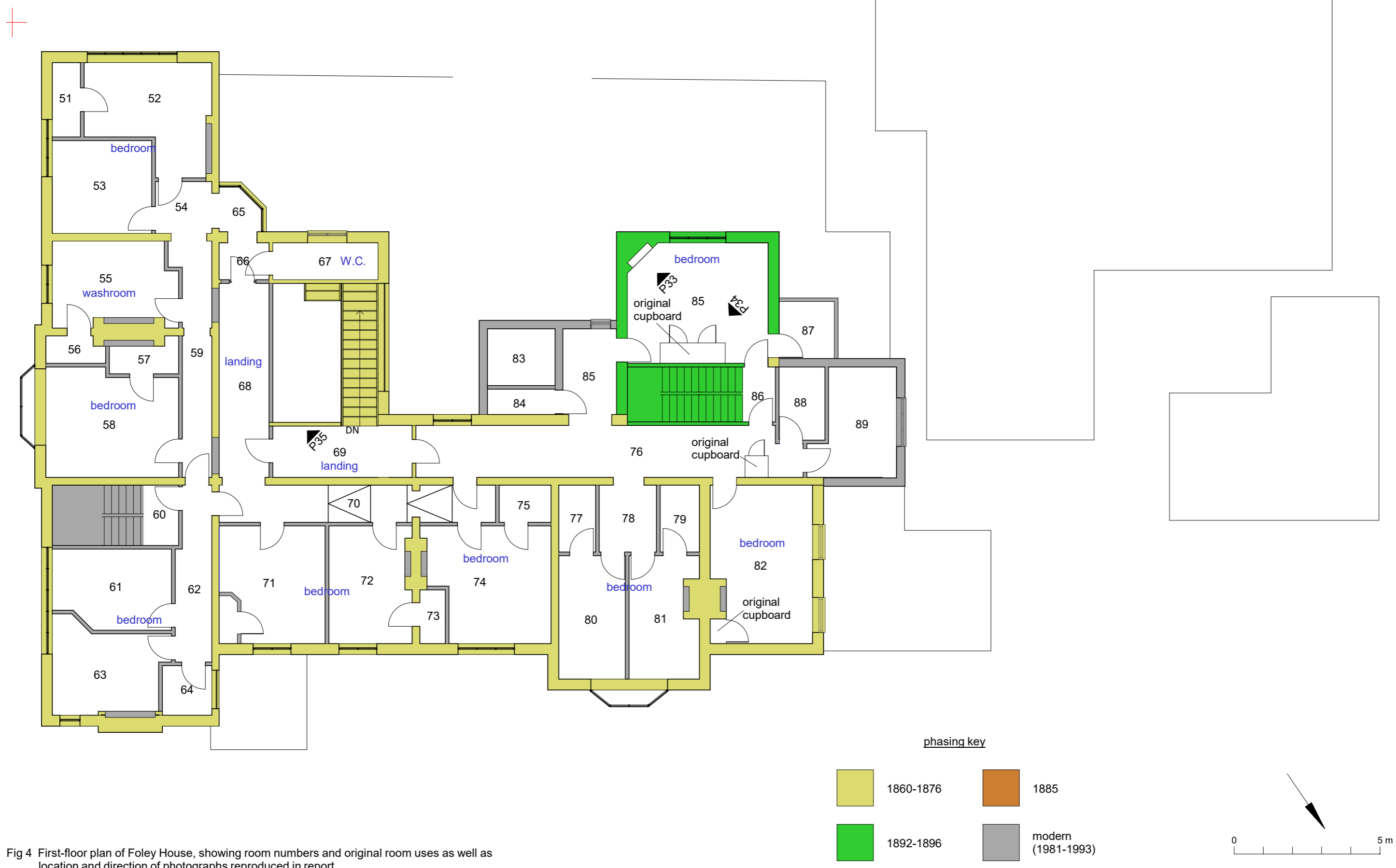


Fig 4 First-floor plan of Foley House, showing room numbers and original room uses as well as location and direction of photographs reproduced in report.

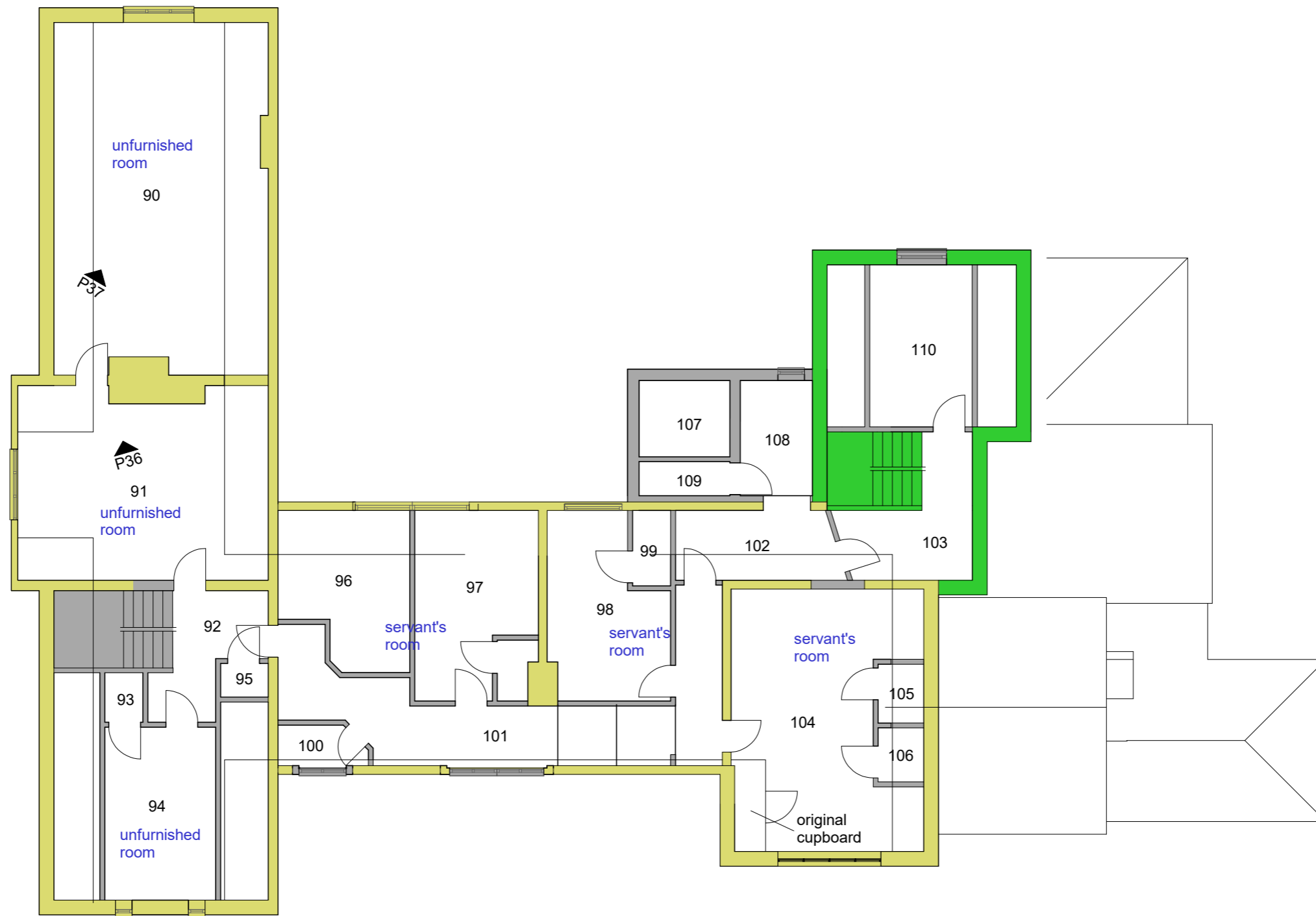
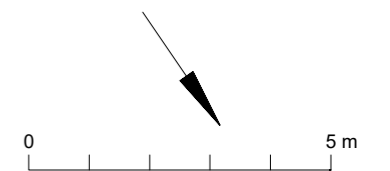


Fig 5 Second-floor plan of Foley House, showing room numbers and original room uses as well as location and direction of photographs reproduced in report.

phasing key

	1860-1876		1885
	1892-1896		modern (1981-1993)





phasing key

<div style="display: inline-block; width: 20px; height: 20px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></div> 1860-1876	<div style="display: inline-block; width: 20px; height: 20px; background-color: #ffb74d; border: 1px solid black; margin-right: 5px;"></div> 1885
<div style="display: inline-block; width: 20px; height: 20px; background-color: #4db6ac; border: 1px solid black; margin-right: 5px;"></div> 1892-1896	<div style="display: inline-block; width: 20px; height: 20px; background-color: #bdbdbd; border: 1px solid black; margin-right: 5px;"></div> modern (1981-1993)

Fig 6 North-east elevation of Foley House.

0 5 m





phasing key

<div style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></div> 1860-1876	<div style="display: inline-block; width: 15px; height: 15px; background-color: #f4b084; border: 1px solid black; margin-right: 5px;"></div> 1885
<div style="display: inline-block; width: 15px; height: 15px; background-color: #55a868; border: 1px solid black; margin-right: 5px;"></div> 1892-1896	<div style="display: inline-block; width: 15px; height: 15px; background-color: #a6a6a6; border: 1px solid black; margin-right: 5px;"></div> modern (1981-1993)

Fig 7 South-west elevation of Foley House.





phasing key





	1860-1876		1885
	1892-1896		modern (1981-1993)



Fig 8 North-west elevation of Foley House.



phasing key

<div style="display: inline-block; width: 20px; height: 20px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></div> 1860-1876	<div style="display: inline-block; width: 20px; height: 20px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></div> 1885
<div style="display: inline-block; width: 20px; height: 20px; background-color: #4caf50; border: 1px solid black; margin-right: 5px;"></div> 1892-1896	<div style="display: inline-block; width: 20px; height: 20px; background-color: #9e9e9e; border: 1px solid black; margin-right: 5px;"></div> modern (1981-1993)



Fig 9 South-east elevation of Foley House.

# OASIS DATA COLLECTION FORM: England

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## Printable version

**OASIS ID: colchest3-417194**

### Project details

Project name	Historic building recording of Foley House, 115 High Garrett, Braintree, Essex, CM7 5NU
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust at Foley House, High Garrett, Essex in May 2021. Although there is a building named 'Folly House' in this location on the 1838-39 tithe map, the building currently on the site was constructed in the later 19th century (probably between 1860-1876) as an early example of an 'Arts and Crafts' house, re-using the earlier buildings name. Funded by the prominent local Courtuald family, the building is an extensive three-storey brick-built mansion with multiple features typical of the 'Arts and Crafts' style, including hanging tiles, imitation timber-framing, and front-facing gables. A western-wing, since largely demolished, was added to the building in 1885 and a further, still standing, three-storey western range was added to the building between 1893-1896. In the 20th century the building underwent intensive internal and external alterations, and was, in relatively short succession, used as a children's home, a hotel, and a care home for the elderly. As a result, the internal layout of the building, particularly on the first-floor, has been heavily altered, but some semblance of the building's original plan form can still be determined.
Project dates	Start: 11-03-2021 End: 09-08-2021
Previous/future work	No / Not known
Any associated project reference codes	2021/02g - Contracting Unit No.
Any associated project reference codes	20/01391/FUL - Planning Application No.
Any associated project reference codes	BTFH21 - HER event no.
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	HOUSE Post Medieval
Significant Finds	ORIEL WINDOW Post Medieval
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photographic Survey"
Prompt	National Planning Policy Framework - NPPF

### Project location

Country	England
Site location	ESSEX BRAINTREE BRAINTREE Foley House, 115 High Garrett
Postcode	CM7 5NU
Study area	843 Square metres
Site coordinates	TL 77626 27165 51.914155981204 0.582918210665 51 54 50 N 000 34 58 E Point

### Project creators

Name of Organisation	Colchester Archaeological Trust
Project brief originator	HEM Team Officer, ECC
Project design originator	Mark Baister
Project director/manager	Chris Lister
Project supervisor	Mark Baister
Type of sponsor/funding body	Developer

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Braintree Museum
Digital Archive ID	BTFH21
Digital Contents	"none"
Digital Media available	"Survey","Text"
Paper Archive recipient	Braintree Museum
Paper Archive ID	BTFH21
Paper Contents	"Survey"
Paper Media available	"Plan","Report","Survey "

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic building recording of Foley House, 115 High Garrett, Braintree, Essex, CM7 5NU March 2021
Author(s)/Editor(s)	Baister, M.
Other bibliographic details	CAT Report 1695
Date	2021
Issuer or publisher	Colchester Archaeological Trust
Place of issue or publication	Colchester
Description	A4 bound report with clear plastic front and opaque black card back.
URL	<a href="http://cat.essex.ac.uk/summaries/CAT-1695.html">http://cat.essex.ac.uk/summaries/CAT-1695.html</a>
Entered by	Mark Baister (mb@catuk.org)
Entered on	9 August 2021

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