

Timber-Framed Buildings of Colchester



Dave Stenning with Richard Shackle and Jess Tipper

With contributions by David Andrews, Martin Bridge and Christopher Thornton

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Main Illustrations by Dave Stenning and Richard Shackle,
with additional illustrations by Cath D'Alton and Jess Tipper

Photography by Rodger Tamblyn



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All the illustrations in the corpus, unless otherwise credited, have been hand-drawn by Dave Stenning at one quarter or one eighth scale (a small number are not to scale), often using measured survey drawings produced by Richard Shackle; Richard's elevations have been used to supplement Dave's isometric drawings in the corpus. These have been subsequently digitised and edited using Adobe Photoshop CC 2019 digital imaging software. They have been plotted (Figures 1–2) using Pitney Bowes MapInfo Pro 15.0. Rodger Tamblin has taken all the photographs for the publication, unless otherwise acknowledged. Martin Bridge undertook the dendrochronological work in 2016. David Andrews kindly commented on an early version of the text and Abby Antrobus copy-edited the text. We would also like to thank members of the Essex Historic Buildings Group who kindly provided comments.

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Dave Stenning in The Rose and Crown Hotel, East Street (corpus no. 25), in 2018 . Jess Tipper



ABOUT THE PRINCIPAL AUTHOR

Dave Stenning

As a boy in Worthing, Sussex, I shared a passion with my younger brother Peter for medieval castles and mills. Peter was to go on to a life of repairing and restoring windmills. My other enthusiasm was for drawing. During my teens I became enthusiastic about art and architectural history. At the age of 14, I wrote to the Ministry of Works, which had responsibility for Ancient Monuments, asking for a job with castles. They replied that I should first qualify as an architect! As an architecture student at Brighton College of Arts and Crafts, I found myself not entirely in sympathy with the rather austere 1960s Modernism.

In 1968, after a short period working in an architectural practice and also for Worthing Borough Council, I joined Essex County Council's Historic Buildings Section as an assistant conservation officer. I thought the challenge of finding a sensitive way to build in the new Conservation Areas established after the 1967 Civic Amenities Act would be an interesting challenge. This was something of a false hope as architects were rarely involved in building in historic areas. I soon found that Essex was rich in medieval timber-framed buildings and I made the acquaintance of Cecil Hewett and his circle, becoming a friend and eventually a colleague. Cecil's work was both innovative and controversial, focusing on the development of carpentry techniques (Hewett 1969 and 1980). His publications had found a wide readership. Cecil effectively demonstrated that the way carpentry techniques had evolved could be used as a method of dating. Many of his claims have been confirmed, particularly his argument that buildings, such as the Cressing and Coggeshall barns, are much older than had been thought.

As a young conservation officer, my drawings skills were a clear advantage and I became one of the principal illustrators for Essex Planning Department publications. I was one of the authors of *A Design Guide for Residential Areas* (The Essex Design Guide) published by Essex County Council in 1973. This was a pragmatic but somewhat controversial attempt to capture the essence of Essex's historic towns and villages in order to inform new speculative housing schemes, the first time a Planning Authority had attempted such an interventionist publication. I had long been an admirer of the author and journalist Gordon Cullen who had rediscovered the visual delights of old streets and spaces, and the new publication stressed the significance of spatial character or townscape.

In 1974 I joined Colchester Borough Council as a design and conservation assistant where I worked for two fascinating years. It was then that I first encountered The Red Lion Hotel (corpus no. 32) in the High Street, a building which I have now studied for many years. I later published a paper about it in the *Transactions of the Essex Society* for 1994 (Stenning 1994).

I then returned to the Essex County Historic Buildings Section which, in 1984, organised the Vernacular Architecture Group's visit to Essex for their spring conference. On this occasion I gave my first talk to the Group on shops, which was

to become an article in their journal, *Vernacular Architecture* (Stenning 1985). I became a member of the Vernacular Architecture Group and was fortunate to serve on the national committee for a year. I also began giving talks to local societies and had a number of short articles published in *Vernacular Architecture* and in the *Transactions of the Essex Archaeology and History Society*. An article about early brick chimney stacks — a slight move sideways from timber-framing — was published in the *Transactions* for 1989 (Stenning 1989a). In the early 2000s, I was involved with John Walker and David Martin in studying kitchens and Wealden houses. Both remain fascinating subjects about which knowledge is slowly accumulating. An article was published on medieval kitchens in the 1997 *Transactions* (Stenning 1997).

I moved to Colchester in the early 1980s where I got to know Richard Shackle, the exceptionally helpful and knowledgeable local studies librarian in Colchester Library. Richard was already measuring timber buildings, and we eventually collaborated on recording buildings in Colchester and the neighbouring areas, especially when they were undergoing repair. There was more opportunity for this when I retired from Essex County Council in 2006 and this corpus represents the culmination of this work. A gazetteer of 18 significant medieval buildings in the town was published in 2013 (although the draft was completed in 2002), in *Colchester. Fortress of the War God. An Archaeological Assessment*, part of a detailed archaeological assessment of the town funded by English Heritage (Stenning 2013c). All the buildings in that publication are included in the corpus. I also provided short discussion sections on late medieval (1349–1540) and post medieval (1540–1700) domestic and commercial architecture in the same volume (Stenning 2013a–b).

In 2011, Richard Shackle and I joined the Discovering Coggeshall team, funded by the Heritage Lottery Fund. We attempted to measure as many of the timber-framed buildings in Coggeshall as possible and to investigate their physical juxtaposition, trying to reconstruct the early townscape. This was truly my first experience of actually measuring buildings, rather than simply sketching free-hand, a skill I am still not good at! The results, *Discovering Coggeshall. Timber-framed buildings in the town centre* and *Discovering Coggeshall 2. The 1575 rental survey and the dated buildings* were published by the Coggeshall Heritage Society in 2013 (Stenning with Shackle 2013, Andrews 2013). A study of The Stockwell Arms, West Stockwell Street, was published in the *Essex Transactions* in 2014 (Stenning 2014). I put all my sketches and notes on medieval shops into a book with Richard Shackle, *Medieval Shoppes and their Immediate Successors*, published in 2016 (Stenning and Shackle 2016). *The Historic High Street 1100–1700*, with Richard Shackle and Jane Greatorex, was published by Colchester Civic Society in 2018 (Stenning with Shackle and Greatorex 2018). More recently, I have been studying Colchester Castle, a return to my first passion.

DEDICATION

This volume is dedicated to the memory of Richard Shackle, who passed away in 2018. Richard recorded, and published articles about, many of the buildings in this corpus, while facilitating and enthusing many people in the study of Colchester's past.



SUMMARY AND INTRODUCTION

Jess Tipper

This corpus brings together timber-framed buildings that have been recorded in the town over the last 40 years. In all, just over 100 timber-framed buildings and / or building complexes are presented, a large sample of medieval and early post-medieval buildings in the town; some comprise multiple buildings or structures, so the actual number of buildings recorded is slightly higher, while others comprise small surviving fragments of buildings (TABLE 1, FIGURES 1–2). These are a vital source of evidence for elucidating the social and economic history of Colchester, and for understanding individual and communal identities within the town.

The date range of the buildings recorded here span the late medieval (1349–1540) and early post-medieval (1540–1700) periods, with one exception (3–4 Eld Lane, corpus no. 26) dating probably from the 18th century. Of these, 85 are designated heritage assets, otherwise known as listed buildings; 91 designated assets in total have been surveyed, because four of the building complexes incorporate two designated assets and one (Tymperleys, 7–9 Trinity Street, corpus no. 93) incorporates three.³ Two are Grade I listed buildings (The Red Lion Hotel, 43 High Street and Holy Trinity Church; corpus nos. 32 and 97), 12 are Grade II* (including The Siege House, 73–5 East Street and Rebow House, 58, 60 and 62 Head Street; corpus nos. 24 and 31) and 71 are Grade II listed buildings. Eight are locally listed heritage assets.⁴ The corpus also includes the timber roofs of three stone churches (St Leonard's, Trinity and St Martin's; corpus nos. 54, 97 and 107) and a brick chapel (Audley Chapel adjoining St Michael's; corpus no. 2).

The majority of the buildings (both designated and undesignated) are recorded as individual monuments in the Colchester Historic Environment Record (formerly the Urban Archaeological Database).⁵ Some have been previously published (for example, Stenning 2013a, b and c). However, for many this is the first time any information has been published, and the corpus brings together the information for all of them in a single volume.

The buildings have been recorded as opportunities presented themselves to one or both of the main authors, Dave Stenning and Richard Shackle – usually during renovation works but also through determined door-knocking. The level of structural analysis varies considerably between the buildings presented here; some have been recorded in detail but a number only cursorily from the street as internal access was not possible. In other cases, buildings have been sub-divided and are in multiple ownership or occupancy, and access has been permitted to only part of a building. For example, the roofs of The Siege House, 73–5 East Street (corpus no. 24) and The Marquis of Granby, 24 North Hill (corpus no. 66) were not surveyed and, consequently, they are not discussed. Several others have been already published by other specialists, for example, Angel Yard, 133–4 High Street (corpus no. 41) and New Market Tavern, Middleborough (corpus no. 59) (Shimmin and Carter 1996; Brooks and Crummy 1984).

The buildings have long and complex histories, with additions, alterations and divisions (and partial demolition)

throughout the ensuing centuries, with different parts of buildings dating to different (parts of) centuries. This has also resulted in a wide variety of urban building forms. Their survival points to the adaptability of these buildings to meet the changing social and economic needs, and cultural identities, of their occupants. This makes their study challenging and also stimulating. In many cases the evidence is subtle, and buildings are indicated by only partial frames – empty mortices are indicative of missing timbers. Others have been heavily renovated. Internally, frames are often hidden beneath plaster and/or furniture and only a small number were recorded during extensive renovations, when their frames were exposed for repairs. Inevitably, in some cases it is difficult to be certain about the form, use of space and/or chronological development of the building (or building group).

Only a small number of the buildings have been the subject of below-ground archaeological investigation and this category of evidence is not discussed in detail in this corpus. The archaeological evidence, however, clearly indicates that all of these buildings had earlier origins, and, in all probability, it is likely that many others recorded in the corpus also had earlier origins. Archaeological investigations by Colchester Archaeological Trust at 60–5 East Street (corpus no. 23) identified occupation layers dating to the late 12th to early 13th centuries, predating the earliest surviving building in the complex that is dated to the mid-14th century (Orr 2005, 10). Similarly, excavations at Angel Yard, 133–4 High Street (corpus no. 41), defined four main building phases dating from c.1300 / 1350 onwards; the standing building was identified as the third main phase (3c, c.1600 / 1650). As well as the main buildings, the remains of various other earlier associated structures and yard features were defined, surviving only as archaeological remains (Shimmin and Carter 1996, 42–57). Similarly, excavation on the site of New Market Tavern, Middleborough (corpus no. 59), defined two earlier medieval phases of occupation, beginning in the 14th century and predating the standing building that dated to c.1500 (Brooks and Crummy 1984, 199–200).

The description of each building as well as the isometric drawings have been produced and hand drawn by Dave Stenning, supplemented by measured elevations by Richard Shackle. The buildings have been plotted on the First Edition 1:500 OS map of the town (1875); this is a best fit as it is often problematic to identify the location of frames with great accuracy (FIGURE 2). They are presented in alphabetic and numeric order of street / road; each building / building complex has then been assigned an individual corpus number (for example, The Red Lion Hotel, 43 High Street, is corpus no. 32). Current commercial tenants are also listed, although these tend to change quite frequently (and a number of the buildings presented here have changed names several times while the corpus has been compiled). Rodger Tamblyn photographed all the buildings for this corpus during 2019.

Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
1	30 Barrack Street, The Bugle Horn Public House (demolished 2008)	Barrack Street	17th century			front	two	shop?	
2	Audley Chapel, St Michael's Church, Berechurch Hall Road	Berechurch Hall Road	c.1530	II*	1123672				
3	13 Church Street, Parts A and B	Church Street	15th century? (Part B)	II	1168665	side (on to Church Street)	two (Part B was possibly three)		
4	All Saints Court, Culver Street East (demolished 1939)	Culver Street East	late 15th century?			no	one	cellar	
5	1 East Bay	East Bay	c.1600	II	1337711	front	two		
6	2 East Bay, Portreeve's House	East Bay	mid 15th century?	II	1337711	front	two	shop; rear external gallery?	
7	8 East Hill	East Hill	mid 17th century	II	1168372	front (double jetty?)	three?		
8	16–17 East Hill	East Hill	c.1420? cross-wing (no. 16), early-mid 17th century hall (no. 17)	II	1123651	front	two	shop?; hipped with gablet to rear of cross-wing	horned jetty bracket on No. 17 (part of adjoining building)
9	29 East Hill	East Hill	c.1690–1720	II	1337713 (nos. 29–33)	front	two		decorative jetty brackets
10	35 East Hill, Naka Thai Restaurant	East Hill	mid 17th century	II	1123655	front	two		horned jetty brackets
11	36–7 East Hill	East Hill	early-mid 17th century	II	1337714	front	two		horned jetty brackets (No. 37)
12	38–9 East Hill	East Hill	c.1420s (Part A)	II	1168407	front (Parts A & C) and side (Part D)	two	shop (Part C)	

TABLE 1: List of buildings, in alphabetic order of street, recorded in the corpus

Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
13	47 East Hill, Masons	East Hill	17th–18th century?	II	1168413		two		
14	50–1 East Hill	East Hill	16th century	II	1337715	front	two		
15	70 East Hill, The Goat and Boot Public House	East Hill	15th century? (inserted 16th century floor)	II	1123658	front	two		
16	30 East Stockwell Street, Peake's House	East Stockwell Street	late 16th century (Parts B–C) (late 14th century demolished cross-wing, Part A),	II	1123634	front	two		
17	38 East Stockwell Street	East Stockwell Street	c.1600	II	1168623	front	two		
18	24 East Street, Charlie's Bar	East Street	late 14th century?	II	1123619	front	two	shop	
19	28 East Street	East Street	mid-late 17th century frontage, 15th century? kitchen to rear	Local List		front	two (the rear kitchen has one open and one floored bay)	rear kitchen	
20	29–33 East Street	East Street	early 16th century (east cross-wing), early-mid 17th century (main part); earlier short jettied range to rear at west end	II	1123620	front	two		
21	36–7 East Street	East Street	15th century?	II	1123621 (no. 36), 1123622 (37)	front	two		
22	59 East Street	East Street	late 16th century?	II	1123625	front	two		
23	60–5 East Street, formerly Charles Brown & Sons	East Street	mid 14th century (Part B and rear wing of Part C), 15th century (Part A), 17th century (Parts C–D)	II	1168530 (nos. 60–1), 1123626 (62–5)	front. Part A has front and rear jetties; the rear, earliest part of C has a side jetty	two (the gateway is three)	shop? (Part C), gateway (Part A)	horned jetty brackets (Part D)

Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
24	73–5 East Street, The Siege House	East Street	15th century (Part A), late 15th century? long-wall jetty building (Part B); early 16th century (block to east)	II*	1123627, 1123628 (rear wing)	front and side. Block to the east has front and rear jetties	two	shop (block to east)	carved capitals on front
25	The Rose and Crown Hotel, East Street	East Street	early 14th century (Part A), 15th century? (Part B), mid 16th century (Part C)	II	1123624	front (Phases 2 and 3)	one (Phase 1 aisled hall), two (Phase 2 & 3)		
26	3–4 Eld Lane	Eld Lane	18th century?	Local List			two		
27	42 Eld Lane, The Purple Dog Public House, formerly The Clarence Inn	Eld Lane	late 16th century?	II	1123526 (The Clarence Inn)	front and side (street corner)	two	shop?	
28	Rear of 25 Head Street, Parts C and D, Bedford and Viet Kitchen	Head Street	c.1550 (Part C), 16th century (Part D)			side (Part D)	one (Part C), two (Part D)		
29	40 Head Street (demolished 1985)	Head Street	16th century			side	two		
30	54 Head Street (gable brackets)	Head Street	c.1600–1620	II	1123596	rear (probably front as well but not surveyed)	two		grotesque figurative jetty brackets to rear
31	58, 60 and 62 Head Street, Rebow House	Head Street	AD 1370–80 (dendro dates for cellar), 15th century door, c.1700 rebuild	II*	1337728	front	two		
32	43 High Street, The Red Lion Hotel	High Street	c.1481–2 (AD 1475 (dendro dates)	I	1123599	front (double jetty)	three		elaborate decoration on frontage
33	45–7 High Street, Robert Dyas	High Street	pre 1500 cellar, 17th century	II	1123600		three		

Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
34	63 High Street	High Street	late 15th century?	II	1123602	front	two		
35	Rear of 68 High Street	High Street	16th century						
36	73–4 High Street, The Minories	High Street	15th century (Part A), early 16th century? (Part B)	II*	1123607	front		shop?	
37	112 High Street, Wimpey Bar	High Street	early 15th century	Local List		front (double jetty)	three	shop	
38	115 High Street, The George Hotel	High Street	AD 1394–96 (dendro dates for cellar), late 15th century? (open hall)	II*	1123614	front and side (double jetty) (street corner)		shops	
39	118 High Street, El Guaca	High Street	c.1510?	II	1123615	front (double jetty)	three	shops (pair)	
40	120 High Street, The Yummy Grill	High Street	15th century?						
41	Angel Yard, 133–4 High Street (demolished 1987)	High Street	mid 17th century jetty brackets			front	three	shops (pair)	decorative jetty brackets?
42	136 High Street, Bill's	High Street	15th or 16th century	II	1230386	front (rear part also has side jetty)			decorative jetty brackets?
43	Corner of High Street/ West Stockwell Street (demolished 1897–8)	High Street	late 16th century			front and side (street corner)			decorative dragon post
44	152 High Street, Fenwick, formerly Williams and Griffin (demolished 2014)	High Street	15th century			front (double jetty)	three	shop?	
45	Winsley House, High Street	High Street	mid 17th century?	II	1337733				
46	80 Hythe Hill	Hythe Hill	16th century?	II	1337756	front	two		carved capitals on front

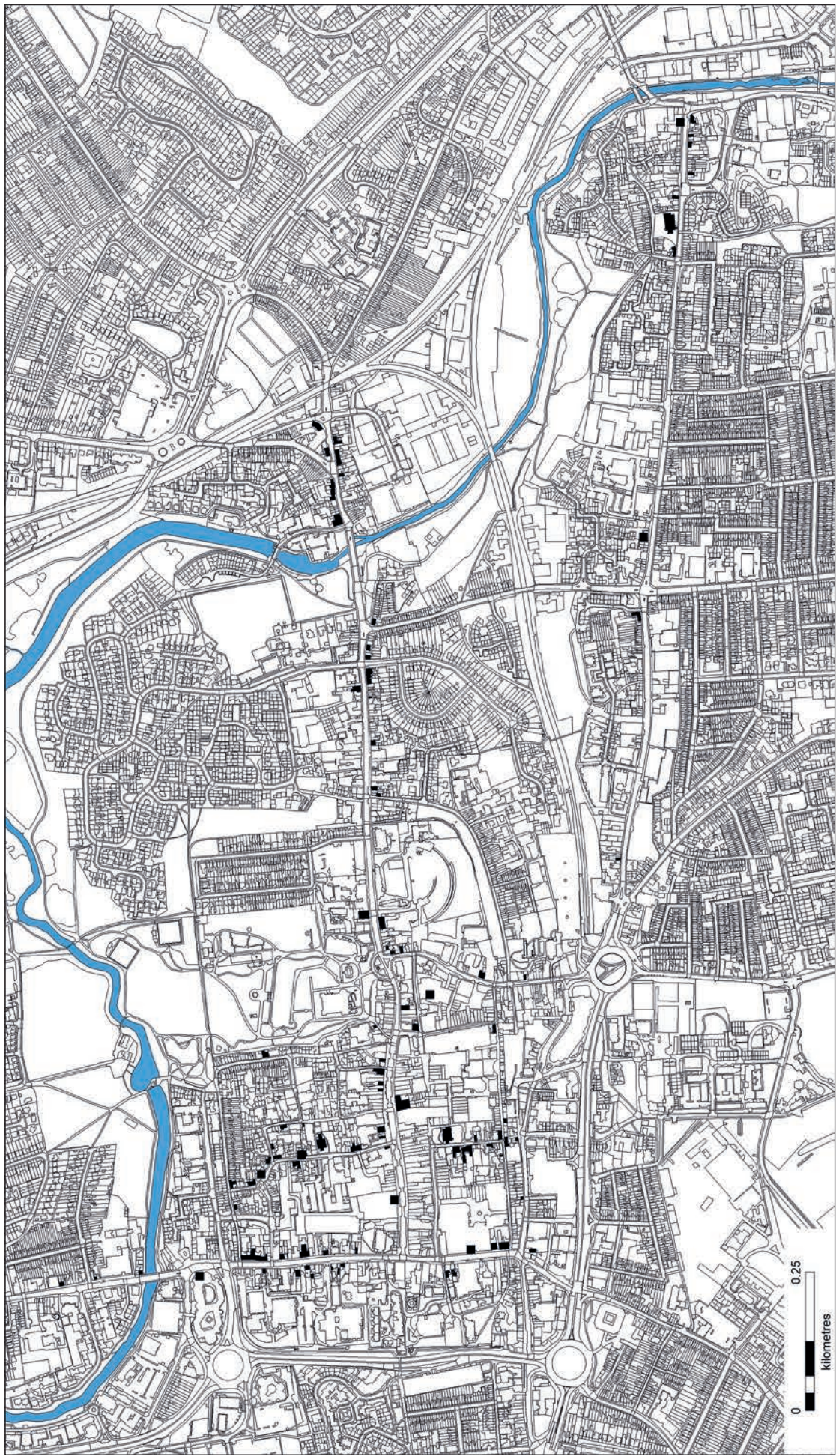
Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
47	88 and 90 Hythe Hill	Hythe Hill	15th century cross-wing, early 16th century unjetted range, late 16th century rear building	II	1123574	front	two	shop	
48	93 Hythe Hill	Hythe Hill	15th century	II	1337757	front	two	shop	
49	98 Hythe Hill	Hythe Hill	14th century	II	1123576 (nos. 98–9)	front	two	shop (coffin door)	
50	South East Corner of 99 Hythe Hill	Hythe Hill	17th century	II	1123576 (nos. 98–9)	front	two		
51	101–02 Hythe Hill, The Perseverance Inn (demolished 1910)	Hythe Hill	15th century			front and side of rear part	two		
52	127 Hythe Hill	Hythe Hill	late 16th century	II	1337759 (nos. 126–7)	front	two plus attic storey (with upper crucks)		
53	133 Hythe Hill	Hythe Hill	16th century, 17th century wing	II	1337720 (Tudor Cottage)	front	two		
54	St. Leonard's at the Hythe Parish Church	Hythe Hill	c.1500, 14th century? parvis chamber	II*	1123578				
55	37 Long Wyre Street (corner with Eld Lane), Beresfords	Long Wyre Street	c.1400	II	1337745 (nos. 33–7)	front and side (street corner)	two plus attic storey	shops (two coffins doors)	
56	110–11 Magdalen Street, Spectrum Security Systems Ltd and formerly The Lighthouse Café	Magdalen Street	15th century	II	1123552	front and side (street corner)	two	shop? kitchen? (Part C)	
57	187 Magdalen Street	Magdalen Street	15th century	Local List		front	two		
58	23–3A Maidenburgh Street	Maidenburgh Street	mid 17th century	II	1337749	front	two		
59	28 Middleborough, New Market Tavern (demolished 1978)	Middleborough	c.1500			front	two		

Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
60	3–7 Museum Street, Mamma Mia	Museum Street	17th century	II	1123566		two		
61	2 North Hill, The Noodle Bar	North Hill	early 15th century?	II	1337754	front	two		
62	9 North Hill	North Hill	15th century?	II	1337775		one		
63	13–15 North Hill, formerly The Haunt and Studio Cellini	North Hill	15th century (17th century Part D)	II	1337776	front (Part D) and side (rear range C)	two	rear shop? gateway	
64	18 North Hill, Attwells Solicitors	North Hill	c.1500?	II	1123532 (nos. 17, 18, 18A–B)	front	two		
65	22–3 North Hill, House of Angels Tattoo Parlour and The Beauty Boutique	North Hill	16th century?	II	1337778	front and side (rear extension)	two		
66	24–5 North Hill, The Marquis of Granby Public House	North Hill	c.1500–1520	II*	1123534	front, rear wing jettied on both sides	two		figurative brackets in rear wing
67	26–9 North Hill, Alanya and TaxAssist Accountants	North Hill	15th century (late 16th century inserted floor inserted into Part D)	II	1123535	front and side (street corner)	two		
68	37 North Hill, Pirates & Princesses Toy Shop	North Hill	early 16th century	II	1337779	front	two	shop?	
69	46 North Hill	North Hill	mid 17th century	II	1123536	side (front doesn't survive)	two		horned jetty and gable brackets
70	47 North Hill	North Hill	c.1600	II	1337740	side (front doesn't survive)	two		grotesque figurative brackets
71	49 North Hill, David Morgan Jones Solicitor	North Hill	18th century	II	1123537				
72	51 North Hill, rear of North Hill Hotel	North Hill	15th or early 16th century	Local List		(the 17th century cross-wing is jettied)			

Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
73	55 North Hill	North Hill	16th century?	II	1123538 (The Old Cock and Pye Inn)	both sides (front doesn't survive)	two		
74	Rear of 56a North Hill, Cock and Pie Court	North Hill	mid 17th century	II	1123538 (The Old Cock and Pye Inn)	side (front doesn't survive)	two		
75	57 North Hill, LSR Solicitors	North Hill	16th century?	II	1306593	front	two		
76	27 North Station Road, Kare Plus	North Station Road	15th century	II	1110913 (nos. 25 and 27)	front	two		
77	45 and 47 North Station Road, Bar B Q House and The Beauty Spot	North Station Road	late 16th century	Local List		front	two		
78	1 Riverside Walk, North Station Road	North Station Road	undated	II	1123543 (Riverside Cottages)		two	warehouse?	
79	13 and 15 Northgate Street	Northgate Street	17th century	II	1123568	front	two		
80	54 Priory Street	Priory Street	mid 17th century	II	1123546 (nos. 53–4)		two		
81	3 Queen Street	Queen Street	c.1500?	II	1337743	front (double jetty)	three		
82	7 Queen Street	Queen Street	14th century?	II	1123547 (nos. 7 and 9)	front	two	shop (coffin door)	
83	39 and 41 Queen Street, Feathers Hair Salon	Queen Street	16th century (Parts A and B), late 16th century (Part C)	II	1169371	front and side (rear part of B)	two		
84	40 St Botolph's Street, Acropolis Greek Gyros	St Botolph's Street	early 17th century?	Local List		front?	two		figurative eaves brackets
85	1 St John's Street, The Fox and Fiddler Public House	St John's Street	c.1630s	II	1123511 (Headgate Hotel)	side (front doesn't survive)	two		decorative jetty brackets

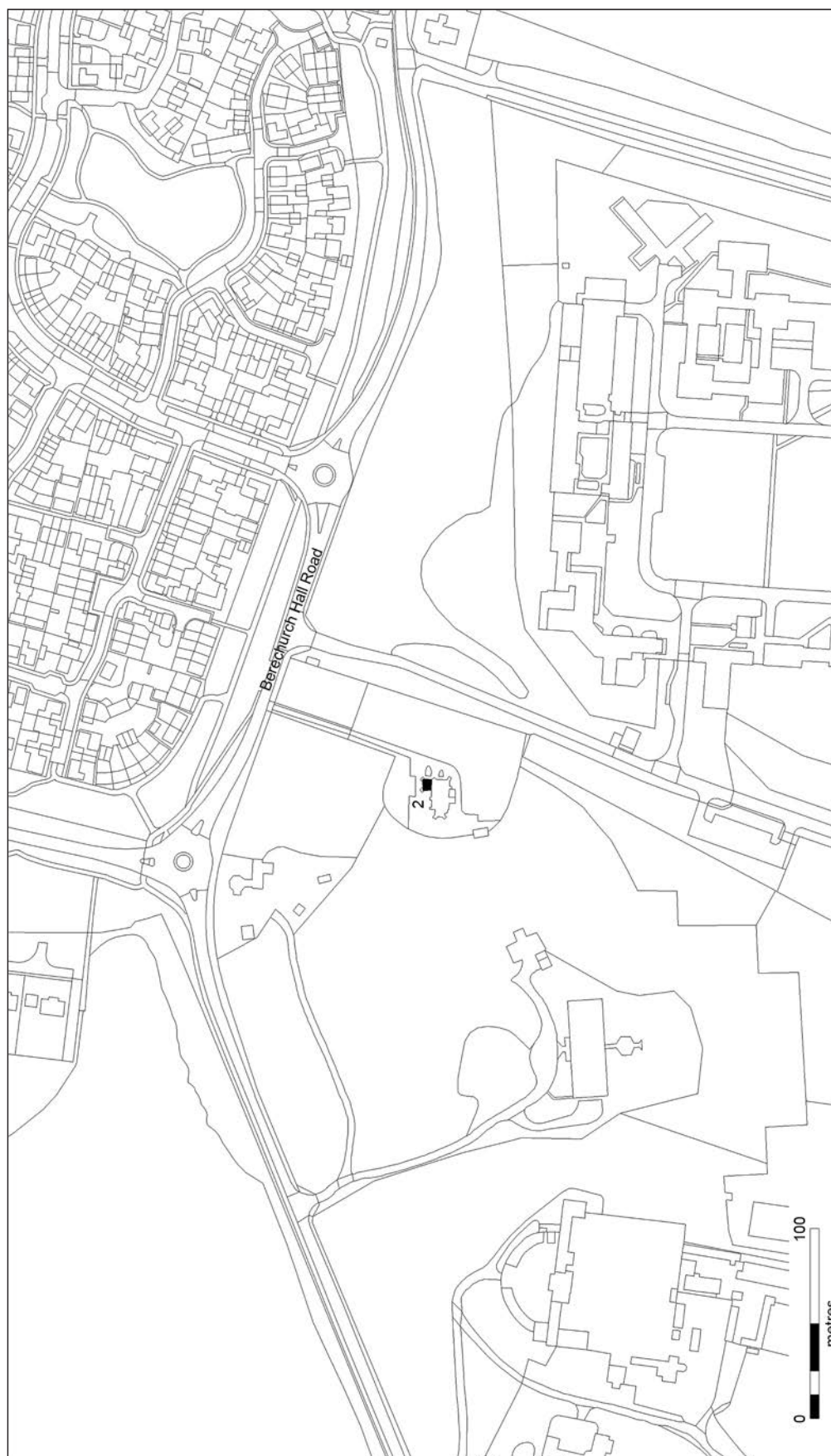
Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
86	44 St John's Street, Cardomon Tea Lounge	St John's Street	c.1700	II	1337768 (nos. 41–4)				
87	5–6 St Nicholas Street, formerly Jacks	St Nicholas Street	mid 15th century (Part A), early 17th century (Part B)	Local List		front	two		decorative eaves brackets
88	4a Scheregate / 28a St Johns Street	Scheregate	late 16th century	II	1306530	front and side (street corner)	two	shop	decorative jetty and eaves brackets and dragon post
89	1–2 Sir Isaac's Walk, Timpson	Sir Isaac's Walk	15th century? (western cross-wing), 16th century (eastern cross-wing)	II	1169437 (6A–B Sir Isaac's Walk)	front	two	shop (coffin door)	
90	6 Sir Isaac's Walk	Sir Isaac's Walk	c.1500	II	1110912	front	two		
91	3 and 5 Stockwell	Stockwell	c.1500	II	1169541 (1–7)		two	workshop (arcaded)	
92	6 Trinity Street, Trinity House	Trinity Street	early 16th century?	II*	1337771	side (front doesn't survive)	two (possibly originally more)	rear shop?	
93	7–9 Trinity Street, Tymperleys Complex incorporating Tymperleys Tea Room, GfB, The Colchester Bookshop and The Art Café	Trinity Street	c.1400 (Part A), 15th century (Parts B and C), mid 16th century (Part D)	II* (no. 8), II (7, 9–10)	1123524 (no. 7), 1169553 (8), 1123525 (9–10)	front of Part C and side of B & D	two (an attic was added to B in the 17th century)	shop (Part C, 8 Trinity Street)	
94	12–13 Trinity Street, The Fleur de Lys, Icarus Hair Dressing and The Tree Room Centre	Trinity Street	c.1500?	II	1337772	front	two	gateway	
95	14 Trinity Street, Natural Health & Beauty	Trinity Street	late 15th or early 16th century (Part A), early 17th century (Part B)	II	1169562		one (Part A), two (B)		

Corpus No.	Building	Street	Dates from	Designation	NHLE designation no.	Jetty	Storeys	Function/features	Decorative brackets/features
96	26 Trinity Street, formerly Eclettico	Trinity Street	early 17th century	II	1123527	front	two plus attic storey		
97	Holy Trinity Parish Church, Trinity Street (porch roof)	Trinity Street	15th century?	I	1169575				
98	3–6 West Stockwell Street, Sparlings Solicitors	West Stockwell Street	15th century; AD 1429–30 (dendro dating)	II*	1110922	front	two	shop	decorative capitals
99	13 West Stockwell Street	West Stockwell Street	mid 15th century? (17th century? rear extension)	II	1110926	front	two		
100	14 West Stockwell Street	West Stockwell Street	c.1600			front	two		decorative jetty brackets
101	18 West Stockwell Street, formerly The Stockwell Arms	West Stockwell Street	15th century	II	1110927 (Stockwell Arms Inn)	front and side (street corner)	two	shop (Building B)	decorative dragon post
102	19–21 West Stockwell Street	West Stockwell Street	15th century	II	1110928 (19–21)	front	two	?Wealden-style house (Part B)	
103	Buildings to the north-west of 21 West Stockwell Street (demolished in the 1970s)	West Stockwell Street	15th century?			front, Part A was jettied to front and rear	two		
104	29–31 West Stockwell Street	West Stockwell Street	c.1630	II*	1110929	front	two		decorative jetty & eaves brackets
105	35 West Stockwell Street / 21 Northgate Street	West Stockwell Street	late 17th century	II	1123569		two		
106	55–6 West Stockwell Street / 2 Walters Yard	West Stockwell Street	c.1400 (No. 55), 15th century (Parts A and B), c.1500 (Part C)	II	1110932 (Nos. 53–5), 1110933 (No. 56)	front and side (Part A is jettied onto Walters Yard)	two	shops (No. 56 Part B & No. 55)	
107	St. Martins Parish Church, West Stockwell Street	West Stockwell Street	14th century (chancel roof)	II*	1337393				

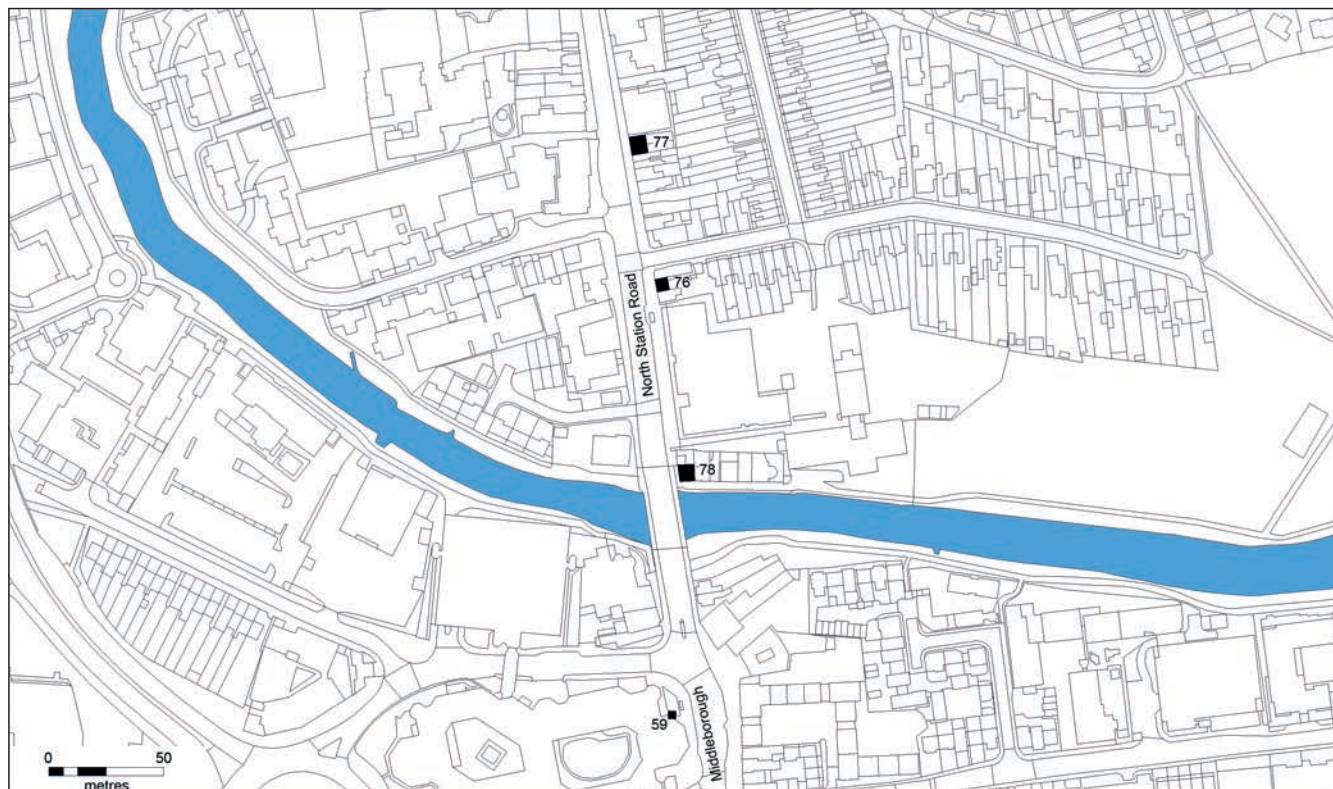


FIGURES 1a–k: Location of buildings recorded in the corpus in relation to the current map of Colchester. © Crown Copyright (2021) and database rights Ordnance Survey. Licence number 10001 4800. See TABLE 1 for concordance for corpus numbers

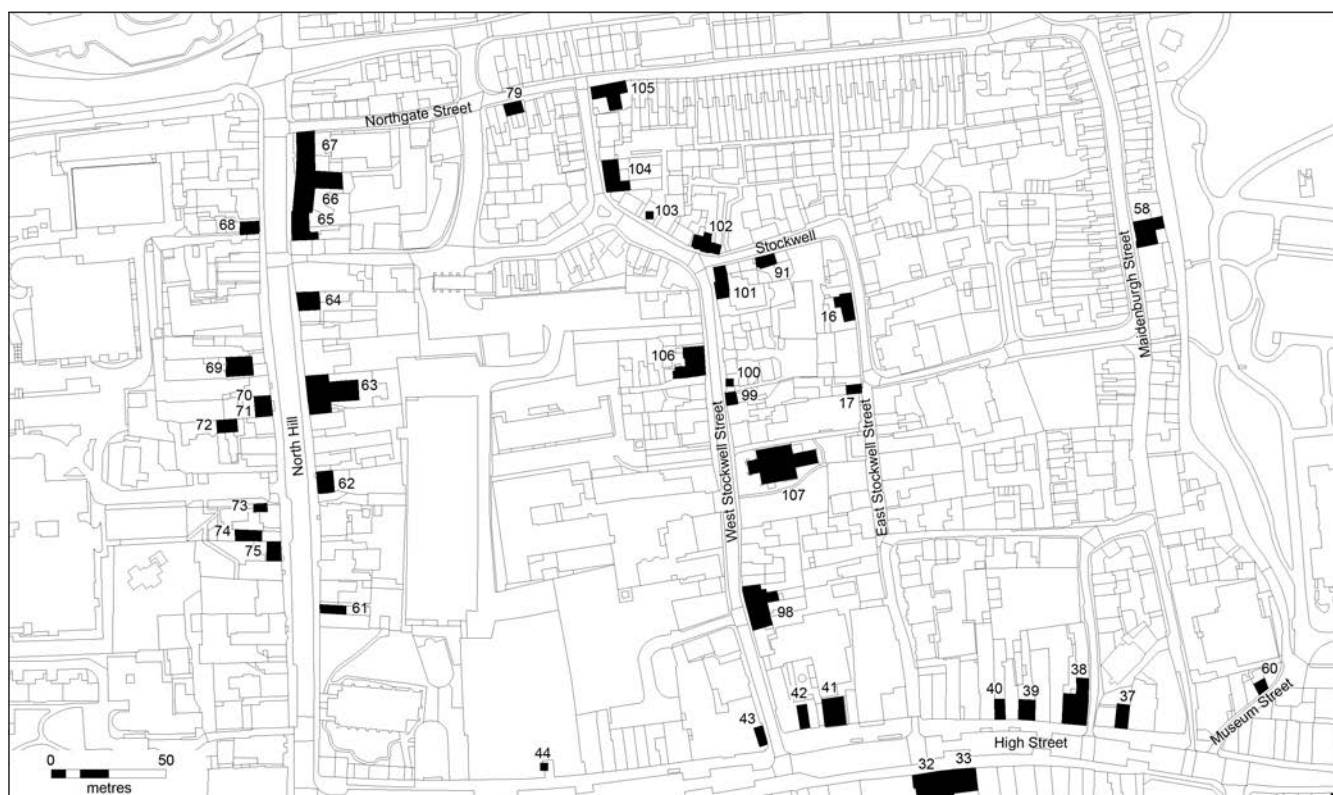
a. Town centre, including East Street, Hythe Hill and North Station Road, but excluding Berechurch Hall Road



b. Berechurch Hall Road



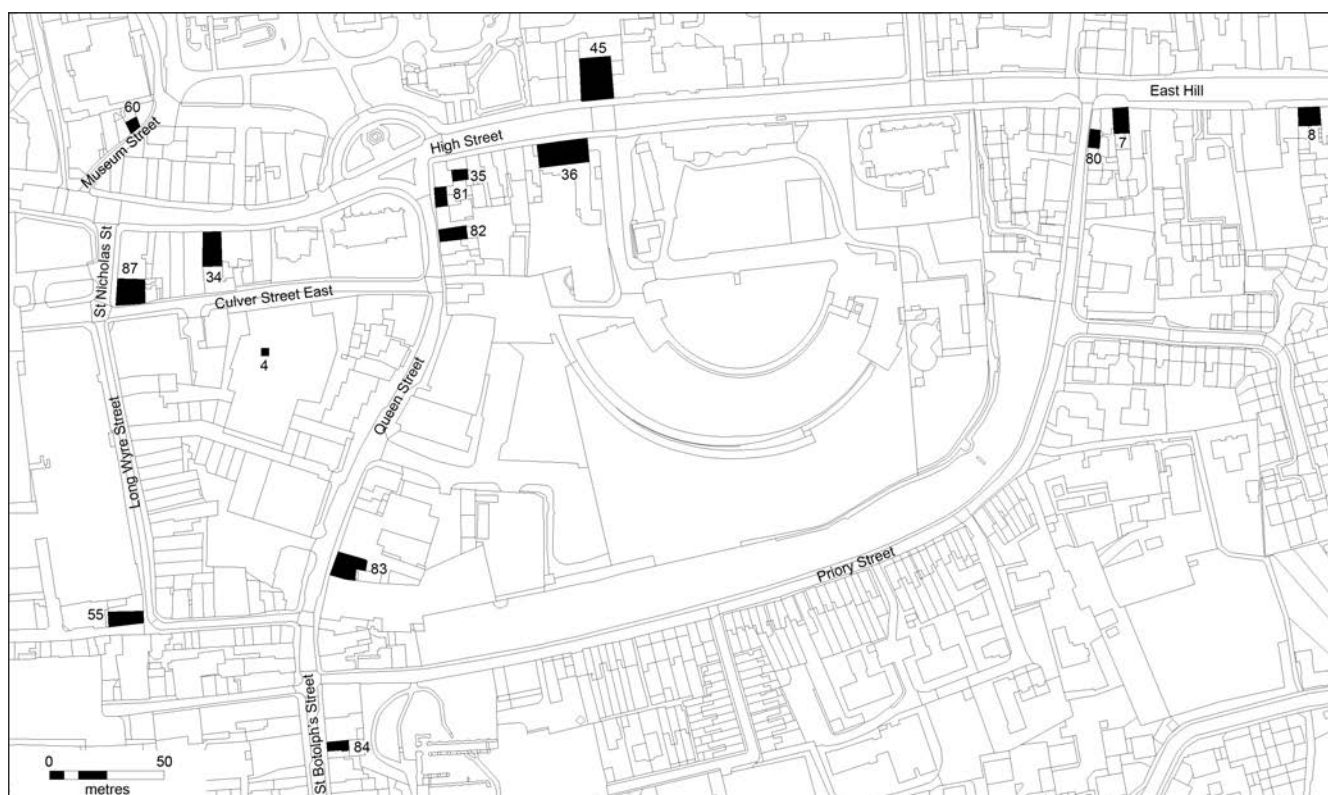
c. Middleborough, North Station Road



d. East Stockwell Street, High Street (west), Maidenburgh Street, Museum Street, North Hill, Northgate Street, Stockwell, West Stockwell Street



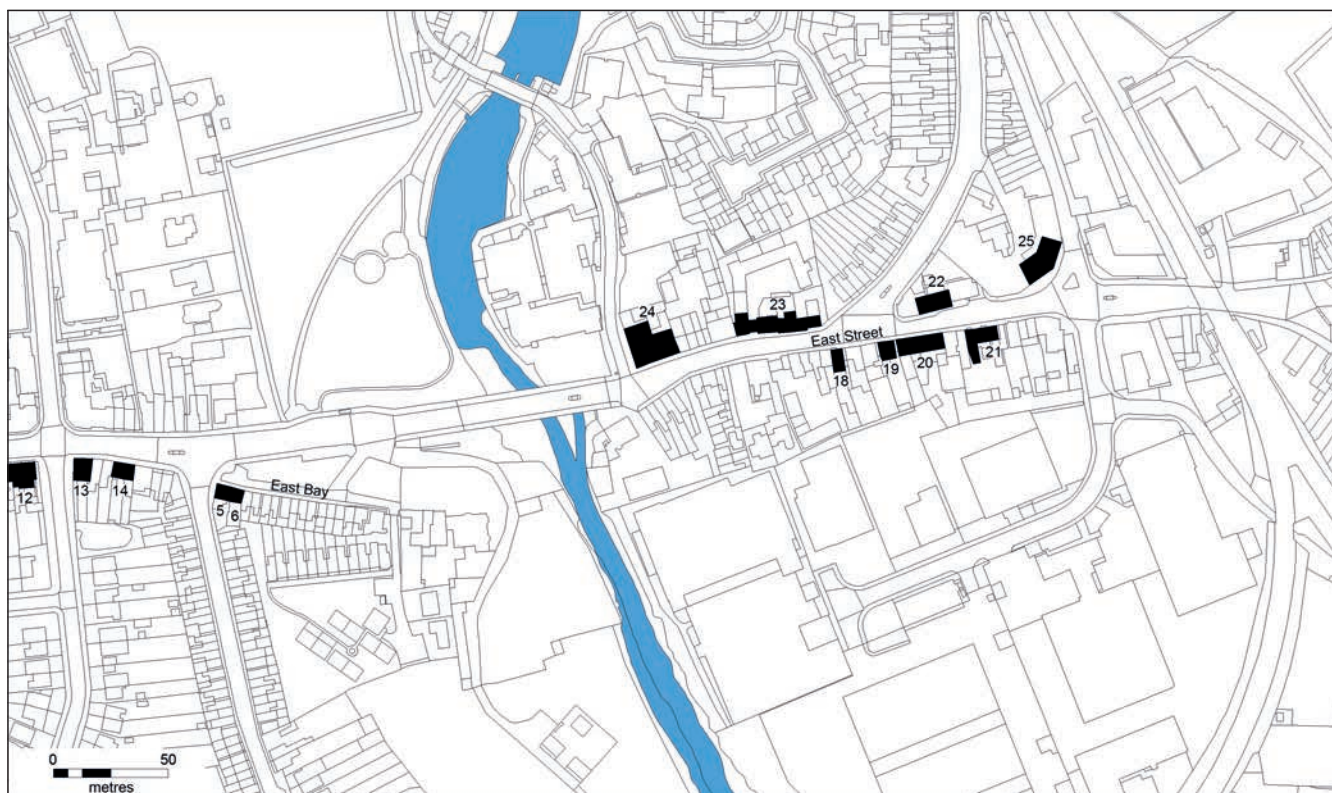
e. Church Street, Culver Street East, Eld Lane, Head Street, High Street (west), Long Wyre Street, St John's Street, St Nicholas Street, Scheregate, Sir Isaac's Walk, Trinity Street



f. Culver Street East, East Hill (west), High Street (east), Long Wyre Street, Museum Street, Priory Street, Queen Street, St Botolph's Street, St Nicholas Street



g. East Bay, East Hill



h. East Bay, East Street



i. Magdalen Street



j. Barrack Street



k. Hythe Hill

In addition, old images (the earliest dating from c.1860) held in the collections of Ipswich and Colchester Museums, have been reproduced to show how some of the buildings and street scenes have been altered in the last 100 or so years.

Christopher Thornton has written an introductory chapter, providing an account of the town's development through the period of study provided by the buildings, including the demographic history, economic fortunes, social structure and topographical development. His account summarises and interprets a number of key historical and archaeological studies, but no new research has been undertaken. Similarly, no new documentary research has been undertaken for individual buildings recorded in this corpus, and this is a potential area for future research.

As part of the study, Martin Bridge (Oxford Dendrochronological Laboratory) undertook dendrochronological work in 2016 on five of the most significant buildings in the town (corpus nos. 31, 32, 38, 93 and 98), and the results are discussed here. Felling dates were established for four of these (corpus nos. 31, 32, 38 and 98), from the late 14th and 15th centuries, and these are the first absolute dates to be established for vernacular buildings in the town.

Nine of the buildings presented in the corpus have been demolished, the majority during the first half of the 20th century, although two (the Bugle Horn, 30 Barrack Street, and 152 High Street; corpus nos. 1 and 44) have been lost in the last 20 years. Most of these, as well as several recorded by other specialists and summarised in the corpus, were not observed first-hand by the principal authors.

Many other timber-framed buildings in the town centre, where redevelopment pressure has been greatest, have been

lost in the last century without any detailed recording. For example, seven (out of 19) buildings recorded in 1922 on West Stockwell Street alone (RCHME Monument nos. 51 (rear part), 87, 89, 90, 91, 94 and 95) have since been demolished (RCHME 1922). Although the greatest damage to the early building stock was carried out from the late 19th century onwards, demolition and change was not a new phenomenon. As with any densely occupied, prosperous and long-lived settlement, buildings have been routinely altered, extended, demolished and replaced as need, fashion and function changed, as well as ownership. In some instances, entire groups of buildings have been removed.

The 1648 Siege of Colchester resulted in serious physical damage to the town. The VCH⁶ (1994, IX, 105) records John Rusworth's account of how 'eyewitnesses at the end of the siege described 'many fair houses' and 'fair streets... of stately houses' burnt to ashes.' In March 1649 at least 193 tax-paying houses were still derelict while many poorer houses were also destroyed (see also Thornton, this volume). The 1884 Earthquake caused only limited damage in the town, relating mainly to the collapse of brick chimney stacks (and the damage caused to roofs by their collapse). It is recorded, for example, that the chimney stack of The Marquis of Granby, 24 North Hill (corpus no. 66), caused injury as it collapsed through the roof (Meldola and White 1885, 46). Relatively little damage was caused to the town's historic buildings during WWII, and to buildings on the streets surveyed in the corpus (Phillips 2004, 113). Hervey Benham recorded that damage was done to houses in East Street in an air raid in August 1943, but the extent of any damage is not mentioned (Benham 1945, 51).



FIGURES 2a–l: Location of buildings (in some cases approximate only) in the corpus on the 1 to 500 OS town maps of Colchester town (1875). See TABLE 1 for concordance. Reproduced courtesy of the National Library of Scotland and by kind permission of the Syndics of Cambridge University Library (Map, Colchester 1:500 OS maps, 1:500 120in (first edition, 1875–6) OS map of Colchester, Essex, sheets XXVII.12.7, XXVII.12.4, XXVII.12.9 and XXVIII.9.11)

a. (above) Barrack Street and Magdalen Street (east)



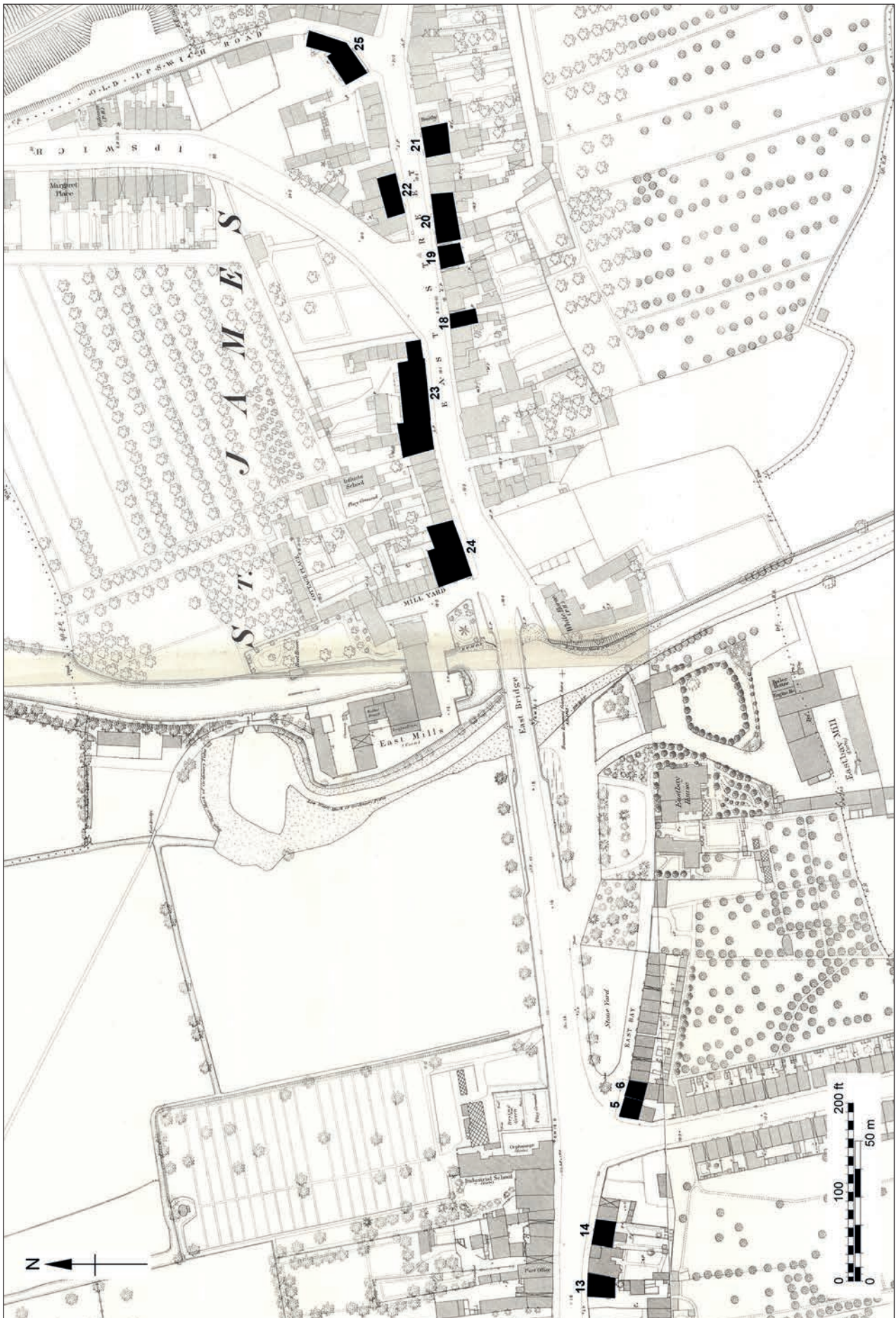
b. High Street (east), Maidenburgh Street and Museum Street'.



c. East Bay and East Hill



d. East Stockwell Street, Northgate Street, Stockwell and West Stockwell Street



e. East Bay and East Street



f. Church Street, Eld Lane, Head Street, St John's Street, Scherergate, Sir Isaac's Walk and Trinity Street



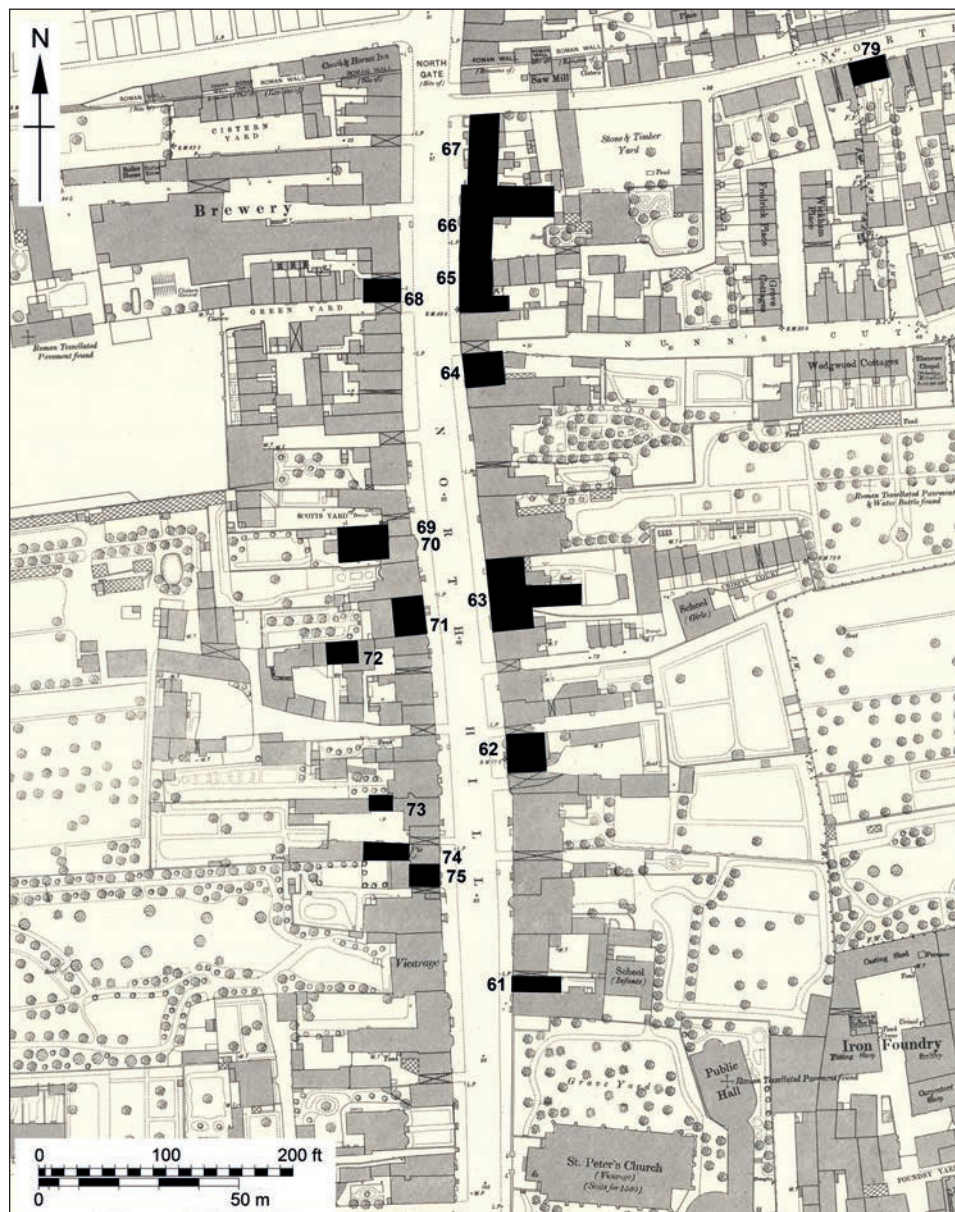
g. High Street (west)



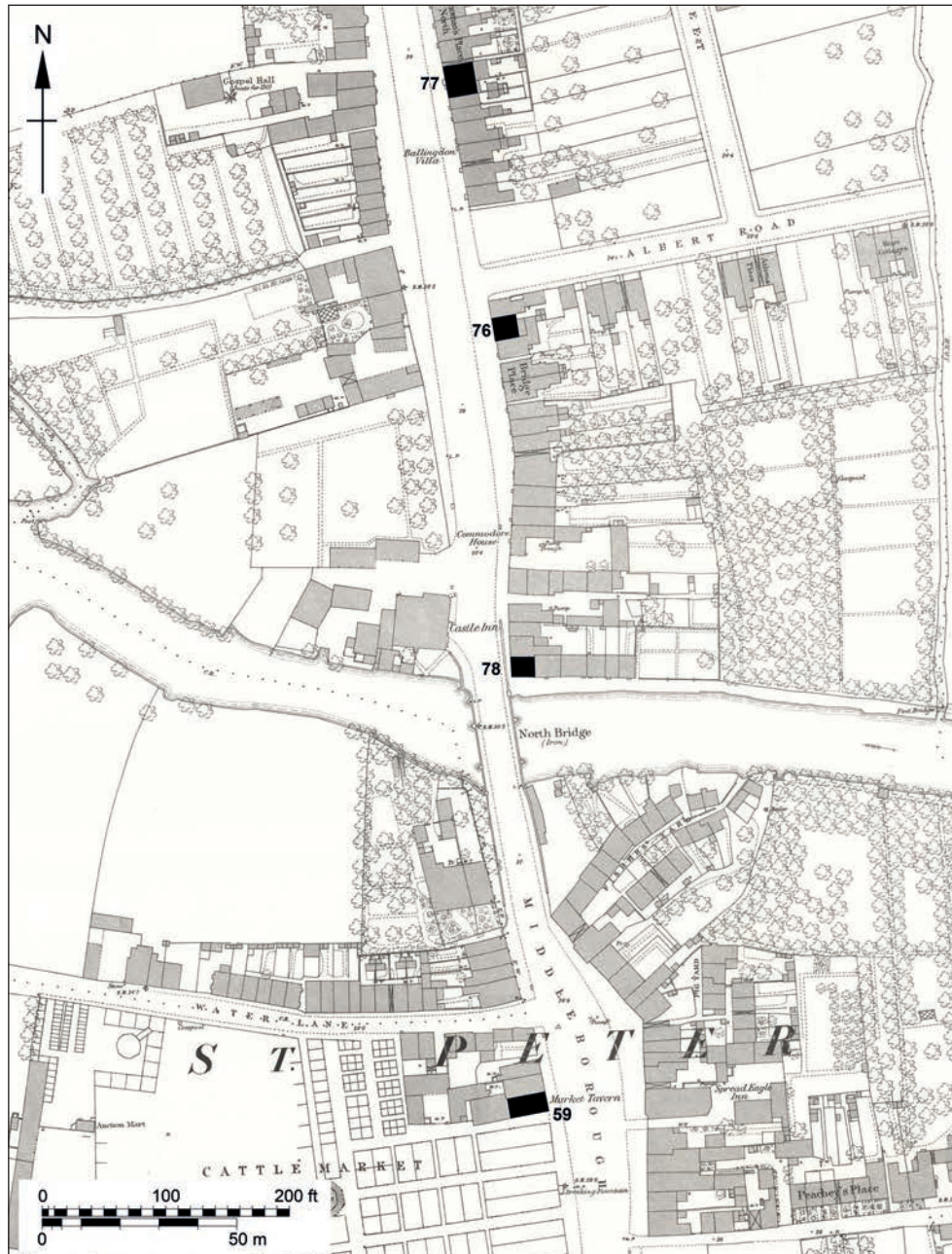
h. Hythe Hill



i. Magdalen Street (west)



j. North Hill and Northgate Street



k. North Station Road and Middleborough



1. Culver Street East, Long Wye Street, Queen Street, St Botolph's Street and St Nicholas Street

In February 1944, incendiary bombs caused extensive damage in the St Botolph's part of town and the blaze was reportedly visible from as far away as Bury St Edmunds (Benham 1945, 59–60). Fourteen properties were destroyed and 99 badly or seriously damaged in this incident. In total, within the wider town, 50 houses were total destroyed and 1,750 were damaged during WWII (Benham 1945, 87).

It is only relatively recently, since the second half of the 20th century, that there has been any constraint on development requiring the conservation of buildings of special architectural and historical interest (listed buildings). Several examples of timber-framed buildings that have been lost will suffice below; three on the High Street and one on Hythe Hill; none of these is recorded in the corpus.

In the mid-18th century, Philip Morant recorded a building on the High Street, on the corner with Pelham's Lane (Morant 1768, Vol. 1, Book III, 191–3). He stated the frontage of the building was timber-framed, 'no older than the 14th or beginning of the 15th century. However, the back, or southern, part of the same was built of a mixture of Roman brick and stone, with arched passages, in the same manner as the under-part of the Mote-hall. This, according to tradition,

was built by, and the residence of, Eudo Dapifer, towards the end of the eleventh century, in the reigns of K. William I and II' (Morant 1768, Vol. 1, Book III, 191).⁷ Morant also discussed the authenticity 'of the famous date 1090, which hath so much exercised the heads and invention of the learned' (Morant 1768, Vol. 1, Book III, 191–3). The date was discovered on a timber in c.1650 when the 'old House was wholly taken down and rebuilt by the owner John Laurence'. In fact, the date is 1490 and relates to the rebuilding of the frontage in the late 15th century (Crummy 1981, 56–60).

In 1929, Gurney Benham published an article on 23–4 High Street; renovations revealed a decorated wall-plate with the date 1597 and an unidentified merchant's mark (RCHME 1922, Monument no. 24, 55; Gurney Benham 1929). The whole of 22–4 High Street was rebuilt in 1969 and, presumably, the late 16th-century building was demolished to make way for the new building. Colchester Archaeological Trust undertook a small excavation on the site in 2000 and uncovered the below-ground remains of a 15th or 16th-century structure with clay floors and a rubble wall, which are probably the archaeological remains of this (or an earlier) building (Period 7, CAT Building 196; Brooks 2001).

George Drummond Lovell, a professional photographer in the town, photographed many buildings prior to and during demolition in the 1920s and 30s. A good example is Frere House, 85–6 High Street, a two-storey (with attic) timber-framed building dating from the late 16th century, which was located between Hollytrees and East Lodge on the north side of the High Street (RCHME 1922, Monument no. 40, 58).

The building was demolished in 1935, following the gift of £10,000 in 1921 by Viscount and Viscountess Cowdray for the purchase of property around the Castle and extension of Castle Park; Hollytrees, immediately to the west and purchased at the same time, opened as a branch museum of 'bygones' in 1929 (Rudsdale 1960, 22; FIGURE 3).



FIGURE 3: Frere House, 85–6 High Street. Photographs taken by George Drummond Lovell, (above) before demolition in 1929 and (below) during demolition in 1935. The site of Frere House is now part of Hollytrees garden. Courtesy of Colchester and Ipswich Museums

91–2 Hythe Hill, on the east side of No. 93 (corpus no. 48), was demolished in 1967, probably as a result of fire damage. Photographs taken during the demolition show the fine moulded floor joist lying on the ground after the building had been dismantled; the beam was described by the RCHME in 1922, ‘carved with twisted-leaf foliage and a shield bearing the initials I. G. (or C.) and crescent, triangle and square’ (1922, Monument no. 183, 67; FIGURE 4). The photographs also show a distinctive brick fireplace revealed during the demolition, one of a small number in the county (Stenning 1989a, 96, *The Old Tobacco House*). The fireplace is crenelated and similar to the example from Little Badcocks Farm, Easthorpe; the latter was relocated to the Castle Museum and displayed (until refurbishment in 2014) within the

(also relocated) frame of All Saints Court, Culver Street East (corpus no. 4, Stenning 1989a, 96; FIGURE 32c). Almost certainly, many other interesting buildings have been lost over the centuries without any record; the earliest maps show that many of the street frontages were densely occupied with buildings, and the overwhelming majority would have been timber-framed.

The recording and interpretation of, often partial, timber-frames is reliant on the expertise of the specialists and it is to the benefit of Colchester’s heritage that Dave Stenning and Richard Shackle have been dedicated to the study of the town’s timber-framed buildings, in particular, over the last 40 years. They have made many of their discoveries accessible with frequent publications in the local journals. In 2016, Colchester



FIGURE 4: Demolition of 92 Hythe Hill in 1967, (top left) brick fireplace revealed during demolition, (top right) carved ceiling beam following demolition, and (bottom) view from across the street following demolition. Courtesy of Colchester and Ipswich Museums

Borough Council recognised the urgent need to document and collate this information, particularly for buildings recorded but not reported, and the Council has provided the funding for the current project. Additional funding for publication has been provided by the Essex Society for Archaeology and History, the Essex Historic Buildings Group and Colchester Civic Society. As a result of this generosity, the authors knowledge of Colchester's timber-framed buildings has been secured in this corpus. Dave Stenning's drawings will be archived with Colchester and Ipswich Museums. Richard Shackle's archive is lodged with the Colchester Archaeological Trust.

Errors and optimistic speculation will inevitably occur, and different specialists will no doubt offer different interpretations for the development of some buildings; with the exception of the nine that have been demolished, the buildings recorded in the corpus will be available for further study in the future. Perhaps hidden parts of their frames will be revealed to further inform the understanding of these buildings. Also, there are

other significant timber-framed buildings in the town, not recorded here, that may become accessible to other future specialists.

Like many historic towns, the preservation of Colchester's historic centre is far from complete, due to re-development pressures over the ensuing centuries. Therefore, it is important that the significance of the surviving timber-framed buildings – some of which are especially fine – is recorded. This corpus will ensure that the significance of the buildings documented here is identified at an early stage in the planning process and used to inform the appropriate conservation of timber-framed buildings in the town, if they come forward for potential future alteration.

The authors hope this corpus will enthuse a new generation of historic buildings students who will want to continue to record, interpret, promote and celebrate Colchester's timber-framed buildings.



1 THE HISTORICAL CONTEXT TO COLCHESTER'S TIMBER-FRAMED BUILDINGS, 1086–1801

Christopher Thornton

This chapter provides the broader context within which the study of timber-framed buildings in Colchester can be considered, summarising and interpreting a number of key historical and archaeological studies undertaken since the 1980s. The period covered extends from Domesday Book (1086) through to the census of 1801, but with a focus on the 14th to 17th centuries when most of the surveyed timber-framed structures were built. The account is divided into four sections or themes describing, in turn, the town's demographic history, economic fortunes, social structure and topographical development. In the latter section, some reference to the form and development of timber-framed buildings is included where it enhances understanding of the layout of the town. Each of these sections has been divided chronologically into the early medieval period (1086 to 1348), late medieval to the mid-16th century (1348 to c.1550) and mid-16th century to the turn of the 19th century (c.1550 to c.1800).

Two important studies about the medieval town, utilising the borough's rich documentary archive, appeared in 1986 (Britnell 1986; Galloway 1986). These were later augmented by Janet Cooper's medieval section of *The Victoria History of the County of Essex* (VCH), volume IX (1994). The same VCH volume also includes important analyses of Colchester's Tudor and Stuart history, and Georgian history. Between 1998 and 2002, a detailed Urban Archaeological Database (now Historic Environment Record) was compiled by Colchester Borough Council, drawing upon the extensive excavations in the town undertaken, in particular, by the Colchester Archaeological Trust. A summary of the archaeological work on the town for the Anglo-Saxon, Danish and Norman periods was also published at this time (Crummy 1999, 133–53). As building development continues, so the HER database has been updated as more evidence comes to light. The most recent, and multi-authored, assessment and summary of the archaeological material and its relationship to the documentary sources, was published in 2013 (Gascoyne and Radford 2013). In addition to these modern works of historical and archaeological analysis and synthesis, this chapter also draws upon a number of historic maps and plans which are important for understanding the development of Colchester's topography and street plan (Speed 1610; Siege map 1648; Deane 1748) (below, FIGURES 7, 8, 10).

POPULATION

A key influence upon the spread of settlement and housing within the town was the changing size of its population. This is difficult to estimate with accuracy before the advent of the first national census return in 1801. Most of the available sources did not originate in attempts to enumerate population and were created for other purposes; extrapolations are inevitably subjective and may be prone to over or under estimation. Nonetheless, they at least provide an order of magnitude. Typically, a multiplier has to be applied to some unit such as

'taxpayers', 'heads of household' or 'houses' to calculate a total population figure and this is rarely a straightforward task. Such estimates have to take account of suspected levels of evasion or exemption, sometimes followed by an adjustment for the demographic structure — i.e. the sex and age range of medieval and early modern urban society. A particular concern for towns is the average size of households and whether or not numbers of small households, perhaps of migrants of working age, were balanced out by much larger households including apprentices or servants. An attempt must also be made to ensure that the figures are broadly comparable in the geographical area that they cover. It would be preferable to restrict calculations to the central area of the borough and its immediate suburbs, rather than including the whole of its extensive liberty which included the parishes of Lexden, Berechurch or West Donyland, Greenstead and Mile End. However, many of the earliest sources reflect the population in the whole of the Colchester's territory. Where possible, the following analysis indicates where figures relate to just the 12 'urban' or 'suburban' parishes (St Mary at the Walls; St Peter's; St Runwald's; St Martin's; Holy Trinity; St Nicholas; All Saints; St James; St Botolph's; St Giles; St Mary Magdalen; St Leonard's), excluding the outlying and mostly rural parishes of Greenstead, Lexden, Mile End and West Donyland (Berechurch). It is worth noting, however, that many of the 'urban' and 'suburban' parishes also included land and housing in non-urbanised locations far beyond the town walls.

TABLE 2 provides a summary of the estimates that have been made concerning Colchester's population at different points in time (rounded to the nearest 250 / 500). Few are secure before the 1801 census, but their relative levels provide a broad understanding of change.

Year	Data source	Rounded population estimate
1086	Domesday book	2,000 to 2,500
c.1300	Lay subsidy of 1301 and tallage of 1312	3,000 to 4,000
1377	Poll tax	4,500 to 6,500
1412–14	Borough court rolls	8,250
1524–5	Lay subsidy	4,250 to 6,250
1534	Succession oath to Henry VIII and Anne Boleyn.	3,500
1570s	Cooper and Goose 1994, 67	4,500
c.1620s	Cooper and Goose 1994, 67	8,000 to 11,000
1670	Hearth tax	9,000 to 10,000
1692	Poll tax: Morant 1748, 107–36	7,000
c.1748	Properties and householders: Morant 1748, 107–36	8,750 to 11,000
1801	Census	11,500

TABLE 2: Colchester population estimates
(rounded to nearest 250), 1086–1801

Early medieval

The first indication of Colchester's population level derives from the Domesday survey of 1086 which recorded a *minimum* of 419 houses. Taking into account Colchester Castle and its garrison, and applying what is perhaps a relatively generous figure of 5.0 persons per household, an upper population estimate of c.2,500 has been advanced (Cooper 1994e, 21). This would make Colchester a significant middle-ranking town for the period, and certainly by far the largest in the county of Essex. Even so, a population at this level would have translated into a relatively thin density of settlement within the town walls, and it is likely to have been concentrated in particular areas, for example the High Street, Head Street, and North Hill. Large areas inside the walls probably lay free of housing and formed intra-mural estates of quite 'rural' character (Cooper 1994e, 38–40; Gascoyne 2013, 236–7; this chapter, p. 14).

The town remained an important regional centre in the 12th and 13th centuries, although it did not grow as rapidly as many others leading to the suggestion that it had 'stagnated' before the Black Death (Cooper 1994e, 23). Estimates of the town's population in the early 14th century, the national demographic highpoint, can be based upon taxation sources, such as the lay subsidy of 1301 and a head or poll-tax (tallage) imposed in 1312 on the possessions (chattels) of 518 heads of households (the head tax from a document reported by Philip Morant, but now lost). These sources suggest a population in the range 3,000 to 4,000 by the early 14th century, before the

impact of the Great Famine of 1315–17 and the Black Death of 1347–8 (Britnell 1986, 16; Cooper 1994e, 23; Galloway 1986, 110–11). That the early medieval population peaked in the first decades of the 14th century may also be inferred from the 112 alewives (women who brewed for commercial sale) recorded in 1311, the highest number before the Black Death (Britnell 1986, 21).

Late medieval to the mid-16th century

The combined impact of repeated plague epidemics perhaps led to a national population loss of between one third and one half by the end of the 14th century, but the effect on particular settlements varied. While some towns declined, others expanded economically and attracted migrants. Colchester was a prime example of a town which prospered on the back of rapid industrialisation, in this case of the textile industry, brought about by national changes in living standards and increased demand. The town's poll tax return of 1377 recorded 2,995 male and female adults over the age of 14 (Fenwick 1998, 194–205), although this figure requires adjustment for underestimation of probably between 5% and 20%. Furthermore, historical demographers' modelling of the age structure of medieval society suggests that to find the overall population a multiplier of between 1.35 and 1.45 would then have to be applied to take account of those aged under 14 (Britnell 1986, 93–5). The lower and upper ranges produced by historians, which vary depending on the assumptions made about evasion and demographic structure, fall into the

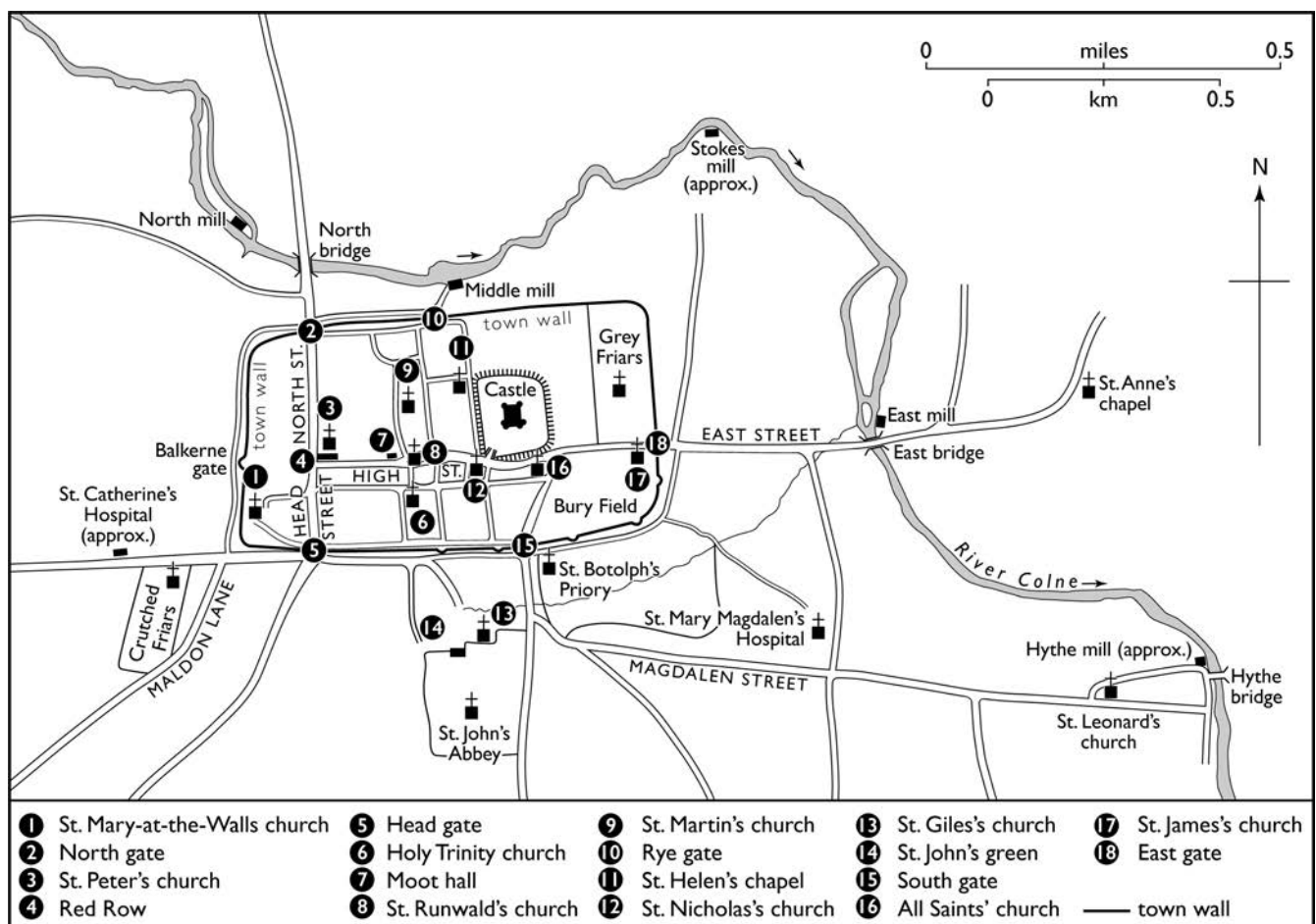


FIGURE 5: Plan of Late Medieval Colchester (based on Cooper 1994e, 43 with permission)

range 4,414 to 6,445. This may suggest a 50% increase over the population estimates for the early 14th century, but all such calculations must be admitted as imprecise and possibly prone to significant error (Britnell 1986, 95; Cooper 1994e, 24; Galloway 1986, 109–10).

Britnell also proposed that Colchester's growth continued into the early 15th century, peaking around 1414. His estimate for the peak of the town's population in that period was as high as 8,160, despite the continuing demographic deterioration at a national level (Britnell 1986, 95). This certainly accords with the spectacular growth of clothmaking and the associated wealth it brought to Colchester and other areas of north-east Essex and south Suffolk (this chapter, pp. 5–6). Nevertheless, it must be acknowledged that the population estimate is indirect and relatively insecure. It has been partly based on extrapolation from the proportional growth in victualling trades such as brewing, as recorded in court records, which might also be affected by greater per capita consumption and more commercialised production (cf. Britnell 1986, 86–95). But, if this high population figure is accepted, it reveals that

the late medieval town was inhabited at a level not certainly exceeded until the 17th century. Additionally, it would have meant a tripling in housing capacity since 1086 and a doubling since 1300. Colchester's late medieval growth in prosperity also suggests the likelihood of very widespread new building, or rebuilding, of the town's housing stock. Evidence for houses built in the late 14th century and during the early 15th century should be seen in this context (this chapter, p. 17).

Further estimates of population cannot be made until the early 16th century, by which time Colchester's cloth industry was past its late medieval peak – a change probably reflected in the number of the town's inhabitants. The 1524/25 lay subsidy (second survey) recorded 785 taxpayers in Colchester, but if the inhabitants of the outlying parishes of Greenstead, Lexden, Mile End and West Donyland are discounted the number falls to 701 (Sheail 1998, vol. 2, 88; for parish boundaries see FIGURE 6). That such figures must be regarded as imprecise is underlined by the differing number of taxpayers recorded between the first and second surveys; for example, St Leonard's parish had, respectively, 93 and 112, while St Giles had 98 and 85. How

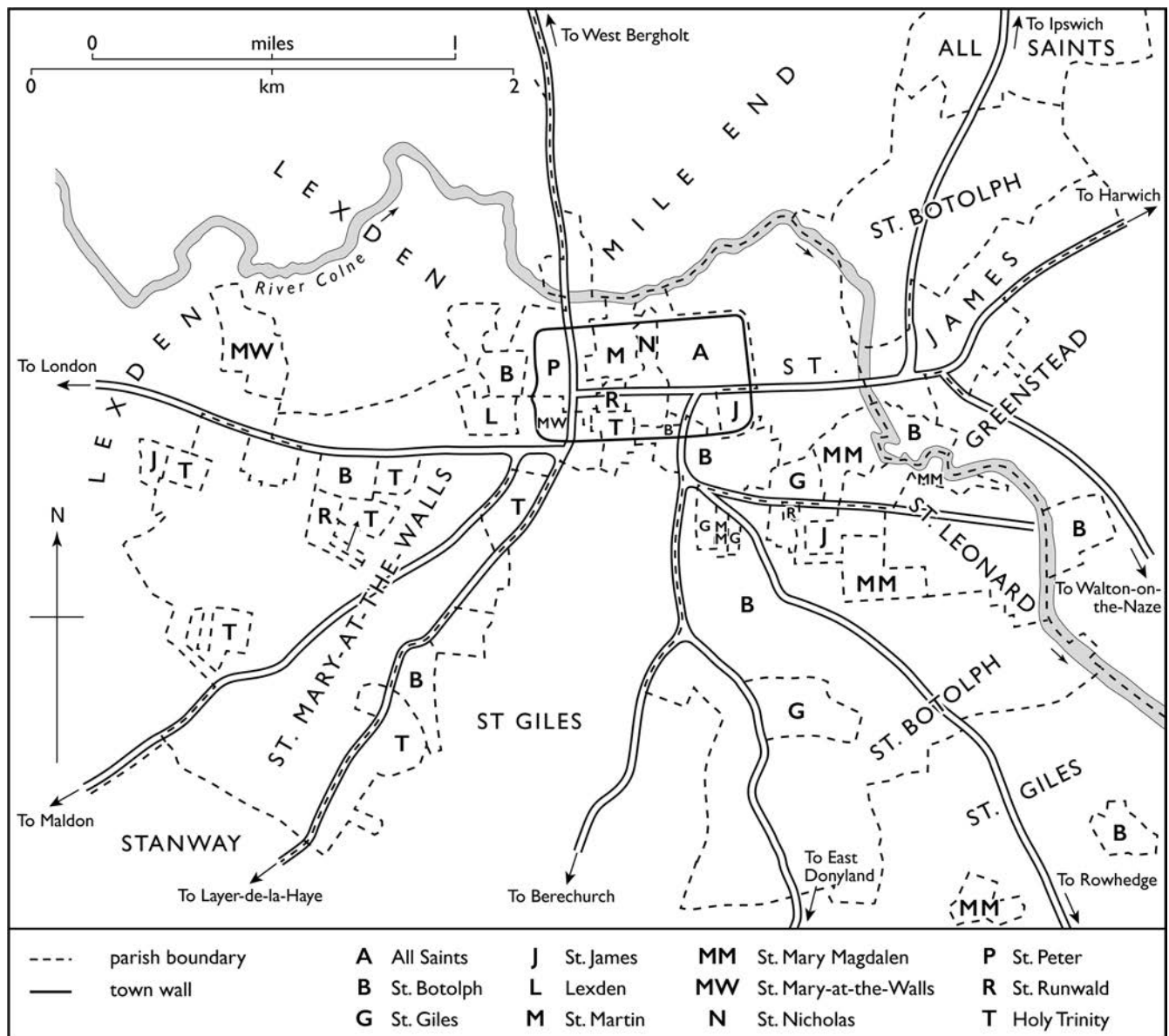


FIGURE 6: Colchester's parish boundaries as recorded *c.*1800 (based on Thornton 1994, 254 with permission)

to convert taxpayers into a total population figure presents another contentious problem, as estimates of the proportion of the population exempt from paying tax vary between one third and one half of heads of household. The average size of households is another unknown but could reasonably be estimated as between 4.0 and 5.0 persons per household. On these assumptions, the borough's population may be estimated as lying somewhere within the wide range of 4,206 and 6,335. Three other calculations, using the same data but different modifiers, have produced estimates of *c.*4,000 (Cooper and Goose 1994, 67), 5,278 plus or minus 574 (Britnell 1986, 201) and *c.*6,320 (Galloway 1986, 111). Possibly the population had fallen a little further by 1534 when another estimate of *c.*3,600 can be based upon the number of adult men (1,135) swearing to the oath of succession for Henry VIII and Anne Boleyn (Britnell 1986, 201; Cooper and Goose 1994, 67; Galloway 1986, 116–17). Overall, the size of the town in the early 16th century may have been similar to that recorded in 1377, but less than that proposed for the beginning of the 15th century, a decline perhaps linked to both retrenchment in industrial activity and continued demographic loss from disease mortality (Britnell 1986, 202–05).

Mid-16th century to the 18th century

The early and mid-16th century perhaps marked the low point of national population after which a slow recovery began, albeit one that only started to accelerate in the later 16th century. Few sources survive from which to estimate Colchester's population in the later Tudor age, but for the 1570s a population estimate of *c.*4,600 has been advanced, which included 431 Dutch immigrants (Cooper and Goose 1994, 67). Indeed, the influx of refugee Dutch clothworkers at that time and the manufacture of new types of woollen cloths called bays and says, otherwise known as the 'new draperies' (this chapter, p. 7), probably made a considerable impact on the number of inhabitants. By the 1620s, one estimate puts the town's total population as *c.*8,000, but another as high as *c.*11,000 including 1,500 Dutch (Cooper and Goose 1994, 67; Radford 2013b, 280, citing Chalklin 2000, 54). It seems probable, therefore, that the late 16th century and early 17th century would have been another key period of building stock expansion and adaptation to house a growing population (this chapter, p. 20).

After the mid-17th century Colchester was perhaps less prosperous, although historians' precise interpretations again vary as to the extent of decline (this chapter, pp. 11, 21). The Siege of Colchester in 1648 during the Second Civil War saw damage to the town's housing and infrastructure (this chapter, p. 21), and in the late 17th century the town also had to contend with a devastating outbreak of plague in which perhaps half of the inhabitants died. A population estimate of 10,400 has been advanced, calculated from the Hearth Tax of 1674, but this apparently included houses in the four outlying parishes of Greenstead, Lexden, Mile End and West Donyland which were part of the liberty but lay well beyond the urban area (Cooper and Goose 1994, 67; FIGURE 6). The published Hearth Tax of 1670 records a total of 2,219 households either paying or exempt, but by excluding the outlying parishes the number is reduced to 1,966. If a household size multiplier of 4.0 or 5.0 is applied, and accounting for potential evasion rates, then a smaller population of somewhere between 7,864

and 9,830 may be implied (Ferguson *et al.* 2012, 277–307, 505–06). That level seems reasonably consistent with the 3,706 adults recorded in a 'poll tax' for 11 parishes of the borough in 1692 which, assuming an exemption rate of at least one third, could equate to a total population of *c.*7,000 or more (Morant 1748, 107–36).

Thereafter, Colchester remained a small to middling regional centre with a fairly stable level of population. Morant recorded *c.*2,205 tenements, houses or householders in the 12 parishes of the borough *c.*1748, which after applying the household multiplier used previously, indicates a potential population of between 8,820 and 11,025 (Morant 1748, 107–36). There may have been little change over the remainder of the 18th century, as 11,520 inhabitants were recorded in the 1801 census (Page and Round 1907, 353–4). Growth was renewed in the 19th century, but by then the town's population was overtaken by much more spectacular expansion in many new industrial centres in the midlands and northern England (such as Manchester, Liverpool and Birmingham). While remaining prosperous, Colchester was of declining relative importance (Sacks and Lynch 2000, 679; Slack 2000, 352). Nonetheless, the town's economic and demographic stability over the long 18th century was perhaps one factor leading to the preservation of structures from earlier centuries which were adapted, extended and re-fronted in brick rather than being entirely rebuilt (this chapter, p. 23).

INDUSTRY, TRADE AND OCCUPATIONS

Early medieval

The fluctuating success of Colchester's economy and the prosperity of the town's inhabitants provides important context for the development of its built environment. In 1086 Colchester and Maldon were the only two boroughs in the county, the former being by far the larger and more significant. The town was apparently prospering in the late 11th century as no waste (reductions in tax) was reported in 1086 while the annual feudal rent (the fee-farm) paid to the crown had risen quite sharply since the Conquest (Cooper 1994e, 21). The construction of Colchester Castle, probably in the 1070s or 1080s, which as well as being a fortress served as a residence for its constables or keepers and for visiting kings and their households, surely boosted the importance of the town and its port. Although there is little evidence of growth from 12th-century records, and the town's mint was discontinued in 1166 (Cooper 1994c, 241; Cooper 1994e, 21, 26–7; Crummy 1999, 143–8; Gascoyne 2013, 213–15), by 1204 it seems to have been a leading east coast port with a higher tax assessment than Norwich, Ipswich, Dunwich and Orford (Cooper 1994e, 27; Gascoyne 2013, 208). That position was not sustained and the town's economic fortunes apparently stagnated in the 13th century, at a time when the urban sector was growing elsewhere, and many new towns and markets were being founded. Colchester was disadvantaged by the decision of the crown to move the county's judicial centre (by the early 13th century) and its administrative centre (from the 14th century) to the more convenient location of Chelmsford in the centre of the county. Although Colchester Castle continued to develop and was kept in repair during the 12th and 13th centuries, its military significance had declined by the early 14th century and it later fell into decay (Cooper 1994c, 244–45; Cooper

1994e, 23, 24; Gascoyne 2013, 209, 219–20; Radford 2013a, 265; this chapter, pp. 17, 21).

Colchester's early medieval economy comprised several elements, including its markets and fair, its port and a fairly broad spread of occupations. As well as the regular market, the town had three annual fairs, in existence by c.1104, 1189 and 1310 respectively. While many Essex towns, and even some manors, had several fairs, the Colchester events would have been among the more important in the county. Even so, these fairs do not appear to have been among the major regional ones, being attended by merchants from London, the south-east and East Anglia but not from overseas (Cooper 1994e, 26–7; Letters 2003, 125–38, esp. 128). Indeed, it has been argued that the town did not command a large enough hinterland to support an extensive overseas trade and was, in this period, closer to a rural market than a truly mercantile centre (Britnell 1986, 12–13). Historical sources indicate that, initially, the port's trade had been conducted from the (Old) Hythe, about two miles south-east of the town where there was a harbour or beaching point for boats. The location perhaps limited development until a new seaport was constructed closer to the town at the (New) Hythe in the 12th century, accompanied by improvements to navigation and the construction of quays (Britnell 1986, 11; Cooper 1994e, 19, 27, 47; Crummy 1981, 47, Fig. 40; Crummy 1999, 152–3; Galloway 1986, 98–9). In 1301 at least 17 taxpayers owned ships or fishing tackle (or parts of them), reflecting an important element in the economy but by no means a dominant one (Cooper 1994e, 29). Merchants from other east coast ports, such as Norwich, Kings Lynn, and Yarmouth, were recorded in the town by the late 13th century. Trade was perhaps mostly coastal with only a few Colchester ships engaging in overseas trade, a conclusion supported by the amount of excavated medieval Continental pottery which has not exceeded 0.5% of total assemblages (Cooper 1994e, 30; Gascoyne 2013, 252). Possibly the trading pattern began to change shortly before the Black Death, as legal and customs documents reveal that wool and cloth export from the Colne increased in the 1340s, some of it carried in Flemish ships. This development may also have encouraged the borough authorities to make new investments in the navigation, quays and warehouses (Britnell 1986, 17–19; Cooper 1994e, 30–1; this chapter, p. 16).

A cloth industry existed at Colchester by the second quarter of the 13th century, as a fulling mill called Haddel mill (unlocated) was recorded in 1247 (Cooper 1994f, 259). The town apparently specialised in narrow cloths or 'straights' of Kersey-type, especially russet-coloured cloth (including a range of shades of grey and brown). Some of this was sold to the aristocracy, and even to Henry III, while as early as 1272 some was being exported via Ipswich port alongside cloths from Coggeshall and Sudbury. In 1301 as many as 36 wool- or cloth-workers, including six fullers and three dyers, paid the subsidy (tax), but investment appears to have been limited in scale and Colchester was yet to become a true 'cloth town'. Other industries were of equal prominence, chief among them tanning and leather working which employed nearly as many people and gave rise to surnames such as tanner, cordwainer (shoe-maker) and glover. In 1296 three of the richest men in Colchester were tanners, including the two wealthiest inhabitants Henry Pakeman and John of Stanway (Britnell 1986, 13–14; Cooper 1994e, 28–9; Galloway 1986, 125, 127–8,

130, 132; Rickword, 1906, 126–55). Evidence of a possible shoemaker's workshop indicated by leather scraps, dating to the late 12th to 14th centuries, to the rear of St Botolph's Street and south of the walled area, was discovered by excavations in 1988–9 (Shimmin 1994, 48–9). Yet another important local trade was pottery production, with archaeological excavations identifying at least seven (possibly as many as nine) pottery kilns, probably of late 12th or early 13th-century date, behind the street frontage at Middleborough, immediately beyond the North Gate (Cotter 2000, 364–7, Fig. 1; Crummy 1984, 186–9). Later, other kilns were to develop in outlying parishes such as Mile End and Great Horkesley (Cooper 1994e, 29; Durgan 1994b, 405; Gascoyne 2013, 242–4; Thornton and Hills 2001, 228–9). Otherwise the 1301 and 1327 taxation returns record a very broad range of occupations, typical of most large urban settlements, including baker, barber, butcher, coalman, cornmonger, cutler, fishmonger, glasswright, goldsmith, miller, mustarder, potter, taverner, tiler and vintner. Additionally, nearly two-thirds of Colchester's taxpayers were assessed on some grain or livestock, indicating that many prosperous inhabitants owed their livelihood to farming both on undeveloped land within the town walls and beyond them in the town's common fields (Britnell 1986, 38–40; Cooper 1994e, 29–30; Rickword 1906, 126–55; Thornton 1994, 254–6; Ward 1983, 16–17).

Overall, in this period Colchester functioned as a regional and local market alongside a small but possibly growing port, and with a nascent cloth industry which formed just one part of an otherwise very broadly-based occupational structure.

Late medieval to the mid-16th century

Colchester became a more prosperous town in the Later Middle Ages, arising from the spectacular development of its cloth industry. The change formed part of a wider expansion of the English textile industry involving very rapid multiplication of manufacture and export in the second half of the 14th century (Britnell 1986, 53–4). At first, Colchester continued to produce its traditional russet-coloured cloth, increasingly in broadcloth form, which though mechanically fullered was of a fair standard. However, the market for cheaper cloths later declined and by the 1430s the town began to produce increasing amounts of higher-grade broadcloth fabrics to satisfy overseas demand. These were dyed blue, murrey and grey, and included those known as 'blue medleys' (Britnell 1986, 54–5, 57, 59–60, 165–7; Cooper 1994e, 33). As production increased so clothworkers and merchants became more numerous and important. Among those admitted to the freedom of the town between 1375 and 1425, cloth workers such as dyers, fullers and weavers outnumbered all types of victuallers and also workers in the previously significant leather industry (Cooper 1994e, 32). Prior to 1373 a wool market had been held privately in a hall in St Runwald's parish, but it was moved in that year to the Moot Hall which was remodelled. The bailiff William Reyne claimed to have reorganised a wool fair or fairs, but possibly this was an expanded wool market held to coincide with two existing fairs (Britnell 1986, 80–1; Cooper 1994e, 31; Cooper 1994g, 274; Letters 2003, 128). On the basis of the number of cloths sealed in tax returns for the industry (ulnage), by 1394–5 Colchester was established as the leading Essex cloth market and probably the largest one in the north-east Essex and south Suffolk textile region. It had

certainly become so by the 1460s when its only possible rival was Hadleigh in Suffolk (Britnell 1986, 81, 188–9, 191).

The success of Colchester's textile industry arose from a favourable conjunction of circumstances. First, the sudden appearance of many Flemish names in the borough's court records as early as the 1350s heralded the migration of skilled textile workers and their families from the Low Countries, only a short distance across the North Sea. Flemish migration was to continue through the late 14th and 15th centuries, and also extended to other trades, notably brewing (Britnell 1986, 72; Cooper 1994e, 61). Second, the lack of restrictive guilds and apprenticeship rules before the early 15th century allowed these workers to combine with Colchester's existing workforce, contributing to the town's industrial expansion and mercantile activity (Britnell 1986, 139; Cooper 1994e, 31). Third, the ready availability of waterpower on the Colne and its tributaries enabled many mills to be adapted for mechanical fulling after the Black Death, giving the town another competitive advantage (Britnell 1986, 76–7; Cooper 1994f, 259–63; Galloway 1986, 147–52). Finally, the town may also have benefitted from the depressed state of the surrounding countryside, in terms of cheaper wool supplies and lower price of grain and other commodities (Britnell 1986, 157).

Britnell's meticulous reconstruction of Colchester's late medieval economy, based on evidence such as the changing annual rent of the wool market and comparison of cloth taxation returns for the 1390s and for 1461–78, identified several main phases of growth. During each of the periods 1351–6, 1375–80, 1398–1412 and 1437–47 output expanded to a higher level than had been hitherto prevalent. Peak production probably occurred in the 1440s, benefitting from trade with the Hanseatic League. Significantly, the trend of growth was not continuous but instead rather intermittent, being punctuated by periods of stagnation or depression when traditional markets in the Baltic or Gascony were disrupted (Britnell 1986, 72–3, 163, 181–3, 277–8). In a final phase, between 1468 and 1524, Colchester's cloth industry contracted, and as a result the town's economy suffered and the income of the borough government became depressed (Britnell 1986, 278; Cooper 1994e, 37–8; Galloway 1986, 10–11, 96–7).

Colchester's cloth industry also underwent an organisational restructuring in the late medieval period, with significant social implications. Ulnage returns record that the 1,568½ half-cloths sealed and taxed in Colchester in 1394–5 (over 16 months) were produced by 136 individuals, with most people producing under 10 cloths and only three men producing more than 50 each. The 242 'straights' were produced by 32 individuals, of whom 21 produced fewer than 10 each (Britnell 1986, 78–9; Galloway 1986, 159–60 and Tables XVI, XVII). Thus, the industry at that time was still structured around mainly small, independent, producers engaged in their own craft specialities. Weavers, for example, generally owned their own looms, trading for themselves as well as taking orders from others. Other trades such as wool processing, carding, spinning and dying, were co-ordinated by craftsmen and entrepreneurs (Britnell 1986, 74–5, 77; Galloway 1986, 161–2).

In contrast, a transformation in the structure of production was apparent by the time of the ulnage account for 1461–2. Not only had the amount of cloth produced increased,

but there was a clear shift towards much larger industrial concerns. Only 38 people were named, although one entry may have aggregated a number of small producers. Out of the 1,784 cloths sealed just 14 people produced more than 50 cloths corresponding to 64.1% of total production, and another 11 more than 20 cloths equivalent to 21.3% of production (Galloway 1986, 199–217, Table XXII). The trend towards dominance by few wealthy merchant clothiers was to continue well after 1500, a critical element being the further development of the 'putting out' system. The capitalist entrepreneur thereby provided and controlled all the materials needed in the manufacturing process which were circulated among the craftsmen, now employed as his servants (waged labourers), and then returned to the clothier. For a while many weavers and dyers retained their own workshops and equipment, but eventually their independence was undermined (Britnell 1986, 183–4; Galloway 1986, 135, 140, 191–99; this chapter, p. 10). The implications of these structural changes for Colchester's housing stock can only be speculated upon, but it seems plausible that a sharper differentiation may have emerged during the 15th century between the housing of the mass of artisans and those of the mercantile elite.

Colchester's port also expanded after Black Death, boosted by exports of cloth. Between 1372 and 1400 the Hythe tolls and other incomes from cranes, quays and wharves increased. In the second half of 1397 some 72 ships of all types were recorded in a local account as having entered the port, but a royal account (tracking overseas voyages on which customs were payable) only listed 14 of these voyages, suggesting that most trade was coastal in nature. However, much of the valuable coastal trade involved the shipment of cloth to London from where it was probably exported overseas by other merchants. Another source indicates that the Hythe was visited by 32 ships engaged in overseas trade in 1397–8, of which 19 were foreign and mostly from the Low Countries. A few local merchants exported the town's cloth from the port, but already by the 1390s much of the trade in Colchester cloth had fallen under the control of Italian and German merchants operating out of London (Britnell 1986, 63, 69, 70–2). Beyond cloth, other goods shipped to Colchester included wine and salt from Gascony and Spain, while exported agricultural products included wheat and dairy products, typically being shipped to London and Flanders (Britnell 1986, 63). The trading relationship with the Low Countries and Germany was the most significant, in common with most east coast ports, underlined by the much greater prevalence of pottery from those regions compared to France and the Mediterranean (Cotter 2000, 258–308, 355; Radford 2013b, 291; Sacks and Lynch 2000, 383, 385).

For a time, Colchester merchants retained some importance in the new trade that had developed with Prussia, through Danzig in the Baltic, where cloth was exchanged for a variety of products such as timber, fish and wheat (Britnell 1986, 64–5, 168–9; Cooper 1994e, 32–3). Colchester cloth also found its way to southern Europe and the Mediterranean, but usually via London where the trade had largely fallen into the hands of Italian merchants (Britnell 1986, 65–7, 73–4). Over time the fortunes of the port became more dependent upon traders based in the capital. In particular, Hanse merchants, operating out of the London Steelyard, became increasingly significant, especially after the treaty with the Hanseatic

League in 1437. These Hanse merchants shipped cloth directly from Colchester, and by 1458–9 a customs account shows that the town was far more important than Ipswich in this trade. Its management required German merchants to reside in Colchester and some of the merchants are known to have hired Dutch ships to take Colchester cloth as far as Russia (Britnell 1986, 169–76; Cooper 1994e, 33–4). Alien (non-native or 'foreign') participation in Colchester's trade reached a peak around 1450, thereafter the cloth industry contracted and exports decreased, at the hands of both English and German merchants. Relations with the Hanse finally collapsed with the naval war of 1468, but by that time the centre of trade had been consolidated in London. By the early 16th century Colchester cloth was principally marketed in London in a section of Blackwell Hall, adjacent to the Guildhall, and exported by members of the Merchant Adventurers company (Britnell 1986, 175–8).

The overall growth in Colchester's economy and its population in the later Middle Ages also consolidated its role as a market centre, featuring its three fairs, important corn, wool and fish markets, and a leather hall located in the market (Cooper 1994d, 270; Cooper and Goose 1994, 83, 104). Although the leather industry had declined in comparison to textiles, it was still large enough to be stringently regulated in the 15th century (Cooper 1994e, 36–7; Radford 2013a, 268–9). Little evidence of a pottery and tile industry has been found within the town, but distinctive Colchester-type wares continued to be produced in the suburbs and outlying parishes such as Mile End, Greenstead, Lexden and Great Horkesley (Radford 2013a, 266–7). Victualling was an area of notable expansion, with increasing numbers of bakers, vintners and alewives indicating a rise in total consumption of food and drink. Gradually the practice of small-scale or household brewing was displaced by larger-scale, 'professional', concerns, especially after the introduction of beer brewing in the 15th century by Dutch migrants (Britnell 1986, 88–93, Table 6.1, 195–7; Radford 2013a, 267–8). Many other tradesmen continued to be recorded including fishermen, millers, pewterers, smiths, tailors, tanners and tilers (Cooper 1994e, 35; Radford 2013a, 266).

The mid-16th century to the 18th century

Continuing problems in Colchester's staple cloth trade over the early to mid-16th century, and a reduction in the proportion of the population that it employed, probably further depressed the local economy. In 1540 the town was included among those in need of 're-edification' according to an Act of Parliament, and signs of decay appeared in the lists of houses destroyed, or in need of repair, in Head ward (the south-west quarter of the town) and among properties formerly belonging to St John's Abbey (Cooper and Goose 1994, 78; Slack 2000, 357; this chapter, p. 11). Yet, some active steps were taken by the town authorities to reverse the decline. In 1540 a compulsory rate was levied, with 447 contributors to its first part, in order to restore the haven because small ships of 50 or 60 tons were unable to approach the quay. That initiative should be considered in the context of the increasing trade recorded at the region's head port of Ipswich, although Colchester's part in it was probably mainly coastal (Cooper and Goose 1994, 79; Galloway 1986, 103–05). The sudden availability of former monastic and chantry lands after the Dissolution

may also have stimulated the urban property market in 1540s and 1550s, and it has been proposed that increasing internal trade and manufacture for home consumption partly compensated for the depressed textile industry. The range of the stalls expected to line the High Street at the Pardon Fair in 1562 indicates some vibrancy of trade as there were over 30 separate categories. Those on the south side of the High Street between the East Gate and St Runwald's Church, for example, comprised fletchers, bowyers, saddlers, collarmakers, ropers, glovers, smiths, haberdashers, 'hollandshiremen', grocers, linendrapers and mercers (Cooper and Goose 1994, 80). The borough also seems to have attracted many 'foreign' traders (i.e. non-burgesses) whose activities the Corporation sought to control. By the 1550s there was a decisive upturn in the numbers of men willing to pay for the privilege of becoming burgesses, perhaps indicating an acceleration of economic activity (Cooper and Goose 1994, 80–1).

While some cloth towns and regions continued to suffer from the decline in urban broadcloth industries, Colchester and other places in north-east Essex, such as Halstead, Coggeshall, Braintree and Bocking, benefitted from the arrival of skilled Dutch migrant clothworkers from 1565. These migrants introduced the manufacture of the new draperies (bays and says) which fairly rapidly displaced broadcloths as the town's main product (Chalklin 2000, 53; Cooper and Goose 1994, 67; Slack 2000, 355). Bays were a lighter and cheaper type of worsted cloth which appealed to wider markets, in southern as well as northern Europe, than did the traditional, heavier, woollen broadcloths (Howard 1901, 223–5; Radford 2013b, 279–80). The Dutch migrants were perhaps attracted to the town because its pre-existing pool of skilled labour could be applied to the new products and techniques and, moreover, the mechanisms needed for their quality control could be fitted into the town's traditional policies. In 1571 the migrants were allowed to form a guild (trade company) at the Dutch Bay Hall to regulate production of the new draperies (Cooper and Goose 1994, 81, 94; Morant 1748, 75–9; Slack 2000, 369). The original location of the Hall is unknown, but by 1631 it was located in a building owned by the borough (Red Row), adjacent to the corn market at the western end of the High Street (Board and Durgan 1994a, 155; Cooper and Goose 1994, 104). The first map and plan of Colchester's streets, that by John Speed dated 1610 (FIGURE 7), shows the town after its economy had recovered with the arrival of the Dutch migrants. By the period 1620–59 'baymaker' had become the leading occupational designation, at a time when around 37% of the town's population was directly engaged in cloth production and sale (Cooper and Goose 1994, 77, Tables I and II).

There were some periods of unstable trading for the cloth industry, arising from the hostilities between England and Spain in the 1620s and the disruption of European markets due to the Thirty Years War (Cooper and Goose 1994, 82). These resulted in social tensions within the town in certain periods when the mass of urban poor became unemployed or had their wages reduced (see below). Nevertheless, despite these short-term set-backs, the proportionate importance of textiles in Colchester continued to rise over the late 17th century (Cooper and Goose 1994, 77; Slack 2000, 358, n.34). The long-term trend in production can be charted in several ways. First, the fines for 'rawboots' (faulty workmanship by English manufacturers) collected by the officers of the Dutch

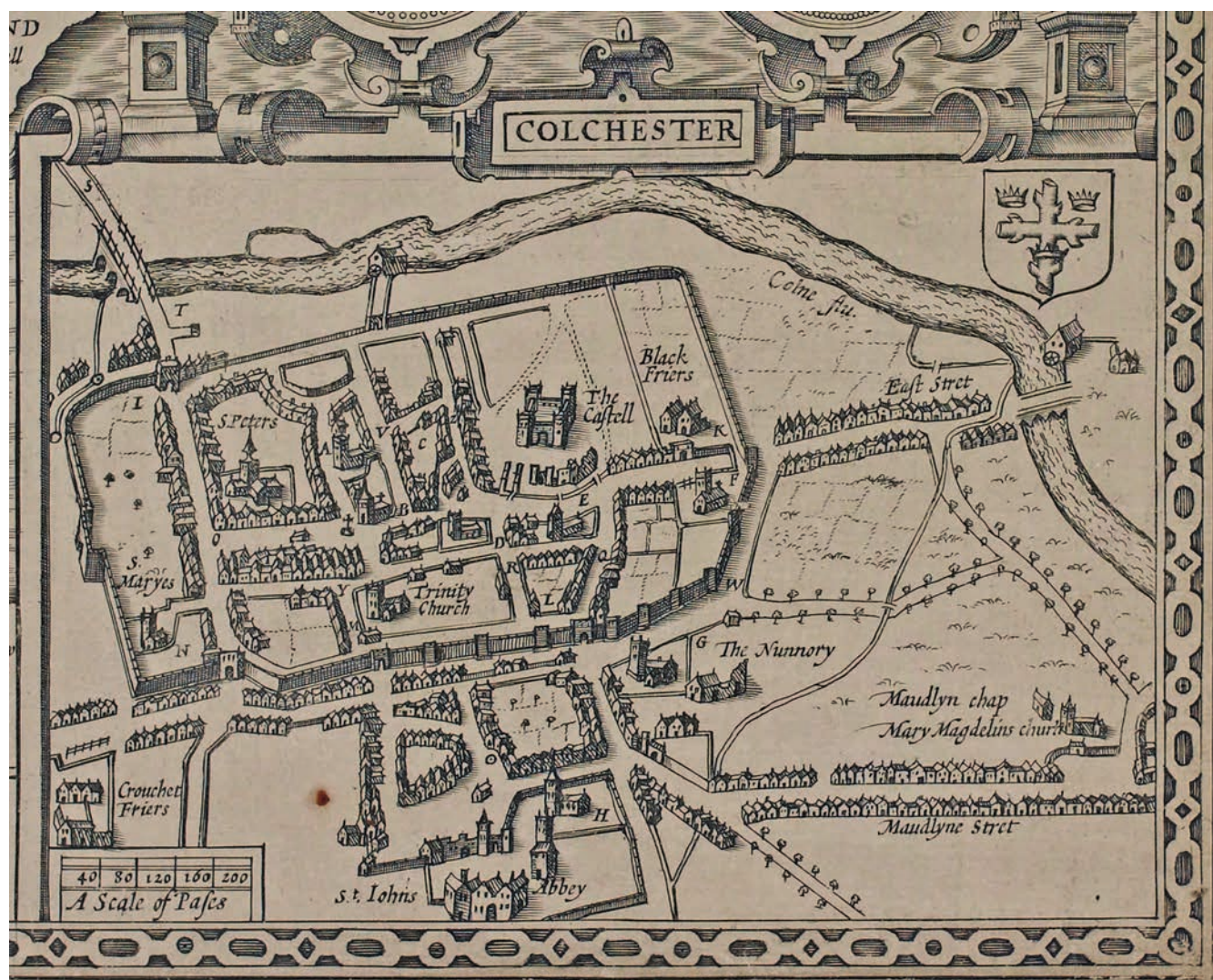


FIGURE 7: John Speed's plan of Colchester extracted from a county map of Essex published in *Theatre of the Empire of Great Britain*, Book I (1610); ERO, MAP/CM/8/1

Bay Hall provides an index of bay production, increasing from £33 in 1636 to £174 in 1699. The decadal averages were as follows:

1636 – 1645	= £39
1646 – 1655	= £50
1656 – 1665	= £75
1666 – 1675	= £110
1676 – 1685	= £175
1686 – 1695	= £186
1695 – 1699	= £173 (4 years only)

The rising trend seems likely to reflect actual activity, since fines in the Civil War years of 1642, 1643 and 1648 were depressed at £25, £34 and £36 respectively, as were those in the plague year of 1666 (£31), much as would be expected. Second, exports of new draperies increased approximately fourfold over the 17th century, with rapid expansions in the periods 1600–30 and 1670–1700, divided by a slump in the 1630s followed by a slow recovery to 1670 (Cooper and Goose 1994, 83–4).

The economic underpinning provided by the textile industry allowed many other trades to prosper during the 16th

and 17th centuries, including those based on agriculture in its liberty and hinterland. Colchester developed further as an important corn market and added a malting industry. The growth of cattle grazing and fattening over north-east Essex stimulated the town's leather industry once more, and the town continued to have its own leather hall. Colchester's charter of 1693 granted a new Tuesday market and new fair in July which both concentrated on livestock. A growing number of inns, alehouses and taverns also served those attending the town's buoyant markets, with five innkeepers and 38 alehouse keepers recorded in 1577 and 31 inns or alehouses in 1705 (Cooper and Goose 1994, 83–4, 96).

The Hythe port remained the other critical element in the town's success between the mid-16th and mid-18th centuries. Although it was not in the first rank of English ports, Colchester was placed second among Essex ports in the late 17th century (after Leigh-on-Sea), as measured by tonnage of shipping. In 1550 there had been 23 vessels totalling 840 tons which by 1702 had risen to 34 vessels totalling 3,675 tons. Expansion was probably associated with increased overseas trade due to demand for the town's new draperies, although the majority of bays were shipped to London before being exported by the Merchant Adventurers. There is evidence of

Colchester ships participating in trading voyages to London, France, Flanders, Germany, the Baltic, Spain, Italy and even further afield, but the strongest connections continued to be with the Netherlands and northern France. Even so, the town's overseas trade was overshadowed by both its near neighbour Ipswich (for the northern trade) and London (dominating the Mediterranean routes). Its coastal trade was perhaps more significant, focussing on supplying the capital with farm produce, fish, oysters and fuel from the surrounding region, as well as cloth, and in return receiving imports of consumer goods (Chalklin 2000, 54; Cooper and Goose 1994, 85–7; Sacks and Lynch 2000, 390, 396).

The Colchester and Essex baymaking trade encountered more difficulties during the 18th century and in its later decades it was hit by periodic disruptions and depressions as overseas markets declined or were interrupted (Board and Durgan 1994, 135–45). The industry struggled on until the last baymaker closed his business in the early 1830s. Nevertheless, the town was able to survive as its economy was by then very diversified. As well as the developments noted above, retailing and shops selling luxury goods (such as London fashions) had apparently spread through Colchester's streets over the 18th century, in some cases taking over the properties formerly associated with the textile industry (Board and Durgan 1994, 143; Morant 1748, 80). Commercialisation of the town centre was also accompanied by the growth of professional occupations such as lawyers, doctors, bankers and insurers, all groups with wealth to spend on luxury goods and their social lives, and with the capital to erect fine houses (Board and Durgan 1994, 144–7). Despite the decline of the bay trade, Colchester remained a small but significant regional port in 1800 when it had 156 vessels totalling 4,663 tons crewed by 434 men (Board and Durgan 1994, 142). The local economy was also boosted by the billeting of troops in the town from the late 17th century, often in transit to overseas campaigns. Soon after the start of the Revolutionary Wars with France a barracks was built in 1794 and the continuing struggle against Napoleon saw it housing 7,000 soldiers by 1805; an intermittent military presence thereafter produced continuing further demand for goods and services (Studd 1994a, 251).

WEALTH AND SOCIAL STRUCTURE

Early medieval

The stages of Colchester's demographic and industrial history described above affected the community's social structure and the wealth of its inhabitants, with significant implications for the built environment. In 1327 the greatest concentration of wealth in Essex was to be found in the urban sector, but even so tax returns of the period demonstrate Colchester's relative lack of prosperity. For example, in 1334 it had the largest population in the county, but its taxable wealth was lower than Barking, Waltham Holy Cross and Writtle, all smaller places with rich inhabitants prospering from their monastic houses or royal estate centres. At that time, it had also been eclipsed by Ipswich as a regional commercial centre, with Colchester standing only 46th in a league table of English provincial towns (Britnell 1986, 16; Cooper 1994e, 23; Gascoyne 2013, 209; Ward 1983, iv). In sharp contrast to later centuries, foreign migrants were not a significant aspect of the community before the Black Death. There was a Jewish community from the later 12th century and through much of the 13th century. It was probably

responsible for some stone houses discovered in Colchester, but in general the community appears to have been comparatively small and poor (Cooper 1994e, 27–8; Gascoyne 2013, 208, 252; this chapter, p. 16). Although Flemish inhabitants were recorded from the 12th century, none appeared in Colchester's court rolls until after the Black Death, again reflecting the underdeveloped nature of the cloth trade in the early medieval town (Britnell 1986, 20; Cooper 1994e, 61).

The distribution of wealth among the richer element of the town's inhabitants can be analysed from the published lay subsidy return of 1327. Excluding St John's Abbey and St Botolph's Priory, there were just 124 taxpayers. Given the population estimate of c.3000–4000 (see above) the return suggests that fewer than one fifth of heads of household were wealthy enough to be taxed. However, the pyramid of wealth was still broader than most rural communities, whose returns were typically dominated by one or two wealthy landowners. At Colchester, the wealthiest inhabitant paid 8s 1d, on a par with the payments of the religious houses, but about 40% of townsmen were assessed at 2s or more in tax, revealing a fairly large body of burgesses of middling position. Just over 60% of the taxpaying inhabitants were assessed at less than 2s tax, with the most typical payments being 1s (26 taxpayers) and 6d (31 taxpayers). The median payment for all taxpayers was 1s 2½d. From the occupational surnames recorded in the 1327 subsidy, a few of the wealthier taxpayers may have been merchants in the cloth trade, for example Adam Dyer and Geoffrey Tincter (paying 5s each) and John le Draper (4s), but the list as a whole does not suggest an accumulation of industrial wealth (Ward 1983, 16–17). An analysis of the character of Colchester's ruling group, as indicated by those chosen as bailiffs, paints a similar picture. Before the Black Death most were property-owning and of independent means, some with landed investments elsewhere in Essex, but relatively few were merchants and only one third had any interest in trade or industry (Britnell 1986, 32–4).

Late medieval to the mid-16th century

As Colchester expanded in the late 14th century so the community underwent some fundamental changes in its composition and wealth. Large numbers of migrants, principally from north-east Essex and south Suffolk, moved from the countryside to the town to take advantage of the economic and social opportunities that had suddenly arisen. Such migrants were not only the previously poor and landless but included substantial customary tenants who took the chance to shake off their personal unfreedom (Britnell 1986, 148–9; Cooper 1994e, 60–1). Colchester was probably advantaged in this process because the burgess group was still very fluid, and even many 15th-century bailiffs were migrants. What seemed to count was their substance rather than their origin (Britnell 1986, 226). The late medieval population was also increased by many migrants from the Low Countries who played an important role in the expansion of Colchester's cloth industry (see above). Whether working in the cloth industry directly or in other trades, a number of these migrants became prosperous merchants. One of the most successful late medieval migrants was Edmund Harmason from Brabant, a beer brewer, who was admitted as a burgess in 1465–6 and served as master of the important guild of St Leonard's parish in 1482–3. Harmason and his wife were wealthy by the time

of their deaths, leaving over £400 and other valuable legacies, including founding of a chantry (Cooper 1994e, 61–2).

An important aspect of Colchester's industrial development after the Black Death was the further concentration of wealth in the town. Comparison of the subsidies of 1334 and 1524 reveals that Colchester's share of wealth within the Essex and Suffolk clothmaking region increased from 4.1% to 14.2% and, even more spectacularly, within north-east Essex (Tendring, Lexden and Winstree hundreds) from 9.8% to 27% (Britnell 1986, 214; Galloway 1986, 32, 36, 48–9). The town's success as a clothmaking centre and port meant that by 1524 it ranked as the 12th largest town in Britain (in taxable wealth) and the 7th largest (in population), above many ancient cities and ports (Britnell 1986, 265; cf. Cooper and Goose 1994, 88; Sacks and Lynch 2000, 383–4).

Although the town's late medieval prosperity had to be shared among a larger population, it is clear that average levels of personal wealth were higher in 1524 than they had been two centuries earlier. The mercantile class, in particular, had expanded in number and prosperity and, as a result, had become more prominent in urban affairs (Britnell 1986, 217, 265). Analysis of household goods in wills and other sources reveals relatively high standards of living among the richer inhabitants, with luxury possessions such as silver plate, silver spoons, wall-hangings, stained cloths and woven bed hangings (Cooper 1994e, 62–3). In 1458 the inventory of John Pool, a taverner, listed the contents of his house, which included his tavern and his private quarters. His house provided a good standard of accommodation, comprising a hall, two parlours, a buttery and a kitchen, and an upstairs chamber. Even though Pool was not among Colchester's very wealthiest townsmen, items such as silver spoons, Flemish wall-hangings, high-quality bedlinen, cushions and clothing, and a cage for a pet bird, all indicate a fairly affluent lifestyle (Britnell 1986, 212–13). It is, of course, probable that such men and their superiors invested in new, upgraded or more fashionable housing to match their new-found wealth and social expectations, for example with changes to housing plans and heating arrangements to increase levels of comfort and convenience (this chapter, pp. 17, 23–4).

The origin of much of the new wealth is confirmed by the occupational data available in the 1524–5 lay subsidy. The major taxpayers paying more than £100 each were all clothiers, or connected to that trade, and most of the next cohort paying between £40 and £99 were also clothiers or merchants. The Christmas family was particularly wealthy, holding houses and land in many parishes in the town, its surrounding liberty and further afield (Cooper and Goose 1994, 76–8). Overall, there was an increase in the share of real estate among the assets of Colchester's leading merchants and tradesmen, and their acquisitions launched some of them, such as the cloth merchant and draper Thomas Christmas II (d. 1520), on the path to gentry status (Britnell 1986, 210).

As already discussed, a significant feature of the period was the polarisation of wealth among the town's inhabitants resulting from a more capitalistic mode of production. The wealth of the Christmas family and other major Colchester merchant families paralleled the great rural clothmaking dynasties such as the Paycockes of Coggeshall and Springs of Lavenham, who amassed their fortunes over the same period. By 1524 Thomas Christmas II's son John was one of the wealthiest

provincial merchants in England, his goods being assessed at more than £600 (Galloway 1986, 217–18; McClenaghan 1924; 62–84; Power 1920, 21–60). In Colchester's tax assessments collected for the subsidy between 1523–5, the nine people who paid more than £100 (less than 1% of the population) owned as much as 30% of Colchester's taxable wealth. They were now in a separate league from the remainder of the population having accumulated much capital and urban property. The disparity is further revealed by a substantial group who paid between £2 to £4, still moderately well-off and some possessing servants. At the bottom of the hierarchy, nearly half of the listed inhabitants were assessed on their wages, and many other wage-earners may have evaded taxation or been exempt due to poverty (Cooper and Goose 1994, 88–9, Table V). Different tabulations and analyses of data for the period reveal much the same overall structure (for example, Britnell 1986, 98–108, 112, 231, and Tables 7.1, 7.3).

The transformed structure of wealth, with fewer and wealthier textile magnates employing a mass of poorer wage labourers, matches other evidence for the disappearance of independent textile tradesmen. In 1539 the independent cloth weavers from Hadleigh, Lavenham and Colchester petitioned the crown over the actions of the masters who were increasingly exercising direct control over manufacturing processes such as weaving and fulling. By engrossing looms and employing their own waged servants as weavers and fullers, the clothiers were impoverishing the traditional independent craftsmen or forcing them to become employees (Britnell 1986, 185, 209–10; Galloway 1986, 223–34).

Borough government and trade organisation also evolved in the Later Middle Ages, associated with the changes described above. In 1372 a new set of ordinances had reformed the borough finances and its electoral system, with a new council comprising two bailiffs, eight auditors and 16 councillors, as well as placing some restriction on the role of popular participation (Britnell 1986, 115). The expansion of offices helped accommodate the new mercantile elite, with most bailiffs in the later 14th century being merchants, typically in the cloth or wine trades (Britnell 1986, 118–19, 127–9, Table 8.1). Over the 15th century there is some evidence to suggest that Colchester's borough government became increasingly oligarchic, with a growing distance between the major officers, such as the bailiffs and aldermen, and the general council in distinctions of dress, and formality of titles, etc. (Britnell 1986, 220–6). But throughout the Later Middle Ages the government was always dominated by the wealthiest merchants, with over half of the leading group of burgesses serving as bailiffs being involved in the cloth trade in the early 16th century (Britnell 1986, 211; Cooper 1994e, 35). Labour regulation also increased from the 15th century with new rules to enforce a stricter division of labour between crafts, for example fulling and weaving, and to organise apprenticeships. Ordinances creating a craft organisation for fullers, with their own masters and governors, came first in 1418, but by the 1440s evidence of the appointment of officers suggests some form of organisation among an increasing number of crafts (Britnell 1986, 242–5). Possibly the regulations were designed to enhance the reputation and reliability of the town's cloth as it switched towards higher-grade products, but there may also have been an element of restrictive practice to protect

tradesmen as the economy dipped after its early 15th-century peak (Britnell 1986, 223–40).

The mid-16th century to the 18th century

Most migrants to Colchester, both in the Middle Ages and after, were from Essex and East Anglia. Despite the late medieval influx of Flemish clothworkers, an analysis of nearly 2,000 places of origin recorded in burgess admissions between 1310 and 1560 revealed that less than two per cent originated overseas. A borough ordinance, probably dating to the reign of Edward VI (1547–53), was instituted to limit the privilege of becoming a burgess entirely to the native population. Other changes were also enacted to the system of payments, creating a less broadly-based elite. This pattern continued, with apprenticeships and purchases of the freedom of the borough in the 16th and 17th centuries revealing a similar proportion of overseas admissions (Cooper and Goose 1994, 94–5; Galloway 1986, 246–9, 276–8). Nevertheless, the arrival of Dutch or Walloon (i.e. Belgian) refugees in the late 16th century transformed the character of the local population. The first arrival in 1565 comprised 55 people in 11 households, increasing to 185 persons by 1571, 431 by 1573, 1,291 by 1586 and 1,535 by 1622, after which figures stabilised (Chalklin 2000, 50–1, 54; Cooper and Goose 1994, 81). Their arrival helped to revive the town's economic and demographic fortunes, and this must have had an impact upon the demand for, and construction of, new housing. That new housing was not necessarily concentrated in the area now known as the 'Dutch Quarter' which lies to the north of the High Street, and the term seems to have been coined much later (Radford 2013b, 284; this chapter, p. 20). Another, smaller, wave of refugees from France (the Huguenots) also augmented Colchester's population in the 1680s, as elsewhere in the South-East and East Anglia (Chalklin 2000, 39, 50–1).

The reinvigoration of the local textile industry after 1570, and Colchester's further development as a regional market, port and commercial centre, enabled the town to roughly maintain its comparative level of wealth. By 1700 Colchester still occupied 9th or 10th position out of 32 leading provincial centres, despite having to overcome a number of short-lived reversals and economic slumps (Cooper and Goose 1994, 88; Slack 2000, 352). In particular, the dramatic events of the mid-17th century, during the First Civil War in 1642 and especially with the Siege of Colchester during the Second Civil War (1648), damaged trade and urban wealth, as well as causing physical damage to its housing (Cooper and Goose 1994, 71–6; this chapter, p. 21). After the siege and fall of Colchester, and despite the townsmen being mainly of Parliamentary or Presbyterian persuasion, a fine of £12,000 was imposed on the community for opening their gates to the royalist force (although some of the penalty was later returned to support the poor). Half of the fine was paid by the wealthy Dutch congregation, with as much as £3,293 raised in the Head and North wards alone, including 17 payments of £100 or more, revealing the concentration of wealth that arose from the bay trade (Cooper and Goose 1994, 75; for the wards, this chapter, p. 13).

The large wealth inequalities within Colchester society that had developed during the Later Middle Ages continued during the Early Modern period, as demonstrated by the varying proportion of poor households between the town's wards and parishes. In 1582, for example, there were no

paupers in St Runwald's or St Martin's parishes, but 20 were recorded in St Giles (Cooper and Goose 1994, 91). The extreme contrasts in wealth, especially between merchants and workers in the cloth industry, sometimes caused social tensions during periods of dearth or depression in the trade, towards the end of the 16th century and through the 17th century. For instance, large numbers of poor weavers complained in the 1630s because of unemployment or the lowering of their wages, and in 1675 there was a 'revolt' of weavers seeking better wages and protection of the local corn supply (Cooper and Goose 1994, 91–3, 100–01).

An indirect measure of the distribution of wealth within Colchester in the later 17th century has been developed through analysis of the lists of property owners paying tax on the number of hearths in their houses. The hearth tax returns for 1674 reveal that some 72% of the town's inhabitants paying the tax possessed one to two hearths, 21% three to five hearths, and 7% six or more, very similar proportions to Norwich and Exeter which were also old cloth towns. Also instructive is the proportion of property owners who were exempted from paying the tax due to poverty in the same year, which stood at 53%. This was the second highest exemption rate in a range of between 19% and 59% found in other comparable towns (Norwich was the highest; Ipswich had 52% in 1664, but only 38% in 1674). The high proportion of exempt households in Colchester must reflect the employment structure of the bay trade, and highlights why the poorer section of the community was vulnerable to the periodic depressions in this staple industry and resultant subsistence crises (Cooper and Goose 1994, 97–9; Slack 2000, 360, 362).

The parish-by-parish distribution of hearths in 1674 shown in TABLE 3 highlights how personal wealth was concentrated in certain areas of the town. For example, the high proportion of small or exempt households in St Botolph's or St Giles parishes is explained by the large number of weavers who lived there, and these two parishes also received the largest abatements for poverty in the Colchester poll tax of 1667 (Cooper and Goose 1994, 98). There was a very marked contrast between these poorer parishes and St Runwald's where over 20% of householders fell into the wealthiest category holding property with six hearths or more (Cooper and Goose 1994, 98–9). At the higher end of the social scale, merchants in the cloth industry, and some other occupations such as innkeeper and brewer, had evidently accumulated considerable wealth some of which had been invested in property. High levels of personal wealth among baymakers is also evidenced by large cash bequests in their wills, sometimes reaching over £1,000 in the 17th century. A member of one of the most important and wealthy Dutch families, George Tayspill, bequeathed over £3,000 in 1666. A draper, Edmund Thurston of St Runwald's, left bequests over £2,600 in 1668, besides land and houses in Colchester, other north Essex parishes and Stoke-by-Nayland in Suffolk (Cooper and Goose 1994, 99). By the later 17th century, a number of tradesmen described themselves as gentlemen or esquire and Colchester society was also beginning to attract the settlement of country landowners (Cooper and Goose 1994, 99–100).

TOPOGRAPHY

The final section of this chapter considers Colchester's topographical development from the Middle Ages onwards.



FIGURE 8: *The Siege of Colchester by the Lord Fairfax as it was with ye Line & Outworks (1648)*; ERO, I/Mp 90/1/1/33

Parish	Taxed	Exempt	Total	% Exempt	% 1–2 hearths	% 3–5 hearths	% 6+ hearths
St Botolph	116	204	320	63.8	78.1	15.9	6
St Giles	100	194	294	66	90.2	7.5	2.4
St James	106	155	261	59.4	73.6	17.2	9.2
St Peter	163	88	251	35.1	56.2	35.5	8.4
St Mary at the Walls	103	92	195	47.2	72.3	19	8.7
St Nicholas	78	77	155	49.7	68.4	21.9	9.6
St Leonard	70	83	153	54.2	70.6	20.3	9.2
St Martin	70	42	112	37.5	67.9	27.7	4.5
Lexden	33	64	97	66	72.1	21.6	6.2
All Saints	60	22	82	26.8	51.2	36.6	12.2
Greenstead	26	40	66	60.6	78.8	19.7	1.5
St Mary Magdalen	17	41	58	70.7	87.9	10.3	1.7
St Runwald	40	13	53	24.5	37.7	41.5	20.8
Mile End	21	30	51	58.8	82.4	17.6	0
Holy Trinity	35	16	51	31.4	62.8	21.6	15.7
West Donyland	10	*	10	--	60	20	20
TOTAL	1,048	1,161	2,209	52.6	--	--	

TABLE 3: Taxed and exempt households in Colchester 1674 (from Cooper and Goose 1994, 97–8, Tables VIII and IX).

*All those exempt in West Donyland were paupers, needing no exemption certificate, and hence not included with the exempt

The town's morphology (its spatial structure and component parts) was probably already established by the later Anglo-Saxon and Norman periods and remained remarkably stable over the Middle Ages. The main thoroughfares were Head Street and North Street (running north-south), and the High Street (running east-west), and these were based on the line of the main Roman streets (the north-south *cardo maximus* and the east-west *decumanus maximus*). There were four main gates or entrances to the town, the North, East, South and Head gates, and a number of lesser entrances such as Ryegate and Scheregate. Within the walls, the Castle and Grey Friars precincts occupied the north-east area of the town, while an estate of the bishop of London dominated the south-west, and St John's Abbey's Bury Field (now Berry Field) covered much of the south-east (FIGURE 5).

In the Middle Ages, for local government purposes, the walled town was divided into four wards, North, East, South, East and West (or Head) wards, roughly equivalent to the north-west, north-east, south-east and south-west quarters respectively. The east-west boundary ran down the middle of the High Street, with the north-south one running from Ryegate to Scheregate. Suburbs and outlying parishes were allocated to the most geographically appropriate ward. However, the wards did not coincide with parish boundaries and most parishes lay across two or more wards, although by the mid-18th century reorganisation along parish lines had taken place (Cooper 1994b, 231–2).

As there was no local source of stone, the quarrying of Roman remains took place on a grand scale; much new construction in the Norman period was achieved with salvaged stone (some of it from the stripping of the facing of the Roman walls), septaria, brick and tile (Crummy 1981, 53–70; Gascoyne 2013, 230–1, 238–9). Many lesser buildings were perhaps built of timber and wattle and daub, but little trace has survived. From the 13th century onwards, however, almost all vernacular building was timber-framed, albeit typically on stone and rubble foundations. Overall, the physical scale

of the town, the development of its streets and the density of their buildings, varied with population levels and economic fortunes, but the relationships were inexact. Buildings were certainly demolished (decayed or torn down) in times of demographic retrenchment and new buildings erected in times of growth, but not always on the same sites. There were also amalgamations and sub-divisions of properties, or changes of use, which could affect the plans and uses of housing, and this further complicates interpretation.

Early medieval

The town plan and street pattern were strongly influenced by the Roman town walls and gates, the latter determining the principal thoroughfares. The gates were first recorded by name at various dates: South Gate in 1197; Head Gate (Havedgate) in 1207; North Gate in the 13th century; East Gate in 1311. Most were of Roman origin, but their depictions on Speed's map of 1610 (FIGURE 7) suggests that they were rebuilt in the Middle Ages (Cooper 1994j, 250; Gascoyne 2013, 221). The main Roman gate (Balkerne Gate), on the west side of the wall, was blocked in the late 3rd century AD and not re-opened as a main thoroughfare in the medieval period. Instead, the road from London entered the town at Head Gate, along the south (west) part of the walled circuit. This led into a main thoroughfare (Head Street, then North Hill) which ran between Head and North Gates; just beyond the North Gate, the River Colne was crossed at North Bridge. Part way along the route a T-junction led into the High Street, along the line of the main street of the former Roman town, which ran east through the centre of the town to East Gate. Beyond the wall and gate lay the later East Street and a crossing of the Colne at East Bridge. There were several pedestrian gates through the walls, Ryegate, Scheregate and St Mary's Steps, probably all of late medieval origin, giving access to the suburbs (Gascoyne 2013, 221; FIGURE 5). The walls themselves were maintained in the Middle Ages as the principal defence, being repaired by the borough (Britnell 1986, 28, 121; Cooper 1994e, 42; Cooper 1994j, 248).

While Colchester's main north-south and east-west routes had Roman predecessors, other parts of the town's central area were apparently laid out on a grid-like pattern employing a 4-pole unit, preserved in significant parish and property boundaries, with Culver Street a 'back lane' south of the High Street (Cooper 1994e, 38; Crummy 1979, 149–51). Possibly, the town might have been re-planned sometime after Edward the Elder of Wessex expelled the Danes from it in AD 917 (Crummy 1999, 137–42); a re-planning / foundation of a burh at Maldon in AD 921 after its reconquest by the same king has recently been proposed (Haslam 2015, 316–18, 320–23). The unrobbed nature of Roman building foundations under some streets demonstrates that the medieval layout was not simply a continuation of the Roman one; clearly those ruins were inaccessible by the time that the robbing of Roman remains for building materials became common in the late 11th and 12th centuries. An archaeological section across Lion Walk also produced post-Roman topsoil and a post-Roman structure pre-dating the street; both here and at nearby Eld Lane there was probably cultivation before resettlement (Crummy 1984, 91–2; Crummy 2013a, 249–50). As previously noted, by 1086 there were at least 419 houses in the town, but these were probably concentrated along the main thoroughfares and central area, only later spreading more consistently throughout the walled town).

Other early aspects of the town can be suggested from later evidence, for example the existence of several large intra-mural urban estates. The town's north-east quarter was perhaps a pre-conquest royal estate (or one allocated to the Ealdormen of Essex) afterwards redeveloped as the site of Colchester's Norman castle. That building's construction had a dramatic physical impact on the town, but not on its overall layout. The High Street was diverted south in a gentle curve by the building of the bailey's south wall c.1100, and the southern end of Maidenburgh Street was similarly deflected to the west (Cooper 1994e, 38–9; Gascoyne 2013, 221; FIGURE 5). The main entrance into the upper bailey from the High Street was in its south-west corner opposite St Nicholas's Church, although a gate was not recorded there until the 1240s (Cooper 1994c, 245; Gascoyne 2013, 218–19). Another estate that belonged to the bishop of London formed a 'soke', an area of separate jurisdiction with its own court, in the south-west of the town; this was confirmed to the bishop by Henry I between 1120 and 1133 and documented until the early 15th century. It also had its own church and parish (St Mary at the Walls) and was demarcated by the town wall (west), Church Street (north), Head Street (east) and Church Walk (south) (Cooper 1994e, 39–40, 49–50). These two estates were to have an enduring influence on the town plan.

Important clues to the location of early settlement are provided by the town's churches (for locations see FIGURE 5). Although few contain clearly pre-conquest material, out of the ten within the walls at least six had Anglo-Saxon origins and possibly three others also. Many were located close to the main streets, indicating that the roads were in place when the churches were constructed, and had substantial attached lands beyond the town walls. For example, St Peter's just north-east of the junction of North Hill and High Street may have been the early town's principal church and originally included Mile End parish (Board and Durgan 1994b, 309–33; Cooper 1994e, 39). At the eastern end of the High Street, two other churches

(St Nicholas and All Saints) are located in positions that suggests they existed before the changes associated with the Castle. Two others that contain early fabric (Holy Trinity and St Martin's) are located north and south of the High Street on Trinity Street (near the junction with Culver Street) and West Stockwell Street respectively. The dedication of St Runwald's Church, located in the widened marketplace immediately east of that crossroads, to an obscure Mercian saint, also suggests an origin in the 11th century or earlier. St James' Church was built at the far east end of the High Street in the 12th century near East Gate, perhaps after the castle's construction. Overall, the existence of five churches along the line of the High Street confirms its pre-eminence for early settlement. In the south-west, St Mary at the Walls was first recorded in the 12th century, but there are earlier graves nearby and it also had a large extra-mural parish.

After the Norman Conquest two extra-mural parish churches were taken over by monasteries. St Botolph's Priory, just outside the south gate, had been a parish church served by secular canons until its refoundation in the late 1090s, while another early church (perhaps St John the Evangelist) probably lay on the site of St John's Abbey which was founded on a small hill south of the town in 1095–6 (Cooper 1994e, 39; Gascoyne 2013, 222–30; FIGURE 5). Both monasteries built impressive churches and buildings in the 12th century, and their precincts influenced the layout of new settlement attracted to their vicinity. St Giles's Church was erected in the graveyard of St John's Abbey in the early to mid-12th century, presumably to serve the growing local population (Cooper 1994e, 40; Gascoyne 2013, 222–3, 228–9). Other extra-mural settlement growth, this time at the new port of the Hythe, led to the erection of the Church of St Leonard at the Hythe, on the north side of Hythe Hill, first recorded c.1150 (Cooper 1994e, 39–40).

Two orders of friars arrived in Colchester in the 13th century, the Grey Friars occupying a site inside the town walls between the Castle and East Gate before 1237 and the Crutched Friars on the south side of Crouch Street, south-west of the walled town, by 1251 (FIGURES 5, 7 (incorrectly identified on the Speed map as Black Friars); Cooper 1994i, 306–7). Other chapels and hospitals were also established, most of them extra-mural. A leper hospital dedicated to St Mary Magdalen was established half a mile south-east of the town on the road leading to the Hythe, probably in the early 12th century. By 1237 it had been placed under St John's Abbey and its chapel obtained parochial status, giving its name to the new parish of St Mary Magdalen. Other institutions founded before the mid-14th century included St Helen's Chapel (on the corner of Maidenburgh Street and St Helen's Lane), St Catherine's Hospital (Crouch Street); St Cross' Hospital (outside Head Gate); St Anne's Chapel and Hospital (Harwich Road) (Cooper 1994a, 336–8; Cooper 1994e, 40–1; Gascoyne 2013, 227–8; FIGURE 5).

As noted above, the Moot Hall, located on the north side of the High Street (now the location of the Town Hall), occupied a central position in the town. It was a lavishly decorated stone building of c.1160 which might be regarded as an early indication of the town's growing aspirations to self-government (Crummy 1999, 151–2). Nevertheless, it has been proposed that a similar stone building of high social status in Lincoln, that later became St Mary's Guildhall, perhaps

started life as a 'hospicium', a royal town house or small urban palace of a type that existed in other major 12th century towns. The Lincoln building was perhaps erected for the visit to that town by Henry II at Christmas 1157 for a second crowning or 'crown wearing'. In similar fashion, the king visited Colchester for a week in May 1157, with a large court which included the archbishops of Canterbury and York, four bishops, two earls and the chancellor Thomas Becket (Cooper 1994e, 21; Stenning with Shackle and Greatorex 2018, 7–8, 18; Stocker 1991, 5–7, 33–41). If this attractive theory, that the building originated as a royal town house, is correct, then the townsmen may only have taken over the building later in the 12th century or perhaps in the 13th century: the town's first charter dates from 1189, but the building itself was not recorded until 1277 (it was demolished in 1843) (Cooper 1994g, 274).

Turning to the names and locations of known medieval streets within the walls, a total of 18 have documentary references earlier than 1350, although many others mentioned in the later Middle Ages probably had earlier origins (FIGURE 9). Lion Walk (first recorded c.1320) and Culver Street (1334) must have existed in the 12th century, for a stone house is known to have been located at their junction (Gascoyne 2013, 221; N. Crummy 1981, 79). Similarly, although Long Wyre Street was first recorded in 1277, archaeological evidence, in the form of cess pits dating from the 11th to 14th centuries, indicate that the area was settled much earlier. In the

absence of standing buildings, structural remains or excavated buildings, rubbish and latrine pits of 11th to 12th-century date have provided evidence of the spread of occupation along main thoroughfares and adjacent areas such as Culver Street, Lion Walk, Angel Yard, Trinity Street and North Hill (Gascoyne 2013, 235–6).

The early medieval town was clearly focussed on the High Street and market, with most of the principal houses and shops located there (Cooper 1994e, 40). The corn market was located at the west end of the High Street (Cornhill), but the main market area and stalls stretched east from the Moot Hall as far as St Nicholas's Church opposite the Castle. The area to west of the Moot Hall and the junction with West Stockwell Street was widened on the north to accommodate an enlarged market area (on part of which was built St Runwald's Church). Demand for trading space facing and within the market area had an impact on the built environment. By 1290 there were houses facing into the market on the High Street with cellars below and solars above the shops, or with 'selds' (a small shop or stall) built in front of them. By the later 13th century shops were built around St Runwald's Church, itself a pre-Conquest early encroachment into the marketplace, and the division of neighbouring messuages was recorded in the 14th century (Cooper 1994e, 41; Gascoyne 2013, 196–7). In some cases, the commercial pressures may have led to change in house plans (this chapter, p. 17). By the 14th century trades also appear to

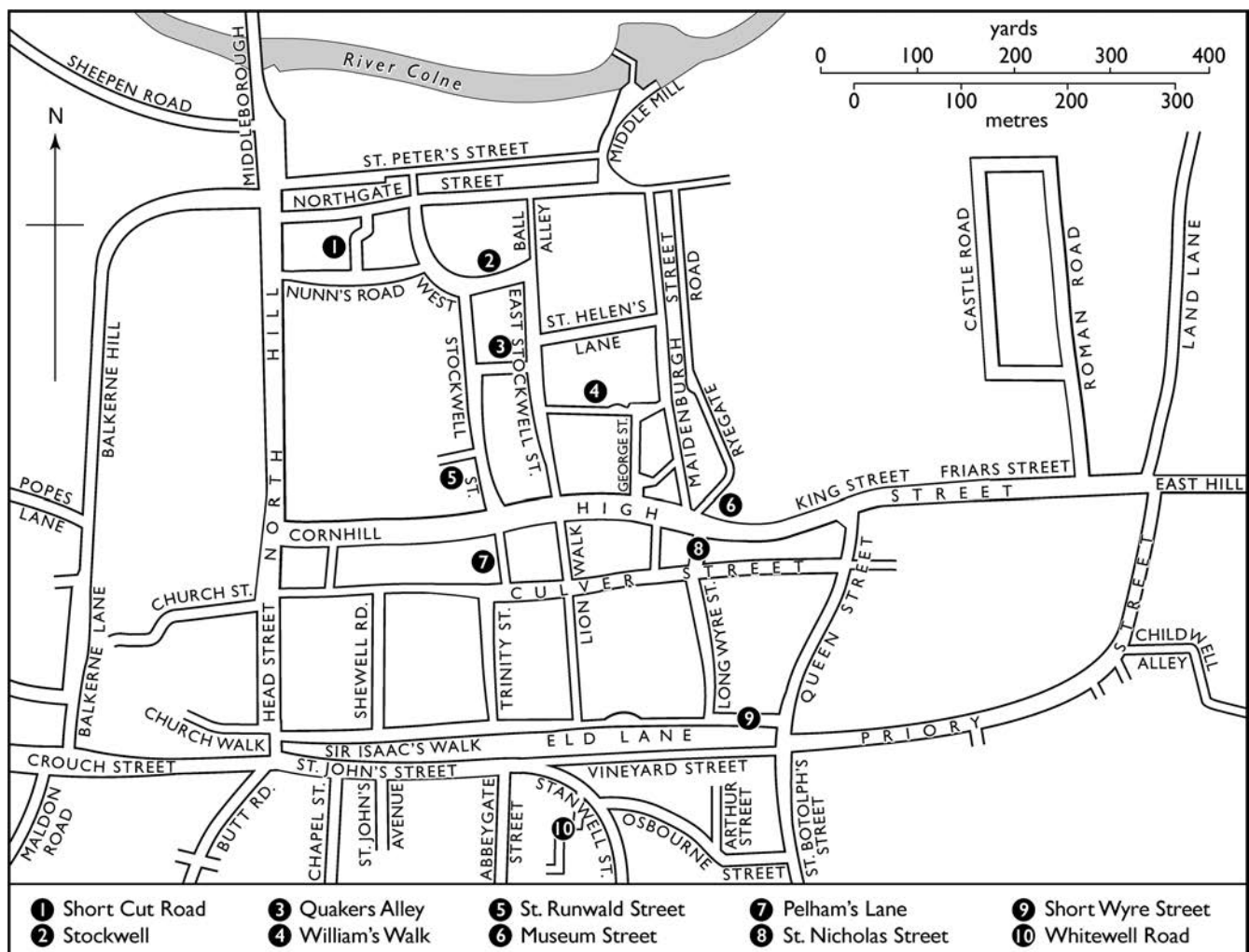


FIGURE 9: Street names and plan of Colchester (based on Studd 1994b, 373 with permission)

have become concentrated in particular areas, with the corn market established at the west end of the High Street and the butcher's stalls / shambles concentrated in the middle of the market area near the Moot Hall. Possibly the earliest cloth workers (fullers and dyers) and tanners lived and worked near the Colne, between North Bridge and Middle Mill and at East Bridge (Cooper 1994e, 40–1; Gascoyne 2013, 239).

The gradual increase of population up to the first half of the 14th century encouraged the spread of settlement into other streets within the walls. In 1321 the burgesses successfully petitioned the crown to allow them to increase the borough's income by developing waste (i.e. empty) spaces (Britnell 1986, 116). As a result, in the 1330s, land in Maidenburgh Street and Eldland (Eld Lane near Wyre Street) were divided into plots 18ft-wide for leasing, sometimes with the requirement for the new tenant to build a house. The northern ends of East and West Stockwell Streets may have been developed about the same time. Even so, much land within the walls remained free of urban development and was used for cultivation and pasture, not only the Castle and Bury fields but also large spaces behind the curtilages (Britnell 1986, 10; Cooper 1994e, 30; Gascoyne 2013, 236–7). Land south of Culver Street was under cultivation, and Queen Street probably originated as an agricultural path running diagonally from the High Street to the South Gate (Cooper 1994e, 42). Excavations have also shown many sites within the walls to be covered with thick layers of dark soil suggestive of intensive agricultural use (Gascoyne 2013, 237).

While few roads outside the town walls are recorded before 1350, it is clear that suburbs were established at a relatively early date. Housing at Middleborough was first recorded *c.*1242 and beyond North Bridge by the 1270s; excavations there have also confirmed the existence of timber-framed buildings by the early 14th century (Cooper 1994e, 41; Crummy 1984, 189–209; Gascoyne 2013, 222). In contrast, a suburb did not immediately develop outside of the East Gate and East Hill remained sparsely populated; instead, population was attracted to the river crossing and quays even further east at East Bridge, where houses were recorded in the mid-12th and 13th centuries (Cooper 1994e, 41–2; FIGURE 5). By *c.*1300 settlement had spread 200m east of the bridge as far as The Rose and Crown Hotel, East Street, as demonstrated by that building's probably early 14th-century timber-framed aisled hall (corpus no. 25).

Southern suburbs were also first recorded in the 13th century, although the churches and religious houses located there implies the existence of settlement at an earlier date. Housing was recorded at various sites including in Loddars Lane (later Abbeygate Street); Berisland (Vineyard Street); More Street (Priory Street); Stanwell Street; outside Scheregate and on St John's Green (Cooper 1994e, 42; Gascoyne 2013, 238). Excavation has shown that St Botolph's and Queen Street (South Street) existed beyond the South Gate in 1339 (Gascoyne 2013, 222; Studd 1994b, 373). To the south-west of the walled town there were houses in Head Ward (presumably Headgate and Crouch Street) by the 1220s, with linear settlement perhaps stretching along Crouch Street as far as the site of the Crutched Friars by the time that house was founded in the mid-13th century (Cooper 1994e, 42; Gascoyne 2013, 238; FIGURE 5). To the south-east of the town, the route along Magdalen Lane (later Street) towards the Hythe was

probably still largely undeveloped when a leper hospital (later the church of St Mary Magdalene) was built (Gascoyne 2013, 240; this chapter, p. 14). The importance of communications to the Hythe, however, must soon have increased development along that route.

Tenements were recorded at the new port at the Hythe from 1160, and rapid settlement growth is implied by the position of the Church of St Leonard at the Hythe on Hythe Hill several hundred metres inland from the waterfront (Cooper 1994e, 47). Settlement continued to grow, and a new phase occurred from the 1330s and 1340s when the borough leased land there for new quays and warehouses. Many burgesses with mercantile interests chose to live on Hythe Hill near to the parish church and the quayside, and excavations along Hythe Hill have revealed settlement between the 12th and 14th centuries. Most if not all houses stood on Hythe Hill or directly behind the quays, but by 1352 there were also other nearby lanes (locations uncertain): a back lane, North or Church Lane, and by 1427 a South Lane (Britnell 1986, 18; Cooper 1994e, 31, 47; Galloway 1986, 98–9; Gascoyne 2013, 240).

Accounts or surveys of the town's early medieval domestic architecture were published in 1994 and 2013, drawing attention to the main features then known (Cooper 1994e, 40–2; Gascoyne 2013, 230–6). Evidence for at least six Norman stone houses, including the Moot Hall, built of rubble and masonry, could be cited, and these houses were regarded as probably survivors of a greater number once existing. All were located near the commercial heart of the town and were probably associated with wealthy merchants or members of Colchester's Jewish community. One on the south side of the High Street adjacent to Pelham's Lane, and opposite the Moot Hall, belonged to the Marcian family; its large plot stretched from High Street to Culver Street (Cooper 1994e, 41; Crummy 1981, 53–70; Gascoyne 2013, 231–3, 250). Several stone houses in the High Street were set well back from the street frontage, perhaps implying that timber-framed structures, probably shops, occupied the space in between. Later, after timber-framing became ubiquitous, stone-built cellars and undercrofts remained important with High Street examples being documented in the 13th century and some surviving physically from the 14th and 15th centuries as at The Red Lion Hotel (43 High Street), Robert Dyas (45–7 High Street) and The George Hotel (115 High Street) (corpus nos. 32, 33, 38). Others existed elsewhere such as at Rebow House (58, 60 and 62 Head Street), and another under Headgate House (44–8 Head Street) discovered during the Culver Street investigations, and probably elsewhere (Crummy 1992, 125–6; Gascoyne 2013, 233; Stenning with Shackleton and Greatorex 2018, 17; see below, corpus no. 31).

Very limited structural evidence remains for the study of timber buildings before 1350. The only pre-Black Death timber-framed house known to survive in the settlement, probably dating from the early 14th century, is The Rose and Crown Hotel, located to the east of East Bridge outside of the town walls (corpus no. 25). It is possible that some other buildings, which on diagnostic grounds can only be identified as 14th-century, may have been built before the Black Death. An important example is 7 Queen Street, which is the probably the oldest surviving building in the town centre and also likely to be 14th-century in date (corpus no. 82). The exceptional

survival of these two buildings reflects how the preservation of early medieval houses has been compromised by the continuous occupation of their sites, with early buildings replaced and evidence of their construction destroyed by later cellars and foundations, especially in the High Street (Crummy 2013, 251–2).

Archaeological excavation has made some additional contribution to understanding early medieval housing. Many early houses were of simple mud brick and wattle construction, and others seem to have had earth-fast posts, which are incredibly difficult to detect. However, excavations have shown that by the 13th century, if not earlier, masonry foundations and dwarf walls had developed on which timber-framed superstructures must have been constructed (Gascoyne 2013, 233–4). The earliest timber-framed house to be excavated was on the Cups Hotel site, 13th-century in date but poorly preserved (CAT Building 155; Crummy 1992, 333–8, Fig. 13.16). Two other sites have provided more information. On the west side of Middleborough, two timber-framed structures have been excavated, CAT Building 75, which had a hall with central hearth and a service room with a sequence of three ovens dating to the 14th century, and CAT Building 76 (Crummy 1984, 189–209, Fig. 183; Gascoyne 2013, 237; corpus no. 59). The Angel Yard site, on the north side of the High Street, contained at least four 14th-century buildings, two fronting the High Street (corpus no. 41) and two extending back from West Stockwell Street (Shimmin and Carter 1996). They had stone and mortar foundations or plinths, with increasing use of peg-tile and brick, presumably to take timber-framed superstructures. The excavation clearly revealed the impact of commercial pressure in the town centre, with relatively crowded frontages behind which were long rear wings reached by narrow alleyways, enclosing gravelled yards (Gascoyne 2013, 234–5).

Documentary sources help to confirm the broad pattern of development suggested by the fragmentary architectural and archaeological evidence. Two-storey buildings and internal divisions are demonstrated by a house with upper and lower rooms in East or West Stockwell Street in 1258, and a tenement in the market with a room under the solar in 1263–4 (Cooper 1994e, 41). A tax assessment from 1301 demonstrates that the size of houses, and their number of structural or domestic elements, reflected differences in status and wealth. Wealthier tradesmen had a hall, chamber and a kitchen, whereas those of middle rank typically had a hall and chamber, and the poorer members of society had but a single living room. Among the finer houses recorded were those of John Menny, tanner, with a hall, chamber, kitchen, granary, bakehouse and tannery; Roger Dyer, with a living room, chamber, kitchen, brewhouse and probably a separate dyehouse; and Peter le Wylde, with a hall, chamber, kitchen and a barn in which to store his grain. These descriptions indicate that Colchester's houses fitted the standard model or 'prototype' for a medieval house and were probably little different to those found in the countryside. In some cases, there may have been additional elements reflecting the owner's trade and, as with the later examples discussed below, standard plans were probably amended under commercial pressures resulting from the urban situation. Whether or not the smallest dwellings were separate structures or sub-divisions of larger dwellings remains unknown (Britnell 1986, 10–11; Gascoyne 2013, 235).

Late medieval to the mid-16th century

In overall plan the town changed little in the later Middle Ages; the main thoroughfare continued to be the road from London to Harwich, funnelled through the High Street and market via the Head Gate and East Gate. The condition of the town walls had deteriorated during the 14th century, but they were repaired and refaced between 1381 and 1413. Improvements in the 1380s included the addition of eight semi-circular bastions reinforcing the south-east circuit (four of which survive), probably a reaction to the threat of French-Castilian raids from the direction of the Colne estuary. Leases of plots and houses near the wall had conditions to allow access for inspection and repair (Britnell 1986, 121; Cooper 1994e, 25, 45; Radford 2013, 264–5; Thornton and Ward 2017, 4–5, 7). The four principal gates and smaller gates, such as Ryegate and Scheregate on the north and south circuit respectively, remained in use (Radford 2013, 265). The Castle fell into decay in the 15th and 16th centuries, although the full loss of the bailey and gatehouse were delayed until the following century (this chapter, p. 21).

There was apparently only limited public building in the 14th and 15th centuries. The Moot Hall was remodelled in 1373–4, and the burgesses remained responsible for maintaining two stone bridges, East Bridge and North Bridge, and several public wells in the marketplace and other locations (Cooper 1994e, 42, 45; Cooper 1994g, 274; Radford 2013, 264). William Reyne, the borough bailiff, apparently acquired or built a speculative development of 'new rents' at Red Row at the west end of the High Street backing onto St Peter's churchyard in the early 1370s, which also served as a corn market (Cooper 1994e, 42; Cooper 1994g, 274; Cooper and Goose 1994, 104; Stenning with Shackle and Greatorex 2018, 6). Many of Colchester's churches witnessed rebuilding work during the 15th century, very likely connected to the townsmen's increasing wealth (Cooper 1994e, 45). The success of Colchester's economy and cloth industry in the late 14th century also appears to have stimulated investment at the Hythe, perhaps involving new building or rebuilding of quays, wharves and warehouses. An aid ('voluntary' contribution) for a new crane at the Hythe in the 1380s raised £8 16s 1d from 184 contributors (Galloway 1986, 75–84, 100).

Colchester's late medieval population surge and increased prosperity between c.1350 and c.1420, probably had a greater impact upon housing. A wide variety of locations witnessed new buildings or shops or building plots in the late 14th century. By the early 15th century the High Street was continuously built-up as far as the East Gate. Housing also spread further down the secondary streets, notably Maidenburgh Street, and houses were recorded on Childwell Lane by 1384 (Cooper 1994e, 42; Radford 2013, 261). In the late 14th and 15th centuries documentary records indicate that the town's growing wealth was reflected in increasing quality of its housing; from the 1380s (if not earlier) more houses and shops appear to have had an extra floor added to existing structures (Britnell 1986, 212). This documentary evidence of housing expansion and rebuilding correlates with the increased number of structures surviving from this date; across the town nearly 20 have been identified as incorporating work of late 14th century or early 15th century (corpus nos. 8, 12, 15, 16, 18, 24 (cross-wing), 25 (cross-wings), 31 (cellar joists), 38 (cellar joists), 44, 55, 57, 61, 63 (Building A), 87 (north cross-wing); 93 (part), 98, 106).

The rapid growth of population had probably led to an increased subdivision of existing tenements, either through division by sale, commercial letting or maintenance agreements for retired family members. For example, in the late 15th century a widow sold the greater part of her house to her son, reserving for herself the lower parlour, three 'houses' and the chamber over the great parlour. References to two or more houses under one roof may have originated from subdivision of existing houses or from construction of rows of tenements as speculative housing. In 1480 three tenements recorded in the market in St Nicholas parish contained a total of 12 separate 'houses' (Cooper 1994e, 44–6). Such evidence indicates that some surviving structures of this date and described in the corpus, which on the surface appear to be single domestic units, might have been sub-divided and rather overcrowded.

It is reasonably certain that the century following *c.*1440 witnessed a retrenchment of population in Colchester (this chapter, pp. 3–4) which probably led to reductions in housing stock. Britnell has traced the decline of the town's urban property market during this period, noting the evidence of a falling rent-roll (17½%) on the urban estate of the Duke of Norfolk *c.*1515 (Britnell 1986, 257). Physical decay was apparent in the northern and south-eastern suburbs by the 1520s and 1530s, the latter impacted by the dissolution of St John's and St Botolph's, with evidence of demolished, decayed or amalgamated houses and cottages through to *c.*1550 (for lists of properties and locations see Cooper and Goose 1994, 102–03). Decay in housing was matched by that of civic property, with failures to maintain or repair the town's bridges and gates increasing in the later 15th century. This continued into the early 16th century, only becoming less frequent after *c.*1520 (Galloway 1986, 63–75). Retrenchment in the town was matched at the Hythe, including cases of forestalling, unlicensed wharves, decayed and ruinous quays. Some of the richest men of the town, such as alderman Thomas Christmas in 1512–13, were presented (*i.e.* summoned) in the borough courts, for allowing their tenements to become dilapidated. The decline may have been associated with silting of the river; in his will of 1520 Christmas left £20 to the 'amendment of the creek in Colchester heath'. Reduced tidal access probably led to trade switching to other ports further out on the Colne, notably Wivenhoe, Brightlingsea and Mersea (Galloway 1986, 100–03, 106–07).

Nevertheless, industrial development had left Colchester wealthier than in previous centuries, and some continued building or rebuilding was documented over the later 15th and early 16th centuries, for example in East Street outside of the town walls. Parts of the St Botolph's site and its buildings were converted to housing in 1542 (Cooper 1994e, 44–5; Cooper and Goose 1994, 103). Indeed, the corpus notes many buildings of this date; among them are 2 East Bay, Portreeve's House; 29–33 East Street (cross-wing); 73–5 East Street, The Siege House (long-wall jetty building); 43 High Street, The Red Lion; 63 High Street; 74 High Street, The Minories (Part A, 15th-century cross-wing; Part B possibly early 16th-century cross-wing); 115 High Street, The George Hotel (first floor hall); 118 High Street; 90 Hythe Hill (cross-wing); 18 North Hill; 24 North Hill, Marquis of Granby (long-wall jetty house); 26–9 North Hill (long-wall jetty house); 3 Queen Street; 6 Sir Isaac's Walk; 6 Trinity Street; 12–13 Trinity Street; 3 and

5 Stockwell Street (corpus nos. 6, 20, 24 (part), 32, 34, 36, 38, 39, 47 (part), 64, 66, 67, 81, 90, 92, 94, 98). Other houses with 15th-century cross-wings could be pre- or post-1450, and some with long-wall jetty plans could be pre- or post-1550). While the total number of surviving structures that date from 1450 to 1550 remains somewhat uncertain, it is clear that sufficient wealth remained or was generated in Colchester for considerable rebuilding during this period.

The marketplace also continued to evolve over the 14th and 15th centuries with new shops and other outlets being built. Rents and stalls were built up against the north and south walls of St Runwald's Church by the late 14th century and further covered stalls were created in front of the Moot Hall in 1473–4. The more formal Middle Row (of shops) was built east of St Runwald's in the late 15th century, and leather and tanners' stalls were located further east (Cooper 1994d, 270; Stenning with Shackle and Greateorex 2018, 9, 14). Key commercial locations still encouraged investment: in 1548–9 the chamberlain collected rents from 'newly built' shops and solars in front of The Red Lion Hotel (formerly Inn) and from 'new' buildings in Maidenburgh Street behind The George Hotel (formerly Inn) (Cooper and Goose 1994, 103). Commercial influences impacted upon houses in the High Street and other streets, many of which developed the typical urban pattern of narrow plot frontages. Buildings were also sub-divided or had additional features such as porches, penthouses and 'poys' (lean-to constructions) to increase available space (Cooper 1994e, 42, 44, 46; Radford 2013a, 259, 261; Stenning with Shackle and Greateorex 2018, 8). A great many Colchester houses from the later 14th to earlier 16th centuries incorporated shop-fronts, indicating commercial activity beyond the High Street and other main thoroughfares (this chapter, pp. 19–20). While there were no significantly distinct craft or industrial areas or social zoning, parishes covering the centre of the town around the High Street and market were the wealthiest. Clothmakers continued to live near water supplies, to the east, north and south of the walls; between 1500 and 1619 two-thirds of known clothiers and baymakers lived in St Peter's or St James's parish. Many butchers lived in East and West Stockwell Street, near the shambles in the market, and as late as 1580 some had slaughterhouses there. Many mariners and merchants lived at the Hythe (Cooper and Goose 1994, 104).

As standards of living increased in the Later Middle Ages so consumption of ale and beer expanded and the brewing industry boomed. The former practice of 'home brewing' by families was gradually replaced by larger, more 'professional' concerns. New taverns were built, with between 15 and 20 in operation by 1400, when there also at least 13 inns (Britnell 1986, 131). Some of the earliest inns recorded (Bull Hotel; The Red Lion Hotel; The George Hotel) were located in the High Street / market area, but by the 16th century inns had spread to other main streets such as Head Street. The George Hotel was an inn from the late 15th century, the same period as its unusual first floor hall (Radford 267–8; corpus no. 38). In the early to mid-1470s, John Howard, Lord Howard, built a new high-status house on the south side of the High Street with substantial domestic accommodation, possibly arranged as separate 'apartments' for guests and retainers. The building's hall was set back from the road, behind a small court, and it had an elaborately jettied frontage including a row of shops.

It subsequently became the New Inn or White Lion (later The Red Lion Inn and now The Red Lion Hotel) (Cooper 1994e, 43–4; Stenning 1994, 154–8; Stenning with Shackle and Greatorex 2018, 14; corpus no. 32).

Much open space remained within the town walls, the largest areas being Castle Field, Bury Field and land between the wall and Head Street / North Street. The decline in population after the mid-15th century reduced pressure on space even in the main streets, with most houses having gardens or yards. Much of the intra-mural zone away from and behind the main thoroughfares remained semi-rural in character with many barns, private gardens and orchards. Some Colchester properties had 'burgates' (OE *burg-geat*), literally meaning 'gate to a stronghold' but here presumably denoting the entrances into small urban estates or industrial areas before the town became more built-up (Parsons and Styles 2000, 85–6). In the late 14th and 15th centuries these were recorded on Head Street, both sides of the High Street, and in a variety of other locations. One Head Street 'burgate' giving access to a courtyard containing a barn and a beer house was presumably owned by one of the many burgesses with agricultural interests (Britnell 1986, 212; Cooper 1994e, 46; Cooper and Goose 1994, 102). It seems very possible that examples of 'burgates' have been identified in several surviving gate(way)s or carriage arches surveyed in this corpus, most clearly at 12–13 Trinity Street where a carriage arch led into land associated with Tymperleys (corpus no. 94. See also nos. 38, 63 (Building B), 81, 93; 115 High Street, The George Hotel; 13–15 North Hill; 3 Queen Street; 7–9 Trinity Street, Tymperleys).

Suburban areas in many medieval towns were often of lower status, with poorer quality housing, and this was likely true of some parts of Colchester's suburbs. Parishes to the south of the walls, around the sites of the monastic houses, for example Holy Trinity and St Mary at the Walls, appear to have been among the less affluent, notably at St John's Street, Vineyard Street (where brothels were located) and Priory Street (Radford 2013a, 259). The few early buildings which survive here appear to be 17th-century in date such as 54 Priory Street and 1 St John's Street (corpus nos. 80, 85). Nonetheless, the town's late medieval industrial and mercantile success led to a more complex pattern. For example, the extramural parishes on the eastern side of the town towards the port at the Hythe such as St Mary Magdalen and St Leonard's were richer than many of the intramural parishes (Radford 2013a, 262–3). Certain routes were clearly significant, and settlement continued to develop along them into near-continuous ribbon development. These included the afore-mentioned south-east route via Magdalen Street towards the Hythe; the major London to Harwich route entering the town via Crouch Street and then exiting via the East Gate and running to East Bridge; and the northern route exiting via the North Gate, Middleborough and the North Bridge. While additional housing was constructed in the later 16th century (this chapter, p. 20), the importance of these linear suburbs in the later Middle Ages and Tudor period is surely reflected by the significant housing that survives there, especially on East Street and Hythe Hill, and by the extent of their housing development as depicted on Speed's map of 1610 (FIGURE 7; see also FIGURES 8, 9).

The publication of this corpus means that further insights are available into the form of Colchester's late medieval buildings, albeit that, for a town of its size, Colchester has

comparatively few still standing (Radford 2013a, 258). Many early houses fell victim to continuous rebuilding, especially in the High Street where the grandest medieval buildings once stood and now only a small sample remains. The loss has been compounded by archaeological evidence being destroyed by the later construction of cellars and foundations, the High Street again being badly affected (Crummy 2013b, 277). These problems led Dave Stenning, in an earlier review, to state that "any attempt to consider the medieval timber buildings of Colchester is hampered by the partial nature of the surviving evidence and by the absence of any truly thorough survey of its buildings" (Stenning 2013a, 269). Previously, publication of modern, detailed, examinations has been restricted to individual structures facing alteration or demolition, the principal examples being The Red Lion Hotel (Stenning 1994, 134–59; corpus no. 32), The Rose and Crown Hotel (Menuge 1997b, 22–3; corpus no. 25) and the Portreeve's House, 2 East Bay (Crummy 1976, 89–103; corpus no. 6). By bringing together so many newly recorded buildings, this corpus largely addresses this second problem, although the total loss of much of Colchester's town centre housing continues to be a serious limitation.

Across the town all houses of late medieval date were timber-framed, and most comprise a hall or one or two cross-wings. As plot widths were typically 40ft, Colchester houses were probably originally arranged with the hall long side to the street (Cooper 1994e, 45). Some buildings surveyed demonstrate the continuation of that arrangement, examples including 9 North Hill and 14 Trinity Street (corpus nos 62, 95). Nonetheless, many other surviving structures reveal evidence of adaptation to urban circumstances, albeit that they were successors to earlier houses. Where plots were subdivided under commercial pressure (as in the town centre), or new plots were laid out with shorter frontages (such as those of 18ft in Maidenburgh Street), builders had to adapt by reducing the size or orientation of halls. The high survival rate of two-storey cross-wings may indicate that they were more readily adaptable than the lower open hall and, furthermore, some cross-wings may have been built as houses in their own right. Other houses retained the hall on the street frontage but added high-quality rear wings, perhaps parlours, jettied to rear courtyards, as at Tymperleys (Cooper 1994e, 45; below, corpus no. 93).

Increased height probably occurred on the most commercially valuable frontages, as shown by the larger number of three-storey buildings that survive in the High Street or which have been recorded there (Stenning 2013a, 270–1; Stenning with Shackle and Greatorex 2018, 6, 10; corpus nos. 32, 38, 39, 44). Other adaptations to limited urban space included the use of undershot cross-passages in cross-wings (Stenning 2013a, 269–70; for example, corpus no. 101) and on one identified occasion the use of a Wealden form house at 19–21 West Stockwell Street (corpus no. 102). Comparison to building types in other Essex towns suggests that the construction of long-wall jetty houses, several of which stood on North Hill by the 16th century including The Marquis of Granby Inn, 24 North Hill, may also have been a response to urban conditions (Stenning 2013a, 270; corpus nos. 63 (Building C), 65, 66, 67, 75).

House frontages of essentially domestic form were adapted to contain commercial premises. Along the High Street and other main thoroughfares there were probably many small

shops in otherwise domestic buildings. Some of these shops were located in the front room of a service wing or cross-wing, often incorporating a cross-passage. These may have been self-contained units with living quarters at the rear or on the second floor; but they could equally be adjuncts to adjacent houses (Cooper 1994e, 45; below, corpus, *passim*). The corpus has identified shops, either or both workshops and retail premises, or suggests that they may have once existed, at 38–9 East Hill; 24 East Street; 74 High Street, The Minories (cross-wing); 112 High Street; 115 High Street, The George Hotel; 118 High Street; 152 High Street; 90 Hythe Hill; 98 Hythe Hill; 37 North Hill; 1–2 Sir Isaac's Walk; 7–9 Trinity Street (Part B); 3–6 West Stockwell Street (No. 3); 18 West Stockwell Street (building to south) (corpus nos. 12, 18, 36, 37, 38, 39, 44, 47, 49, 68, 89, 93, 98, 101). A number of stone-built cellars and undercrofts of probably 14th and 15th century date, some preserving traces of blocked off steps and even moulded door arches, led to the High Street and may have been shops or workshops (Radford 2013a, 271). Stenning notes 3 and 5 Stockwell as being of particular interest as the building was referred to as a 'wool hall' in an old deed and was possibly designed for storage or as a workshop (Stenning 2013a, 270; corpus no. 98). Indeed, given the dominance of cloth-making in Colchester's economy, many of the principal town houses must have been constructed from its profits and they probably accommodated industrial or storage facilities, or had ancillary buildings so doing. While direct evidence has proved hard to find, future excavation of house sites has the potential to reveal associations with industrial activity such as weaving, fulling and dying (Crummy 2013b, 278; Radford 2013b, 292–3).

The mid-16th century to the 18th century

As the town's economy and population began to recover in the later 16th century, enhanced by the Dutch migration from the 1570s onwards, so followed an increased level of house building. For example, in 1580 alderman Richard Mott sold a house 'lately waste and recently built' in St Martin's parish. Records of new building or grants of building leases by the borough indicate new properties being constructed for example, in Bury Field (1581); on the corner of North Lane and Sheepen Lane (1594); on waste plots in St James's parish and East Stockwell Street (1610), and two new houses in All Saints parish (between 1559 and 1621) (Cooper and Goose 1994, 103). This evidence correlates with the many buildings surveyed in the corpus which were built from the mid-16th century to the mid-17th century. Among the more notable examples being: 2 East Bay, The Portreeve's House (hall); 8 East Hill; 35 East Hill; 36–7 East Hill; 50–1 East Hill; 30 East Stockwell Street, Peake's House (Phases 2 and 3); 38 East Stockwell Street; 59 East Street; 60–5 East Street; 42 Eld Lane; 45–7 High Street; Corner of High Street / West Stockwell Street; 99 Hythe Hill; 127 Hythe Hill; 13–15 North Hill (structure D); 46 and 47 North Hill; 56a North Hill (rear); 54 Priory Street; 39–41 Queen Street (Structure C); 29–31 West Stockwell Street (corpus nos. 6, 7, 10, 11, 14, 16, 17, 22–3, 27, 33, 43, 50, 52, 63, 69–70, 74, 80, 83, 104). In addition, there is documentary evidence of much sub-division, perhaps resulting from a failure of new building to keep pace with increases in population between the mid-16th and mid-17th centuries. A house called The Crown, on the south side of High Street next to The Red Lion Hotel (formerly Inn), was divided into two before 1555

and was occupied by four households by 1597, while in 1622 a house in All Saints parish was divided between three or four tenants, some apparently occupying only one room (Cooper and Goose 1994, 103). Some of the houses so sub-divided were among the larger in the town. In 1609 a house in St Mary's parish consisted of 'three low rooms or chambers, one of them a shop on the street frontage, the kitchen, buttery, bakehouse, and storehouse on the ground floor, with seven chambers on the first floor' (Cooper and Goose 1994, 103–04).

It has been suggested that monogram inscriptions found in or on buildings may relate to specific cloth merchants, as has been suggested for other Essex cloth towns (for example, Thornton 2001, 161 and fn 19). Colchester examples include 'H W' on a beam in The Marquis of Granby Inn, 24 North Hill (corpus no. 66), possibly related to the clothier Henry Webb, and a merchant's mark and the initials 'A B' on a beam dated 1597 from a High Street property (now demolished) which perhaps belonged to the wool merchant A. Bartram (Radford 2013b, 292). However, the term 'Dutch quarter' currently used for East and West Stockwell Streets is probably misleading, as the Dutch community and their merchant baymakers were spread across the town and its parishes. As previously noted, many lived and worked outside the walls closer to water supplies, with particular concentrations in St Peter's and St James's parishes (Radford 2013b, 284).

From the early 17th century through to the early 19th century a series of maps or plans shed greater light on Colchester's topographical development. The first and earliest map published by Speed in 1610 (FIGURE 7) shows that the principal street frontages were by then heavily built up: in the town centre, this included Head Street / North Hill, the High Street, East and West Stockwell Street, Maidenburgh Street, Culver Street, Trinity Street and Queen Street. Outside the town walls, where there may have been more houses than within them, there was dense ribbon development down East Street, along Magdalen Street and in the southern suburbs around Stanwell Street and St John's Green (the map only shows the start of Crouch Street). As the population of c.1600 may have been similar to that of c.1400, it is possible that Speed's map gives a reasonable impression of the maximum extent of the medieval town. As described for earlier periods on the basis of documentary evidence, large areas of open land still survived within the town walls behind the street frontages. In 1610 there was much 'empty space' within the walls, which would have been occupied by a number of large arable fields, as well as gardens and horticultural plots to the rear of the housing. This was confirmed by excavations at Culver Street, which produced rubbish pits, latrines, ancillary buildings and two cellars belonging to Head Street properties – results demonstrating an area largely comprising orchards, gardens and fields at the end of the post-medieval period (Crummy 1992). In general, there were few houses as yet built up against the town walls, except near the North Gate where some extramural housing at Middleborough curved around the north-west corner of the town wall (Radford 2013b, 282, 284; FIGURE 7).

Certain major topographical elements inherited from the early and late medieval town were still extant on Speed's map in 1610, but others were decayed or subject to changes of use. There had been apparently little attempt to repair the walls or the gates, and although several square-headed town gates were depicted in Speed's map no medieval town gate now survives.

The East and North bridges were repaired in 1631, presumably because they were essential for access and trade (Cooper and Goose 1994, 104).

Colchester Castle was allowed to decay in the 15th and 16th centuries and had become indefensible by *c.*1600. The bailey buildings along with much of the bailey wall had collapsed by 1622, with new houses on the east side of Maidenburgh Street encroaching onto the former bailey ditch (Cooper and Goose 1994, 104–05; Cooper 1994c, 245; Radford 2013b, 287; Morant 1748, 10). The remainder of the bailey wall fell down or was demolished over the 17th century, and the keep was perhaps fortunate not to have suffered the same fate (Cooper 1994c, 245). The gatehouse into the castle bailey, located somewhere near Museum Street and named as 'Dunbarr Gate' on Speed's map, survived for another century until *c.*1700 (Radford 2013a, 265–6; Shimmin 2011; FIGURE 7). The castle grounds were laid out by Charles Gray from the late 1720s onwards, and the remains of the keep were repaired and remodelled in the 1740s and 1750s (Cooper 1994c, 245–6).

The dissolution of Colchester's monasteries had led to their precincts, buildings and materials passing into the hands of wealthy landowners in the mid-16th century. The site of St John's Abbey, for example, was converted into a new mansion for the family of Sir John Lucas. The precincts of St Botolph's, the Crutched Friars, and the Grey Friars were still visible on the maps of 1610, 1648 and 1748, showing how they continued to influence the layout of the town even when repurposed (Radford 2013b, 285; FIGURES 7, 9, 10). Although the medieval castle and religious houses had decayed, the continuing significance of the town's churches and their towers as landmarks is shown on prospects of the town such as that published in 1750 (FIGURE 11). That prospect also shows the contrast between the central walled town and the linear settlements running down Magdalen Street to the Hythe and East Hill to East Bridge.

The dissolution may have hastened the relative decline of the town's southern suburbs around the former monasteries of St John's and St Botolph's, but it does not appear to have radically transformed the town's morphology (Cooper and Goose 1994, 102; Radford 2013b, 285). Instead of new planned streets, the town seems to have undergone piecemeal adaptation in its layout and public buildings. While being regularly repaired, no major structural changes to the Moot Hall were recorded before the 19th century (Cooper 1994g, 274; Radford 2013b, 286). The borough erected brick houses at the Hythe in 1623 (Cooper and Goose 1994, 108), and the borough's row of properties south of St Peter's Church at the west end of the High Street (Red Row) was apparently rebuilt between 1627 and 1629, probably in brick. It seems to have had a colonnaded ground floor, later shown on the 1748 map (FIGURE 10), perhaps occupied by the corn market, and by 1631 the rooms above were serving as the Dutch Bay Hall; it was described in 1698 as 'a long building like stalls'. It was demolished in 1819 (Cooper and Goose 1994, 107; Stenning with Shackle and Greatorex 2018, 6). Market encroachments and further stalls served as butcher's shambles east of St Runwald's Church; the part known as Middle Row was rebuilt in 1580s as a two-storey structure and survived until 1857. Also, a special fish market to the east of St Runwald's near The Red Lion survived until 1803 or after. It has been proposed that the eastern block at The Siege House, 73–5 East Street,

which is jettied with shop-fronts to front and rear, may have been relocated from this market area (Cooper 1994d, 271; Stenning with Shackle and Greatorex 2018, 10; corpus no. 24 (block to east)). A market cross building replaced a medieval butter market around 1590 and was depicted in maps of 1610 and 1748, before being demolished in 1803 (Radford 2013b, 286; FIGURES 7, 10). Various improvements were made to water supplies, including the creation of channels to bring water to domestic residences and cisterns. Most ambitiously a town water house was built to the west of the town at Chiswell meadow *c.*1620, which is depicted as an impressive building on the Siege Map of 1648 (Radford 2013b, 286–7; FIGURE 8).

In the mid-17th century Colchester was subject to tumultuous events in both the First and Second Civil Wars, the famous Siege of Colchester in 1648 being especially destructive. A contemporary map provides a stylized plan of the siege works around the town, both the complete circumvallation of Parliamentary forts and bulwarks, and royalist earthworks to augment the defence of the town. The town, its streets and housing are also usefully depicted, but few differences to Speed's earlier map are visible (FIGURE 8). The Siege destroyed as many as 200 houses and damage can be seen in the town wall (where there are several possible 'siege breaches') and most famously at the 'Siege House' in East Street where musket bullet holes remain in the timber-frame (corpus no. 24). Remnants of houses likely destroyed in or soon after the Siege of Colchester have been excavated at Osborne Street (CAT Building 180) and Lion Walk (CAT Building 33) (Crummy 1984, 84; Radford 2013b, 294; Shimmin 1994, 56–7). Contemporary accounts recorded the destruction of streets and houses, particularly in the suburbs where property was deliberately levelled by both sides to open up lines of fire and deprive their opponents of cover. Important outlying houses that were ruined included the mansions of John Lucas at St John's Abbey, of Harbottle Grimston at the Crutched Friars and of Henry Barrington to the south-east of the town. In March 1649 at least 193 tax-paying houses were still derelict, the largest numbers in St Botolph's (53) and St Mary at the Walls (51). Other parishes affected were St James (35), Holy Trinity (32), St Giles (17) and St Martin (5). Many other poorer cottages and houses in St Mary Magdalene were also destroyed. Tax assessments in July 1649 confirmed that most damage had occurred in St Botolph's, St Mary at the Walls and St Giles, and granted a reduction of one-third in their tax. Four other parishes received between a quarter and a third rebate, and the others between 15 and 24 per cent (Cooper and Goose 1994, 105; Radford 2013b, 285). The siege events also caused damage to the town walls and destroyed a number of the medieval bastions. Part of the East Gate collapsed in 1651, perhaps weakened by siege damage, with most of rest pulled down in 1676 (Morant 1748, 7; Radford 2013b, 287).

The population appears to have recovered fairly quickly as there is evidence of further new building and repairs in the later 17th century, and much documentation relating to property sub-division perhaps indicating a temporary shortage of housing (Cooper and Goose 1994, 105–07). Despite rising prosperity in the town after the civil wars, little public building was undertaken, other than major work repairing the bridges (Cooper and Goose 1994, 107). A Customs House was built at the Hythe by 1717, and two pest houses were built, one in St Mary and one at Mile End (Radford 2013b, 286–7). A



FIGURE 10: James Deane, *The Ichnography of Colchester* (1748); ERO, MAP/CM/25/1

FIGURE 11: *South East prospect of Colchester* (1750); ERO, I/Mp 90/1/1/43

number of almshouses were constructed in the late 16th and 17th centuries, but only Winnock's of c.1678 survives with an original building on Military Road (Radford 2013b, 285–6). The Dutch community had established a church in 1563, although its location is unknown until 1677, when it was noted to be on the corner of Head Street and Church Street and comprised chapel and a house for the minister (it burnt down in 1835; Radford 2013b, 286).

By 1722 Defoe was able to describe the town as large and very populous, and the streets as fair and beautiful, with many good, well-built houses, although it was still marred by the damage of the Civil War (Board and Durgan 1994a, 148). As the town's population stabilised during the 18th century at about 10,000 to 11,000, the areas of housing were not very different than those depicted a century or a century and a half earlier. Deane's map of 1748 shows much the same extent of development along the main streets, but with additional development beyond the walls to the North (for example, St Peter's Street), to the west (Balkerne Lane) and the south-east (Priory Street). There was still a copious amount of open space within the walls in the form of gardens, orchards, fields or pastures, with the west, north-east and south-east of the town being notably undeveloped. The fields to the north of the Castle were depicted with tenter-frames, for the drying of fulled cloth, indicating another use for the open spaces (FIGURE 10).

During the 18th century, in most of the town's streets and lanes, there were houses with workshops and tradesmen's yards, and shopkeepers and merchants usually had shops and warehouses adjoining their dwelling houses (Board and Durgan 1994a, 154). New houses were built on the site of earlier ones in the main streets throughout the 18th century,

but much of the change was to existing houses, achieved by plastering, fronting or encasing in brick and upgrading fenestration doorways and cases and internal refitting. The area south and east of the Castle chiefly became occupied by gentry and prosperous townspeople, and at the east end of the High Street gentlemen's houses and their gardens and grounds covered about one third of the whole area within the town walls by the early 18th century (Board and Durgan 1994a, 149, 153). Extension of the built-up area westward, with gentlemen's houses along Lexden Road, and south-west towards the barracks, only occurred in the late 18th and early 19th centuries (Board and Durgan 1994a, 147–8).

In 1922 the RCHM identified 249 standing buildings believed to pre-date 1715, and some 167 of these were still standing in 2002 (Radford 2013b, 282; at least two have been lost since then, recorded in the corpus: 30 Barrack Street, The Bugle Horn Public House, and 152 High Street (corpus nos. 1, 44). The later timber-framed buildings up to c.1700 have perhaps been little investigated compared to the earlier ones, although there are a number of notable post-medieval standing buildings such as 58, 60 and 62 Head Street, Rebow House (c.1700) and 46 and 47 North Hill (mid-17th century) (corpus nos. 31, 69–70). The forms of housing are generally similar to those across north-east Essex, although reflecting usual pressures on building form arising from the density of urban housing (Stenning 2013b, 288–9). Some of their major features have been described by Stenning in his earlier review (2013b), including the adaptation of buildings and changes to their plan to create more comfort and convenience. Changes include the increased use of chimney stacks; the insertion of chimney stacks into formerly open-hall buildings

and their conversion into two-storey structures; additional private parlour / solar blocks (for example, a 15th-century building at 88 Hythe Hill had a parlour / solar block added to the rear *c.*1600; corpus no. 47); the use of A-frame (side purlin) roofs to replace crownpost roofs which made it easier to create living space in attics with dormer windows; and the replacement of unglazed diamond-mullioned windows with ovolo-mullions capable of being glazed (Stenning 2013b, 288–9). Post-medieval buildings were also mostly of ‘long-wall jetty type’, often having elaborate decorative supporting brackets for the jetties and jettied display gables with brackets. There are impressive examples at 17 East Hill, 29 East Hill, 35 East Hill, 37 East Hill, 39–41 Queen Street and 29–31 West Stockwell Street (Stenning 2013b, 288; corpus nos. 8, 9, 10, 11, 83, 104). During the 17th century the use of brick and tile also expanded, with brick becoming the standard material for foundations and some brick houses and warehouses being constructed as early as the 1620s. In 1617 the Corporation required new houses to have a tiled roof and a brick chimney instead of thatch with an open hearth (Cooper and Goose 1994, 108; Radford 2013b, 290).

OVERVIEW

This review of the demographic, economic, social and topographical development of Colchester has identified a number of overarching themes relevant to the study of the town’s timber-framed buildings. A number of key periods of change have been identified in the town’s population, notably two periods of rapid expansion in the late 14th century through to the early 15th century, and again from the 1570s through to the early 17th century. Both were associated with rapid growth and wealth creation in the cloth industry and they probably led to significant change in the town’s housing. While many new buildings may have been erected, investments may have been gradual; other responses to increased demand can be seen in documentary evidence of subdivision, which are hard to detect in the standing remains. The cloth industry, especially after it became increasingly profitable from the later 15th century, contributed to a narrower social structure headed by a mercantile elite which was always able to invest in fine residences. However, the number and quality of other buildings, particularly behind the main thoroughfares, probably fluctuated more markedly with the success or failure

of the textile economy. This was typical of many cloth towns where the impact of growth and depression in the industry, and resulting underemployment and unemployment, probably ‘did much to shape the urban environment, in suburbs and alleys behind a town’s grander main streets’ (Slack 2000, 362). Both main periods of expansion at Colchester involved substantial migration from Flanders, which was the major trading connection of the port. The possible impact of Dutch influence upon local buildings, however, remains very uncertain; on the evidence accumulated in the corpus it seems probable that the local vernacular style continued to be employed largely unaltered.

Study of the town’s topography has revealed the commercial importance, from an early date, of the route from London through the town, via Head Street / North Hill, then the High Street and its market, to finally leave the town via the East Gate and East Hill / East Bridge / East Street. Within the walls, other streets off the High Street, for example, East and West Stockwell Street, Trinity Street and Queen Street, were more fully developed from the Middle Ages onwards. There remained much open space between and behind streets and the town was less crowded than others built in more confined space, for example, the new town of Harwich which was laid out in a grid pattern on a small site in the 12th or 13th centuries (Andrews *et al.* 1990, 57–9, 89–90). At Colchester, other routes and areas were also strongly developed beyond the walls, such as Magdalen Street down to the Hythe and the poorer suburbs south of the town. The overall stability of Colchester’s layout, despite the Reformation, the English Civil War and other events, meant that buildings on the main streets with the highest commercial values were prone to periodic redevelopment with resulting loss of buildings, something that is still occurring in the 21st century. It is also significant that the town’s population remained quite stable in the 17th and 18th centuries; rather than further expansion, opportunities lay mainly in replacing or upgrading and modernising properties. One of the great contributions of this corpus is the identification of more historic timber-framed fabric in town centre buildings. Nonetheless, the overall balance of survival is still weighted towards areas, such as East Street, that lay outside the walls where the pressure for development has been lower (see Stenning, Chapter 2).



2 THE CARPENTRY OF COLCHESTER'S TIMBER-FRAMED BUILDINGS

Dave Stenning

At the beginning of the project, in 2016, it was hoped this study would form a 'doomsday' survey – a comprehensive account of every timber-framed building that survives in Colchester. It was soon apparent, however, that we would not be able to gain entry into a number of buildings known or likely to be of historic interest. It is of course reasonable that some owners and / or occupants would wish to refuse entry and obviously their privacy needs to be respected. We have, nevertheless, recorded and described a sufficient number of buildings here to provide a good impression of the overall picture: 15 have been recorded on North Hill, 13 on the High Street, 11 on East Hill (including East Bay), eight on East Street, Hythe Hill and West Stockwell Street and five on Trinity Street (TABLE 1, FIGURES 1–2). In total, just over 100 timber-framed buildings and / or building complexes are presented here. This compares to 138 listed buildings within the same area described as timber-framed (or possibly timber-framed) vernacular buildings and earlier than 1700 in date.⁸ Several of the descriptions, and illustrations, are based on, and / or supplemented by, published information and others are based on very limited surveys from the street. In most cases, the already fragmentary timber-frames are obscured behind wall coverings and more recent additions, and very few buildings in this corpus have been systematically recorded during comprehensive renovations.

CHARACTER AND SURVIVAL

Essex is a county without useful building stone and, as a result, almost all secular buildings were timber-framed before the reintroduction of brick in the 15th century. Medieval buildings in Essex, however, made use of relatively small timbers compared with other counties. Given a similarity of overall roof types, the buildings of Kent, for example, have much more impressive timber sizes and wider roof spans. The sheer demand for timber in our stone-less county may have demanded this restraint.

Given that centuries have passed, there is a remarkable degree of survival, with rural buildings better represented than those in urban areas. Buildings have tended to survive where they proved adaptable to changing needs and / or where there was insufficient economic pressure to justify rebuilding. Two-storey structures were always likely to survive, because of their adaptability, while the one-and-a-half storey open halls have nearly always been substantially rebuilt. This is clearly the case in Colchester where limited adaptability, together with commercial pressure, has severely reduced this historic building stock. Partial timber-frames sometimes survive, however, behind later facades, as in the case of 39–41 Queen Street and 6 Trinity Street (corpus nos. 83 and 92).

The remarkable survival of timber-framed buildings along East Street, including corpus nos. 18–25 which have been surveyed, is largely due to lower commercial demand outside of the walled town combined with environmental factors

which have discouraged much redevelopment in this area in the 20th century; this part of the town currently suffers from heavy traffic and has a general air of deterioration, and the condition of some buildings is far from satisfactory. This has resulted, however, in one of the best surviving groups of timber-framed buildings in the town.

MEDIEVAL BUILDINGS

Most of the earliest timber-framed buildings of Essex and elsewhere, from the late 12th to early 14th centuries, made use of vertical earth-fast posts sunk into the ground. They are represented by post-holes when revealed by archaeological excavation. These structures have only a limited life because the lower part of each post set into the ground will decay more rapidly; buildings have been modified often in the 15th century with the addition of a plinth replacing the lower parts of posts. Even such simple constructions need some stiffening of the walls by simple triangulation, which probably involved diagonal bracing between posts and horizontal beams. Such bracing seems the oldest type, often referred to as 'arch bracing' (for example, 5–6 St Nicholas Street, corpus no. 87).

A small number of early timber buildings survive in Essex from the late 12th and 13th centuries, for example the Barley and Wheat Barns at Cressing Temple (Stenning 1993). Unsurprisingly, these are generally large, high-status buildings that have enjoyed continuous occupation, with adaptations. It does seem that there came to be established a northern Europe style that, at the non-aristocratic level, made use of long straight timbers, lap joints, splayed scarf joints and passing brace roofs; this is often referred to as archaic carpentry (see Andrews, below).

All the techniques we associate with this period probably related to the assembly of large buildings and, particularly in Essex, timber towers, for example, the belfry of Navestock church (Hewett 1969, 32–7; NHLE no. 1197342). The timber-on-timber process, erecting one timber at a time, was probably adopted so that a small team of carpenters could safely erect a building. In Colchester, we have retained one example of this at The Rose and Crown Hotel, East Street (corpus no. 25), a small aisled hall dating from the early 14th century, which represents the very last moments of this archaic carpentry. The Rose and Crown has some curved arcade braces reflecting the gothic aesthetic which was gradually being introduced into framing (Stenning 1996, 139). Some earlier high-status buildings did employ geometric curves to imitate the appearance of masonry, as in the 12th-century aisled hall at Oakham Castle, Rutland (Hill 2013; NHLE no. 1073277).

By 1300 most of the basic techniques of carpentry had evolved, including the introduction of jettying, or the provision of overhanging upper floors, that is such a common attribute of medieval building. The tension brace, to stiffen a frame down from post to horizontal member, with mortice and tenon joints, was probably invented at this time (FIGURE 12).

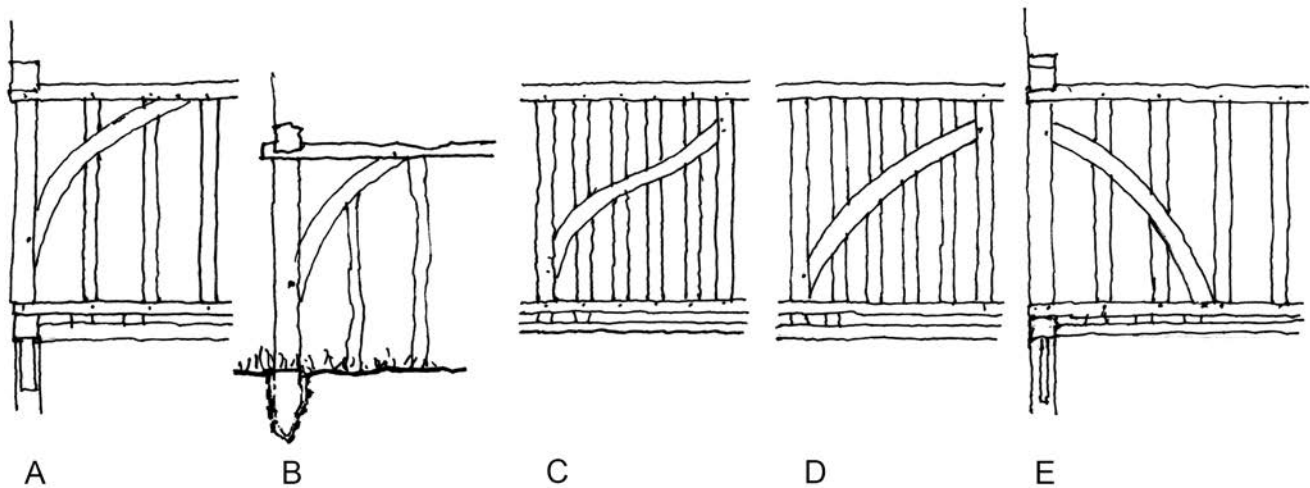


FIGURE 12: External wall bracing to triangulate and stiffen walls, with also decorative implications:

- A. Arch brace used with earthfast posts, dating from c.1300
- B. Arch brace used with a sole-plate, again one of the earliest forms dating from c.1300
- C. Serpentine or ogee brace, which can be 14th-century or late 16th-century in date
- D. Stud-to-stud brace, from the 15th and mid-16th centuries, sometimes referred to as Colchester-bracing although used more widely in south Suffolk and north-east Essex
- E. Tension brace, sometimes referred to as a foot brace, common in Essex, and possibly associated with the development of jetties

DISTINCTIVENESS, INFLUENCES AND DEVELOPMENT

At first sight, Colchester seems to be like the rest of north-east Essex, where both arch and tension braces could be used in the same building. This survey has, however, revealed that in Colchester arch braces prevail in flank elevations, for example in 152 High Street (corpus no. 44). This seems to indicate that in this urban situation the older form of brace remained popular despite the use of tension bracing in the surrounding countryside.

The jowled storey-post, formed with an upturned root bole that provided a large flat surface for the joint, is common in Colchester, as one would expect (Stenning 1996, 137). However, storey-posts without jowls can be also found, for example, at The Red Lion, 43 High Street (corpus no. 32), similar to Coggeshall, Essex, and to other coastal regions (Andrews 2013, 44–5).

Essex specialists will be familiar with the term ‘Colchester bracing’, which refers to braces fixed between post and wall stud, and occasionally stud-to-stud, rather than to another structural member. It is an often-noted feature of Colchester buildings, hence the name Colchester bracing, although the technique is not peculiar to the town and occurs throughout north Essex and south Suffolk. This type of bracing seems a relatively early idea and it may have developed out of multiple or fan bracing that occurred in the mid-14th century; a good example of fan bracing, dating to the c.1340s, is found in the raised-aisled hall known as the Stables north of Church Farmhouse, Fressingfield, Suffolk (Hewett 1969, 72; Stenning 1996, 142; Walker 2014, 90–1, Fig. 15; NHLE no. 1181804). In Colchester, the use of double bracing on a front elevation has been detected at 187 Magdalen Street (corpus no. 57), although this could possibly have been introduced during later restoration. There is also an example of double arch braces on the flank wall of a cross-wing at 26–9 North Hill (corpus no. 67).

By the later 13th century, the crownpost roof had appeared and became common across much of England in the following centuries. In Essex, it was the prevalent form until the mid-16th century. This was despite roofs with side purlins being used elsewhere from the mid-14th century onwards, and possibly reflects a preference on aesthetic grounds for a roof structure which was more complex.

The ubiquitous crownposts, where they survive, follow the expected pattern and vary from very simple to octagonal posts with moulded capital and base. Octagonal crownposts on open trusses and without any form of brace exist at 110–11 Magdalen Street (corpus no. 56) and at 187 Magdalen Street (corpus no. 57); they are probably 15th-century in date.

From a theoretical unity of origin in northern Europe, distinctive regional variations soon appeared and seem only to become more distinctive with time. Quite why this happened remains unclear, but the differing approaches resulted in distinct local dialects and differentiated visual cultures. Where a seemingly odd building is found today, it usually means a carpenter was employed from a different area, and probably employed by a wealthy patron. The raised-aisled hall at 7–9 Trinity Street, Tymperleys (corpus no. 93), was probably the product of a Suffolk-based carpenter, as raised-aisled halls are centred in north Suffolk and south Norfolk (Aitkens 2011; Stenning 1996, 139–40; Stenning 2011, 36–9). Likewise, the use of upper crucks at 127 Hythe Hill (corpus no. 52) is unusual and stands out from the normal local vernacular in Colchester.

The word ‘vernacular’ is usually employed to describe the work of the everyday carpenters of a particular area. The vernacular carpenter was remarkably conservative and rarely employed anything but the local time-proven techniques; real invention is rarely to be seen. This is helpful when trying to understand buildings as they tend to be quite predictable. Even where the evidence is fragmentary, because of the familiar patterns, it is usually possible to establish, at least, a partial

understanding of a timber-framed building. In comparison, the carpentry of parish churches was the work of more specialised craftsmen, using a greater variety of techniques that are repeated across the region and resulting in a wider East Anglian character.

The cloth industry produced enormous wealth in south Suffolk and parts of north Essex during the medieval period. This wealth was translated into sumptuous moulding and carving on the many merchant's houses of the area. Buildings such as The Siege House, 73–5 East Street (corpus no. 24), and The Marquis of Granby, 24 North Hill (corpus no. 66) are examples of this 'new money' extravagance in Colchester.

BUILDING FORM AND FUNCTION

Most of the timber-framed buildings in the town inevitably respond to the urban situation; Pearson (2005) has argued that urban houses owe little to their rural counterparts. Colchester High Street once contained numerous three-storey gabled houses as can be seen in early photographs, a response to the pressure on space in the commercial centre. Most of the front gables were subsequently altered to hipped roofs as the gabled front became unfashionable in succeeding centuries. These were town-specific buildings, the tower-blocks of the day, generally of a similar span and with shops on the ground floor. They have now virtually disappeared with the exception of 112 High Street (corpus no. 37), which seems to have been the widest of its kind, possibly as a result of being built off Roman wall foundations.⁹ 118 High Street (corpus no. 39) has two bays of the same concept but with a large and unusual roof parallel to the street. The redevelopment of Williams and Griffins (now Fenwick's, 152 High Street, corpus no. 44) department store in 2014 unfortunately resulted in the loss of several fragmentary 15th-century structures of this kind, which each appear to have been constructed against their earlier neighbour without the recourse to an open frame. As far as we know, this group was a rare survival of this urban building type.

It is easy to misunderstand or to fail to recognise the significant parts of a structure that is missing many of its original components. Fortunately, there were only a small number of variations in the way that the rooms in the medieval house were usually combined (Stenning 1985). Most Colchester buildings were predominantly domestic in purpose and thus follow expected patterns. The medieval house has a hierarchical plan form that is based on an 'ideal' prototype. In the centre is an open hall, open to the roof, with a cross-passage at one end linking doors in opposite sides of the building. Adjoining the cross-passage is a two-storey 'service block', which may contain a shop. This is usually described as the 'low end' reflecting its status in this hierarchical spatial distribution. At the other end of the hall there is the 'parlour', the owner's private withdrawing room, with a 'solar' on the upper floor. From the 15th century, the insertion of an upper floor to the hall provided a full two-storey form throughout, while retaining the traditional layout; this is referred to as a long-wall jetty house.

In reality, the 'ideal' plan form was not often achieved or was only realised by a process of extension and rebuilding.¹⁰ 18 West Stockwell Street (corpus no. 101) has all of the components that resulted from several intermediate stages; its form was also dictated by the restricted and tapering shape of the plot. The Siege House, 73–5 East Street (corpus no. 24),

has the same basic layout in long-wall jetty form but it was rearranged to turn a corner. The 'ideal' plan form tended, in south-east England, to provide a relatively wide frontage. In an urban situation this was clearly disadvantageous as a wide frontage site would be expensive. In Colchester, as in many towns, two plan variations are commonly encountered that reduced the size of the frontage. The most employed is the 'overshot-cross-passage' where the front-to-back through-route is tucked into the service wing. 3–6 West Stockwell Street (corpus no. 98) is an elaborate example, with porches front and back. Less often encountered is the 'recessed high-end' where the house owner's bench is tucked into the high-end under an internal jetty (Stenning 1996, 141). 18 West Stockwell Street has this feature as well (corpus no. 101).

It seems remarkable that the English house plan was so fixed, more or less whatever the wealth or status of the owner. From the 12th to the mid-16th centuries, there was a standard arrangement for householders, to be achieved at the on-set or by means of improving extensions. The idea of an open hall with one two-storey cross-wing at one end (forming a L-shaped plan), or open hall framed between two cross-wings (giving a H-plan), can be found in countless examples that have survived the ensuing centuries (although the main type in the county was the one-storey rectangular house, which accounted for over 60% of the houses represented; Walker 2012, 9). 37 Long Wyre Street (corpus no. 55) stands in conflict with this idealised arrangement, however, in both its concept and detailed design. The ground floor of this two-storey building, which dates to c.1400, was divided longitudinally, half dwelling and half shop or shops, as the two coffin doors suggest there could have been two shops on the ground floor; coffin door is the term used for the narrow, usually front, door, probably employed to maximise space for merchandise within a shop (Alston 2004b, 40). Other examples of coffin doors have been identified at 98 Hythe Hill, 7 Queen Street, 1–2 Sir Issac's Walk (corpus nos. 49, 82, 89). The upper floor of 37 Long Wyre Street is also likely to have had some form of commercial function as there are three arch-headed windows. In addition, it has the earliest example of an attic in the town. In many respects, it seems to disregard the Colchester vernacular and is entirely unlike any other building recorded in the town. Again, it is probably a specific response to the constraints of urban living (Stenning 2013a, 270).

From the mid-16th century, houses of a transitional type represent a wide variety of different plan arrangements, taking advantage of developments in building materials and techniques, for example, the introduction of chimney stacks. They also reflect the changing values and relationships of the people who created them, and the wider changes in the material and cultural landscape (Johnson 2010). Houses with two bays on the frontage are, from this period onwards, a popular urban plan form, but it is often difficult to label the room functions.

The Red Lion Hotel, 43 High Street (corpus no. 32), is a rare surviving example of an aristocratic town house, which has survived redevelopment (Stenning 1994). The Red Lion is also a superb example of Colchester carpentry, adorned with decoration that is typical of the wealthy cloth merchants' houses. This project has provided an opportunity to revisit The Red Lion and we now have an improved understanding of it. Perhaps most interesting, and surprising, are the tree-

ring dates obtained from the building which indicate that the different sections were built within a very short period of time in AD 1475–6.

As in all medieval urban areas, the ground floors of domestic houses frequently contained shops. Colchester retains a good collection, particularly on Hythe Hill, and most are of the 'half arch' type, that is with the opening divided into two by a stud. Many can only be detected by the pattern of mortices and peg-holes. An example of a typical shop-front is hinted at in 2 East Bay, Portreeve's House (corpus no. 6), where the arches are mimicked by modern work. The shop-fronts in 3–6 West Stockwell Street (corpus no. 98) were reinterpreted, with little knowledge, during restoration in the early 20th century, where they have the effect of looking believable.

Most shops would have functioned primarily as manufacturing workshops, certainly during the 15th and early 16th centuries, in which production rather than retail was the primary activity; perhaps as many as 40% of the town's early buildings (domestic houses) possessed shops, based on comparison with elsewhere (Alston 2004b, 38). Their large windows would have admitted light into the workshops, more often than not for cloth production.

The detached rectangular kitchen to the rear of 24 East Street (corpus no. 19) is a precious survivor of an important building-type. It is the only example of a kitchen to be recorded in Colchester and one of a small number to be identified in an urban context in the county. Alternatively, it could have functioned as a brewhouse, dyehouse or bakery, although a building such as this it may have served a number of purposes (Alston 2004b, 53).

Documentary evidence suggests that there was once a great number of kitchens, reflecting relative wealth and status, and this author has observed a dozen or so in Essex. The rear range of 19 East Street, Coggeshall, is also interpreted as a detached kitchen, tree-ring dated to 1397 (Watkin and Andrews 2013, 194–6; NHLE no. 1169392). One of the most complete examples, associated with a late medieval hall house, survives in the village of Moreton, Essex, where it is now a large garage (Stenning 1997, no. 10; Walker 2000; Hancocks; NHLE no. 1111222). The high-quality kitchen at Little Braxted Hall, Essex, dated by dendrochronology to AD 1398–1410, used to be considered an example of a detached kitchen but further study has shown that it was connected to other structures (Bond, Walker and Andrews 2006; NHLE no. 1146757).

The kitchen at 24 East Street, Colchester, would have stood a little to the rear of its parent house which, in this case, has been replaced by a 17th-century equivalent. It is common to differentiate between attached and detached kitchens, but the difference is only relevant in the precise siting. Slightly more sophisticated ones are formed in the rear bay of a deep cross-wing. Flispes at Easthorpe Green, to the west of Colchester, is a long, unjettied house of c.1600 of which its end, kitchen bay is the only one of second-hand timber (Shackle 2009c; NHLE no. 1225564).

The identification of a possible wool hall at 3 and 5 Stockwell (corpus no. 91) is also intriguing, used possibly as a workshop and / or for the storage of wool or wool products. The wool hall, however, is not a well-defined or understood building type. There are a number of descriptive terms in documents, including wool, cloth and bay, that are obviously connected to the woollen cloth trade. The Stockwell building

looks too much like a public building, guildhall or possibly a wool merchant's hall, to be merely a place for wool storage. By contrast, the later wool hall at 19–21 Maidenburgh Street, which is an 18th or 19th-century timber-framed building, looks more utilitarian and suitable for storage.

In 1915, two buildings in Headcorn, Kent, were described as cloth halls, one of which is still called by this name (Cowper 1915; NHLE nos. 1344308 and 1344312). The buildings in Headcorn are elaborate and guildhall-like, without a typical domestic plan form. One (Cloth Hall No. 2) has a jettied upper plate, as with masonry construction, and this was possibly intended to give the appearance of a prestigious stone building from inside (Cowper 1915, 128, Fig. 12; NHLE no. 1344312; FIGURE 13).

The general effect of the Headcorn building is very like 14 East Street, Coggeshall, which shares a number of features (Watkin, Watkin and Andrews 2013, 158–66). Dragon Hall (formerly The Old Barge), 115–23 King Street, Norwich, Norfolk (NHLE no. 1051236) and 1 Myddylton Place (Youth Hostel), Saffron Walden, Essex (NHLE no. 1297805) probably belonged to clothiers and also have impressive first-floor chambers.

There are the remains of an arcaded commercial building in Great Bardfield, Essex, similar in character to 3 and 5 Stockwell (Walker 2003; NHLE no. 1335913). One side of the (phase 1) fulling mill at Bradford Street, Bocking, Essex, dating from the 18th century, seems to be arcaded (Andrews

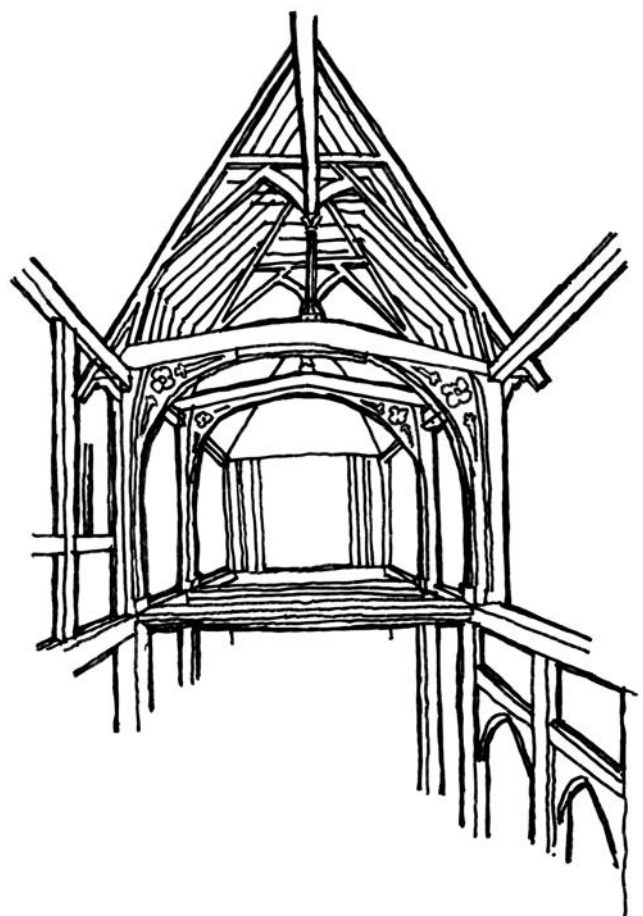


FIGURE 13: Reconstruction of the interior of Headcorn building, Kent (not to scale). Based on Cowper's drawings of Cloth Hall 2 (Cowper 1915, 128, Fig. 12; NHLE¹ no. 1344312)

and Pargeter 1998; NHLE no. 1170364) and there is also an unusual, small two-bay building at Coggeshall Abbey, probably c.1500 or slightly later, which, it has been suggested, could have had something to do with the treatment of cloth (Shackle 2006, 183–5; NHLE no. 1168341).

The vernacular building style of the area, with its Colchester peculiarities, can be readily identified up to the mid-16th century. Beyond this time, ideas and techniques from outside the area begin to appear as styles of living, values, and ways of thinking changed. Buildings of the late 16th century and onwards have a less distinctive character, and the distinctive 'local dialect' seems to diminish during the 17th century. Some of this is no doubt the result of better communications, less labour-intensive construction, and a demand for more comfortable accommodation.

17TH-CENTURY VERNACULAR ARCHITECTURE

There are numerous examples of buildings in Colchester from the 17th century, which seems to be blessed with a high survival rate, and it was hoped this current study might throw some light on the town's 17th-century vernacular architecture. The 17th century was a time of increased building density, with infilling and development spreading outside of the walled area.

Relative to earlier buildings, 17th-century timber-framed buildings in Essex, and surrounding areas, have been little studied, perhaps because they are less visually apparent and less attractive in comparison to those from earlier centuries. The early 17th century might be perceived as a period of vulgarity in timber-framing but it was also a period of experiment and vigour.

The employment of various types of side-purlin roof in place of crownposts now seems to be significant and might suggest that the south-east of the country was beginning to be influenced by external traditions. The use of side purlins possibly originated in the West Midlands and from the cruck-framing tradition; in broad terms, they had already replaced the crownpost by the early 15th century in the Midlands and most of southern England where crucks are found (Walker 2011, 12–13).

Essex has enjoyed a long vernacular tradition of gradual evolution similar, but not identical, to adjoining counties. The crownpost was an archaic form of roof construction, dating back to c.1300 (Stenning 2011, 28–36). The side-purlin roof, i.e. utilising paired principal rafters that are larger than the common rafters and some form of side purlin, appears in Essex around c.1560 and seems to arrive from the west, given the evidence of datable examples (Stenning 2011, 39–46; Meeson 2011, 83–4), such as the clasped-purlin structure with wind braces over The Guildhall, Lavenham, Suffolk (NHLE no. 1037186), which is documented to c.1530 (Alston 2004c, 17). These are usually on prestigious or high-status buildings and produced by knowledgeable carpenters.

The new roof-type was commonly of the clasped-purlin type, in which the purlin was clasped between the rafter and collar. 1 East Bay, 29–33 East Street, 42 Eld Lane, and 88 and 90 Hythe Hill (corpus nos. 5, 20, 27 and 47), have been identified as clasped-purlin roofs.

The other usual roof forms, the staggered or joggled-purlin and butt- (or tenoned-) purlin roof-types, were occasionally employed where there would be a particular advantage. The joggled-type is a little stronger than the butt-purlin type as

mortices for the purlins are in separate places on the principal rafters. 28 East Street, 3–4 Eld Lane and 45–7 High Street (corpus nos. 19, 26 and 33) are examples of joggled-purlin roofs. This arrangement also allowed for the introduction and insertion of dormer windows.

Butt-purlin roofs are relatively rare in Essex and usually employed larger purlins and principal rafters than the clasped-purlin type, which might indicate they are the product of outside carpenters. Parts C and D, 60–5 East Street, formerly Charles Brown & Sons (corpus no. 23) have butt-purlin roofs with straight wind-braces. 58, 60 and 62 Head Street, Rebow House (corpus no. 31) also has a butt-purlin roof, as well as scissor-bracing. 118 High Street (corpus no. 39) seems to be a hybrid using both crownposts and wind-braced butt-purlins.

It must be admitted that 17th-century framing in Colchester is usually disappointing with small, poor-quality timber and without much sense of pattern or order; 54 Priory Street (corpus no. 80) is a good example. The walls are usually triangulated with diagonal primary braces, occasionally nailed, and second-hand or reused members are often apparent. As a secondary factor of the change to side purlins, the traditional bay structure is also frequently abandoned, with a sense of loss of overall integrity. 36–7 East Hill (corpus no. 11) makes use of the wall of a pre-existing building to form a true party wall. The idea of braced 'open frames' had thus been abandoned by the 17th century.

35 East Hill (corpus no. 10) is a good example of a mid-17th-century jettied building, with prominent horned jetty brackets integral with the front posts. There are small, vertically proportioned joists of the late type; in comparison, early joists are typically large and broader than they are deep. During the 16th century joists become square in section; vertically proportioned joints (the modern form) can be found from the 1580s onwards. 30 Barrack Street, The Bugle Horn (corpus no. 1), was constructed using typically light timber with primary bracing of the 17th century, a utilitarian technique using straight braces that are continuous between the main structural members, interrupting the studs and of full wall thickness. The use of primary bracing is the norm by the early 17th century.

It would appear the local tradition was losing a sense of direction and unable to sustain an independent character. A significant factor must have been the new fashion of concealing the exterior in plaster, largely concealing the timber-frame. It must have seemed to the carpenters of the time that there was no point in quality timber-framing, where the results would have been invisible to the public. This was probably a London influence or fashion as this approach is evident all over the south-east. It is a change that would have resulted in more insulated and comfortable, warmer and less draughty, houses.

The west of the country seems not to have embraced the enthusiasm for plaster-coating. From c.1550, timber-framing in the West Midlands entered into a new phase of inventive and energetic progress, partly due to an evident supply of good quality oak but, again, a reflection of the changing values of their owners. While based on a pre-existing tradition of large infill panels with primary bracing (the full depth of the wall), it rapidly evolved an entirely new flavour, with the introduction of a mid-rail probably to limit the size of the

panels, which seems to have spread pretty-much everywhere, where framing was still employed. Its influence in East Anglia and in Colchester was relatively superficial but a gable end of 40–2 Buttermarket, Ipswich, Suffolk, had full Shropshire-style decorative panels (FIGURE 212). In Coggeshall, 1 Market Hill has West Midlands-style close studwork with a mid-rail on the upper floor, possibly a copy of the West Midlands timber-framing although mid-rails are also found in the south-east (Stenning with Shackle 2013, 125; Smith 1965, 144–5, Fig. 6; NHLE no. 1306268).

Having recently relocated to Shropshire and become more familiar with the black and white ‘magpie’ tradition of the West Midlands, I can now see how much of an influence this had on the last phase of English timber-framing (see below). Although we don’t know the course of transmission, this new, revitalised aesthetic can be discerned in Colchester during the 17th century.

The new approach to jetty design, with forward-facing jowled brackets, is one of the more obvious West Midlands features, with the moulded jowl and post all of one timber. The decoration of dragon posts is an expression of the new aesthetic as is the provision of impressive ‘display’ gables, for example at 29–31 West Stockwell Street (corpus no. 104). 30 Barrack Street, The Bugle Horn (corpus no. 1), also has a decidedly West Midlands flavour, in the unusual first-floor bay window, which is paralleled at 51–5 Church Street, Coggeshall (NHLE no. 1168747); it would not have looked out of place in a Shrewsbury street scene (Stenning with Shackle 2013, 22–3; Andrews 2013, 56–61). The latter building also had figurative carving comparable to examples found in the West Midlands as well as serpentine bracing that might also owe its origins to the Midlands.

From the late 16th century onwards an attic roof space became part of many new builds and attic floors were introduced into many earlier roofs, in both rural and urban buildings, probably for the provision of storage and possibly for servants’ accommodation. This naturally involved the introduction of dormers and gable-end windows to light this new accommodation and would have provided greater comfort to the upper rooms.

The development of attic storeys, as a definite architectural feature, seems also to have happened earlier in the vernacular tradition of the West Midlands and the two-and-a-half-storey buildings in Colchester, from the 17th century, reflect this trend. Examples of 17th-century attics include Winsley House, High Street, 54 Priory Street and 26 Trinity Street (corpus nos. 45, 80 and 96). It also seems quite possible that the popular arrangement of an oriel window flanked with frieze windows in the late 16th century derived from panelled elevations of the West Midlands rather than from the local Essex studwork tradition.

JETTY AND EAVES BRACKETS

Jetty and eaves brackets vary in form and may give a few clues as to their date. The late 16th century saw the occasional use of classical features as decoration, rarely disposed according to correct classical language. The architectural historian John Summerson referred to this as Artisan Mannerism, an untutored language reflecting 16th-century Italian Mannerism seen through the eyes of, largely German, engravers (Summerson 1993, 142).

Some brackets of the late 16th century are of recognisable classical scroll-bracket type (phase 1), usually properly carved with the expected mouldings and acanthus foliage, for example, on 40 St Botolph’s Street, 1 St John’s Street and 4a Scheregate (corpus nos. 84, 85 and 88). In this period, strapwork patterning was popular in many mediums and was likely derived from leather patterns (FIGURES 14–15).

Early 17th-century brackets adopted a profile based on strapwork as was depicted in popular German engravings,

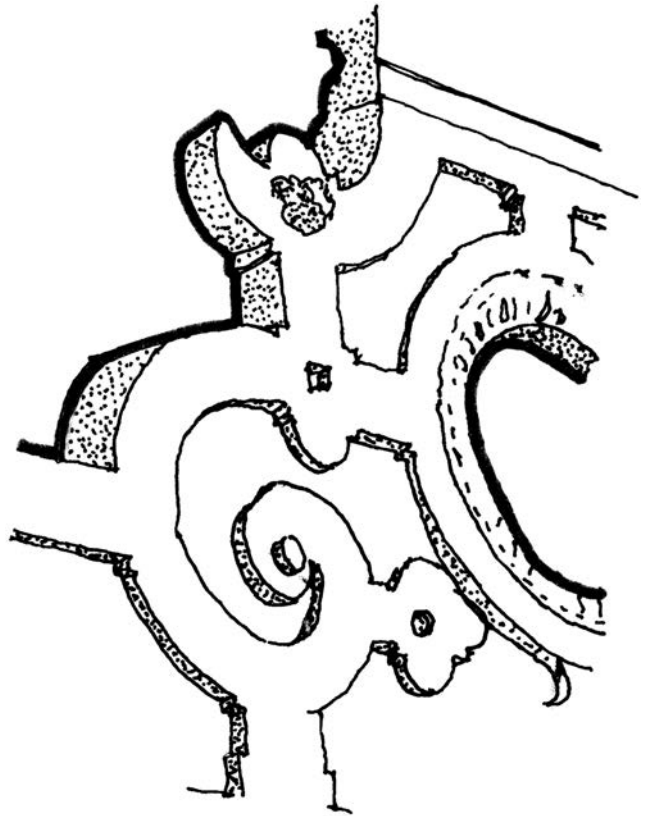


FIGURE 14: Part of a stone balustrade-type feature from Wollaton Hall, Nottingham (NHLE no. 1255269), built in 1580–8, that has elements similar to the horned jetty brackets used in Colchester (not to scale). The distinctive profile on the skyline makes a striking impact

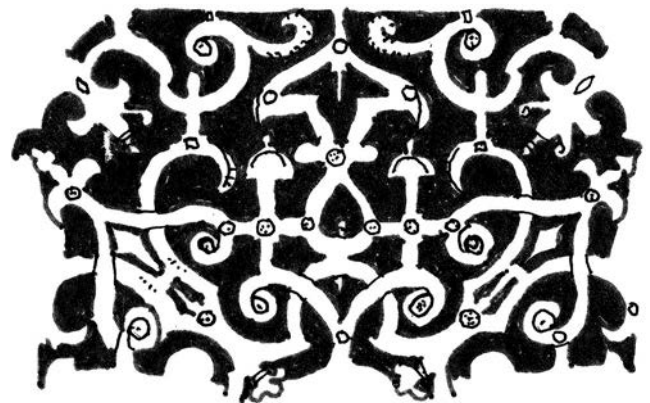


FIGURE 15: Decorative strapwork plaster ceiling in Forty Hall, Enfield (NHLE no. 1294469, a brick-built country house erected in 1629–36 to replace Elsynge Palace, which has similarities to the horned brackets on timber-framed buildings in Colchester (not to scale)

comprising simplified classical consoles without foliage (phase 2). This style of bracket is found on 29 East Hill, 60–5 East Street, formerly Charles Brown & Sons, 23–3A Maidenburgh Street and 5–6 St Nicholas Street, formerly Jacks (corpus nos. 9, 23, 58 and 87).

Later in the 17th century, the profiles became more exaggerated with prominent horns or cyma (phase 3). These brackets are found on 16–17 East Hill, 35 East Hill, 36–7 East Hill, Winsley House, High Street, 46 North Hill, 28a St John's Street and 29–31 West Stockwell Street (corpus nos. 8, 10, 11, 45, 69, 88 and 104).

THE WEST MIDLANDS INFLUENCE

In the latter half of the 16th century, the north-east Essex vernacular seems to lose its individuality as national trends begin to be seen over a wide area. In the West Midlands there is remarkable flowering of timber-framing with the use of first-rate timber in large quantities and Artisan Mannerism decoration, from the mid-16th century and fully developed c.1600 (Summerson 1993, 142; FIGURES 16–19).¹¹ This is part of a national trend and a trace of this can be seen in Colchester, and elsewhere in Essex, with the odd decorative brace pattern (for example, serpentine bracing in 50–1 East Hill; corpus no. 14), grotesque figure carving (for example, 47 North Hill; corpus no. 70) and decorative jetty brackets (for example, 4a Scheregate, corpus no. 88) and even mid-rail framing patterns to be found in Coggeshall at 1 Market Hill (Stenning with Shackle 2013, 125; NHLE no. 1306268).

ARCHAIC CARPENTRY

David Andrews

The term archaic carpentry is applied to carpentry characteristic of late 12th to early 14th-century buildings. Because it precedes the mainstream carpentry of the later Middle Ages, the term archaic seems justified; how much further it dates back is unknown. The great age of this carpentry was first recognised in this country by Cecil Hewett, who labelled it using architectural terminology such as Romanesque, Norman, and Early English (for example, Hewett 1969 and 1980). Although these terms work in identifying periods of time, surviving timber buildings really only begin to exhibit features comparable with masonry architecture by about 1300. In addition, over this period of about 150 years, the main features of this carpentry tradition change very little. As a blanket term, archaic carpentry avoids any implication of architectural development and change.

In Essex, this type of carpentry is well-illustrated by the Barley and Wheat Barns at Cressing Temple (felling dates of AD 1205–30 and 1257–80 respectively), which were important to Hewett's early researches (Stenning 1993). It has been more recently fully characterised and reviewed by John Walker (1999). Its main features are square timbers, widely-spaced studs, lap joints, splayed scarf joints, and passing brace roofs, and the carpentry is to a very high standard. These buildings are aisled, and in many cases there is little difference in general appearance between houses and barns. The former, however, do generally possess arcade posts with carved, and later, moulded capitals, and higher up the social scale, manor houses like Fyfield Hall, Fyfield (AD 1167–85), could have curved braces to the main truss in the hall, and to the arcade posts, creating arches that are Romanesque or Early English in appearance. As is only to be expected in a craft tradition,



FIGURE 16: Decorative carved figure on Grange Court, Leominster, Herefordshire (NHLE no. 1077616), the former Leominster market hall built in c.1633 by John Abel (re-erected in its current location in the mid-19th century by John Arkwright) (not to scale). The carved grotesque figures on Grange Court bear similarities to the examples from 47 North Hill, Colchester (FIGURES 279, 281–2)

there was no sharp transition from archaic to late medieval carpentry, but an overlap and gradual change either side of c.1300. The carpentry that succeeded it is well illustrated by the Colchester buildings presented here.

DENDROCHRONOLOGY IN COLCHESTER BUILDINGS

Martin Bridge

Dendrochronology (tree-ring dating) is a well-established method for dating buildings, and other artefacts, with around 4,000 phases of building having been dated over recent decades (Bridge 2019). It relies on the fact that trees generally have readily distinguishable annual rings which vary in width from year-to-year, largely as a result of the varying growth season weather. This means that most trees of the same species will, over quite a wide geographical area, show similar growth patterns during the period in which they grew. It is possible to build long chronologies of ring-width series starting with living trees, then overlapping rings from historic sources, say



FIGURE 17: Grange Court, Leominster, Herefordshire, a former market hall built in c.1633 (re-erected in its current location in the mid-19th century). Jess Tipper

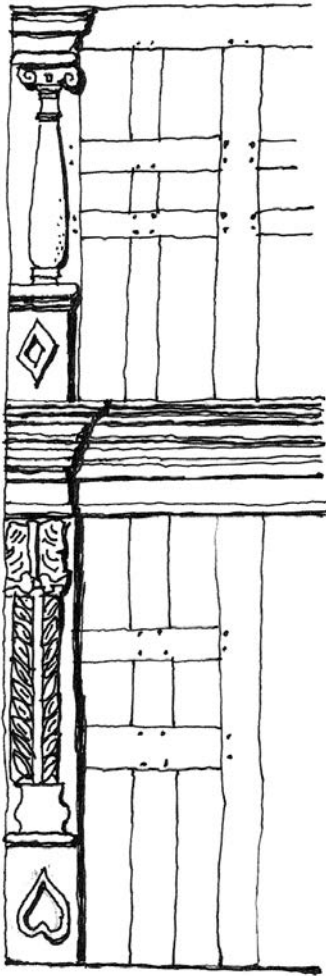
a Victorian building, then a Georgian building etc., back for many hundreds of years. Obviously, this chronology building is based on many trees, and many buildings, so that each year is represented by many sites.

Providing the timbers derived from these trees have enough rings in them to establish matching between their growth-ring patterns, it is possible to date the ring patterns in oak timbers and determine the age of a structure. Although the annual rings can be precisely dated, the interpretation of any result depends on knowing when the trees were felled. Living oak trees have an outer zone of sapwood, which is paler in colour and has open vessels, readily seen under the microscope. If only the heartwood is present, it is only possible to give a date after which the trees must have been felled, since one cannot know how much wood may have been trimmed from the outer part of the tree. When sapwood is present, it is possible to give a reasonable estimate of how many rings may have been lost — it is known for example that 95% of oaks will have between nine and 41 sapwood rings in Essex (Miles 1997). The ideal situation is when the complete sapwood is present, out to where the bark sat (or indeed the bark may still be present), and in these cases one can tell the year of felling,

and indeed in oak, the season of the year in which trees were felled.

We know from many studies that during the medieval and early post-medieval periods, oak trees were converted and put into structures very rapidly, usually within the same year, or within a year or two after felling, except perhaps in the case of very large important buildings, such as cathedrals, where timbers may have been gathered over a few years. Therefore, a felling date gives a likely construction date, or a very narrow window in which construction would have taken place.

Two factors reduce the ability to be able to match the growth patterns from historic timbers. One is management of the trees — lopping, pollarding and other techniques have a great influence on growth, and may mean that the ring-width patterns do not reflect the varying weather from year-to-year. Similar problems may arise from diseases, foliage-eating caterpillar outbreaks, etc. The other major limitation to this technique is having enough rings to be able to confidently match the growth patterns. Dendrochronologists really like to have 70–80 rings or more in a sample, and often good structural timbers in this area may have fewer rings, meaning they cannot be dated.



Until the 17th century, most buildings in Essex were either built in oak, or if masonry buildings, at least had oak roofs. The second commonest building timber used is elm, and unfortunately it is very rarely possible to date elm samples; their growth seems to be far less correlated with the external growth conditions (Rackham 1980, 267). Few buildings have been dated in the area to the south and east of the A12 corridor – largely because there are often just not enough rings available in the timbers. A number of buildings looked at in previous years were not dated, usually because there were insufficient numbers of rings in the timbers.¹²

The prospects for dating in Colchester were therefore not expected to be very good, and it was surprising when a number of assessments were made, as more buildings than expected looked to be good prospects for dating. Five buildings were selected for tree-ring dating to supplement the current survey, providing felling dates for four.

The buildings, or parts of buildings, that could be dated are all from the 14th and 15th centuries when the timbers perhaps had more rings than found in later periods:

- The cellar, 58, 60 and 62 Head Street, Rebow House (corpus no. 31) – trees most likely felled in the period AD 1371–94 (Oxford Dendrochronological Laboratory (ODL) Report 27/2016);

FIGURE 18: (left) Classical-influenced detail on the front elevation of The Feathers Hotel, Ledbury, Herefordshire (NHLE no. 1301759), dating from c.1565, to demonstrate the West Midlands influence in Colchester (not to scale)



FIGURE 19: High Street frontage of The Feathers Hotel, Ledbury, Herefordshire, dating from c.1565. Jess Tipper

- 43 High Street, The Red Lion Hotel (corpus no. 32) – trees felled AD 1475–6 – and the front and west ranges appear to be of the same age, where it had been thought they were built several years apart (ODL reports 29/2016 and 33/2016).
- The cellar, 115 High Street, The George Hotel (corpus no. 38) – trees felled in winter AD 1394–5 and in 1396 (ODL report 28/2016);
- 7 Trinity Street, Tymperleys (corpus no. 93): a single timber likely felled AD 1396–1428 (ODL report 30/2016);
- 3–6 West Stockwell Street, Sparlings (corpus no. 98): trees felled winter AD 1429–30 (ODL report 25/2016).



3 GAZETTEER OF BUILDINGS

Dave Stenning with Richard Shackle and Jess Tipper

(Alphabetical order by street; each building has been given a number for ease of cross-referencing. See also TABLE 1)

BARRACK STREET

1. 30 Barrack Street, The Bugle Horn Public

House (north side) (FIGURES 1j, 2a, 20–1)

This attractive little building was recorded in 2008 before demolition and the remains were in poor condition (Shackle 2009a). The three-bay timber-framed building was set back from the street frontage and its front wall abutted the rear of a later building fronting the street. The building complex became a public house from c.1800, and presumably the frontage building was erected at this time.

The three bays were of typically light timber with primary bracing of the 17th century. The ground floor probably contained a shop, although it is surprising that it was set back from the street frontage. Large dormer windows were a common feature in the mid-17th century. This example, over a projecting oriel window with frieze windows either side of it, would have been a striking decorative feature despite its top-heavy appearance.

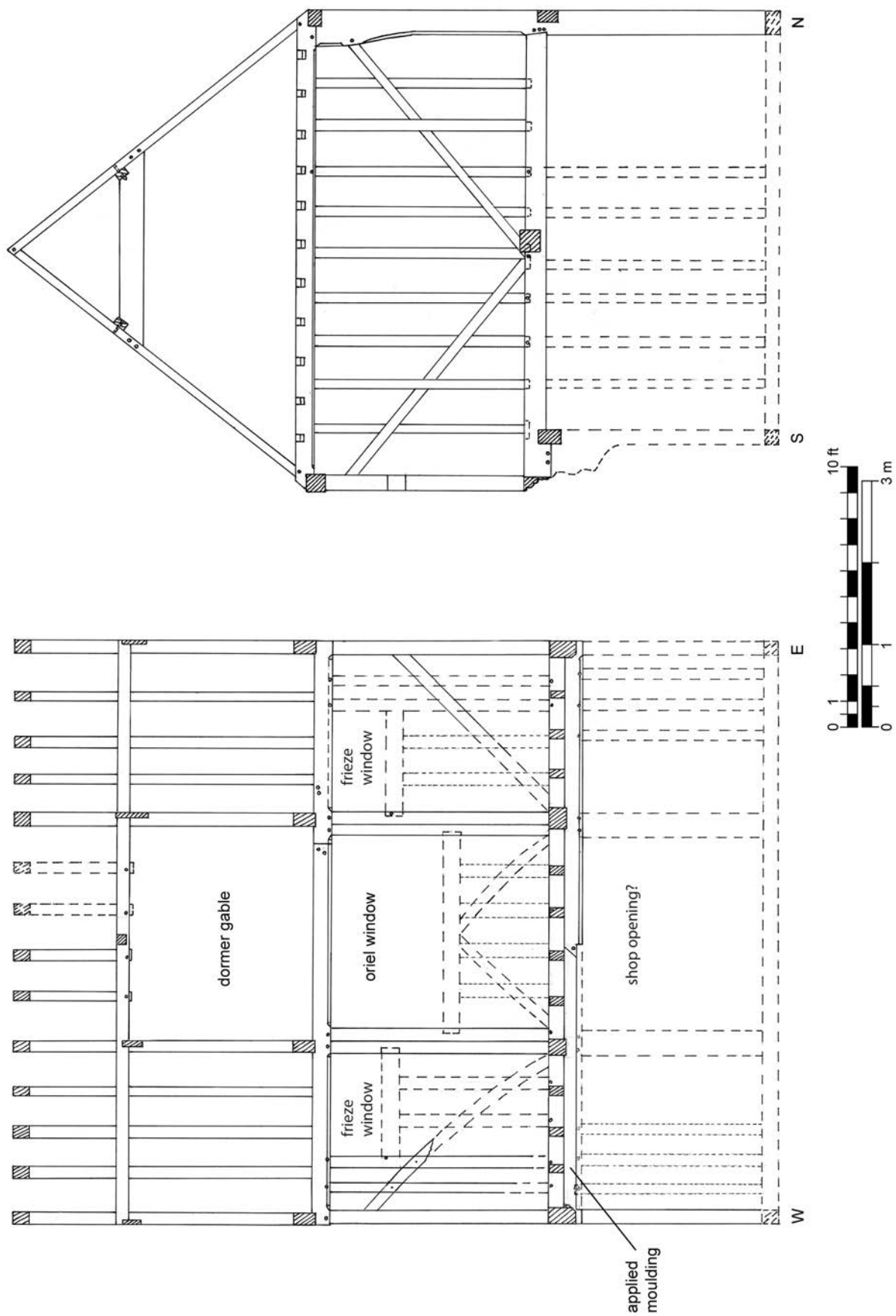


FIGURE 20: (left) South (front) and (right) east (side) elevations of The Bugle Horn, 30 Barrack Street (corpus no. 1). Drawn by Richard Shackle



FIGURE 21: Reconstruction of The Bugle Horn, 30 Barrack Street (corpus no. 1) (Shackle 2009, Fig. 7) (not to scale).
The building was demolished in 2009

BERECHURCH HALL ROAD

2. Audley Chapel, St Michael's Church, Berechurch Hall Road (south side)

(FIGURES 1b, 22–5)

Thomas Lord Audley's family chapel was abutted to the side of the parish church in c.1530. The brick chapel has a curious plan form – L-shaped and with one side wall lower than the other, somewhat like an aisle. No doubt it was intended to be just large enough to contain the monuments. In these circumstances, it seems odd to employ a hammerbeam roof, which ought surely to be symmetrical, but it ended up with hammerbeams of three different lengths. The hammerbeams have canted ends that may have carried the customary angels.

Grade II* Listed, NHLE no. 1123672 (Church of St Michael)

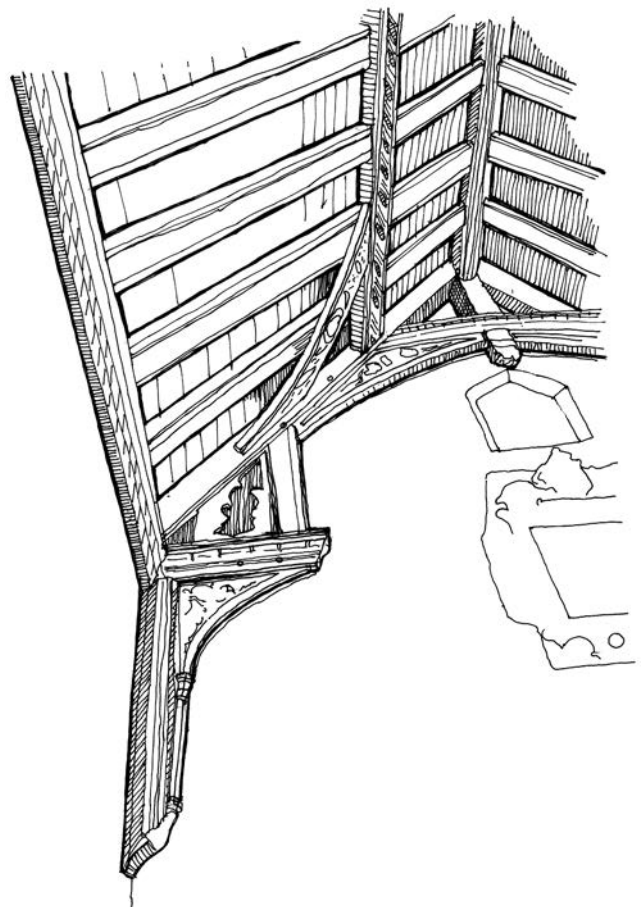


FIGURE 22: Illustration of the hammerbeam roof of the Audley Chapel, St Michael's Church, Berechurch Hall Road (corpus no. 2) (not to scale)

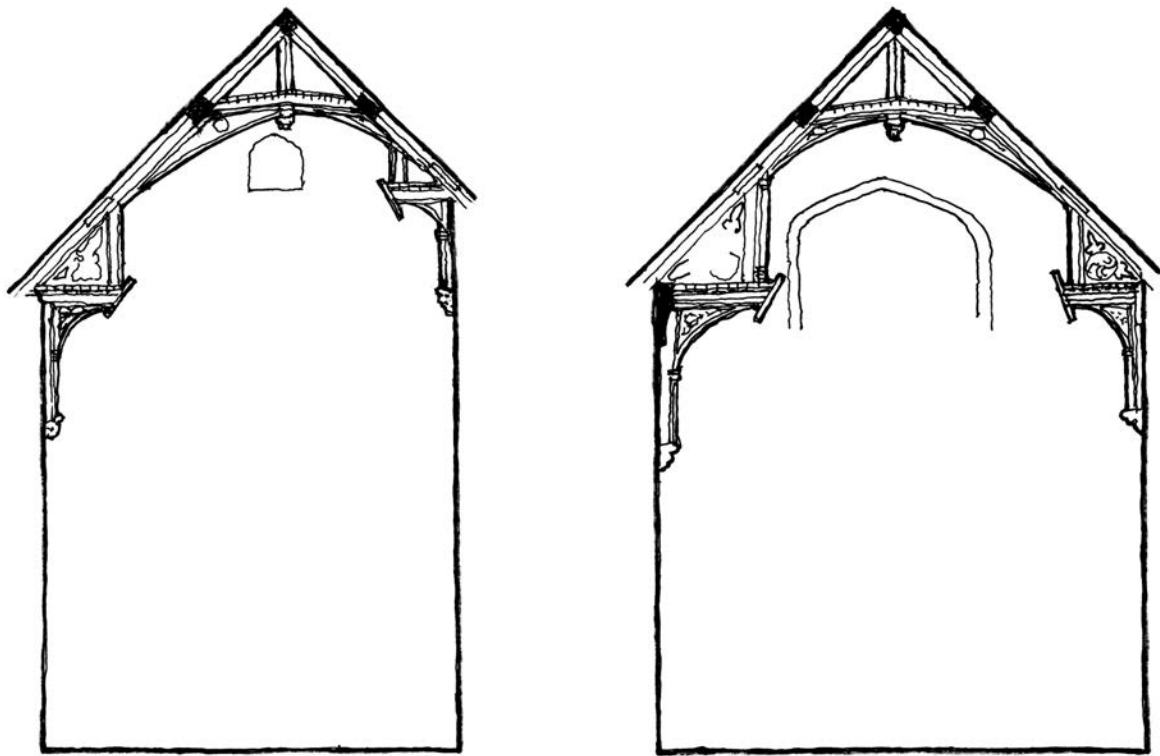


FIGURE 23: Sketch sections of the hammerbeam roof of the Audley Chapel, St Michael's Church, Berechurch Hall Road (corpus no. 2), showing hammer beams of different lengths (not to scale)



FIGURE 24: Exterior of the Audley Chapel, St Michael's Church, Berechurch Hall Road (corpus no. 2)



FIGURE 25: Interior of the Audley Chapel, St Michael's Church, Berechurch Hall Road, showing the fine hammerbeam roof (corpus no. 2)

CHURCH STREET

3. 13 Church Street, Parts A and B (21 Head Street)

This is a difficult collection of disparate structures to interpret. The ground-floor elevation to Church Street has a convincing moulded bressumer, jetty brackets and posts with attached shafts with capitals (Part A), probably of 15th-century date. Part of a first-floor rear wall with a window seems likely to be part of the same building. To the rear of this, there is an area of 15th-century walling with an external brace and three-light window (Part B). This fragment now appears as a cube-like structure but might once have been a three-storey cross-wing. Parts C and D in this sequence are discussed under Rear of 25 Head Street (corpus no. 28).

Grade II NHLE no. 1168665 (21 Head Street)

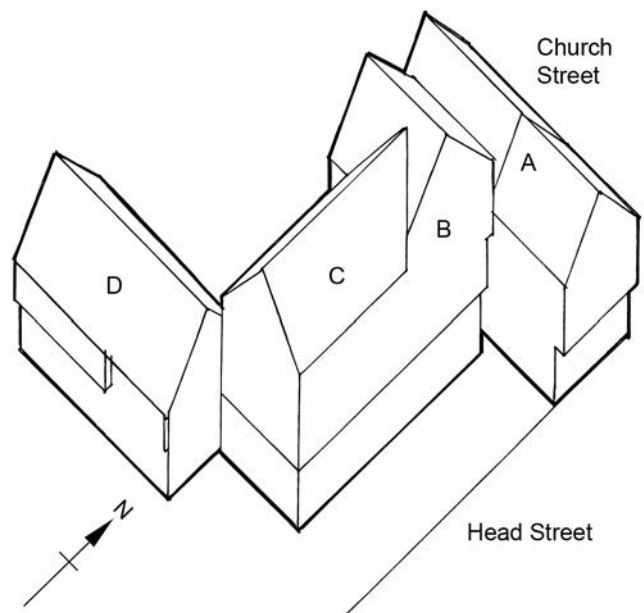


FIGURE 27: (above) Schematic isometric view showing the relationship of Parts A, B, C and D, 13 Church Street and rear of 25 Head Street (corpus no. 3) (not to scale). Parts C and D are discussed under 25 Head Street (corpus no. 28)

FIGURE 26: (below) Isometric view of 13 Church Street, Parts A and B (corpus no. 3)

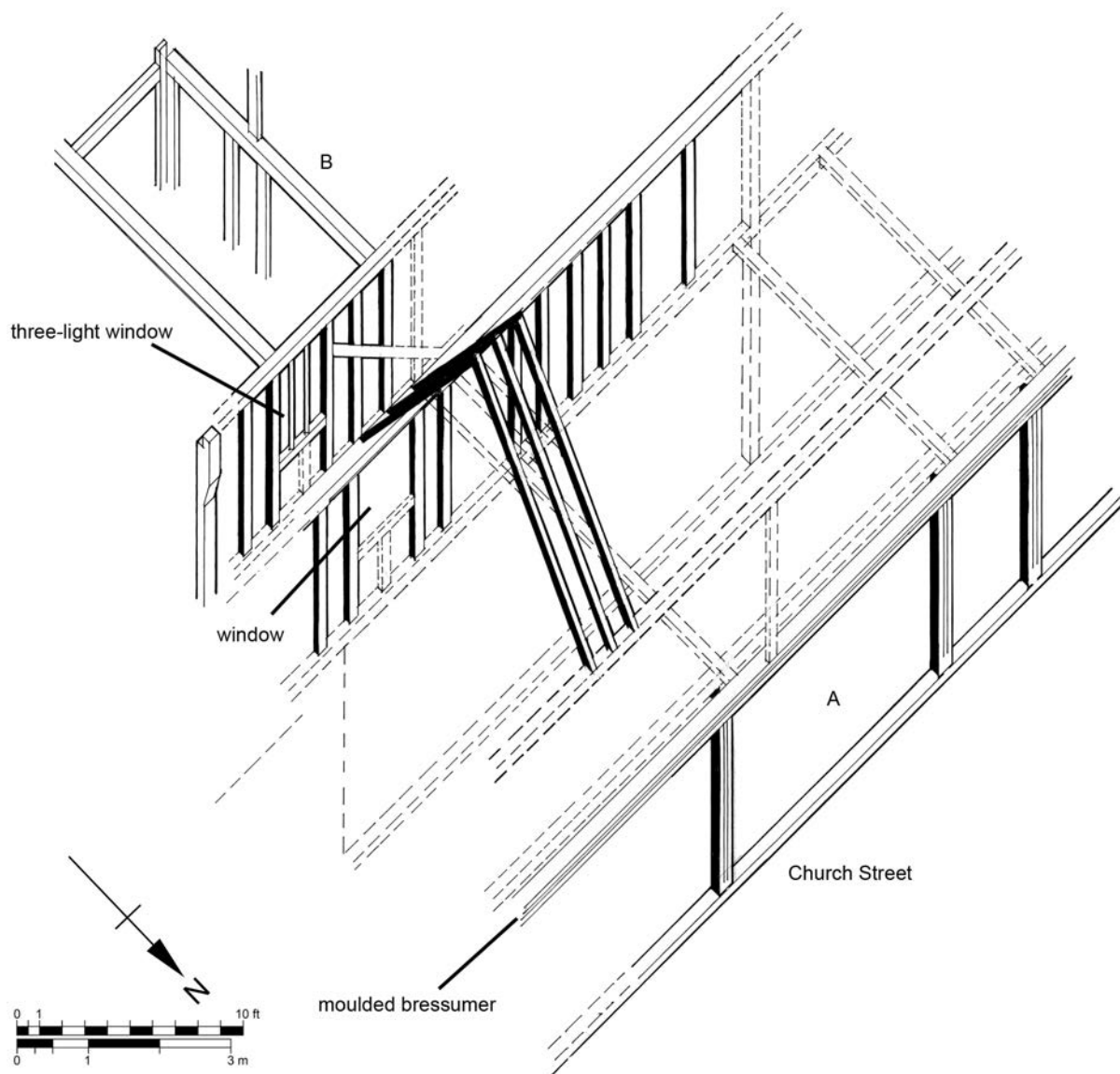




FIGURE 28: 13 Church Street, looking east towards Head Street (corpus no. 3)



FIGURE 29: Moulded bressumer, bracket and shaft on 13 Church Street (corpus no. 3)

CULVER STREET EAST**4. All Saints Court, Culver Street East****(south side)** (FIGURES 1e, 2d, 30–2)

This timber-framed building stood close to, and opposite, All Saints Church on the south side of Culver Street. It was demolished in 1939.

All Saints Court was a three-bay structure, probably late 15th-century in date, with 'hall' and end bays which seem to have been open at their inner ends, as a kind of balcony. The roof was double-framed with curving wind braces and a late-style hammerbeam over the central four posts. The moulded mullion windows were at a high level above the mid-wall rails, which is unusual and, along with the hammerbeam roof, might indicate a non-domestic (i.e. public) function. The cellar was described by the RCHME : 'the cellar has rubble walls, a door-way with a two-centred head and a number

of recesses; on the south side are three narrow bays with quadripartite vaulting' (1922, Monument No. 128, 64).

Rudsdale records, 'for five years the Colchester Civic Society fought a losing battle to save this building, but in the confusion of war conditions finally lost. As a poor substitute for preservation on the site the best part of the timber-work was taken down (after being rescued from the hands of an A.R.P. demolition squad) and was re-erected in the Hall of the Castle' (Rudsdale 1960, 22 footnote 2). Markham and Hull (1944, 6) reported that, a third of the frame was saved and re-erected in the Museum and, the report records, provision was made for the preservation *in situ* of the vaulted cellar; Rudsdale records the vaulted stone chambers lasted until 1946 (Rudsdale 1960, 22, footnote 2). This was removed during the redevelopment of the Castle Museum in 2014 and is currently in storage.

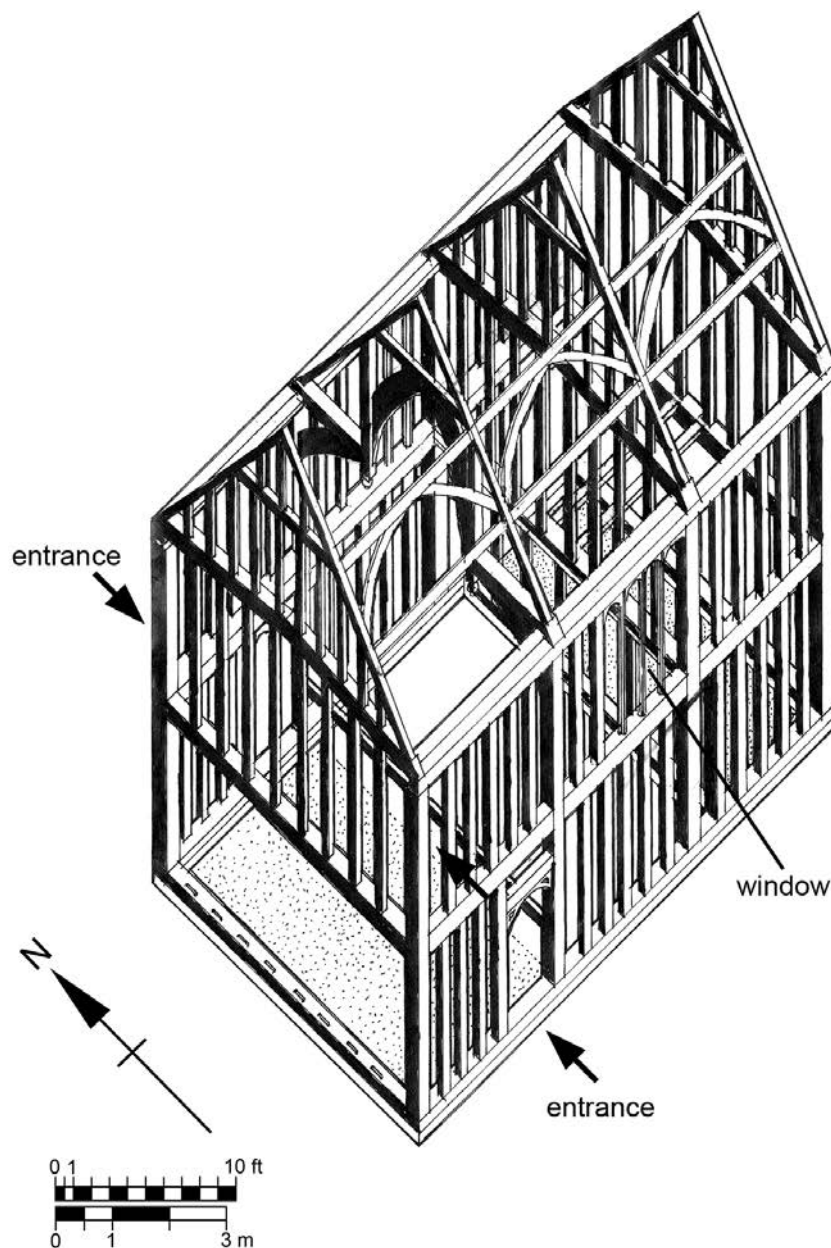


FIGURE 30: Isometric view of All Saints Court, Culver Street East
(corpus no. 4)

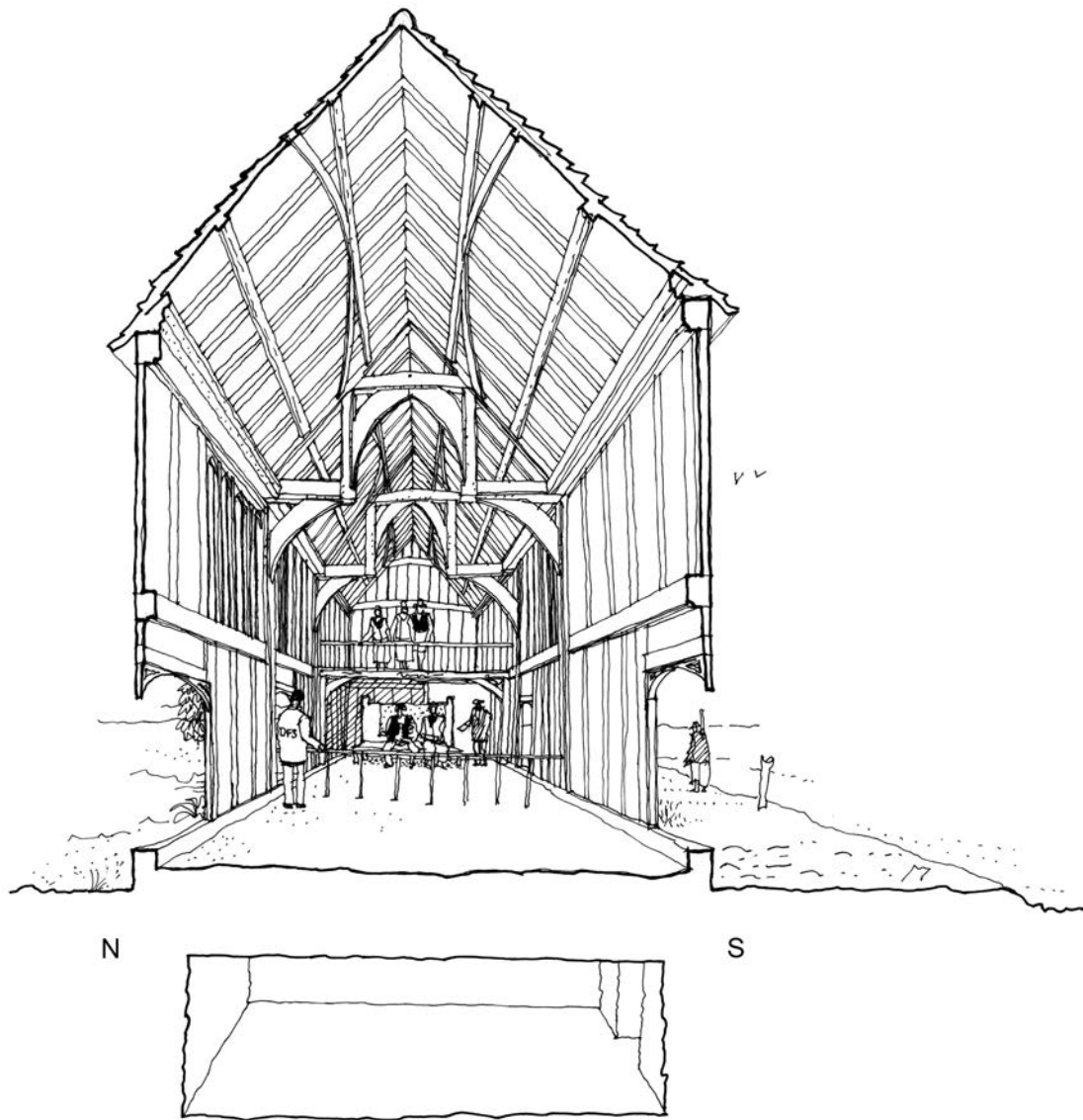


FIGURE 31: Reconstruction of the interior of All Saints Court, Culver Street East (corpus no. 4). The location of the cellar is indicated below the building (not to scale)



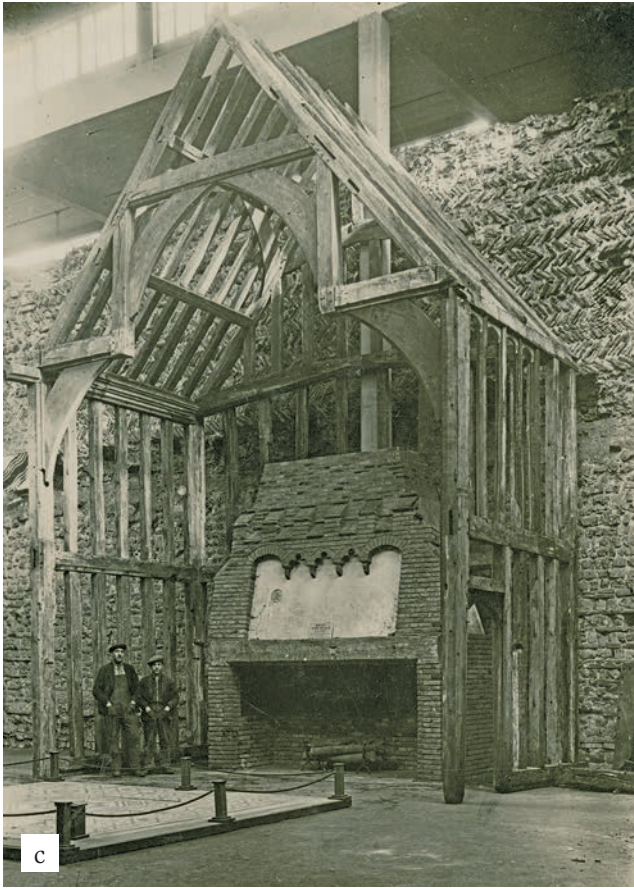


FIGURE 32: (left and overleaf) Three views of All Saints Court, Culver Street East (corpus no. 4): a. and b. show the exposed frame during demolition in 1939. The curving wind braces are clearly visible in b. Dr Philip Laver, a significant figure in Colchester's heritage in the late 19th and first half of the 20th century, is wearing the hat in the centre of the picture. View c. shows the bay that was subsequently erected inside the Castle Museum. The brick fireplace, possibly pre-1550 in date, is from Little Badcocks Farm, Easthorpe. Courtesy of Colchester and Ipswich Museums

EAST BAY

5. 1 East Bay (FIGURES 1g–h, 2c, 33, 36–7)

A thorough survey was undertaken by the Colchester Excavation Committee while the building was under repair in 1975, when the frame was exposed (Crummy 1976). The illustrations for both 1 and 2 East Bay are based on the drawings by the Colchester Excavation Committee (Crummy 1976, Figs. 2–3).

There survives a two-bay hall / upper chamber, c.1600 in date, with expensive-looking close-set studwork that was probably originally exposed to view despite its relatively

late date. It may not have been long, however, before it was concealed behind plaster. A classic example of frieze windows flanking oriels, this pattern must often have been echoed throughout the town. The roof of clasped-purlins with straight wind-braces is of the type that would be expected, and the stack is likely to be original.

The current building presumably replaced an open hall that would have been contemporary with the 15th-century cross-wing to the east (2 East Bay).

Grade II Listed, NHLE no. 1337711 (nos. 1–2)

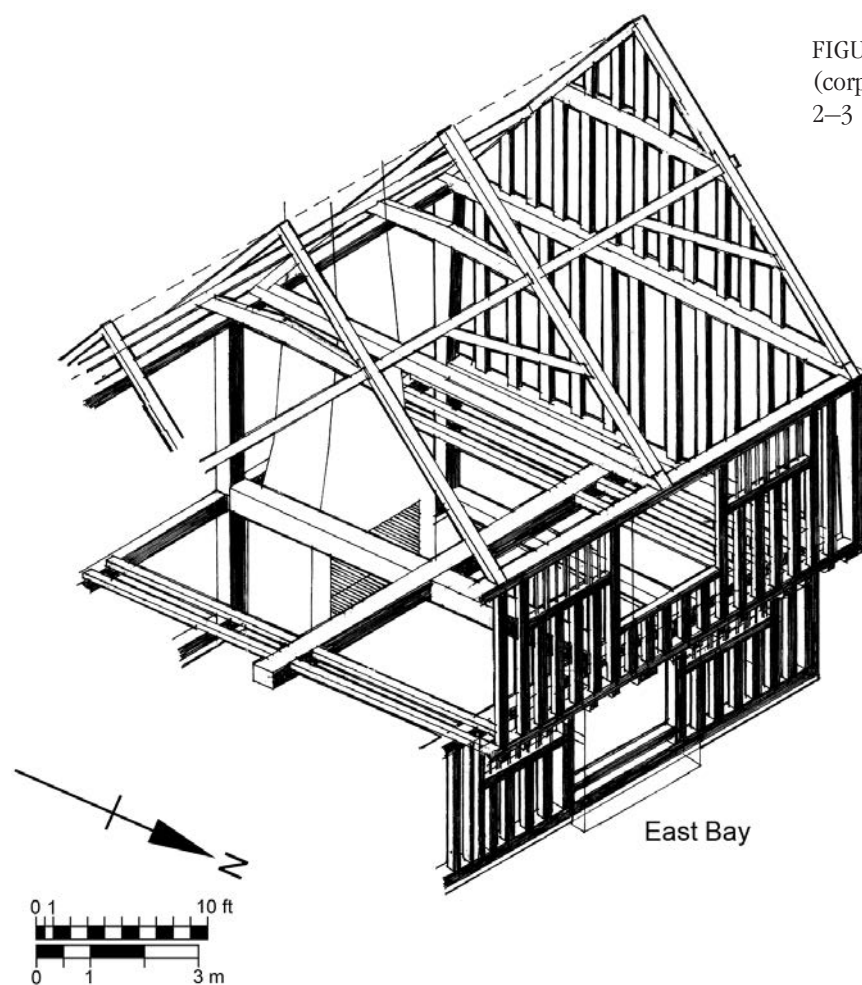


FIGURE 33 Isometric view of 1 East Bay (corpus no. 5). Based on Crummy 1976, Figs. 2–3

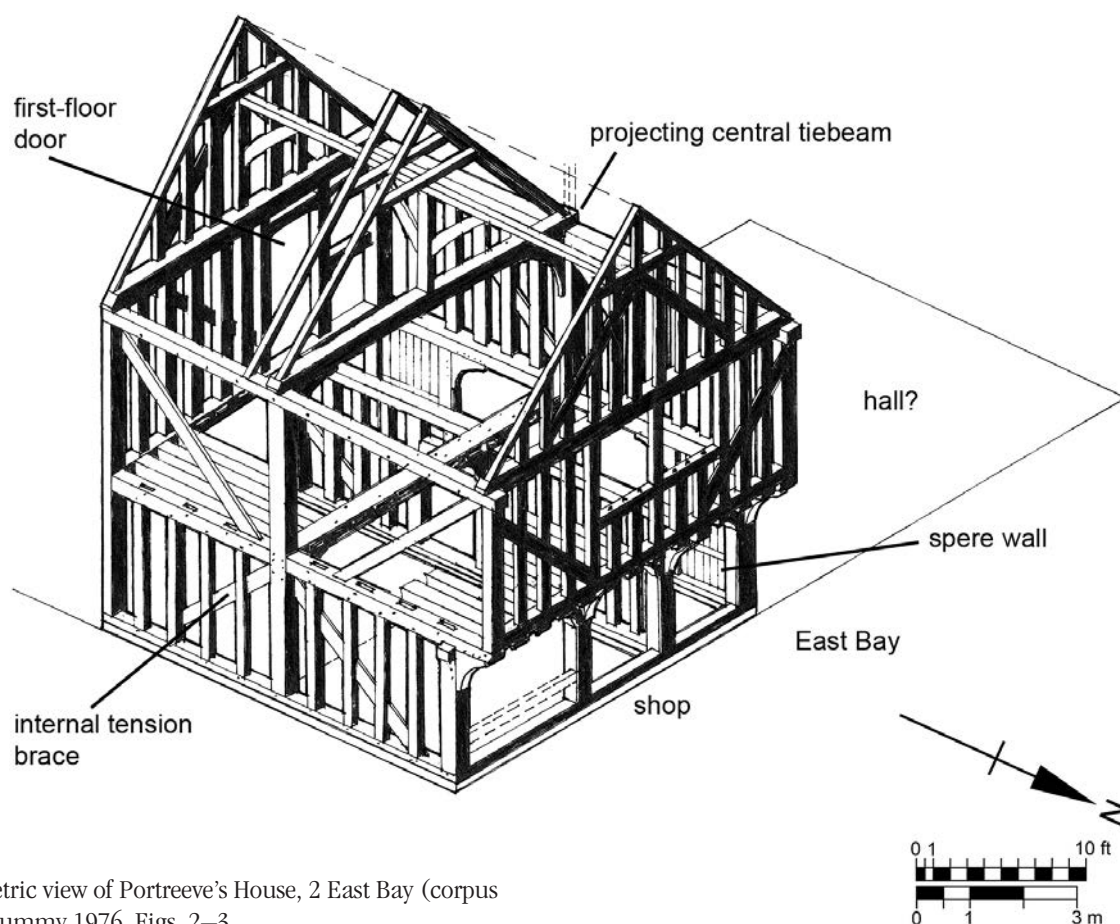


FIGURE 34: Isometric view of Portreeve's House, 2 East Bay (corpus no. 6). Based on Crummy 1976, Figs. 2–3

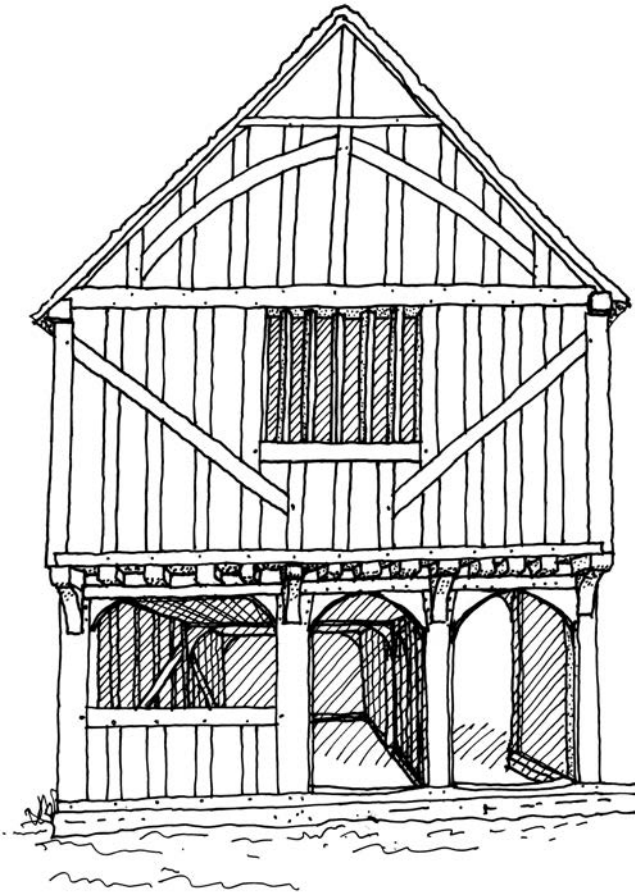


FIGURE 35: Reconstruction of 2 East Bay frontage (corpus no. 6) (not to scale)



FIGURE 36 Watercolour painting of 1–2 East Bay (corpus nos. 5 and 6) by Major J.E. Bale in 1899.
Courtesy of Colchester and Ipswich Museums



FIGURE 37: 1–2 East Bay (corpus nos. 5–6). No. 1 is on the right



6. 2 East Bay, Portreeve's House (south side)

(FIGURES 1g–h, 2c, 34–8)

This surprisingly complete structure, dating probably from the mid-15th century, was recorded by the Colchester Excavation Committee in 1975 (Crummy 1976). They took it to contain a carriage arch but, in fact, it is a fairly typical over-shot cross-wing with a shop-front on to the street (Crummy 1976, 92). As sometimes happens, there is no partition between shop and rear room, although it would have had some form of non-structural separation. The room behind the shop has no wall and brackets, giving the effect of a carriage arch. It seems possible there was once an external gallery on the back, accessed by the first-floor door opening (which is too wide for a garderobe door) on the rear side of the building. A similar flank external gallery seems to have existed at The Marquis of Granby, 24 North Hill (corpus no. 66). This external structure could have been enclosed on the ground floor, providing an extension to the rear room.

The east flank wall has straight, internal tension braces. Internal braces are usually 16th-century in date, although earlier ones have been recorded in Coggeshall (Watkin 2013, 173–5). The central tiebeam slightly projects and is square-ended, similar to an example at Godbolts Farmhouse, Marks Tey (a central hall with two cross-wings that is dated to the 15th century; NHLE no. 1224528). This was possibly to seat the crownpost of a hall on the west side of this cross-wing. The jetty brackets, although undecorated, are also remarkably large.

Grade II Listed, NHLE no. 1337711 (nos. 1–2)

FIGURE 38: 2 East Bay (corpus no. 6); notice the substantial plain jetty brackets

EAST HILL**7. 8 East Hill (south side)** (FIGURES 1g, 2c, 39–40)

This is a mid-17th-century jettied house that may have been built with three storeys, as it is today. However, there is no visible structure on the third floor to confirm this (and the roof was inaccessible). It comprises two bays of small, closely-spaced studwork with straight primary bracing, with frieze

windows and probable oriel windows. There is little visible on the ground floor except the stack on the rear (south) wall of the building. The accommodation was very limited, unless there was a third floor. This is an unfamiliar building-type in its compact configuration, with a lack of subsidiary / utilitarian space, although there were probably others like it that have been demolished.

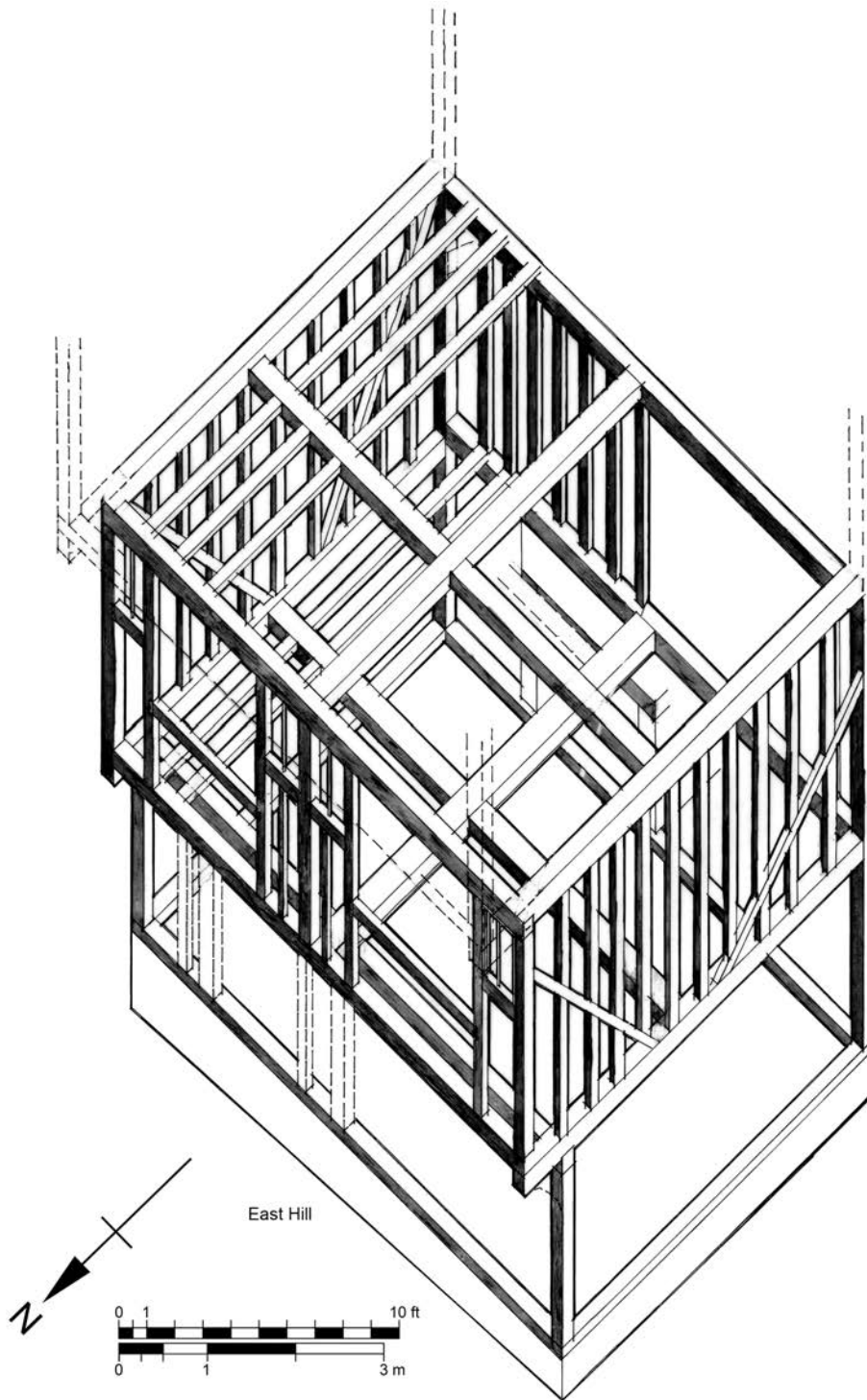


FIGURE 39: Isometric view of 8 East Hill (corpus no. 7)



FIGURE 40: 8 East Hill (corpus no. 7)

Grade II Listed, NHLE no. 1168372

8. 16–17 East Hill (south side)

(FIGURES 1g, 2c, 41–5)

This is an early 15th-century (c.1420?) cross-wing with a subdivided ground floor (16 East Hill). There is no stair trap in the floor and access may have been gained via a rear door to an external stair. The roof is hipped with a gablet to the rear, common in north Essex rural areas but rare in towns. The ground-floor front has an off-centre stud indicating that this was possibly a shop-front. The roof may have had crownposts

and collar purlins, but this is not known with certainty. The straight arch braces in the ground floor room are similar to those in 29 East Street, Coggeshall (Andrews 2013, 208; Stenning with Shackle 2013, 52; NHLE no. 1123143).

To the east of the cross-wing, there is an early to mid-17th-century rebuilding of an earlier medieval open hall (17 East Hill). It is of two phases, with that over the passage being a small extension. The far passage wall (east end) with its decorative jetty bracket probably belonged to an adjoining and earlier building (to the east) which has since been replaced.

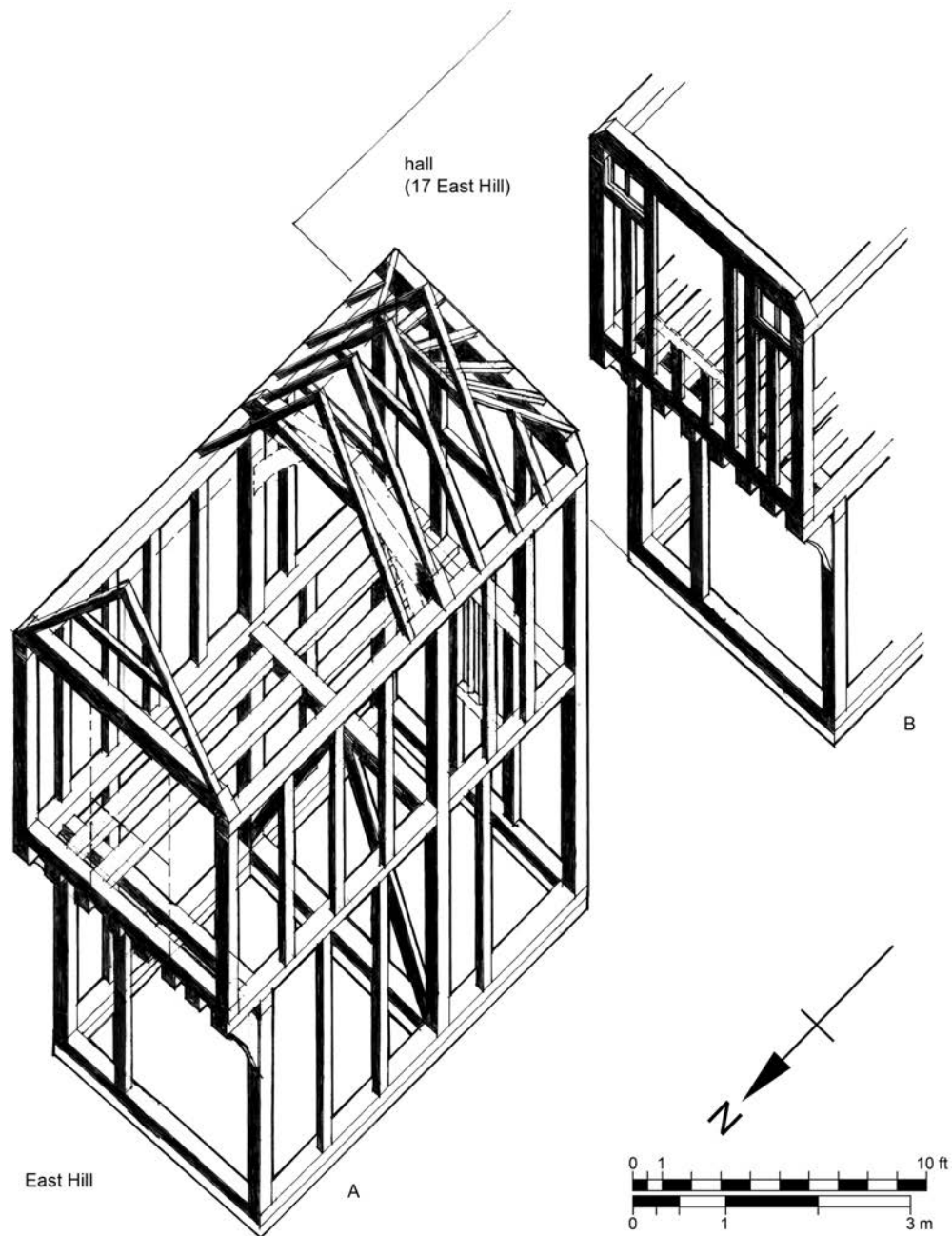


FIGURE 41: (left) Isometric view (A) of 16 East Hill (corpus no. 8); (right) B shows the frontage with later frieze window



FIGURE 42: 16–17 East Hill. Notice the fine door on no. 17 which has moulded panels with lozenge-shaped enrichment in each panel (corpus no. 8). No. 16 is on the right

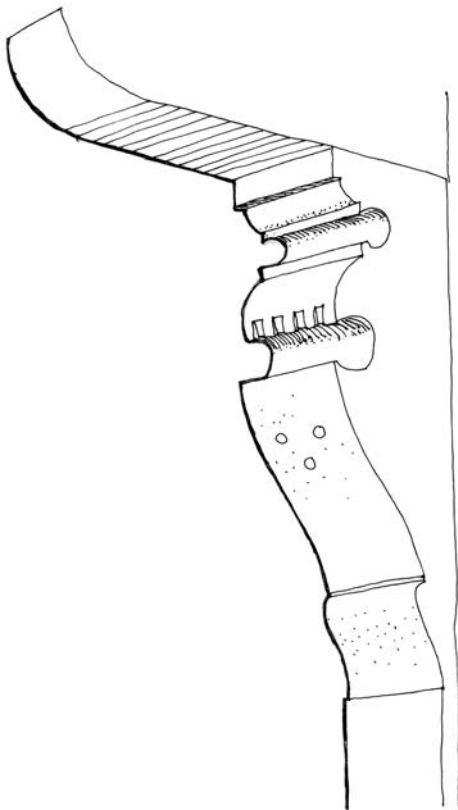


FIGURE 44: Decorative jetty bracket on 17 East Hill (corpus no. 8), which probably relates to an adjoining, and earlier, building (now demolished) (not to scale)



FIGURE 45: Decorative jetty bracket on the east side of 17 East Hill (corpus no. 8), which probably relates to an adjoining building

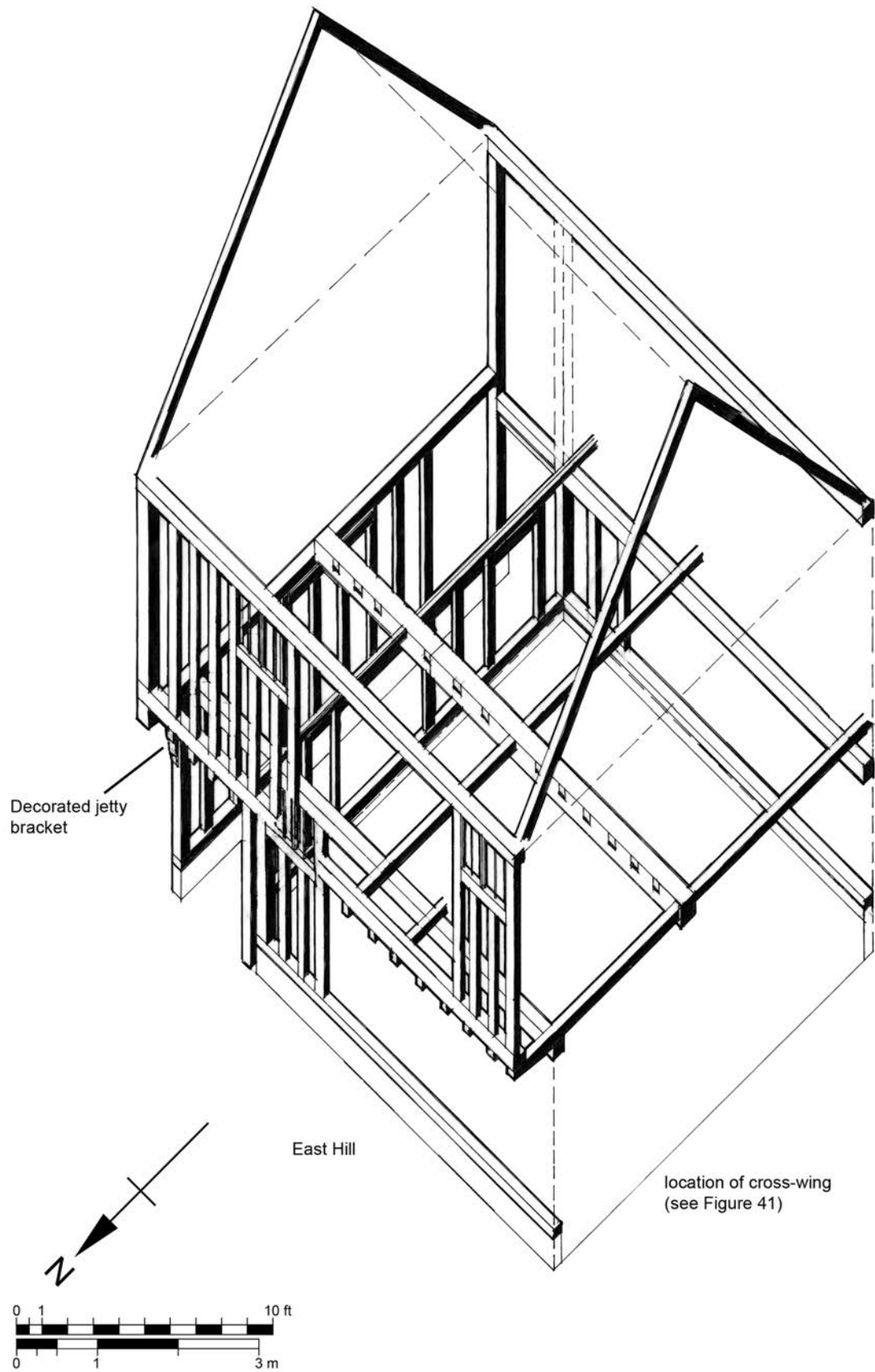


FIGURE 43: Isometric view of 17 East Hill (corpus no. 8)

The building has a single bay on each floor and frieze windows, later inserts, but these positions are now obscured.

Grade II Listed, NHLE no. 1123651 (nos. 16, 17 & 17A)

9. 29 East Hill (south side) (FIGURES 1g, 2c, 46–7)

There are two surviving carved jetty brackets, 17th-century in date, on the front of 29 East Hill. The building itself was not entered or recorded. The listing description records that 29

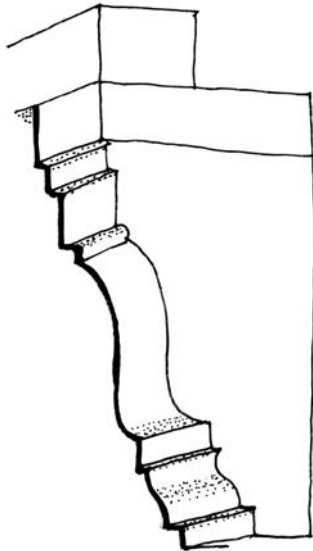


FIGURE 46: Jetty bracket on 29 East Hill (corpus no. 9)
(not to scale)

and 32–3 are probably the cross-wings of a 16th-17th century house.

Grade II Listed, NHLE no. 1337713 (nos. 29–33)



FIGURE 47: Jetty bracket on 29 East Hill (corpus no. 9)

10. 35 East Hill, currently Naka Thai Restaurant (south side) (FIGURES 1g, 2c, 48–51)

This is a mid-17th-century jettied building of two almost equal bays. It has substantial horned jetty brackets integral with the front posts. There are small, vertically proportioned joists of the late type. There are also jowled posts and primary bracing in the subdividing wall on the first floor. Two surviving frieze windows indicate the presence of an oriel window, presumably part of a now obscured façade pattern. The staircase was probably in the rear, where there are extensions and where the modern stair is sited.

Grade II Listed, NHLE no. 1123655

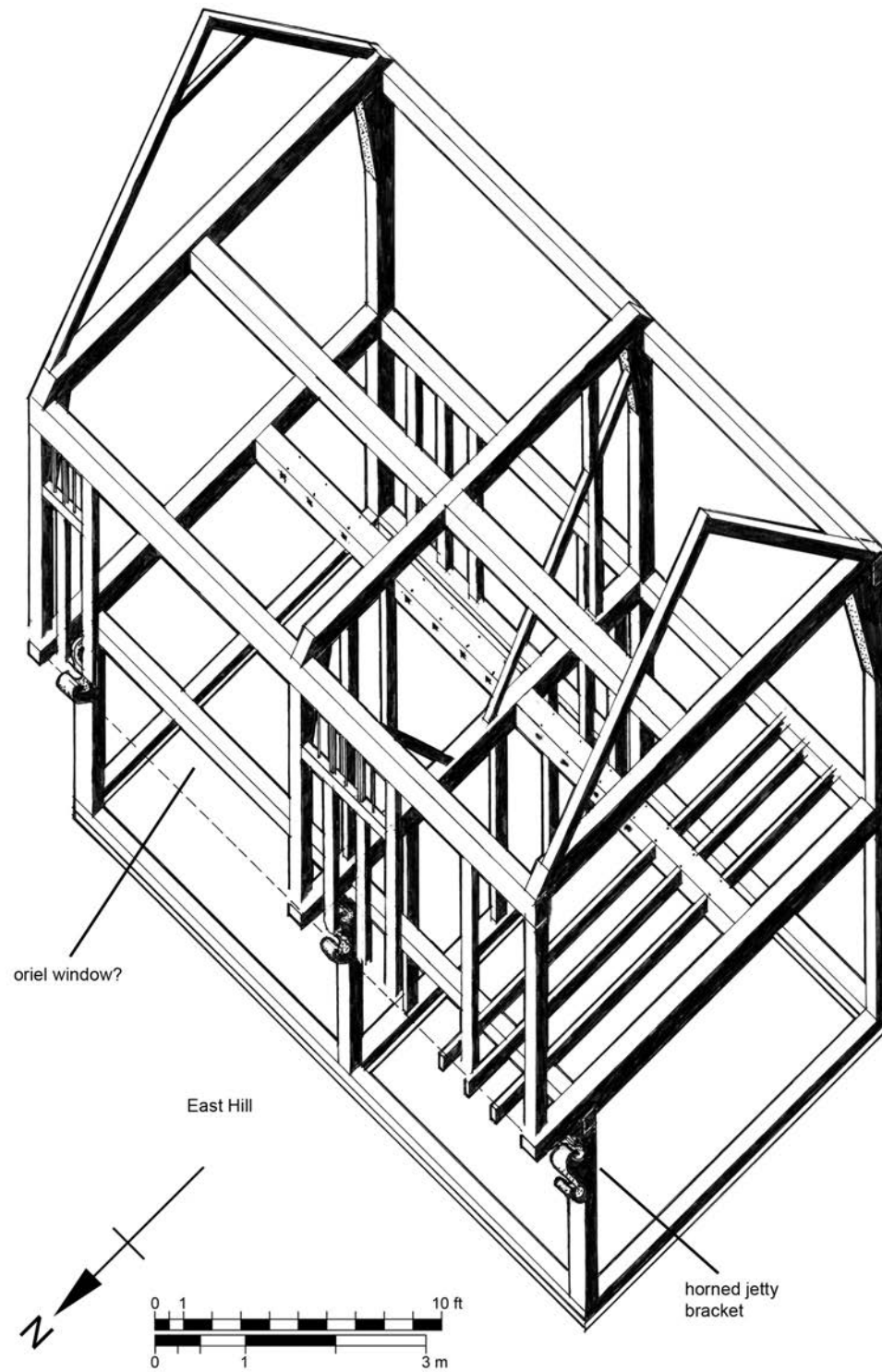


FIGURE 48: Isometric view of 35 East Hill (corpus no. 10)



FIGURE 49: 35 East Hill (corpus no. 10)

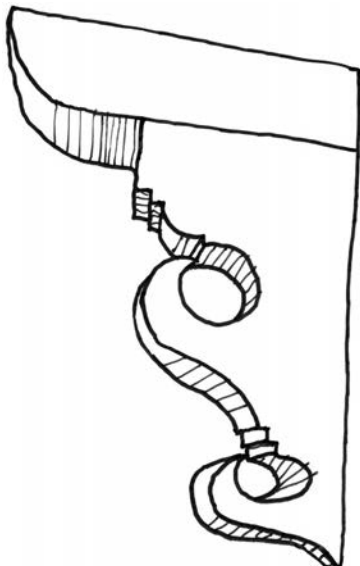


FIGURE 50: (above) Decorative jetty bracket on 35 East Hill (corpus no. 10) (not to scale)



FIGURE 51: (right) Decorative jetty bracket on 35 East Hill (corpus no. 10)

11. 36–7 East Hill (south side)

(FIGURES 1g, 2c, 52–4)

A two-bay early to mid-17th-century house, 36–7 East Hill has typical upper floor frieze windows either side of a probable oriel window. Two-bay buildings are a fairly common feature in urban areas from the late 16th century. It is difficult to fully understand this plan form and to give ‘room labels’ until we find some more useful evidence. The west bay is clearly similar to the east although it has not been internally examined. There is possibly a contemporary stack behind the east bay and the floor joists are notably narrow. Like 35 East Hill (corpus no. 10), to the west, this building has substantial horned jetty brackets. The frame shows obvious economy, making use of small timbers and making use of the wall of a pre-existing building to form a true party wall on the east side.

Grade II Listed, NHLE no. 1337714

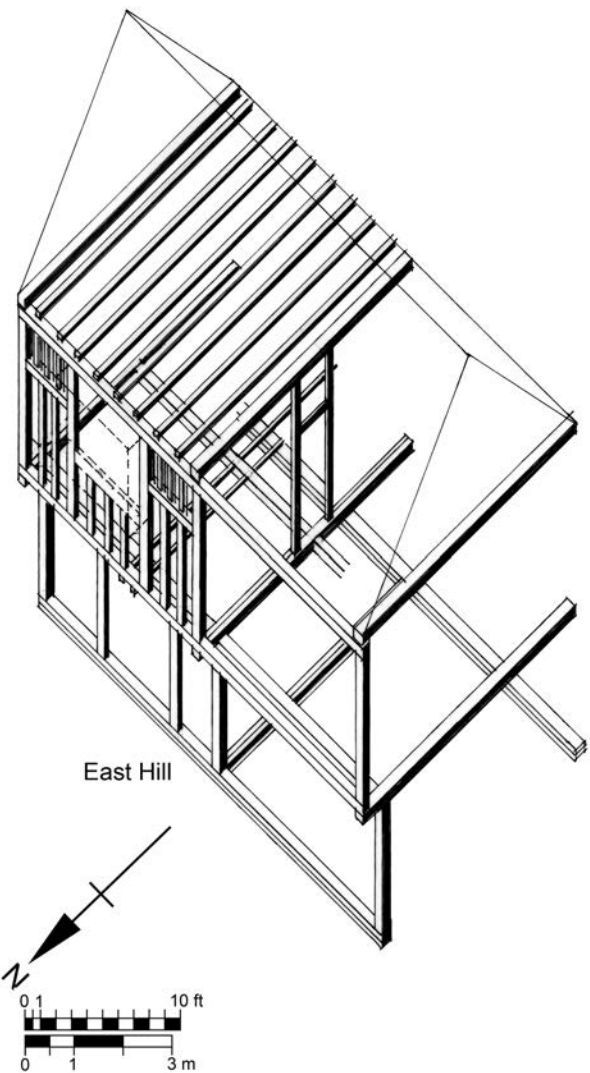


FIGURE 52: Isometric view of 36–7 East Hill (corpus no. 11)



FIGURE 53: 36–7 East Hill (corpus no. 11). No. 36 is on the right



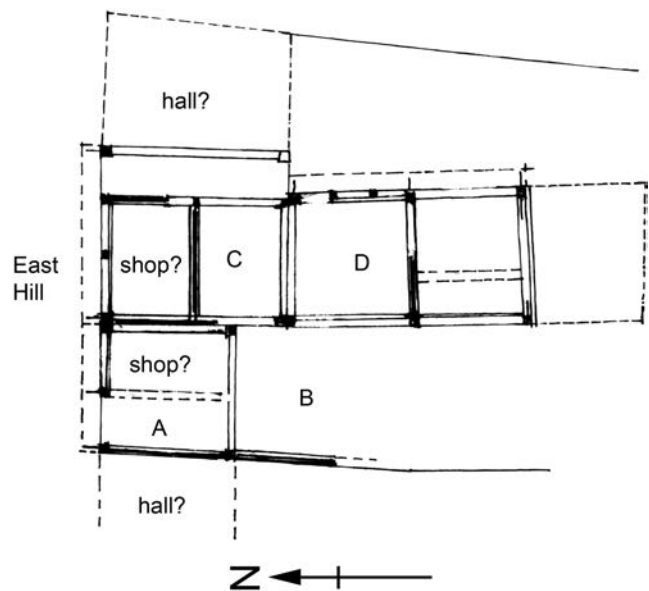
FIGURE 54: Decorative jetty bracket on 37 East Hill (corpus no. 11)

12. 38–9 East Hill (south side)

(FIGURES 1g, 2c, 55–9)

This intriguing group of four timber-frames was difficult to measure as the exposed remnants are widely scattered and the alignments, where they abut at the rear, are uncertain. Part A is a 'dumpy' cross-wing of fairly early date (c.1420s), seemingly without a central tie beam. A jetty brace on the front suggests an asymmetrically divided ground-floor room. The first floor retains a mortice for a rear door lintel. Only the west wall survives of a rear building Part B, the top of which has been lowered. The very low side girt, i.e. the main external flank timber at first (or other) floor level, could suggest a building with a cellar or an open kitchen or hall. Part C is a longer cross-wing with overshot cross-passage and a half-arched shop-front. The ground floor of this is divided into two relatively small rooms. The 19th-century O.S. map shows a possible hall to the east (marked on FIGURES 55–6). Part D, to the rear of Part C, is a two-bay, long-wall jetty building. It has a remarkably deep jetty overhang to shelter people as they pass from the cross-passage (Part C) to D, possibly 16th-century in date. This rear building probably had a domestic use and the apparent absence of a first floor indicates it was a concealed open hall. This unusual arrangement is suggested by the lack of pegs on the east side of the spine beam.

Grade II Listed, NHLE no. 1168407

FIGURE 55: Plan of 38–9 East Hill (corpus no. 12)
(not to scale)

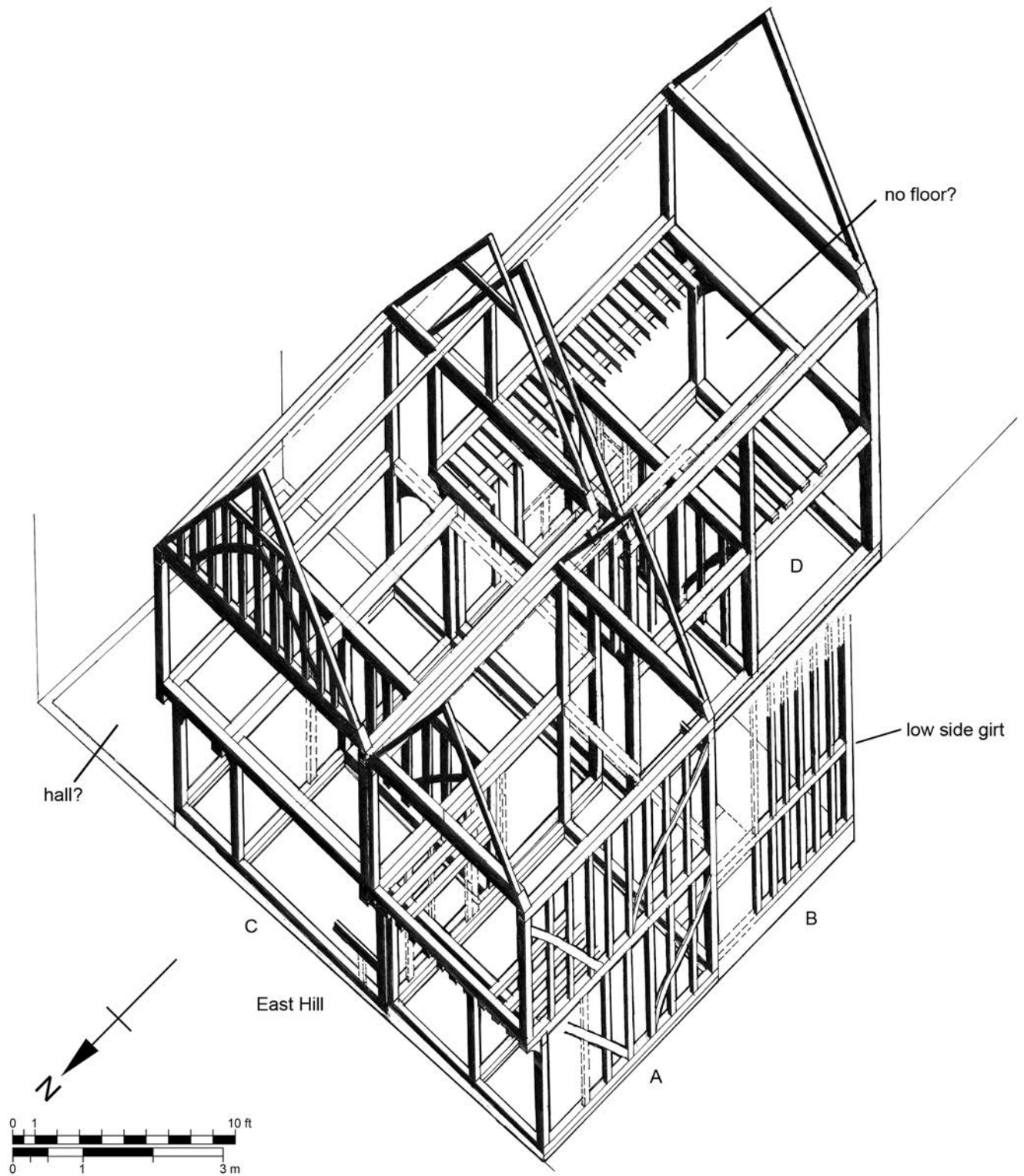


FIGURE 56: Isometric view of 38-9 East Hill (corpus no. 12)

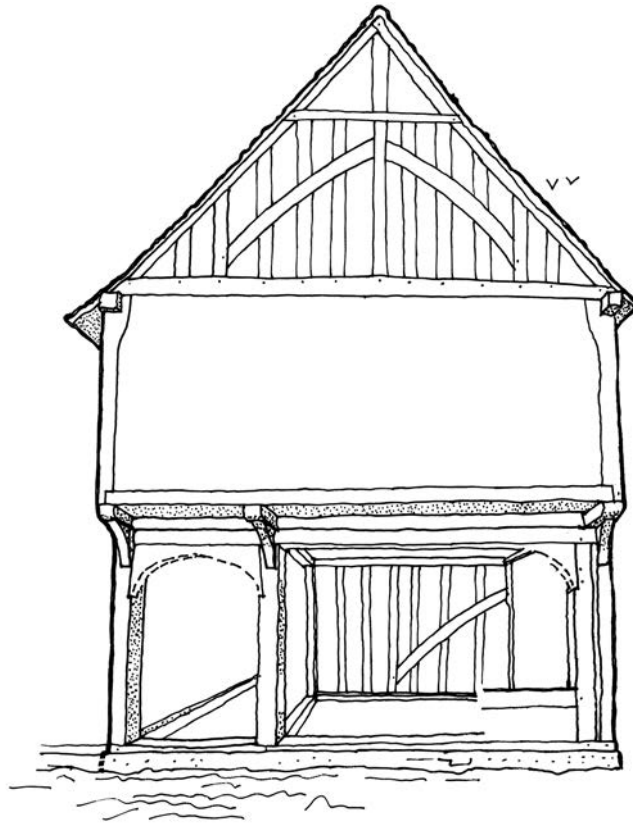


FIGURE 57 Reconstruction of 39 East Hill frontage (corpus no. 12) (not to scale)



FIGURE 58: 38-9 East Hill (corpus no. 12). No. 38 is on the right



FIGURE 59: View looking west up East Hill and towards the town centre, 1897. The prominent cross-wing, with gable-end fronting the south side of the street, is 39 East Hill (corpus no. 12). Courtesy of Colchester and Ipswich Museums

13. 47 East Hill, Masons (south side)

(FIGURES 1g, 2c, 60–1)

This is a building of two, nearly equal, bays, possibly 17th or 18th-century in date. It is located on the corner of East Street and Rosebery Avenue, although the latter is a modern street constructed in the second quarter of the 20th century. The building has an immensely strong bridging joist and spine

beam and very small common joists. Is this all softwood, as suggested by the large size of the timbers and the late date of the building? The fragment of rear wall may be of a different build but this remains uncertain. Unfortunately, the upper floor has not been surveyed and this might provide more information about the building.

Grade II Listed, NHLE no. 1168413

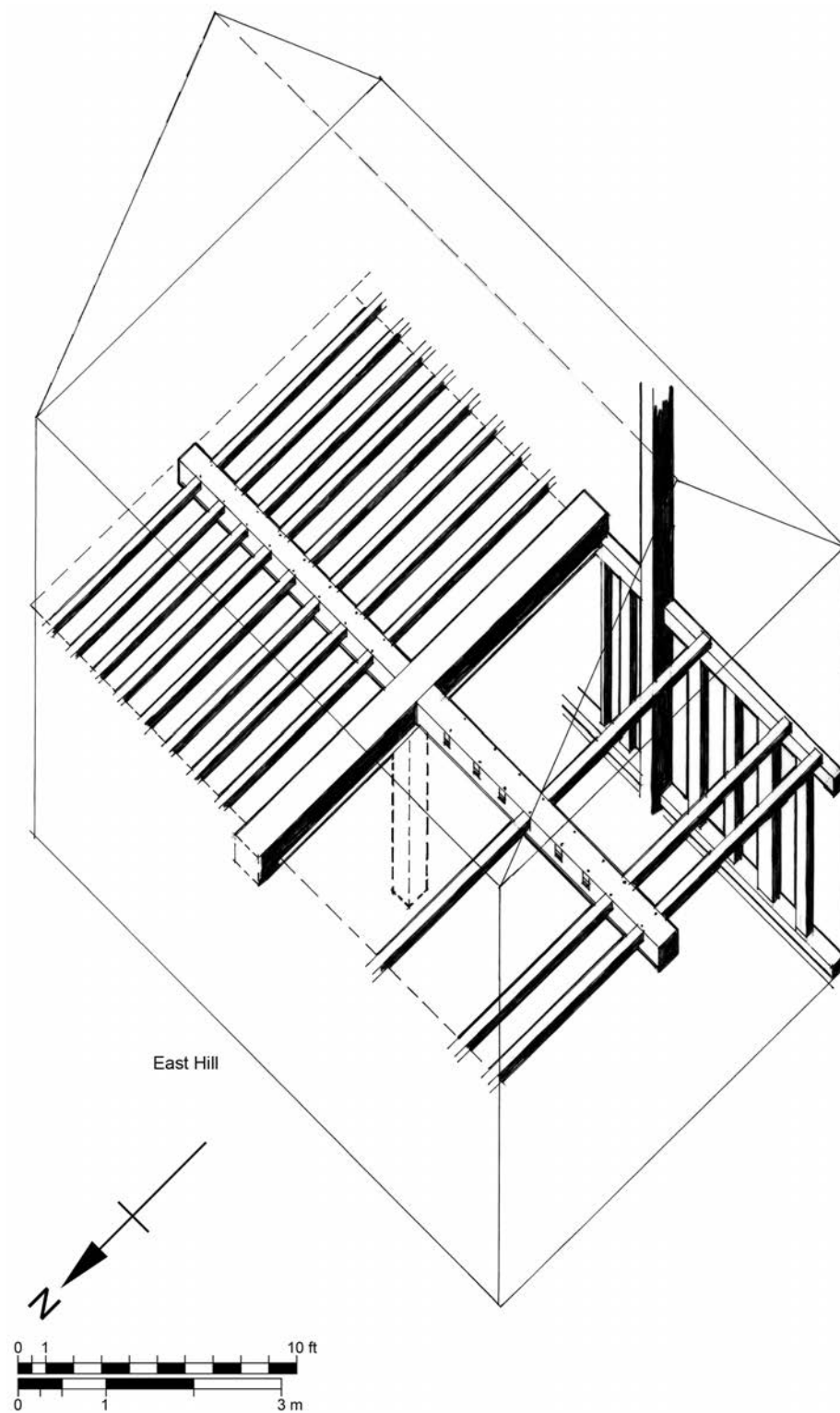


FIGURE 60: Isometric view of 47 East Hill (corpus no. 13)



FIGURE 61: 47 East Hill (corpus no. 13). Rosebery Avenue, on the west side, was constructed in the 20th century

14. 50–1 East Hill (south side)

(FIGURES 1g, 2c, 62–4)

Unfortunately, we had only limited access to this interesting range of buildings, with a uniform roof line and parts seemingly dating from the 16th century; they are certainly worthy of further study.

At the west end, there is a cross-wing with particularly smart, closely-spaced studwork over a frontal jetty. The adjoining structure is of at least three bays with striking studwork and three pairs of serpentine braces. The braces look similar to those in 51–5 Church Street, Coggeshall (Stenning with Shackle 2013, 22–3; NHLE no. 1168747; FIGURE 65), although those in Colchester are more horizontally pitched. Such braces are a distinctive feature of the late 16th century and required careful choice of timber and skillfully contrived

mortices and housings. There are a pair of what seem to be contemporary frieze windows but in fact these are much earlier, heavily-moulded windows from which frieze windows are derived. Lavenham Guildhall, Suffolk (NHLE no. 1037186), has something similar from the early 16th century.

This building, in its present form, is a long-wall jetty structure with an ‘end’ towards the west, but it is unclear whether this is the high or low end. Inside, there is a confusion of other members which probably relate to an earlier structure. The east end of the range seems to be a single-ended house with, perhaps, a two-bay upper chamber over the hall. The oriel window on the elevation drawing is probable rather than certain.

Grade II Listed, NHLE no. 1337715 (nos. 48–51)

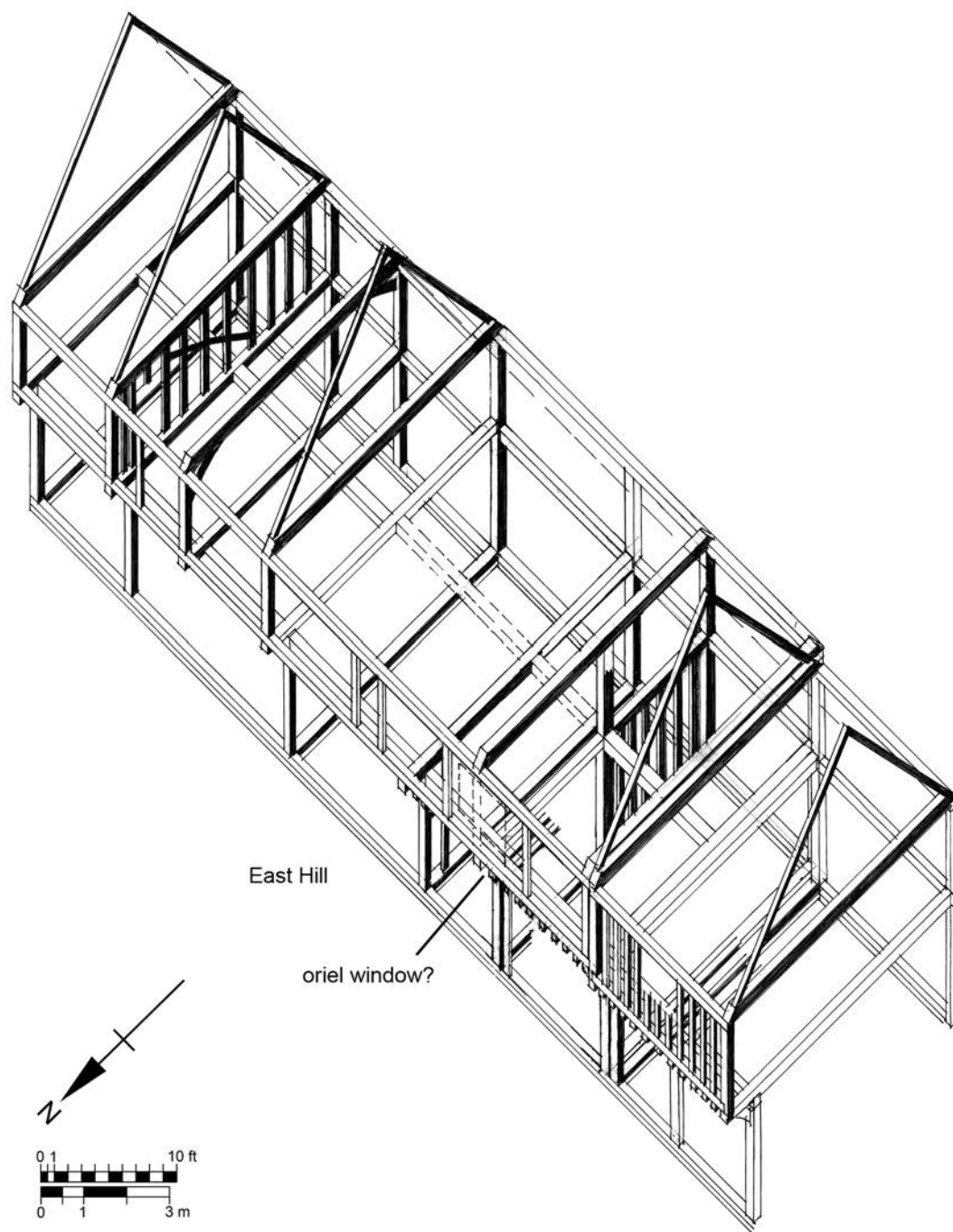


FIGURE 62: (above) Isometric view of 50-1 East Hill (corpus no. 14)

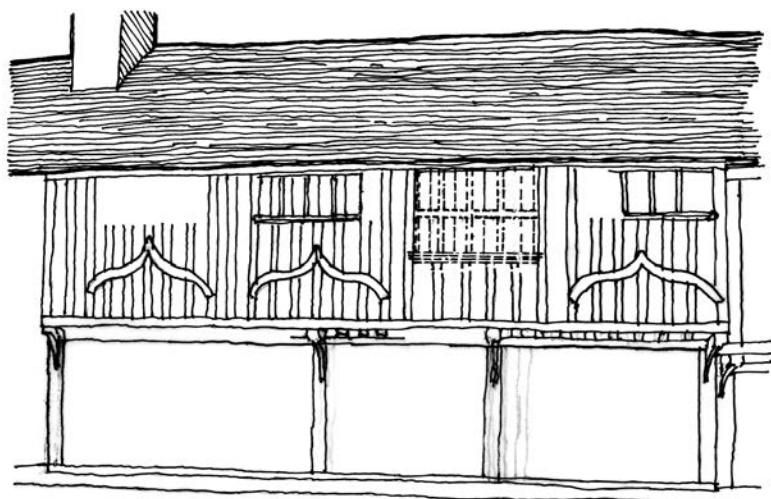


FIGURE 63: (left) Reconstruction of 50-1 East Hill frontage (corpus no. 14), showing serpentine bracing and possible oriel window (not to scale)



FIGURE 64: 50–1 East Hill (corpus no. 14). No. 50 is on the right

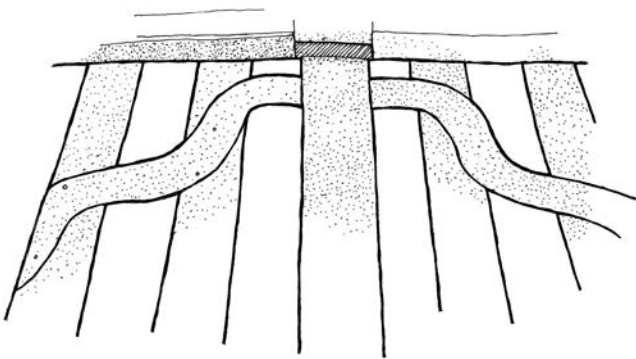


FIGURE 65: Serpentine bracing on 51–5 Church Street, Coggeshall (not to scale)

15. 70 East Hill, The Goat and Boot Public House (north side) (FIGURES 1g, 2c, 66–71)

The interior of this building is dominated by an inserted, and moulded, 16th-century floor. The plan area is quite large, perhaps suggesting that it was inserted into a large-span open hall or possibly an aisled hall.

This is a problematic but exciting building, probably 15th-century in date, and the interpretation is limited by the lack of access to the first floor; the ground floor can be enjoyed by

customers of the public house. This floor includes a staircase opening in the usual position, adjoining an area (over the bar) that was formerly a cross-passage. At its west side, the cornice-like edging piece of the 16th-century floor is imposed over (i.e. planted on) the mid-girt of an earlier cross-wing (from an adjacent building), of which this wall seems to be the only surviving part. Peg-holes in this moulded edging indicate the position of studs which seem to have been quite widely spaced. To the north end of the cross-wing there is a small ogee-headed door, not entirely convincing in its present location.

To the rear of the assumed cross-passage, there is a group of massive framing members, including a rear door opening. This has an arched head as two separate members. In this respect, it resembles a true durn door in which both sides of the door are made of single pieces of timber, and which is typically 14th-century in date. To the rear (north side) of the hall there is a 15th or 16th-century fireplace with the usual timber mantle beam.

To the rear (i.e. north) of the main building, there is a little two-storey bay which may be contemporary with the semi-durn rear cross-passage door and possibly 14th-century in date, but this might be deceptive as there is little fabric on view. Inspection of the first floor, not yet possible, might reveal the purpose of this oddly placed bay.

Grade II Listed, NHLE no. 1123658

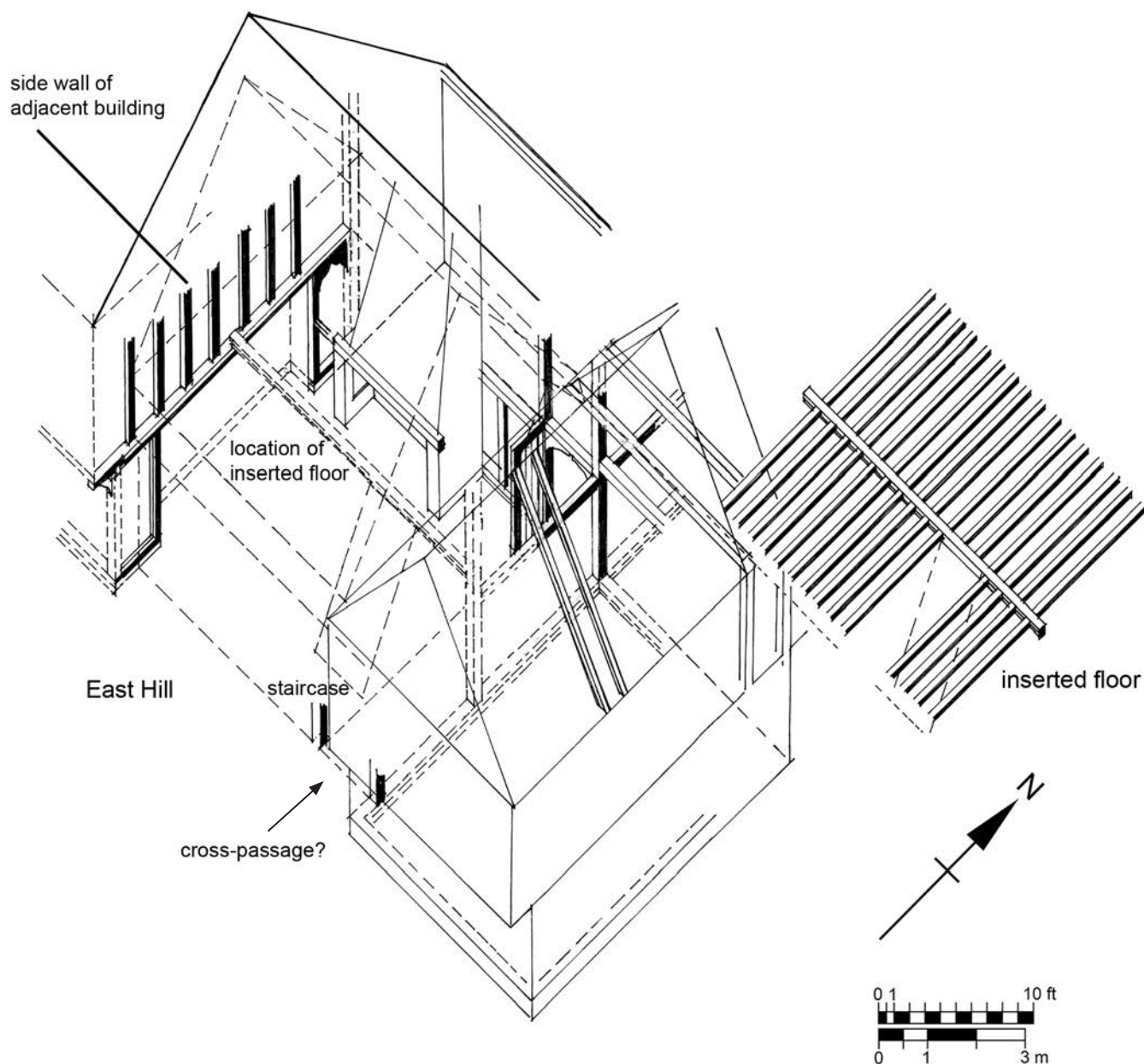


FIGURE 66: Isometric view of The Goat and Boot, 70 East Hill (corpus no. 15). The rear, single-bay building (FIGURE 68) is located behind the rear door

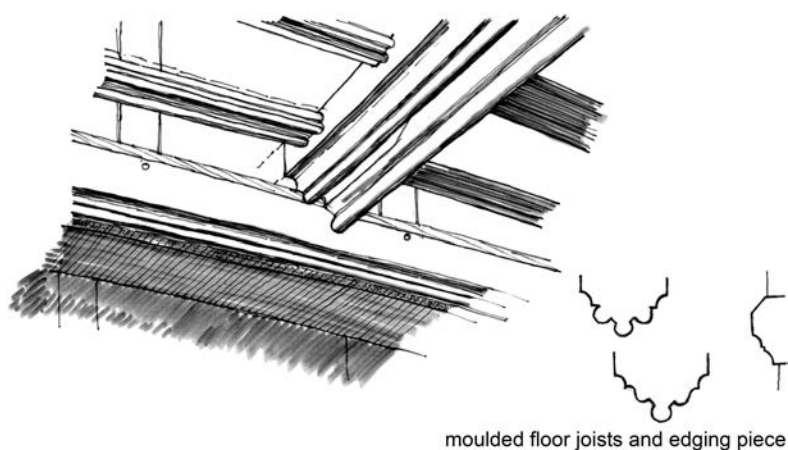


FIGURE 67: Inserted 16th-century moulded floor in The Goat and Boot, 70 East Hill (corpus no. 15). The moulded edging is attached to the side wall of an earlier cross-wing. The moulded floor-timbers and edging are shown in cross-section (not to scale)

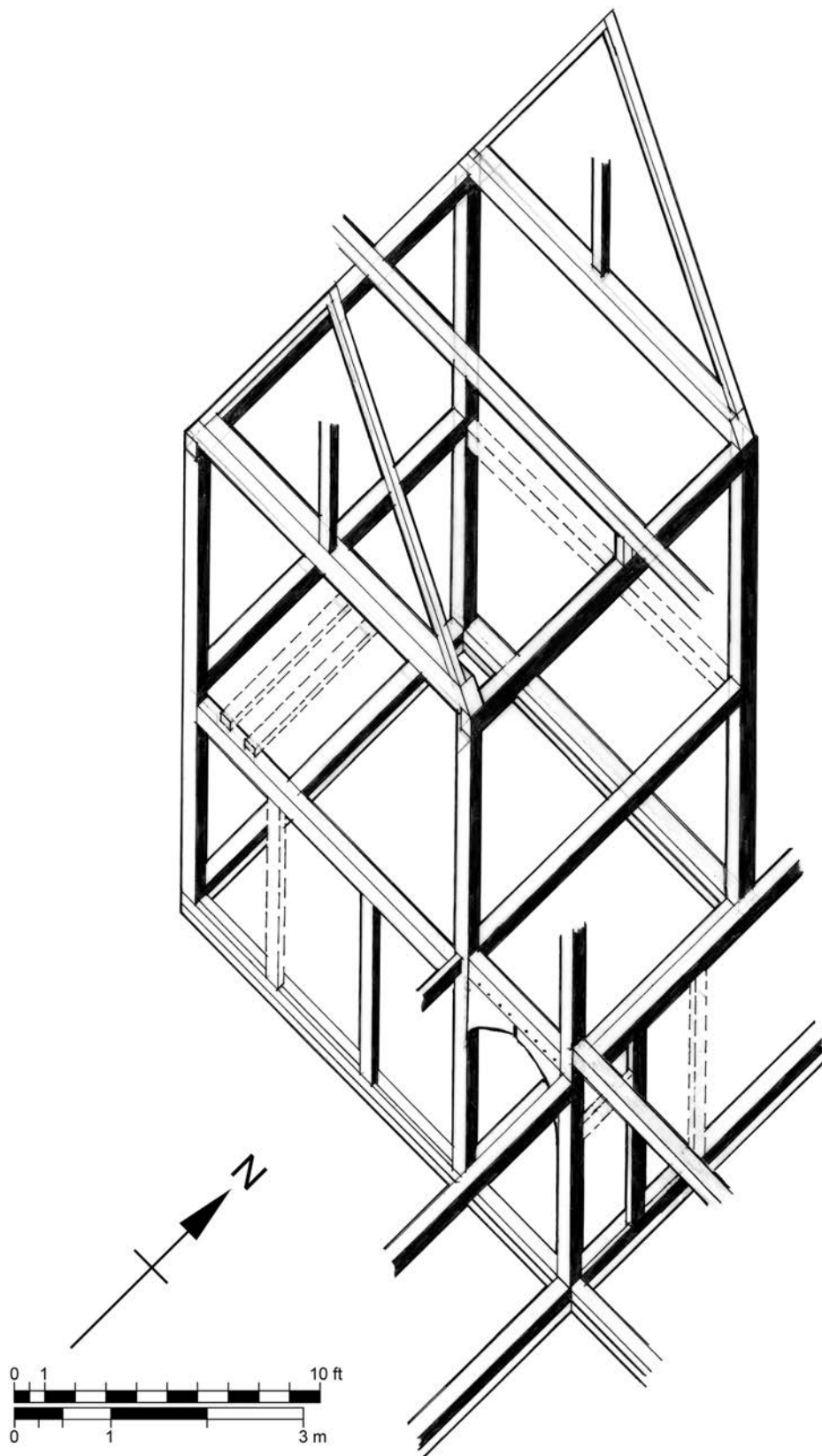


FIGURE 68: Isometric view of the rear, single-bay building at The Goat and Boot, 70 East Hill (corpus no. 15)



FIGURE 69: The Goat and Boot, 70 East Hill (corpus no. 15)



FIGURE 70: Rear of The Goat and Boot, 70 East Hill (corpus no. 15)



FIGURE 71: Inserted 16th-century moulded floor in The Goat and Boot, 70 East Hill (corpus no. 15). There is a small ogee-headed door at the north end of the west wall, which relates to an earlier cross-wing (to the west). Jess Tipper

EAST STOCKWELL STREET

16. 30–2 East Stockwell Street, Peake's House (west side) (FIGURES 1d, 2d, 72–7)

Peake's House is named after a local businessman, Mr. W. Peake, who bought the building in 1928. It was restored in the mid-1930s and donated to Colchester Borough Council in 1946. Further restoration was undertaken by the Landmark Trust in 1995, who took a 99-year lease from the Council. Three building phases, Parts A to C, have been identified, below.

The earliest part of Peake's House (Part A) was an overshot cross-wing, dating from the late 14th century, to the south of the current building; it was demolished in 1937 as part of the restoration. The RCHME report of 1922 states that a wing was added to the west of this in the 15th century as well as a further small detached wing, aligned N to S (and effectively forming three sides of a courtyard), partly of the 17th century (RCHME 1922, Monument No. 105, 63). The overshot cross-wing was clearly related to a hall to the north along the frontage and replaced by Part B (see below). The fine durn doors were retained and are now in the cellar of the main house.

Part B lies to the north of the late 14th-century cross-wing (Part A) and must have replaced an earlier open hall. This part of the house is of the late 16th century and utilised ambitious

carpentry in a 'national' style, in contrast to the pragmatic local north-east Essex vernacular work of this period. This might indicate that it was constructed by a carpenter from outside of the local area, used to working for wealthy patrons. The front elevation includes a small number of studs with carpenter's marks in Arabic rather than Roman numerals, which is an extremely unusual feature (FIGURE 76).

The building consists of two chambers (hall and great chamber?) heated by an original stack at the north end. There is a contemporary cellar under this phase accessed via a staircase at the north-west corner, tucked behind the chimney stack (which is a typical early 17th-century feature). Major timbers are vigorously moulded and there is the conventional arrangement of frieze and oriel windows. The almost square plan form has a roof gable to the street and there is evidence of a need to produce a relatively shallow block. The roof is exceptional in that there are wind-braces at every pair of rafters, providing an extraordinarily rigid roof.

Part C is a pretty little building to the north of Part B, although it is unclear if this building was originally an element of the same house; it looks more like a 'high-end', rather than 'low-end', and so it could possibly be part of a neighbouring building (located to the north). It was obviously built against an existing building, probably the open hall

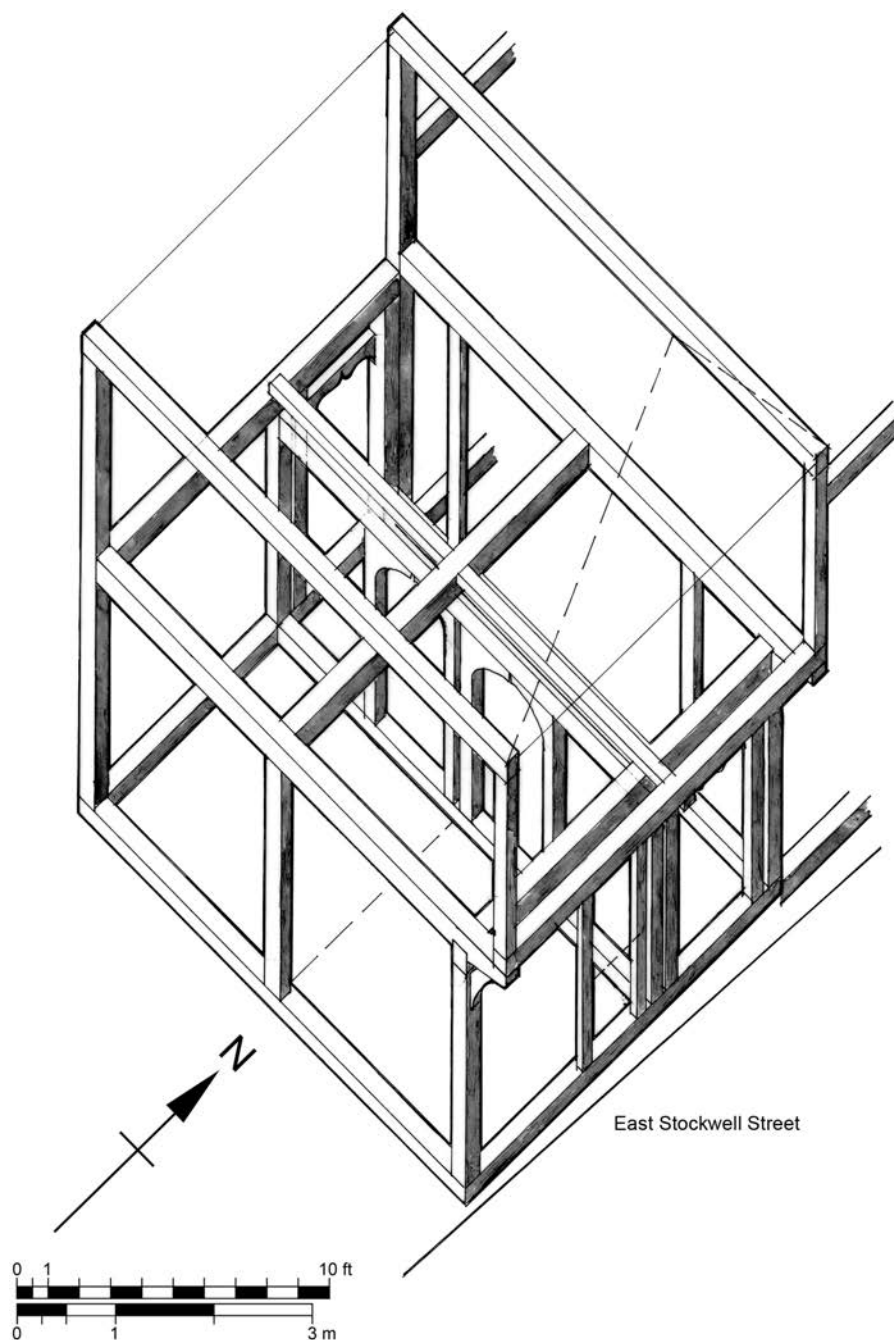


FIGURE 72: Isometric view of Peake's House Part A, 32 East Stockwell Street (corpus no. 16), now demolished

that was replaced by Part B as it has an 'open-frame' on the ground-floor south flank. The ground-floor front elevation has been entirely rebuilt, compromising our understanding of it.

The wind-braced purlin roof indicates that Part C, like Part B, dates from the late 16th century.

Grade II Listed, NHLE no. 1123634

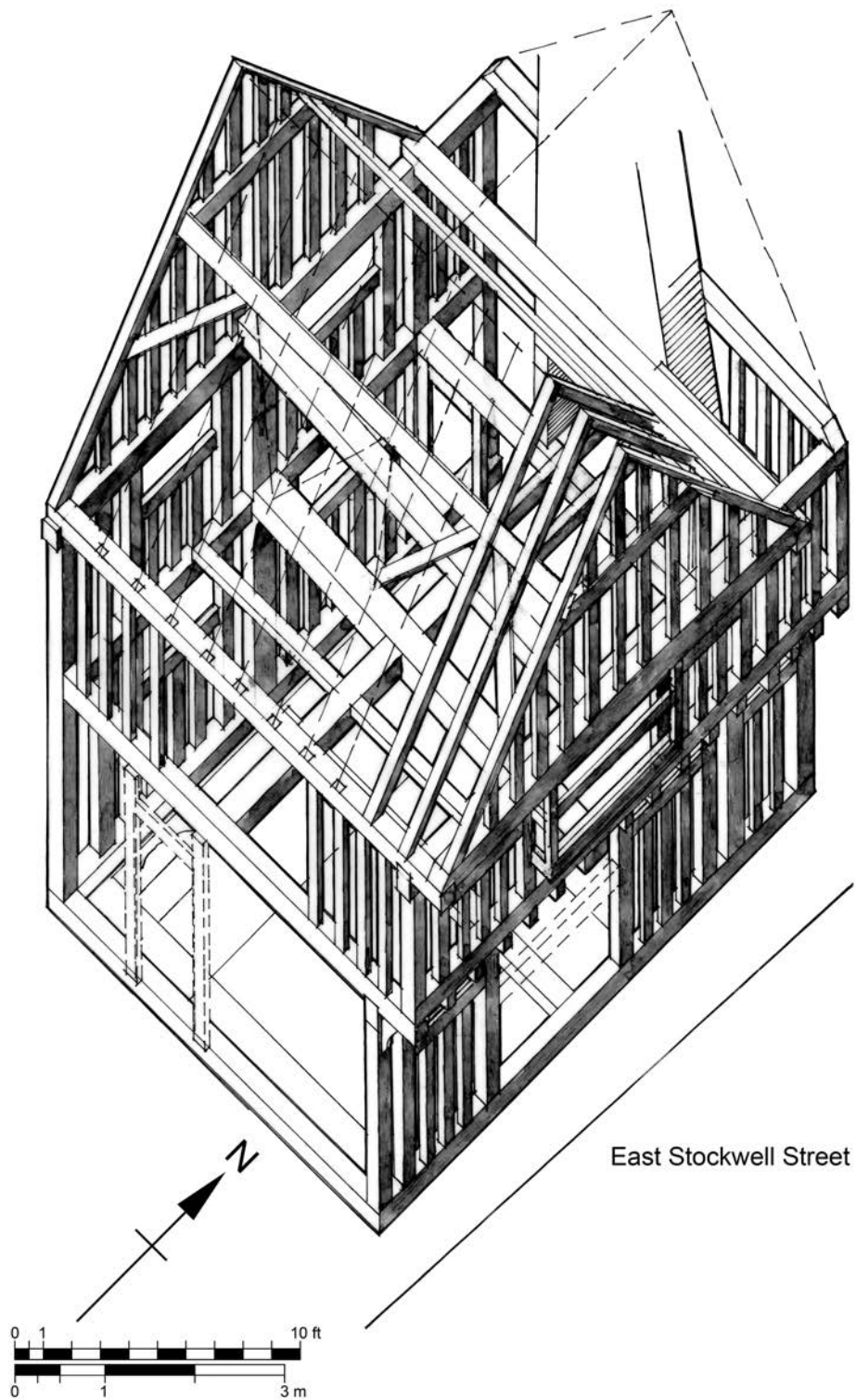


FIGURE 73: Isometric view of Peake's House Part B, 30 East Stockwell Street (corpus no. 16)

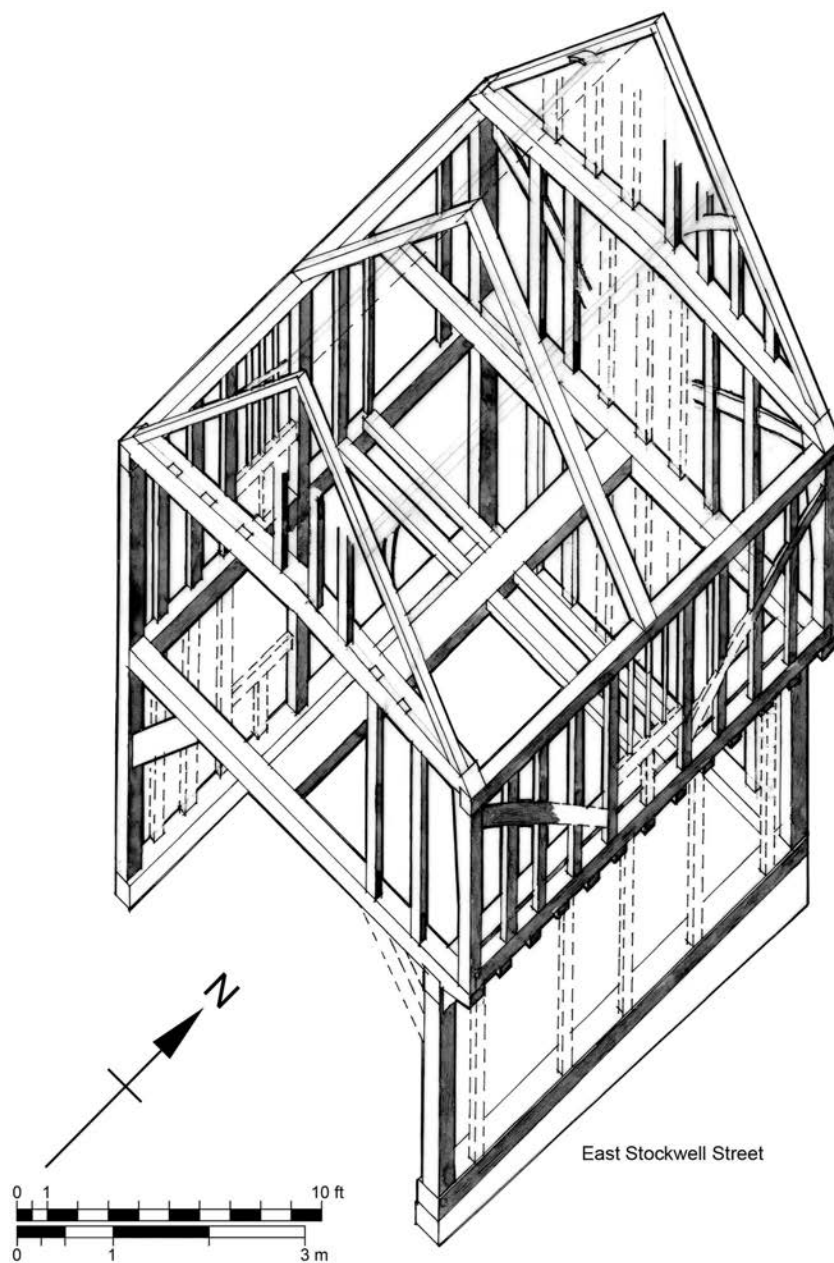


FIGURE 74: Isometric view of Peake's House Part C, 30 East Stockwell Street (corpus no. 16)



FIGURE 75 Peake's House, 30–2 East Stockwell Street (corpus no. 16). The Part A cross-wing, demolished in the 1930s, was located to the south in the area of the gates



FIGURE 76: Peake's House, 30–2 East Stockwell Street (corpus no. 16). Detail of carpenter's mark on one of the Part B frontage studs using Arabic numerals (No. 12)



FIGURE 77: Peake's House, 30-2 East Stockwell Street (corpus no. 16), (probably) in 1935 during the extensive restoration in the mid-1930s. No. 32 (Part A), on the left side of the image, has been already demolished down to ground-floor level. Courtesy of Colchester and Ipswich Museums

17. 38 East Stockwell Street (west side)

(FIGURES 1d, 2d, 78–9)

This is a late example of a traditional cross-wing, probably with an open hall to the north, of c.1600. It is of two bays with a stairway bay at the rear. The timber quality and its abundance suggest the frame was originally exposed.

The roof framing, unrelated to the lower structure, has two 'A' frame trusses, the substantial rafters having a dovetail on their feet. The front bay has reasonably-sized floor joists, but the others are extremely small. There may have been a non-structural panel partition, to form a wide passage and to enclose the front bay, which would make some sense of the seemingly incomplete surviving structure. These partitions, which leave little evidence, seem to be an early 17th-century

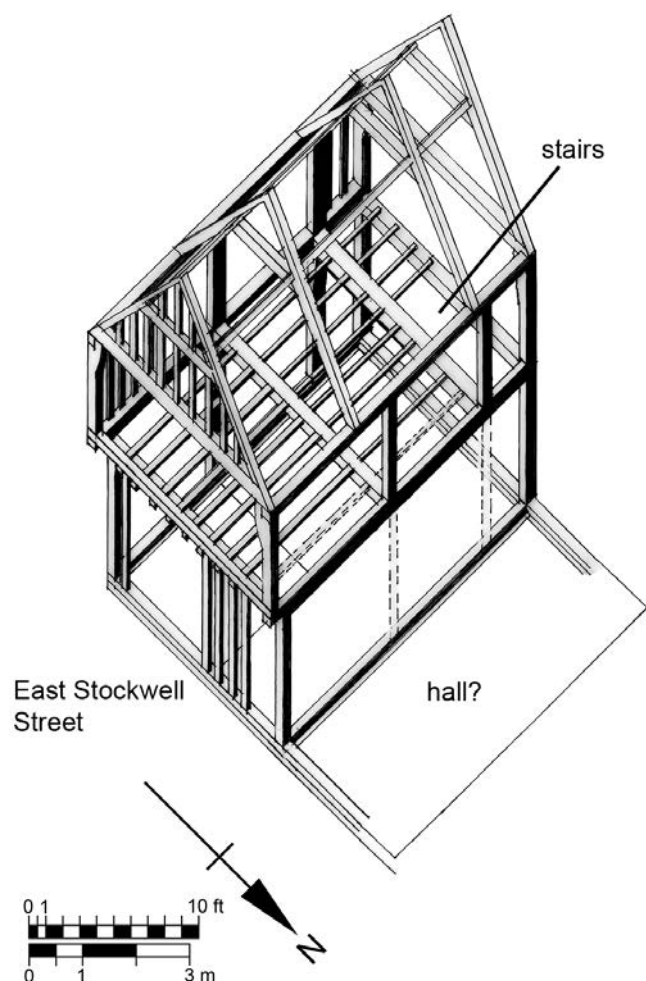


FIGURE 78: Isometric view of 38 East Stockwell Street (corpus no. 17)

EAST STREET**18. 24 East Street, Charlie's Bar (south side)**

(FIGURES 1h, 2e, 80–1)

This seems a remarkably early cross-wing, probably late 14th-century in date, which deserves a more thorough investigation in the future. It is one bay of a probable two bay cross-wing, with an overshoot cross-passage; there would have been an open-hall on the east side. The spere walls have studs, an early

feature. The apparent plan form is unusual and may have involved a shop.

Grade II Listed, NHLE no. 1168623 (nos. 37–8)

A part brick and part timber-framed building, dating to c.1740, was recorded at Stockwell House, 43 East Stockwell Street, by Richard Shackle during renovations in 2008 (Shackle 2009b; Grade II* Listed, NHLE no. 1337704, Employment Exchange). This 18th-century building is not discussed in detail, or illustrated, here. It is worth noting, however, that the roof structure is very unusual in having curved principal rafters, providing extra headroom in the attic and allowing the brick frontage to rise higher (Shackle 2009b, 53, Fig. 1).



FIGURE 79: 38 East Stockwell Street (corpus no. 17). No. 38 is on the left (blue)

feature; usually spere walls have vertical boards. The surviving part of the ground floor was mostly a shop with a gap in the joists for a stair. The frontage of the shop is unusually subdivided, and the jetty-brackets are thick. The crownposts are broad and there is no sign of collar-purlin braces (the soffit of the purlin is painted black and difficult to see). To the rear, a 17th-century extension replaced the rear bay of the cross-wing.

Grade II Listed, NHLE no. 1123619 (nos. 24–5)

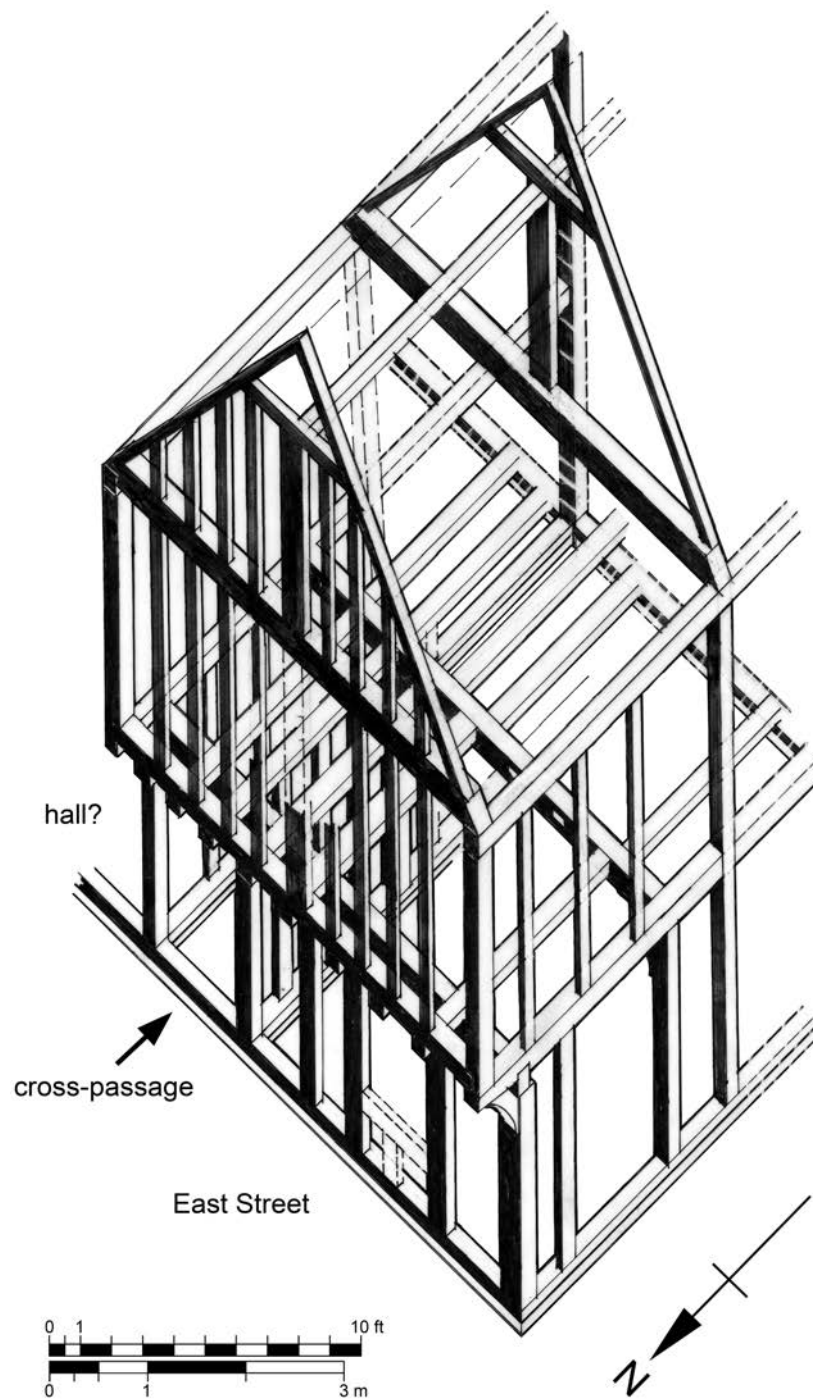


FIGURE 80: Isometric view of 24 East Street (corpus no. 18)



FIGURE 81: 24 East Street (corpus no. 18)

19. 28 East Street (south side)

(FIGURES 1d, 2d, 82–4)

The mid to late 17th-century long-wall jetty house on the street frontage replaced an earlier house, of which its detached kitchen survives to the rear. The 17th-century house is of two bays with a three-bay joggled purlin roof. The walls have primary braces and the joists are relatively small, as expected for a building of this date. The floor joists are jointed into the inner bressumer, a late type of jetty construction that is sometimes referred to as a false jetty.

To the rear of 28 East Street, there is a little two-bay building that was probably a detached kitchen, probably of 15th-century date. The building would have stood a little to the rear of its parent house, on the frontage, which in this case has been replaced by a 17th-century equivalent. It is of

the relatively standard format with one open bay and one floored bay, all under a hipped roof with gablets. The central frame between the two bays is without partitions so the upper chamber would have been somewhat smokey unless there was some form of smoke hood. The central tiebeam has large peg-holes which hint at a smoke hood and the smoke-blackening pattern is localised, which also suggests the presence of a fire hood. It seems the east bay was originally floored; the current floor in the west bay is a later insertion into the former open bay. The posts are jowled and the east end is open-framed, built against an existing building, no longer present. This would have been due to the shortage of space on a restricted site, rather than suggesting any interconnection.

Locally Listed. Colchester HER local list no. DCC25554 (long-wall jetty house on the street frontage)

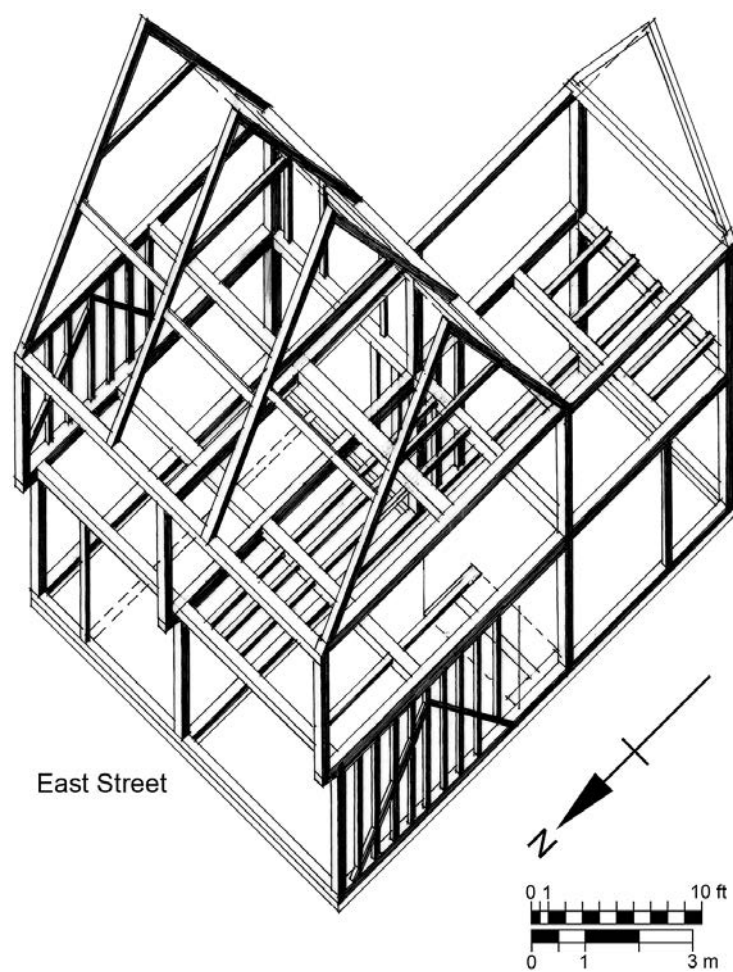


FIGURE 82: Isometric view of 28 East Street (corpus no. 19)

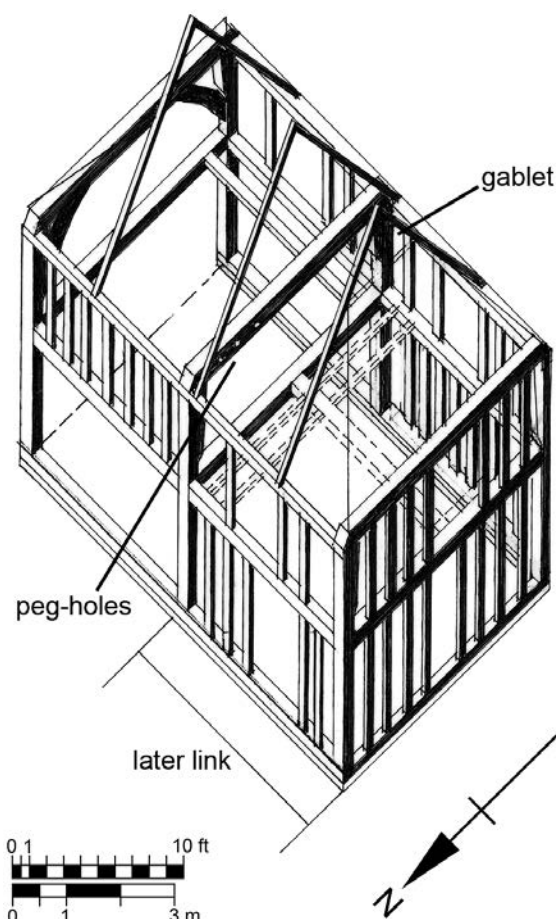


FIGURE 83: Isometric view of kitchen to the rear of 28 East Street (corpus no. 19)



FIGURE 84: 28 East Street (corpus no. 19), 17th-century re-build on the frontage

20. 29–33 East Street (south side)

(FIGURES 1d, 2d, 85–7)

This very substantial jettied range is the product of several alterations. The east end is composed of a broad early 16th-

century cross-wing with richly moulded floor timbers. The east flank wall may have had double studding with both internal and external rows of studs, so they were visible on both sides of the wall. This construction form, which is very difficult to

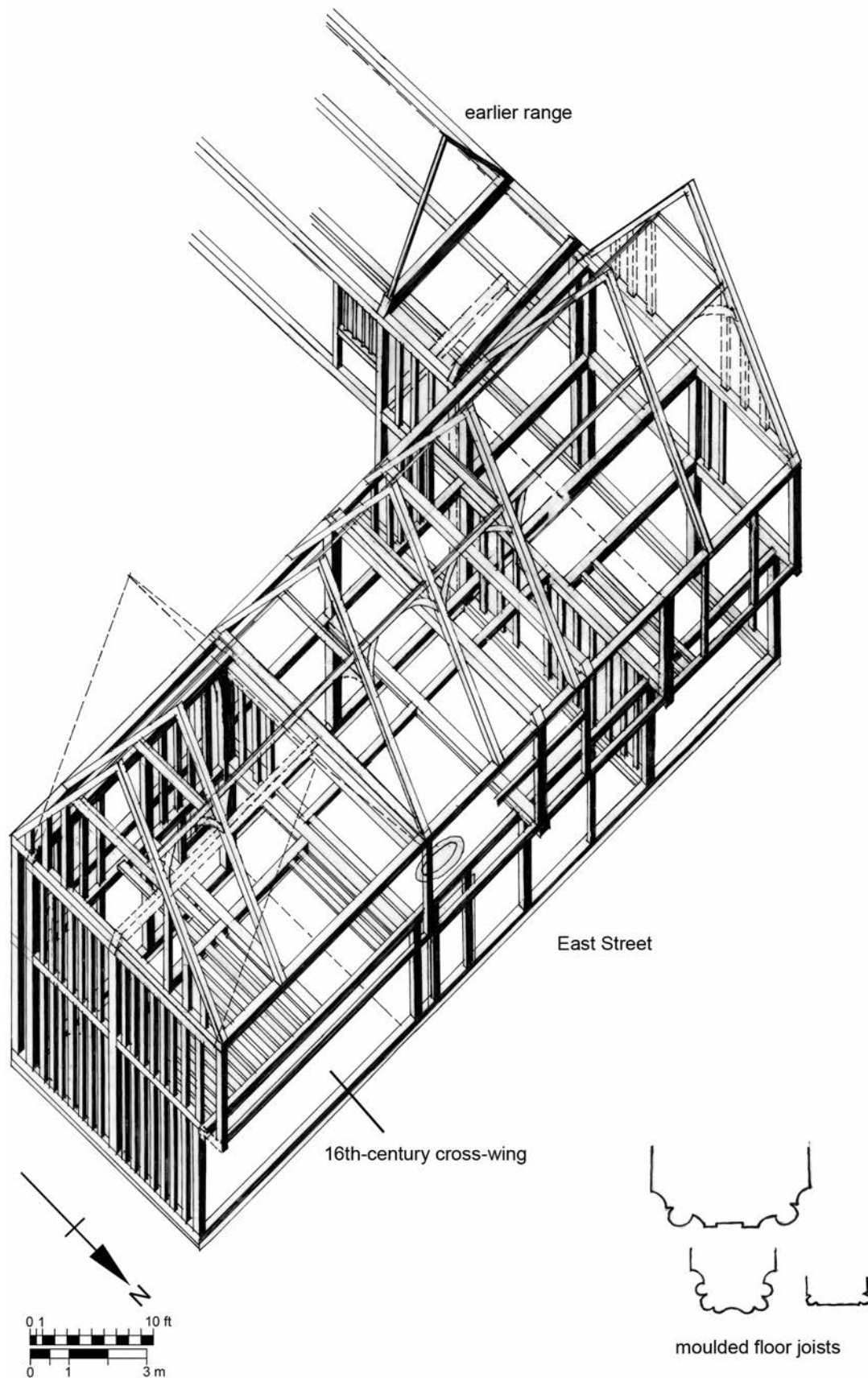


FIGURE 85: Isometric view of 29–33 East Street (corpus no. 20). The moulded floor joists are shown in cross-section (not to scale)



FIGURE 86: 29–33 East Street (corpus no. 20). The dormer windows with hips at either end probably date to the 1692 improvements (the others are later). No. 29 is at the right end (pink)



FIGURE 87: View looking east at 29–33 East Street (corpus no. 20) and along East Street from the junction with Ipswich Road, 1897. Courtesy of Colchester and Ipswich Museums

detect, was intended to look impressive on both faces of the wall. The larger part of the building is probably of the early to mid-17th century with a wind-braced clasped-purlin roof. To the rear, at the west end, there is a short jettied range that is earlier than all the rest. Unfortunately, this part of the building could not be surveyed in detail because of the numerous tenancy sub-divisions; the complex has been divided into a number of flats making a comprehensive survey difficult. The range was evidently modernised and improved in 1692, when it was given a uniform plastered exterior, a plaster date plaque, with initials WRA and date 1692, and some new doors, windows and dormers.

Grade II Listed, NHLE no. 1123620 (nos. 29, 30, 32–3)

21. 37 East Street (south side)

(FIGURES 1d, 2d, 88–9)

This is a substantial two-bay cross-wing, probably 15th-century in date, close to the east end of this well-preserved suburb. It is evidently an expensive building with very close studwork and an unusually wide span at 21ft. It is possible the walls are of 'double studding', with rows of studs on both inside and outside, but this has not been confirmed; this form of walling is extremely rare although it has been occasionally

noted elsewhere (for example, 29–33 East Street, corpus no. 20). The east elevation can be seen from the adjoining property and the brace pattern follows that normally associated with the internal wall at the high end of a hall. There should be a parlour door in the, now obscured, rear area of the wall. This pattern, seen quite frequently in Essex, was intended to give a sense of status to the owner's bench below; the hall was thus to the east of the cross-wing.

Most of the wall braces are pegged to studs at their lower end and the lack of corner-bracing seems surprising. Cross-wings with rear gables, like this example, seem for some reason to be an urban feature, and have been also noted in Coggeshall where most cross-wings have such a roof; 11 East Street, Coggeshall, for example, is an urban cross-wing with a rear gable (Stenning, Shackle and Andrews, 2013, 184). Hipped rears, with gablets, is the usual arrangement for cross-wings in the surrounding rural areas. It seems quite possible there was an urban carpentry tradition that differed subtly from carpentry in rural areas, which tended to be more precocious and varied than carpentry seen in towns.

Grade II Listed, NHLE no. 1123621 (no. 36); Grade II Listed, NHLE no. 1123622 (no. 37)

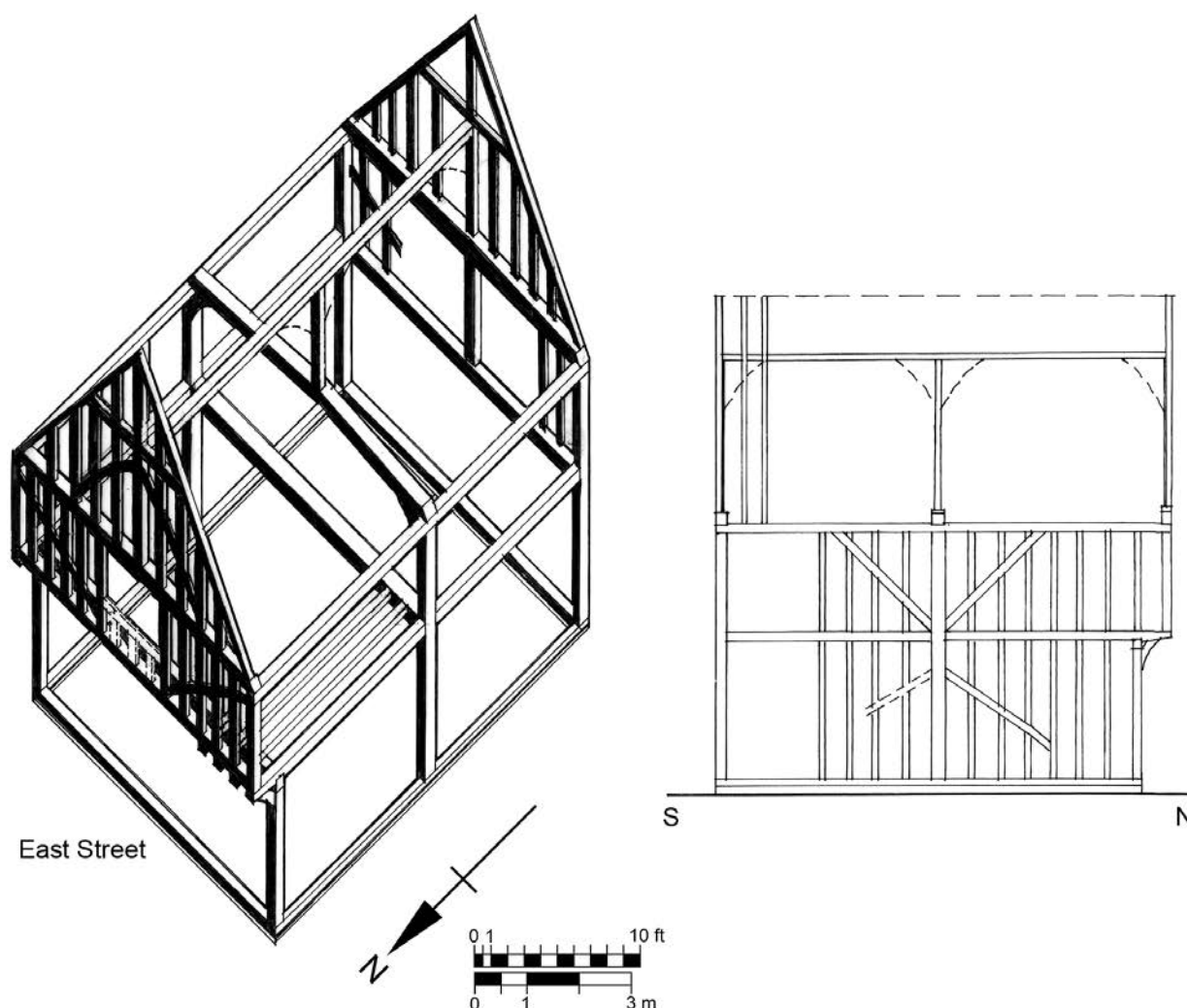


FIGURE 88: (left) Isometric view and (right) side elevation of 37 East Street (corpus no. 21)



FIGURE 89: 37 East Street (corpus no. 21). There is a modest cross-wing next door, to the west (not recorded). No. 37 is right of centre (pink)

22. 59 East Street (north side)

(FIGURES 1d, 2d, 90–1)

One bay survives of a large building, probably late 16th-century in date, which can be seen in old photographs. It was of long-wall jetty type with a visible cross-passage and evidently an unusual plan form, possibly not a domestic building. It had an open frame at the west end and narrow stairwell. There is a planted or applied, moulded fascia, which is common at this date, and jowled posts.

Grade II Listed, NHLE no. 1123625 (The Welcome Sailor Public House)

23. 60–5 East Street, formerly

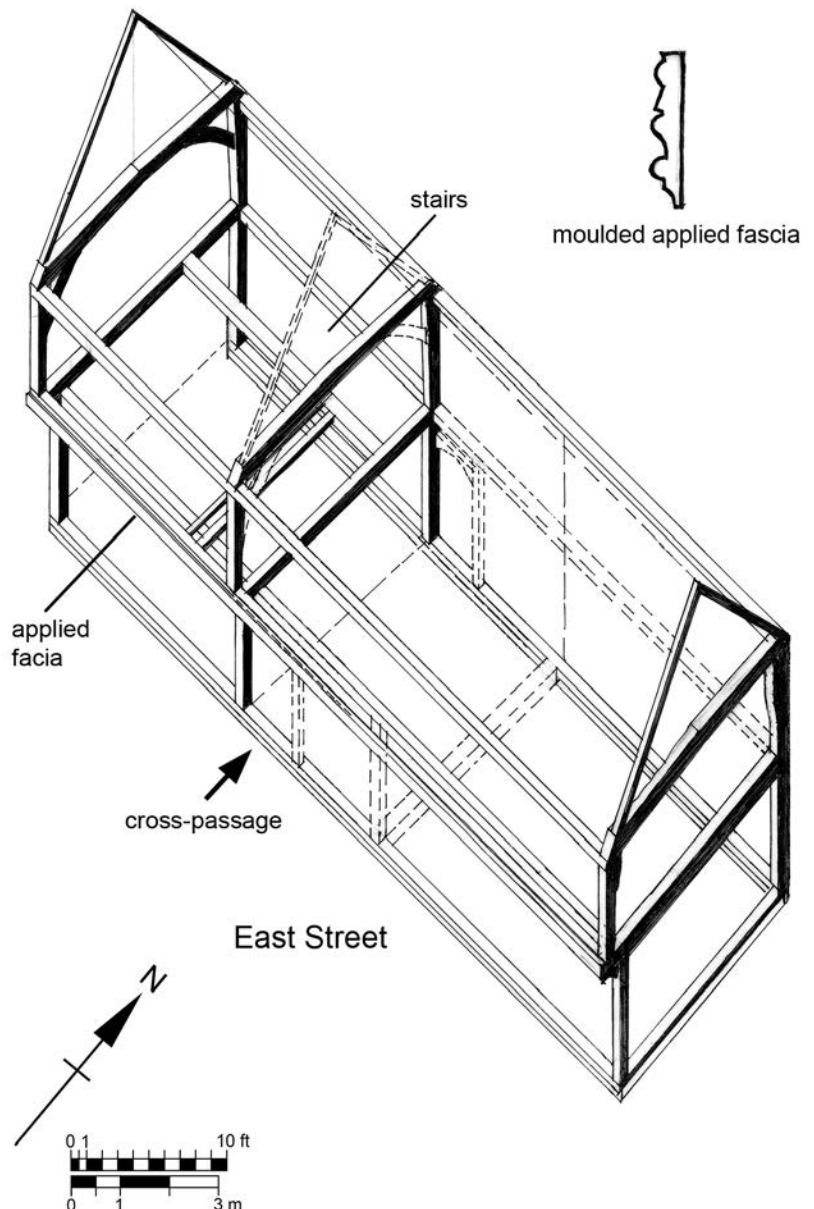


FIGURE 90: Isometric view of 59 East Street (corpus no. 22). The moulded, applied fascia is shown in cross-section (not to scale)



FIGURE 91: 59 East Street (corpus no. 22)

Charles Brown & Sons (north side) (FIGURES 1d, 2d, 92–106)

This is one of the best groups of timber-framed buildings in Colchester, dating from the mid-14th to mid-17th centuries. A major conservation project was undertaken in 2003, partially subsidised by the erection of new units to the rear. Whilst works were carried out, the site was visited by a number of specialists who attempted to understand this complicated building group (Aitkens 1998, Alston 2004a).^{13,14} Unfortunately, recording

was somewhat incomplete and in some ways it was a missed opportunity as such significant buildings are rarely available for detailed study. Four building phases have been identified, Parts A to D; the alphabetic sequence reflects the chronological sequence.

Part A (63 East Street) is a cross-wing dating from the mid-14th century, which would have been at the high-end of an open hall located to the east, now occupied by Part C (Alston 2004a, 26; FIGURES 93–7, 101). The roof structure includes a crownpost with braces, a collar purlin with a splayed (with undersquinted butts) scarf joint and collar purlin braces (Aitkens 1998; FIGURE 95). A well-preserved traceried window-head from a first-floor window of the 14th-century cross-wing was discovered during the renovations in a flank wall, ‘two feet wide, 5 inches thick by 18 inches deep, pierced with quatrefoils and, buried for centuries, as sharply carved as the day it was finished’ (Alston 2004a, 26; FIGURE 96). The window is of the earlier ‘perpendicular’ type with a head carved out of one plank of wood with the mullion tenoned into its underside. The window had been blocked up, hidden and protected, by the erection of Part B in the 15th century.

The narrow internal bay of Part A is most likely to have housed a staircase, and there are similar examples elsewhere in Essex where the staircase is in this position. The 15th-century cross-wing at Heybridge Hall, Maldon, Essex, for example, which was destroyed by fire in 2004, had a staircase tower in this location, added in the 17th century. It is possible that the cross-wing and gateway (Part B), on the west side, were later extensions to a large house made up of the standard jettied components.

Whilst it is reasonably easy to recognise the components of a pre-1570’s house, it can be difficult – particularly in urban areas – to assemble them into recognisable house units; surviving houses are usually the product of multiple

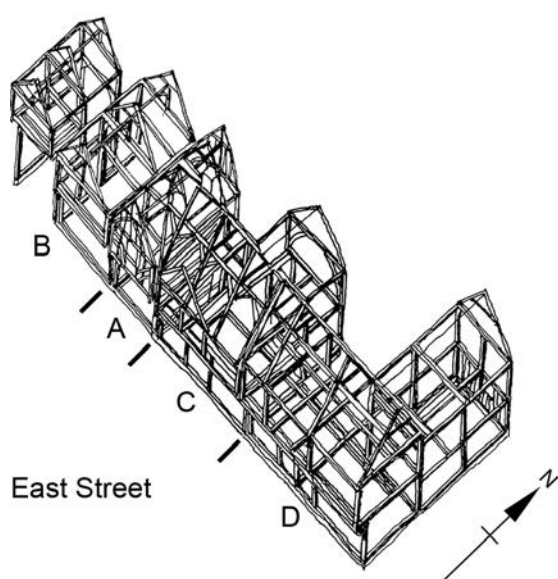


FIGURE 92: Isometric sketch of 60–5 East Street, formerly Charles Brown & Sons (corpus no. 23) (not to scale), showing the different parts (A to D) of the building complex. Note that Part A is the earliest in the sequence (14th century), followed by B (15th century), C and D (17th century)

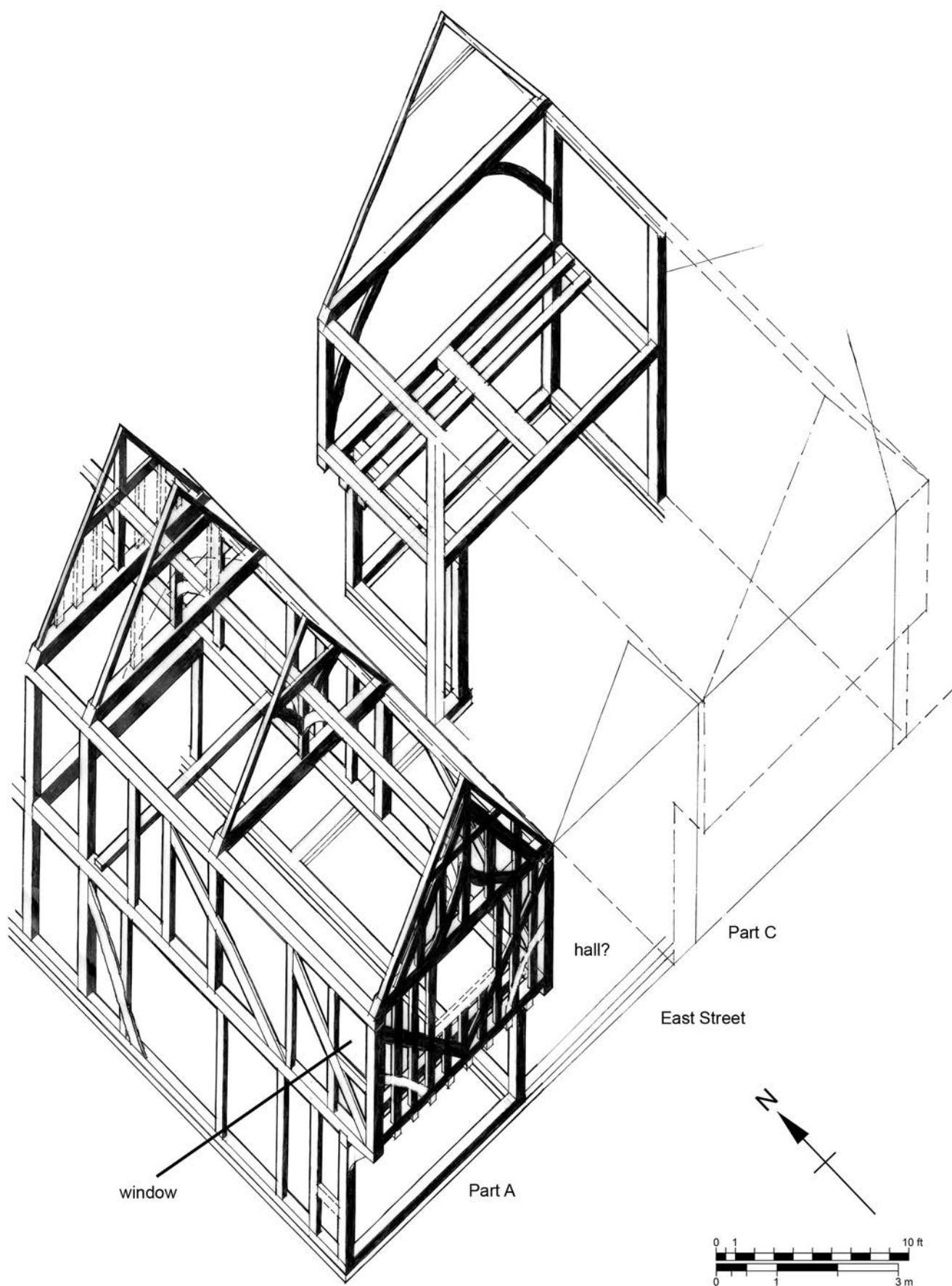


FIGURE 93: Isometric view of 60-5 East Street (corpus no. 23), Part A (Part C is also marked to the east)

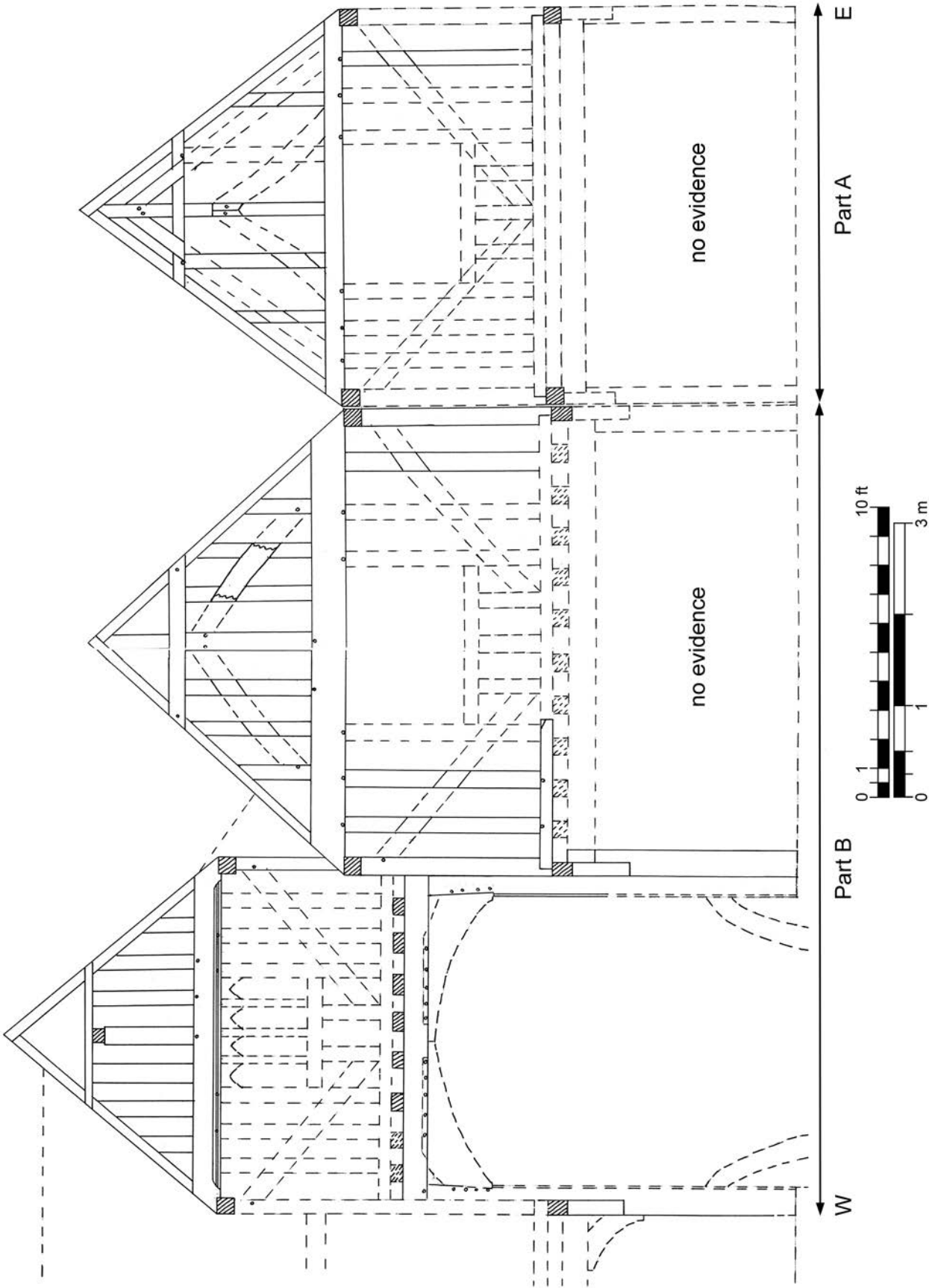


FIGURE 94: South (front) elevation of 60–5 East Street (corpus no. 23), A (14th century) and B (15th century). Drawn by Richard Shackle

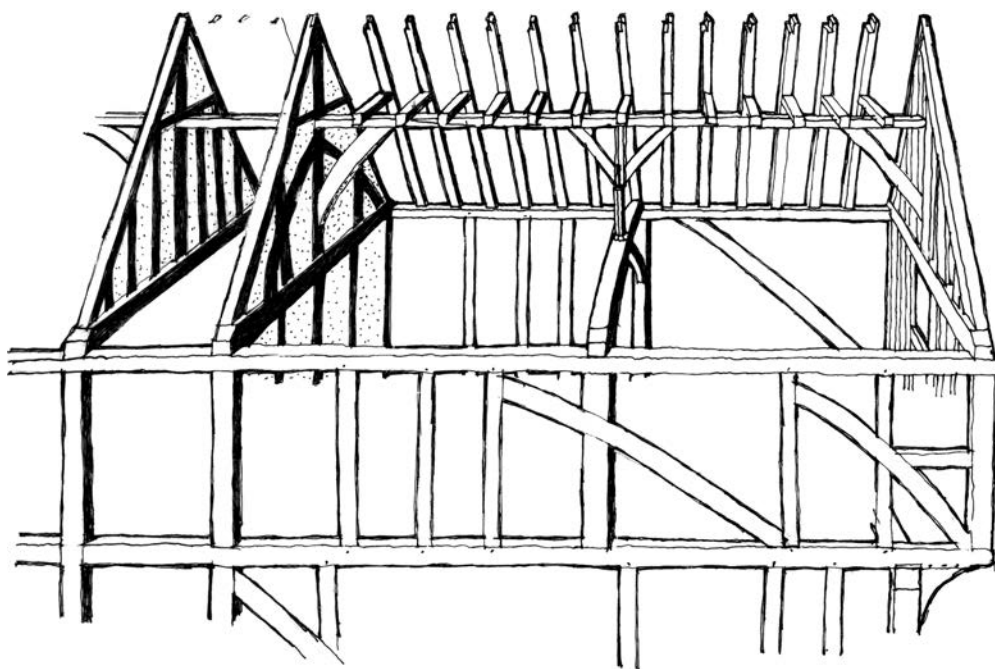


FIGURE 95: N to S sketch section through roof structure of 60–5 East Street (corpus no. 23), Part A, showing the relatively early crownpost roof and the, somewhat odd, narrow bay to the north (not to scale). Based on a drawing by, and courtesy of, Philip Aitkens (1998)

improvements and alterations through time. This building is a case in point and the lack of surviving ground-floor walls makes analysis of their function uncertain. Part A and the rear wing fragment of Part C, which possibly also dates from the 14th century (Aitkens' Zone 5; 1998), may have been parts of a single dwelling. If the rear remnant of Part C was part of a cross-wing (see reconstruction 1, FIGURE 101), there would have been a single bay hall on the frontage between Parts A and C. Alternatively, it is possible, but perhaps less likely, that Part A was formerly an in-line hall with service end across the frontage and with remnant C attached to the rear (see reconstruction 2, FIGURE 101). Alston, however, has suggested that the building may have served as inn, rather than as a domestic house (2004a, 27).

At the west end of the frontage (Part B), there is a superb tall, three-storey arched gateway (65 East Street) with a fairly well-preserved cross-wing to the east (64 East Street) and evidence of another to the west (66 East Street) (FIGURES 98–9). This three-block construction was all of one build, relying on a pair of substantial three-storey posts, one each in the internal flanks of the cross-wings on either side of the gateway. Alston records there were stabilising ground braces at the feet of the gate-posts that would have excluded wheeled vehicles; the positions of these are marked on Richard Shackle's illustration of the façade (Alston 2004a, 25; FIGURE 99). There were probably numerous gateways of this type within Colchester, providing access to otherwise enclosed backland; this 15th-century group was both well-designed and constructed in what was probably a relatively standard approach for gateways and it would have formed an imposing building on one of the main routes into the town.

The east cross-wing (Part B, 64 East Street) is of two equal bays, jettied both back and front. The jetty to the rear is not an uncommon feature, utilised where the rear space or rear view was deemed important. There were moulded mullioned

and arched windows and the arched wall braces were located on the internal face (and displayed internally). The original function of each domestic block is unclear and there is no surviving hall, which was presumably removed at some stage. It is possible that the east cross-wing and gateway were an extension to a 14th-century house (Part A) to the east giving, in effect, two parlour / solars.

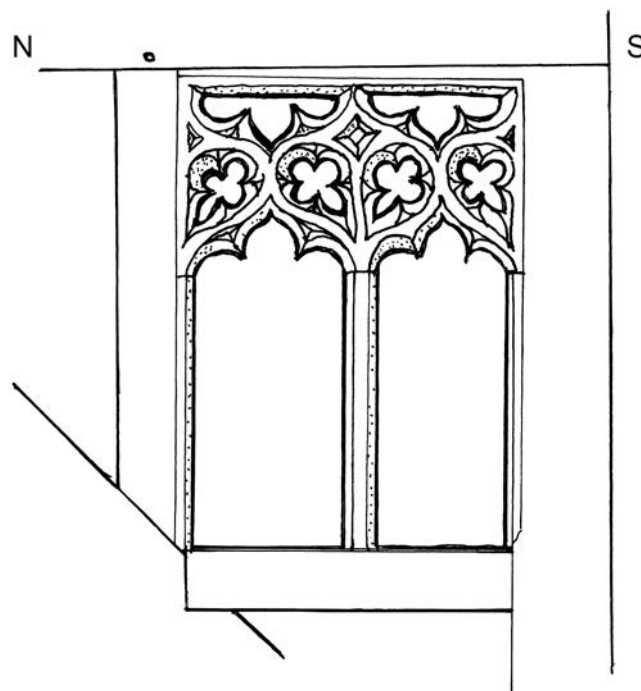


FIGURE 96: Contemporary first-floor flank moulded mullion window with traceried head on 60–5 East Street (corpus no. 23), Part A, exposed during the renovations in 2003 (not to scale). A photograph of the window is published in Alston 2004a, 26

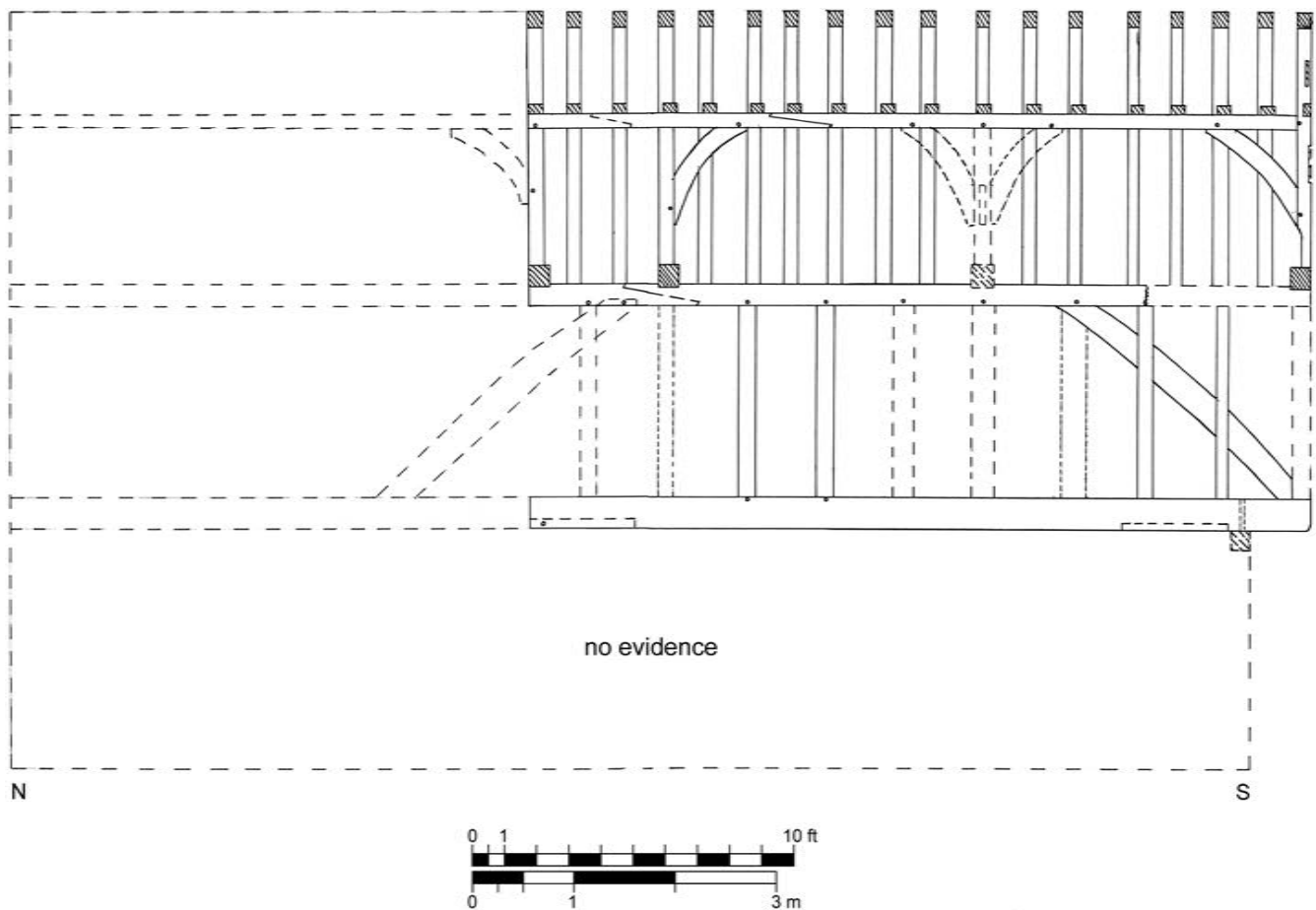


FIGURE 97: West elevation of 60–5 East Street (corpus no. 23), Part A (14th century). Drawn by Richard Shackle

Part C replaced part of the 14th-century complex (Part A) (FIGURES 100–01). It probably dates from the early to mid-17th century with a butt-purlin roof of three (and a part) bays with straight wind-braces to every principle rafter pair; there is a tendency for the gradual reduction in the use of wind-bracing as the century progressed. There is surviving evidence of oriel and frieze windows on the first floor of Part C. The plan form becomes more difficult to understand once the traditional medieval arrangements were abandoned. The ground floor probably formed the hall, although we are less clear on contemporary nomenclature, and there was a possible shop to the west. The building in this phase is wider than the adjoining cross-wing and there is a small dormer gable (with a window) facing the street; there was originally a second dormer gable adjacent to this (Alston 2004, 25). This is another example where there is a lack of correspondence between the principle rafter spacing and the bay structure below.

Part D was added probably soon after Part C, replacing an earlier building, and it is very similar to C in style (FIGURES 102–06). It is a typical early to mid-17th-century long-wall jetty house of two and a half bays with primary bracing, and with a wind-braced side purlin roof. The facade is of period-typical form with vertical symmetry. There is a pair of oriel windows flanked by frieze windows either side, on both the ground and first floors. The front jetty has posts with forward-facing jetty brackets carved out of one piece of timber (FIGURES 103, 106).

Limited archaeological investigations during groundworks in 2003 and 2004 defined a peg-tile hearth (F24) at the east end of (and below) the present building (Part D), providing evidence of another medieval building adjacent to the 14th-century one (Part B) (Orr 2005, 11).

Grade II Listed, NHLE no. 1168530 (nos. 60–1), NHLE no. 1123626 (62–5)

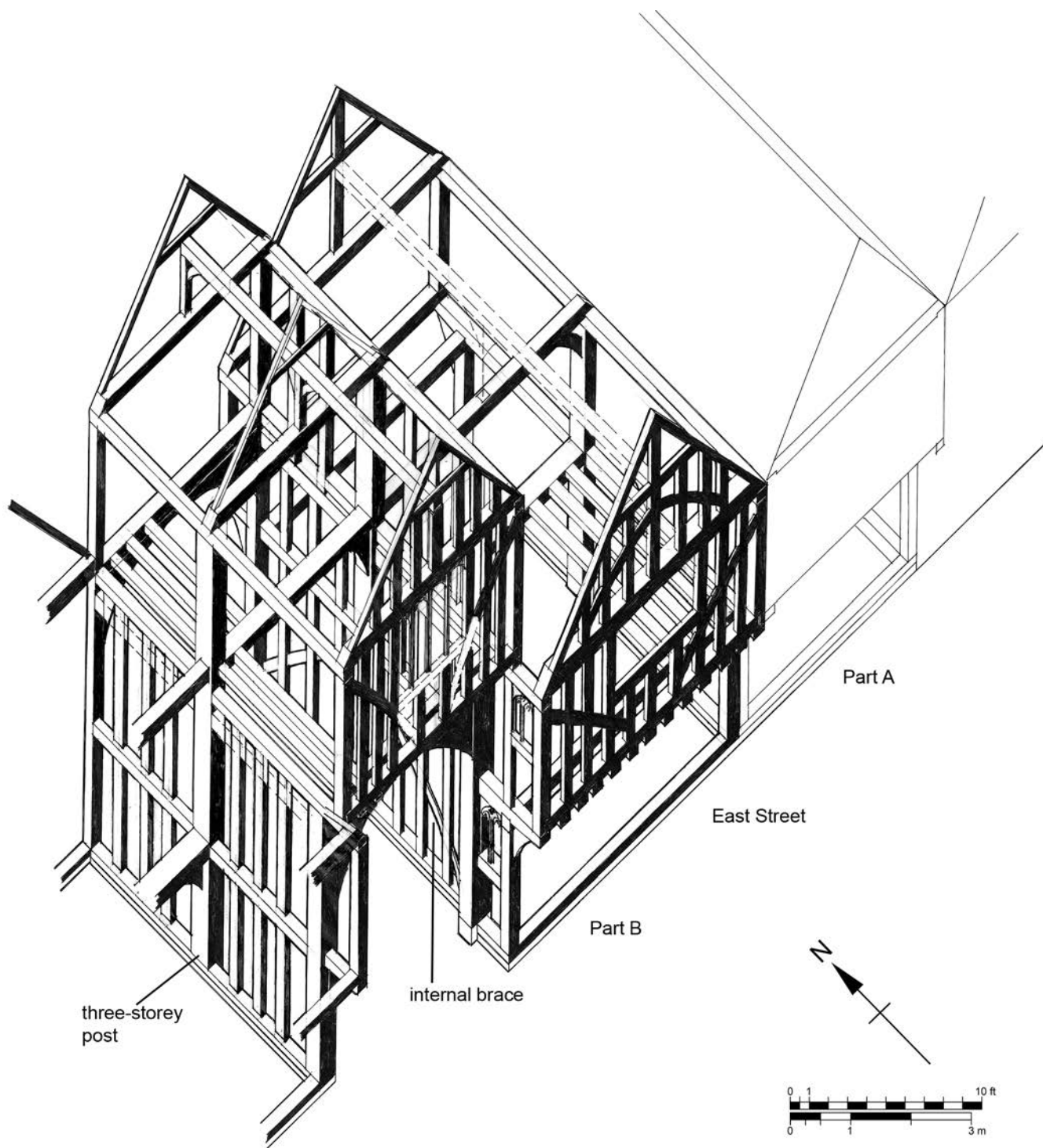


FIGURE 98: Isometric view of 60-5 East Street (corpus no. 23), Part B, 15th-century structures with gatehouse at the west end of the complex (Part A is also marked to the east)

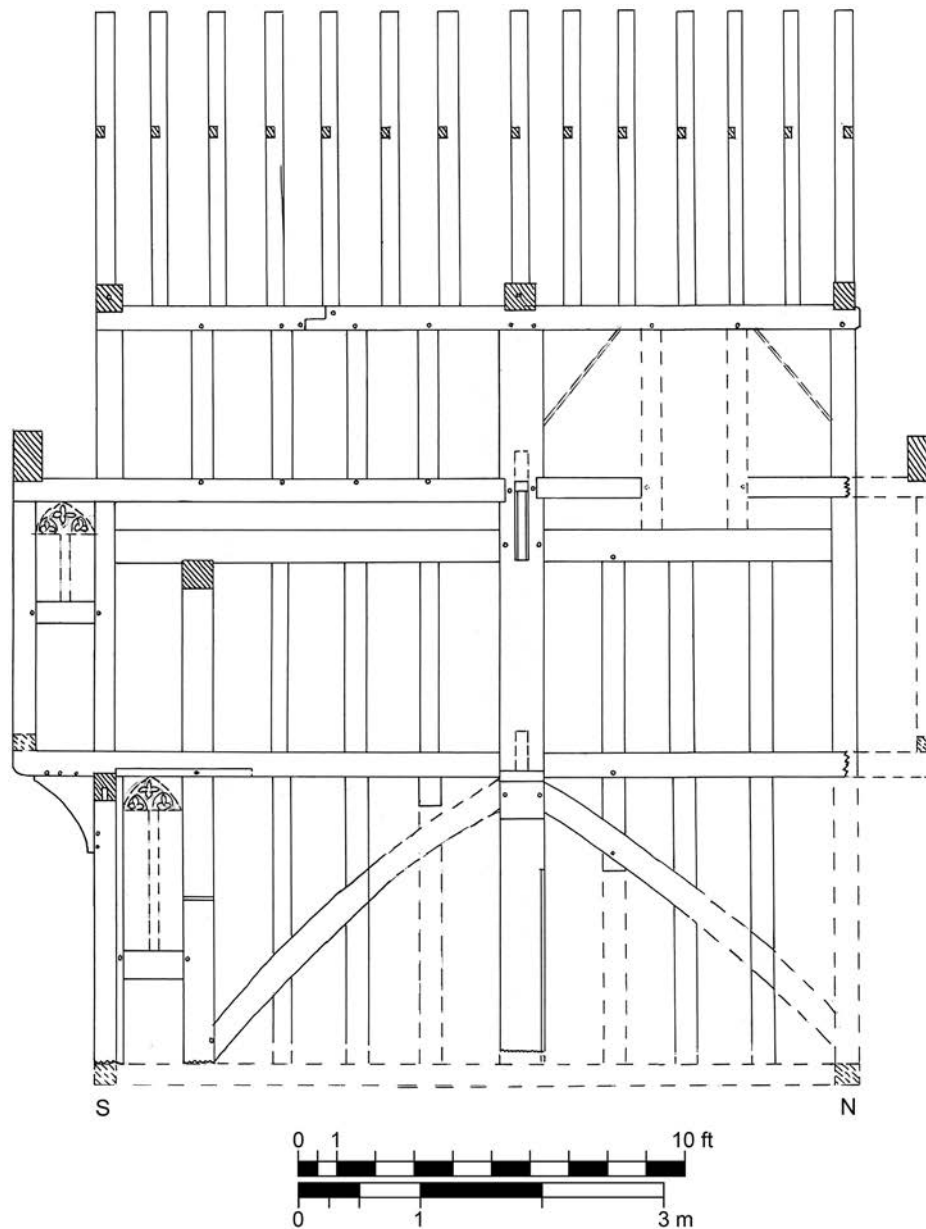


FIGURE 99: West elevation of 60–5 East Street (corpus no. 23), Part B cross-wing (15th century) and east elevation of the gateway showing the location of ground and first floor flank windows with traceried heads. Drawn by Richard Shackle

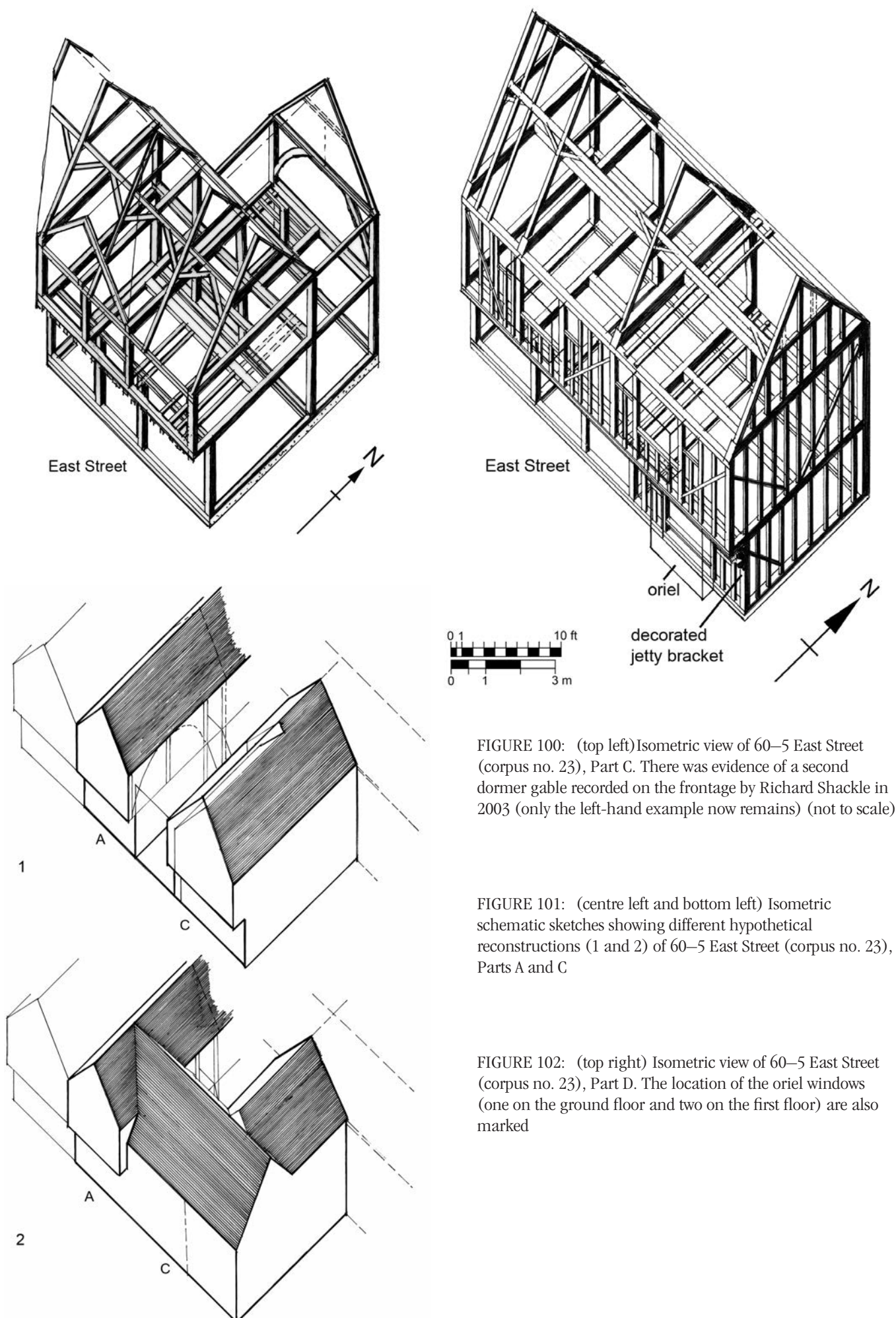


FIGURE 100: (top left) Isometric view of 60–5 East Street (corpus no. 23), Part C. There was evidence of a second dormer gable recorded on the frontage by Richard Shackle in 2003 (only the left-hand example now remains) (not to scale)

FIGURE 101: (centre left and bottom left) Isometric schematic sketches showing different hypothetical reconstructions (1 and 2) of 60–5 East Street (corpus no. 23), Parts A and C

FIGURE 102: (top right) Isometric view of 60–5 East Street (corpus no. 23), Part D. The location of the oriel windows (one on the ground floor and two on the first floor) are also marked



FIGURE 103: One of the decorative jetty brackets on the frontage of 60–1 East Street (corpus no. 23), Part D of the building complex, which is dated to the mid-17th century (not to scale)



FIGURE 104: 60–5 East Street, formerly Charles Brown & Sons (from east) (corpus no. 23). No. 60 is at the right end



FIGURE 105: 60–5 East Street, formerly Charles Brown & Sons (from west) (corpus no. 23)



FIGURE 106: Decorative jetty bracket on 60–1 East Street (corpus no. 23), Part D

24. 73–5 East Street, The Siege House (north side) (FIGURES 1d, 2d, 107–14)

There has been an East Bridge over the River Colne at least since 1238 (Durgan 1994a). Adjacent to the bridge, on the east side, there was an ancient corn or fulling mill and by the 19th century Marriage's Mill was an impressive structure. The position of the Siege House, on the road frontage close to the mill, might indicate that the owner was linked to a waterside business. The building gained its modern name from an incident in the Civil War Siege of Colchester (1648), when its west flank was peppered with bullet holes. The bullet holes are now marked by red circles and probably form a reliable guide to original timbers, possibly in their original locations.

In the early 20th century, the Marriage family owned The Siege House and subjected it to extensive renovation. Although this was carried out with a high standard of carpentry, clearly the intention of this work was to form a building more suitable for domestic use in the 20th century, rather than undertaking an accurate reconstruction. For example, a first-floor landing door was constructed in fairly convincing 15th-century form. Curiously, this door was removed at a later date (probably also in the early 20th century) and replaced with an oriel window, similar to others in the building. It is probable that the 20th-century carpenters accurately replicated the old work, including some parts that no longer exist; almost everything looks convincing, including copies of the decayed decorative detail in crisp 20th-century carving. As a consequence, The Siege House is a complicated building and confusing to understand.

The first phase, Part A, consists of a well-built, but largely internally undecorated, cross-wing of the 15th century. It is a gabled service-wing with over-shot cross-passage of typical urban type; this would have been attached to a small open-hall located on its west side (replaced by Part B in the late 15th

century, see below). The first floor now has decorative external elevational treatment, as on the rest of the building, but this may have been added during the 20th-century restoration. The ground floor elevation has been completely replaced; it might originally have been a shop, however this cannot be determined with certainty.

Probably in the late 15th century, the open-hall to the west of the surviving cross-wing was demolished and replaced by an ambitious long-wall jetty structure (Part B) reminiscent of the 'clothier wealth' elaboration of this period. It was clearly a merchant's house and its richness is similar to The Red Lion, 43 High Street (corpus no. 32), dated to the late 15th century, and, slightly later, The Marquis of Granby, 24 North Hill (corpus no. 66), dated to the early 16th century.

Given the limitations of the site area, the usual 'standard plan' of a hall between cross-wings was not possible. A two-storey hall and chamber block replaced the earlier open hall, in c.1500, with a solar over a parlour (Part C) to the rear that all seems to be of the same phase. Against the neighbouring cross-wing on the east side, the top-plate and side girt are duplicated. It seems likely, though unprovable, that there was some form of spere wall between cross-passage and hall. As a result of this 'L-shaped plan form, the cross-passage was effectively lengthened, passing alongside the parlour to exit at the rear. The 'L-shape required some readjustment of structural members to take account of this unusual configuration.

Part B is jettied to both the west and south with a substantial dragon-post and elegant jetty bracket pilasters. It seems likely that the parlour / solar was originally gabled to the west, although this has been removed, as this was the normal pattern for the time and a gable is portrayed in a painting on the first floor (FIGURE 113).

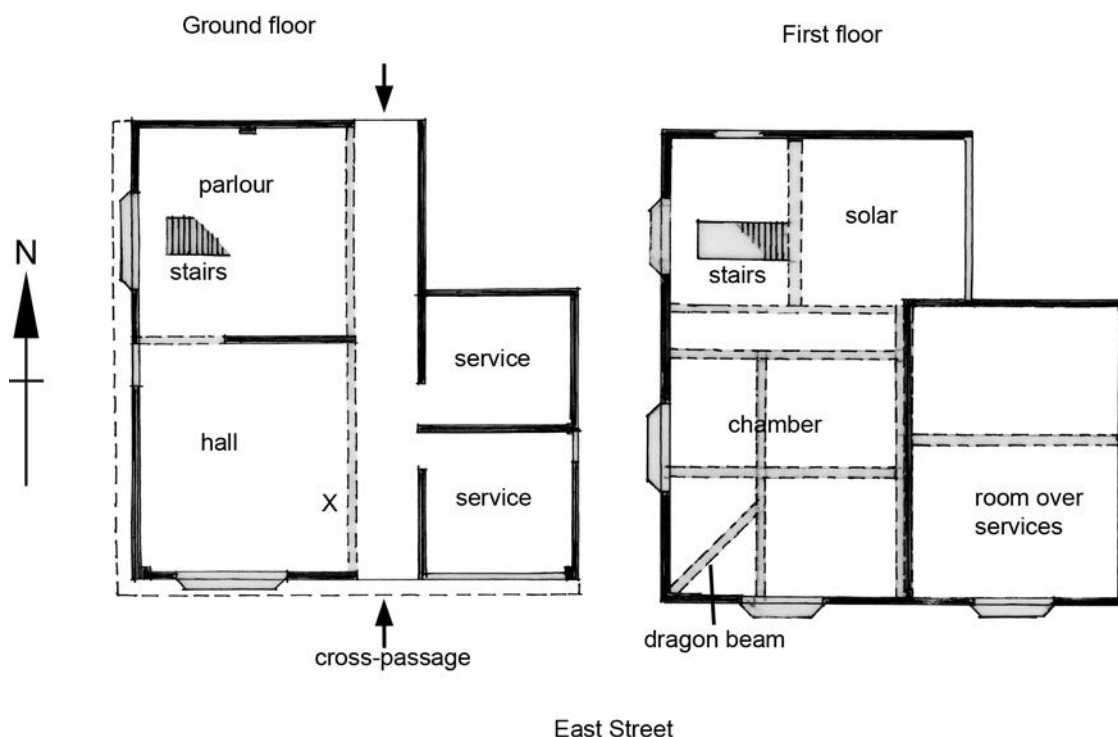


FIGURE 107: Plan of The Siege House, 73–5 East Street (corpus no. 24) (not to scale)

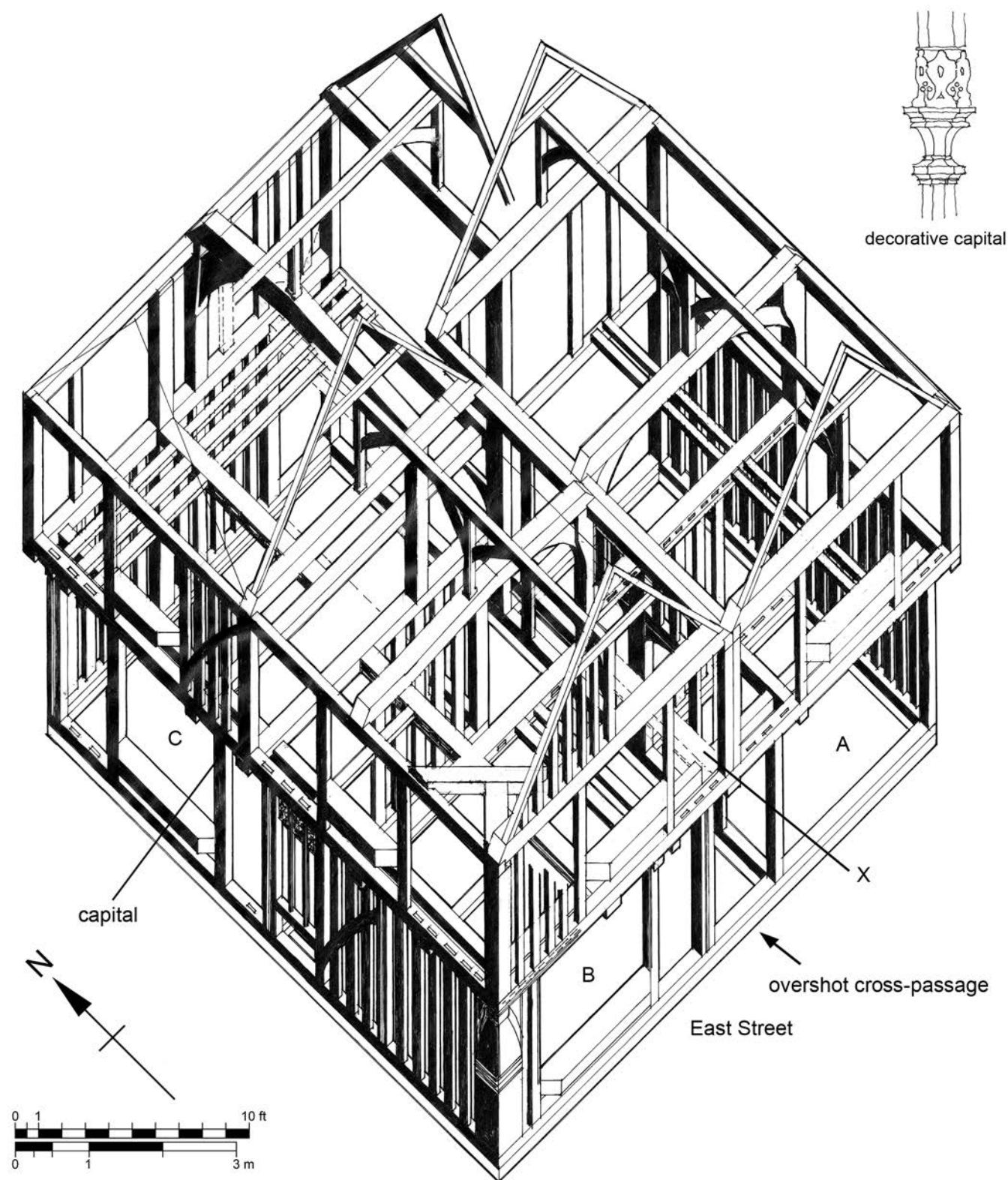


FIGURE 108: Isometric view of The Siege House, 73–5 East Street (corpus no. 24). A decorative capital (inset), located below one of the jetty brackets, is shown in detail (not to scale)

In the 17th century the great chamber and early cross-wing were provided with attic floors. The solar was similarly treated, perhaps earlier and with more style.

The 15th-century joists over the hall are all moulded in the contemporary fashion. They are concealed over the parlour with simple ribbed boards; if not all restoration work, this

would be an unusual and quality feature as panelled ceilings are uncommon and rarely survive.

There is no clear evidence for contemporary staircases or chimney stacks. Between the hall and parlour there is a narrow rectangular bay, partly enclosed by studwork. Unfortunately, the area is now obscured on both ground and first floors. This



FIGURE 109: Reconstruction of The Siege House, 73–5 East Street (corpus no. 24), overall view c.1570s (not to scale)

space could have accommodated a chimney stack and there is a late replacement stack in this space today. Alternatively, it could have been a stairwell. South of this bay, there is an elaborate oriel window which survives largely intact.

There seem to have been four oriel windows on the first floor, with elaborate panelling beneath their cills. There are sufficient panels surviving to show that such oriels were an original feature of the building. Also, there seems to have been at least two ground floor oriels – one to the south and one to the west – as indicated by the presence of blind mortices.

The side-girt at point 'X', together with a short length of spine beam, has been carefully replaced during the 20th-

century restoration. This may have been due to extensive decay. However, it might have been the site of a passage-backing chimney stack on the east side of the hall.

The curious angle-tie over the first floor in the south-west corner of the building is an inexplicable feature. It looks original but, again, it could possibly be part of the 20th-century restoration.

A stained glass badge on the first floor oriel window of the west flank (FIGURE 212) has probably been relocated from another building in town, possibly 101–02 Hythe Hill (corpus no. 51), which was dismantled in the early 20th century and relocated to Surrey (Roberts 1988).

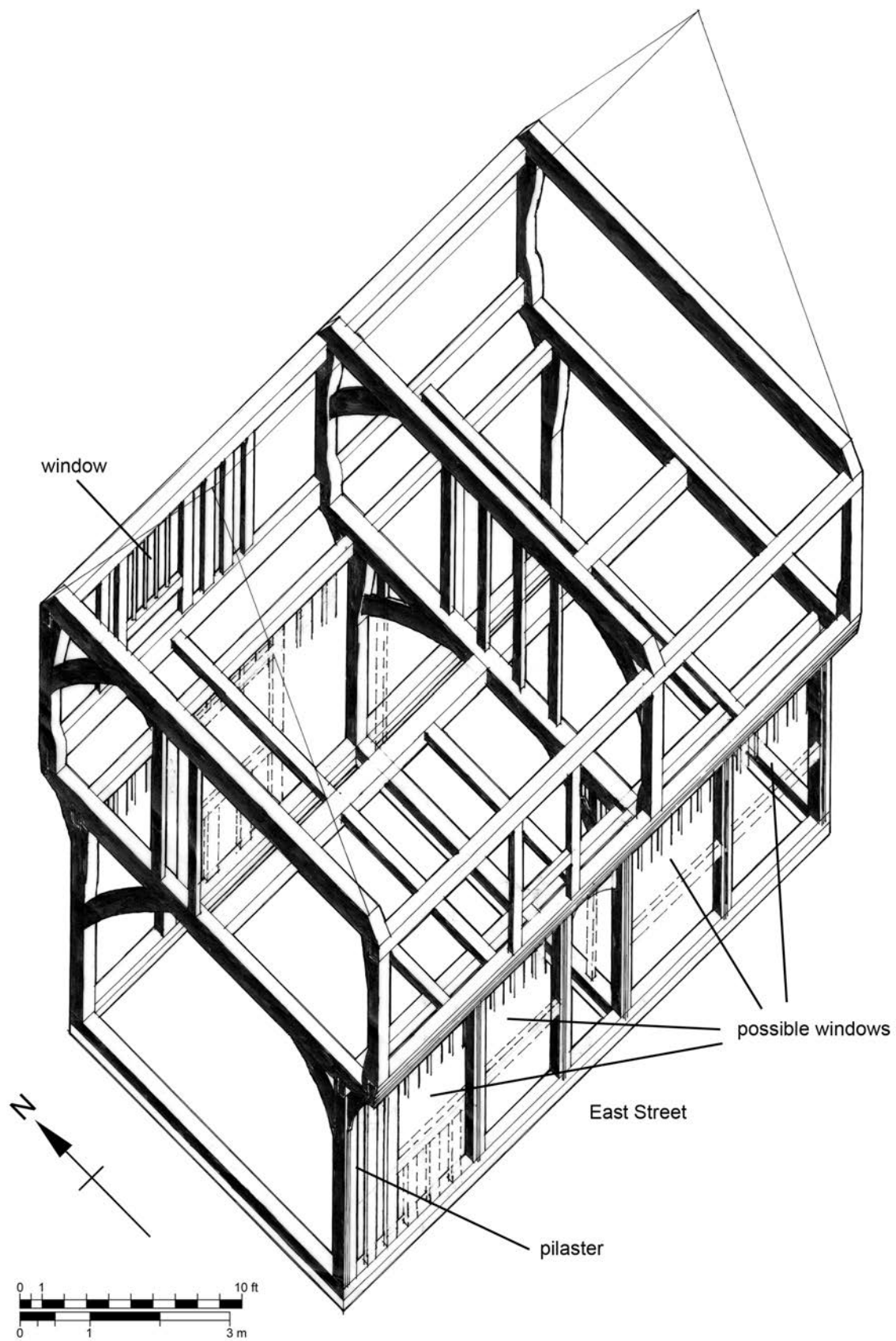


FIGURE 110: Isometric view of The Siege House, block to the east, 73–5 East Street (corpus no. 24)



FIGURE 111: The Siege House, 73–5 East Street (corpus no. 24)

73–5 East Street, The Siege House, block to the east (FIGURES 110–11)

This curious early 16th-century building now forms part of The Siege House but may have been originally separate. It is clearly ‘commercial’ in character, with windows on the frontage. It is jettied to both front and rear, which seems peculiar in this location as jetties were usually provided to be seen; possibly, it was a two-sided row building re-located from another location in the town, such as the High Street.

The original early 16th-century structure had three stud-filled cross-walls and jowled posts. The ground floor of the main elevation seems to have contained shop-fronts, as indicated by the windows along the street frontage. As rebuilt, possibly in the late 16th century, these became open-frame walls with the introduction of substantial arch braces. The surviving external pilaster and capital are noteworthy.

Grade II* Listed, NHLE no. 1123627; NHLE no.1123628 (Rear wing of the Siege House)



FIGURE 112: Decorative capital below jetty bracket on The Siege House, 73–5 East Street (corpus no. 24). Jess Tipper



FIGURE 113: Elaborate and high-quality carved panelling framing a painting of The Siege House, 73–5 East Street (corpus no. 24). The panelling probably dates from the 1520–40s and is possibly reused, and installed on the first floor of this building, with the painting, in the 20th-century restoration. Notice the west-facing gable that is depicted in the painting



FIGURE 114: View looking east along East Street from East Bridge, 1897. The Siege House, 73–5 East Street (corpus no. 24), is in the left foreground. Notice the seed merchant's sign on the side of the building. Courtesy of Colchester and Ipswich Museums

25. The Rose and Crown Hotel, East Street (north side, corner with Old Coach Road)

(FIGURES 1d, 2d, 115–20)

The Rose and Crown is one of the oldest timber-framed buildings in Colchester, dating from the early 14th century, although it is located nearly a kilometre to the east of the walled town and, like all the buildings on East Street, on the opposite side of the Colne. The building was surveyed by the Royal Commission in 1997 (Menuge 1997a and b, see also Stenning 2003, 5 and Fig. 7). Three main building phases, Parts A to C, have been identified, below.

The Rose and Crown was originally a small aisled hall (Part A), c.16ft 11in. (5.15m) long x 14ft (4.26m) wide between the arcade posts; the aisles were at least 4ft (1.25m) wide. The hall had a narrow service end to the east and large parlour / solar to the west, which had an upper floor, indicated by the pegged mortices on the west rail. This early phase of the building is remarkably complete, despite subsequent improvements and alterations.

This first phase is of the early 14th century and somewhat similar to 47 Church Street, Coggeshall (Stenning with Shackle 2013, 19; NHLE no. 1168720). The early date is suggested by the inclusion of braced crownposts (now all missing but there is evidence in the form of collar purlin mortices) and the slight curvature of the arcade braces. The high-end recess is an early example but there is a contemporary one in Tudor Cottage, High Street, Stebbing, Essex (Hewett 1969, 81–2; NHLE no. 1306893). It is a building that employs transitional carpentry (also referred to as archaic carpentry; see Andrews, this volume), represented by Colchester buildings from c.1350 up to c.1550. The tradition is of ‘single-scantling’ work with largely straight members of a similar size. Typical of this approach are the ‘passing-braces’, lap joints and *Trait-de-Jupiter* scarf joint. Some lap joints are ‘notched’, and some are of the later dove-tail type.

The open-hall probably had base crucks (no longer present), which produced a relatively unencumbered space and this form is now known to have been an ‘aisled-hall variant’ in Essex (Walker 2012, 9). They would have been removed when the building was eventually updated. The spere-beam is probably original, although it may have been introduced later. There is a circular carpenter’s mark which tends to be early and the beam is now re-configured very close to its assumed original position. The gable-end studs are full-

length and are unusually double-halved at the girt. This is an odd idea usually associated only with wall braces and was probably not repeated as it would have weakened the structure.

Probably in the 15th century, cross-wings were added at each end of the hall (Part B). That at the low-end (to the east) caused relatively little change to the old structure but it is unclear whether the cross-passage remained in the same location. At the high-end (to the west) there were two phases of cross-wing with the short rear part being possibly part of the earlier phase. This cross-wing had a hipped rear roof as is common in rural Essex buildings. The, presumably later, front part appears to have reused some of the old aisled hall timber. Curiously, the ground floor studs of the flank wall of the cross-wing are unpegged – was it possibly jettied? The front elevation of the high-end has a curious arrangement of studs. What was the window pattern? It is probable that the cross-wings had crownpost roofs but the roof areas are now concealed.

In the 16th century, a floor with two parallel spine beams was inserted into the open hall, which is unusual and probably due to the width of the hall. Possibly at this time, the aisle roof was raised to form a full two-storey bulk over the entire plan area. There is an undatable stack with back-to-back hearths which probably cut through the 16th-century floor. The central part of the building was later fitted with gables to the front and rear of the hall; that to the rear is probably 17th-century in date.

In around the mid-16th century an angled block with an ‘open-frame’ and crownpost roof was added on to the east end, following the curve of the street to the north-east (Part C). The single-bay, two-storey addition, jettied to the front, has lapped joints to the window cills, which in other contexts is late 16th-century in date. This exceedingly good example of carpentry has jowls and arch braces on the front elevation, which is an unusual feature and possibly the work of a non-local carpenter. The high-mounted collar-purlin is also unusual, as they are conventionally sited lower down.

Part C may have been an extension but could have been part of an independent house. The only partially studded first floor suggests the latter, and that it was part of a larger unit; however, there is always a suspicion that building parts may have come from elsewhere during the extensive restoration that took place in the 1930s by Grace Faithful Roper.

Grade II Listed, NHLE no. 1123624

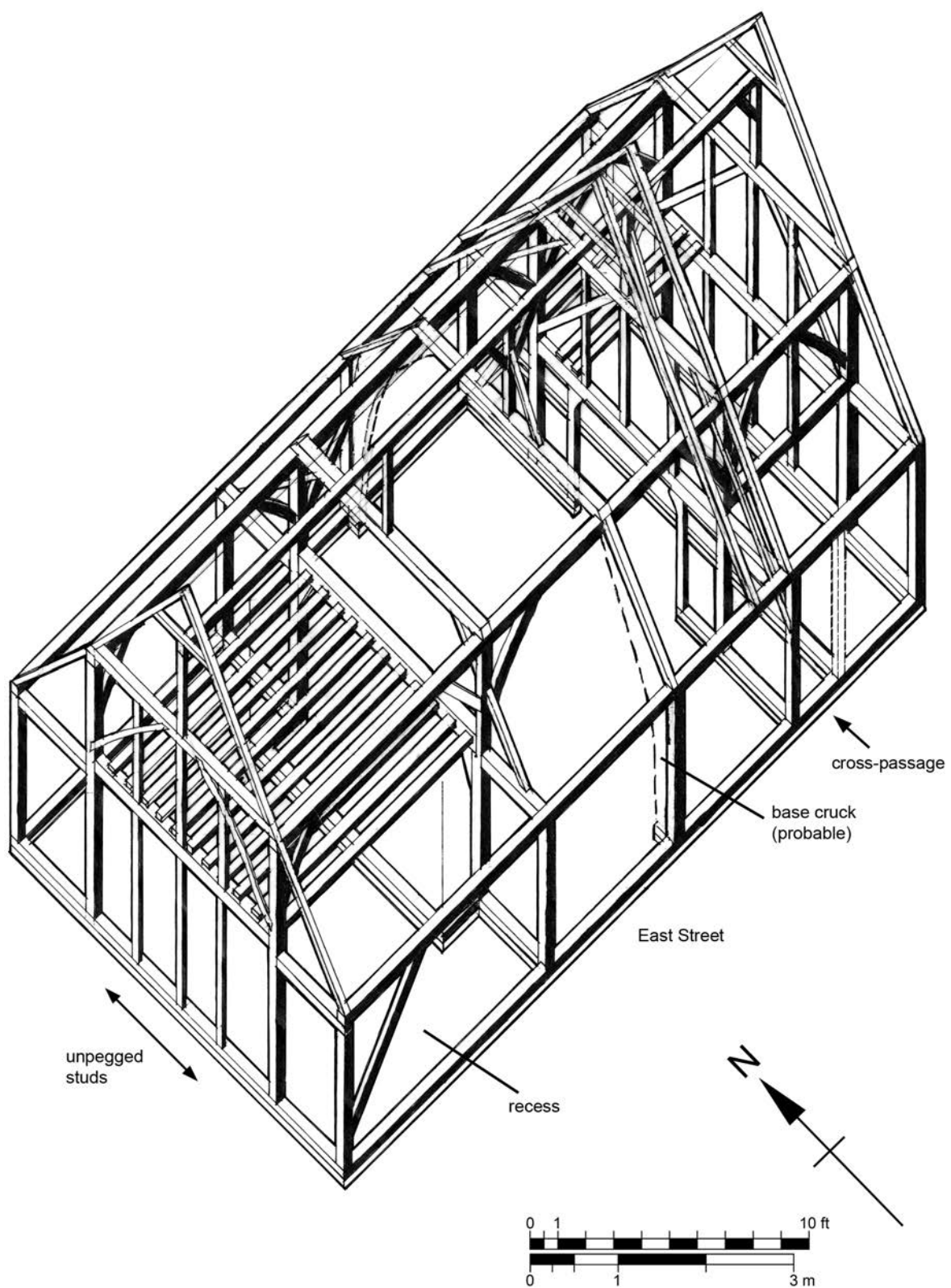


FIGURE 115: Isometric view of The Rose and Crown, East Street (corpus no. 25), Part A (aisled hall), East Street

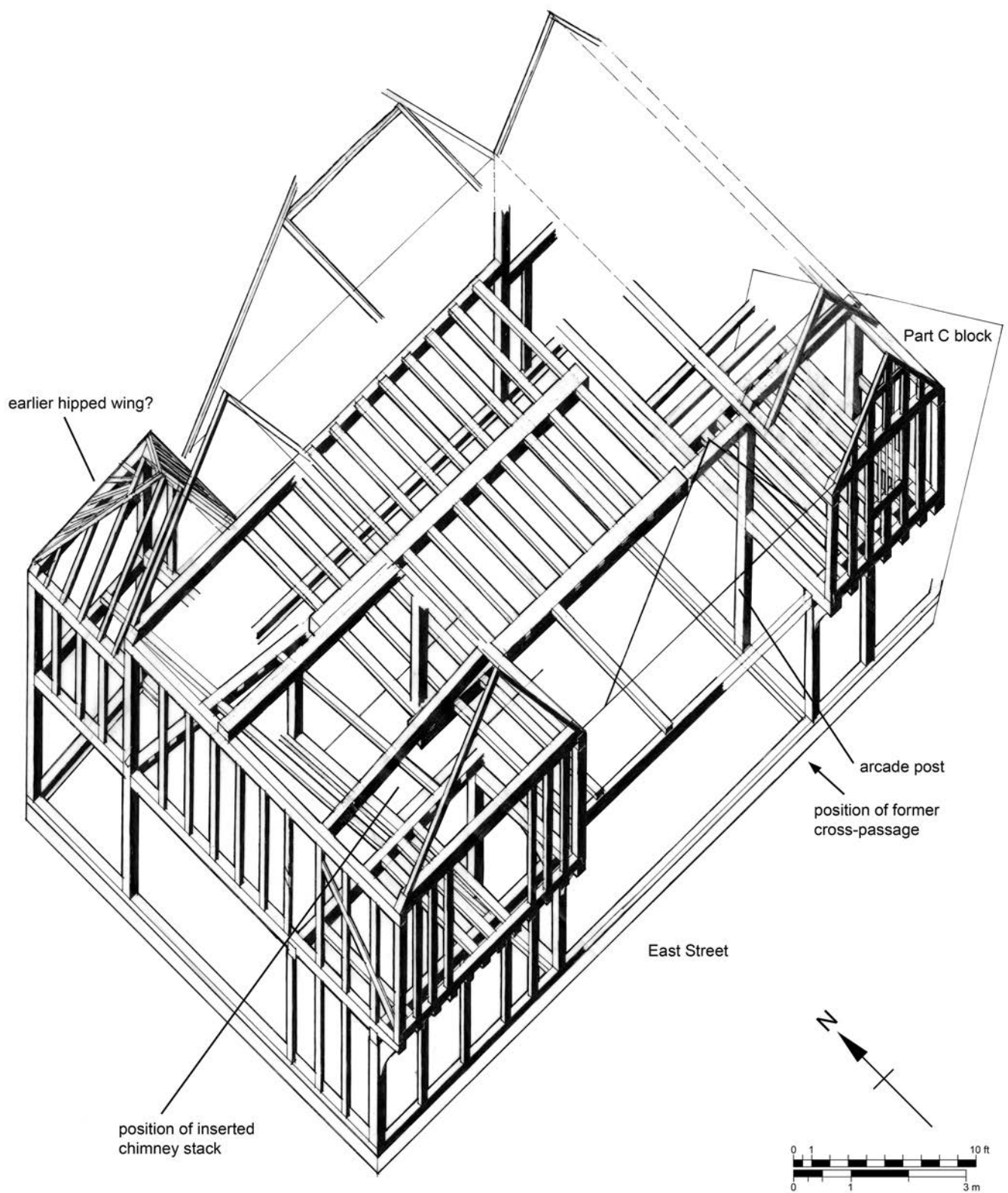


FIGURE 116: Isometric view of The Rose and Crown, East Street (corpus no. 25), Part B

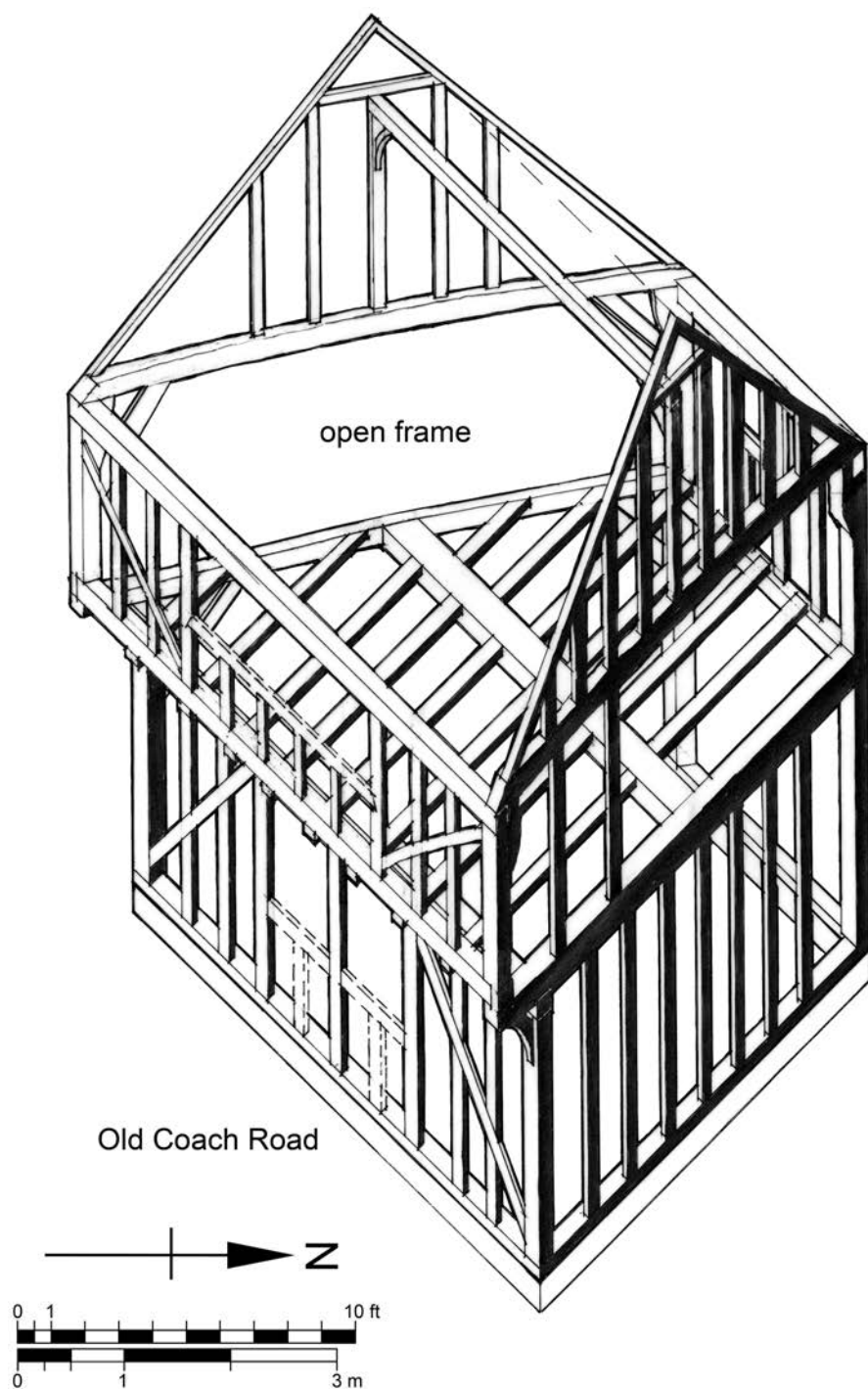


FIGURE 117: Isometric view of The Rose and Crown, East Street (corpus no. 25), Part C

ELD LANE

26. 3–4 Eld Lane, Belle Love and The Cusp (south side) (FIGURES 1e, 2f, 121–2)

This is an unjettied building of two storeys with an attic, probably 18th-century in date but with no closely datable features. The building has a three-bay roof of joggled side purlins. This type of roof proved to be popular in Colchester

well into the 18th century. Nothing can be seen of the original wall construction which has been substantially replaced, although a short stud partition on the ground floor probably provided a stairwell. The attic was contemporary with first build and probably had dormer windows originally, given the presence of joggled purlins.

Locally Listed. Colchester HER local list no. DCC25596



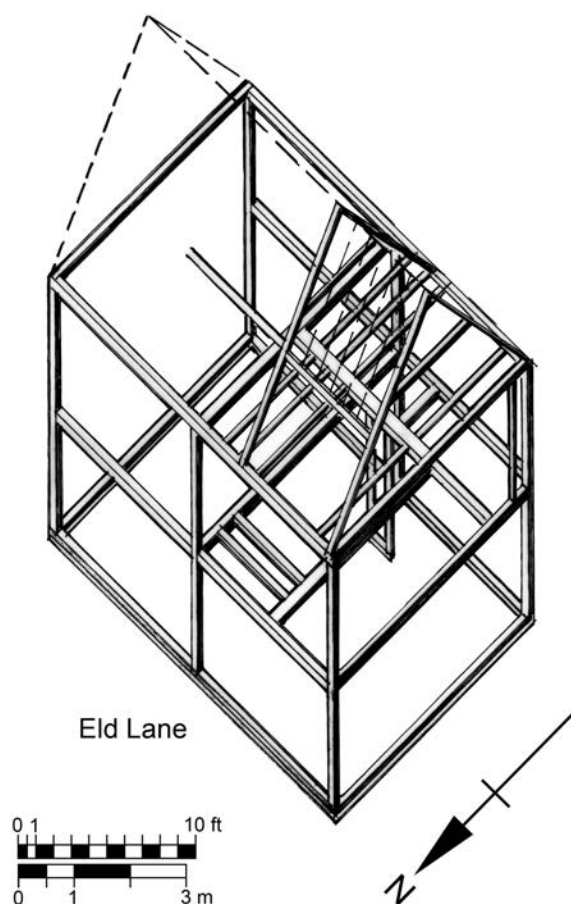
FIGURE 118: Reconstruction of the rear (i.e. north side) of Rose and Crown, East Street (corpus no. 25) (not to scale)



FIGURE 119: The Rose and Crown Hotel, East Street (corpus no. 25)



FIGURE 120: The Rose and Crown Hotel, East Street (corpus no. 25), 1897. The west part of the building was a wine merchant. Courtesy of Colchester and Ipswich Museums



104 FIGURE 121: Isometric view of 3-4 Eld Lane (corpus no. 26)



FIGURE 122: 3-4 Eld Lane (corpus no. 26)

**27. 42 Eld Lane, The Purple Dog Public House
(formerly The Clarence Inn, Trinity Street)
(north side, corner with Trinity Street)**
(FIGURES 1e, 2f, 123–5)

This is a large two-bay cross-wing with a clasped side-purlin roof, for which a late 16th-century date is suggested as the frame is likely to have been exposed given the quality of the timber; in the 17th-century frames were normally concealed below the plaster. It is jettied on west and south sides, with the

likelihood of a shop in the front (south-facing) bay. The rear (north) top-plate may have been of second-hand timber as it has both inner and outer stud-mortices. The floor joists are surprisingly widely spaced, suggesting a late date and a desire for economy. The hall, now gone, would have stood to the north of the cross-wing and the flank (north) wall, here, is of close stud-work. An ambitious building of fairly unimpressive timber and with long tapering jowls, often found in this period.

Grade II Listed, NHLE no. 1123526 (The Clarence Inn)

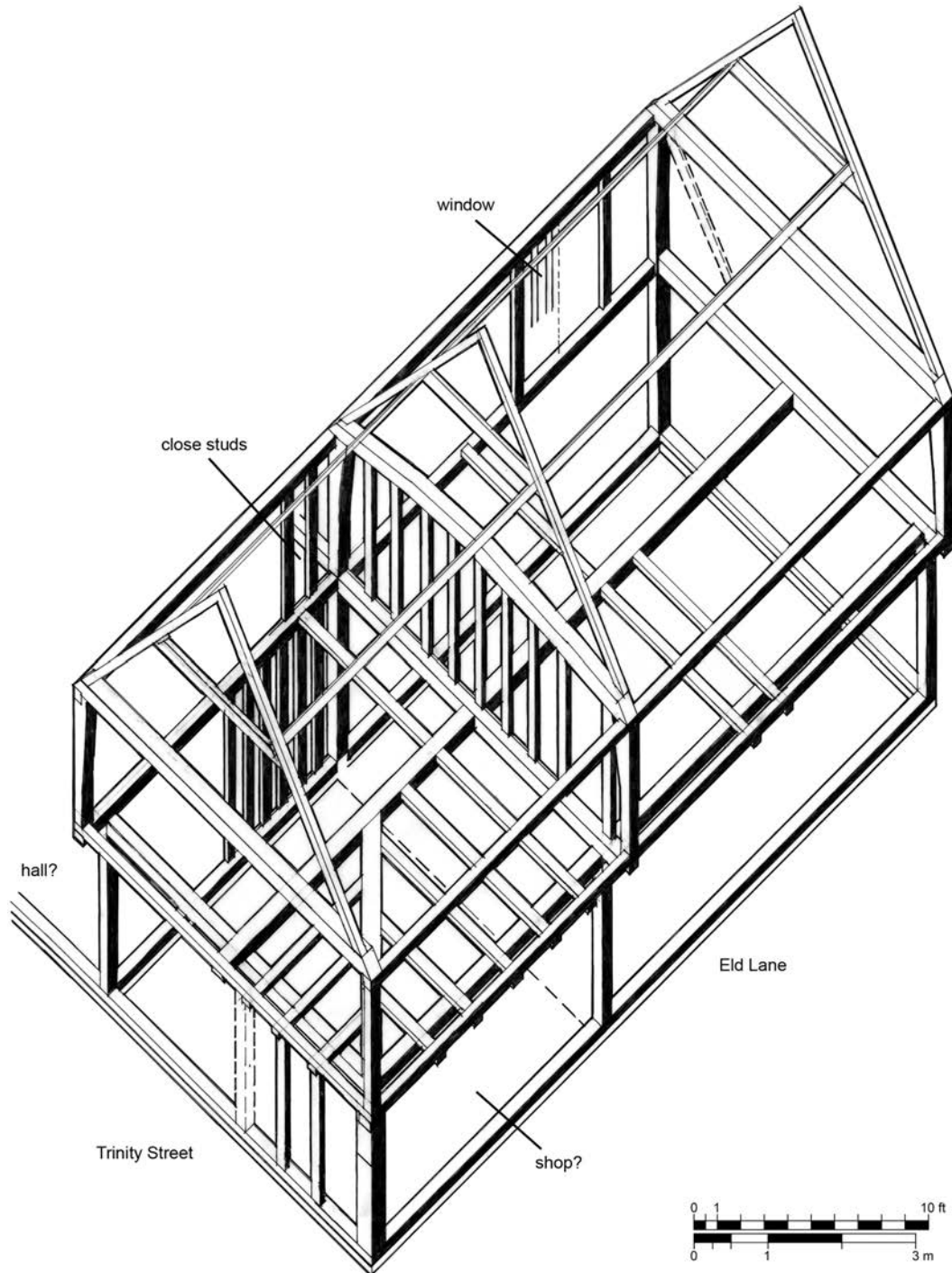


FIGURE 123: Isometric view of 42 Eld Lane (corpus no. 27)



FIGURE 124: 42 Eld Lane (corpus no. 27). The Trinity Street frontage was originally gabled

HEAD STREET

28. Rear of 25 Head Street, Parts C and D, Betfred and Viet Kitchen (west side)

(FIGURES 1e, 2f, 126–9)

There are two timber structures, not contemporary, set back behind the Head Street frontage. Whilst close together, they do not seem to be connected and Part C is probably earlier than D. The surviving, somewhat fragmentary, buildings in this backland area have been indicated on the drawing but there is uncertainty as to how they were exactly related; Parts A and B in this sequence, just to the north of Parts C and D, are discussed under 13 Church Street (corpus no. 3).

Rear of 25 Head Street, Part C (FIGURES 126–7)

Part C, aligned parallel to Head Street, survives only as a (now concealed) sooted roof (Shackle 1996). It is possibly part of a first-floor hall, given the height of the building, which is 20ft tall from floor to wall-plate. The evidence of first-floor halls is rare in the town; the only other building in Colchester with evidence for a first-floor hall is The George Hotel, 115 High Street (corpus no. 38). The crownpost is minimal and probably very late, c.1550.

It is tempting to suggest that Head Street was once wider, because this building, and also Part D, (below) are both set back from the street frontage. However, there is a small fragment (one post) of a Tudor cross-wing on the existing frontage and it is more likely, therefore, that the area immediately behind the frontage was densely developed.

Rear of 25 Head Street, Part D

(FIGURES 126, 128–9)

Part D is a 16th-century two-bay cross-wing with side jetty (south side), tension braces and pronounced camber to the tiebeam. The building has been adjusted and repaired but the general scheme has survived. Part D was probably a parlour / solar wing as there is no evidence of a dividing partition.

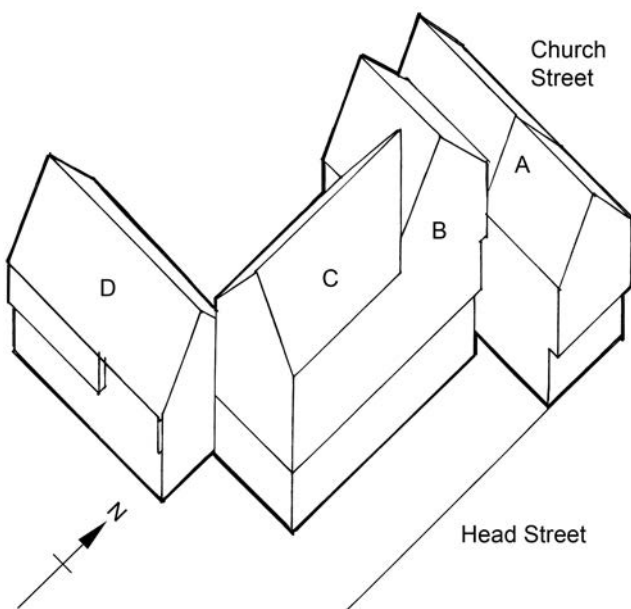
The building is sited well to the rear of the Head Street frontage, aligned perpendicular to the street and just to the south-west of Part C. It is uncertain if the cross-wing was originally attached to a hall; if one existed, it is likely to have been on its east flank. This would explain the presence of the side jetty, as one finds with houses developed at right angles to the frontage into the depth of a site.

Grade II Listed, NHLE no. 1123639



FIGURE 125: View looking west along Sir Isaac's Walk to Eld Lane, c.1900–05. 1 Sir Isaac's Walk (Scheregate Steps) is on the right and 42 Eld Lane (formerly The Clarence Inn, corpus no. 27) is on the corner with Trinity Street. Courtesy of Colchester and Ipswich Museums

FIGURE 126: (below left) Schematic isometric view showing the relationship of Parts A, B, C and D, rear of 25 Head Street (corpus no. 28) (not to scale). A and B are discussed under 13 Church Street (corpus no. 3)



29. 40 Head Street (east side)

(FIGURES 1e, 2f, 130–1)

This long-wall jetty building, 16th-century in date, stood on a site cleared for the construction of the Culver Square Shopping Centre in the 1980s. It was recorded during demolition in 1985; the isometric drawing has been produced from Richard Shackle's work (Shackle 1992).

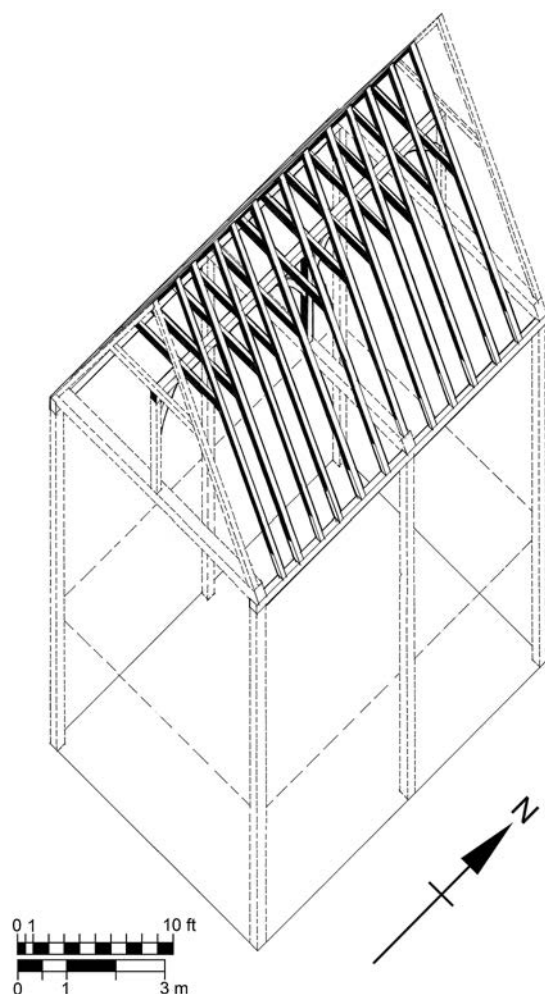


FIGURE 127: Isometric view of rear of 25 Head Street, Part C (corpus no. 28)

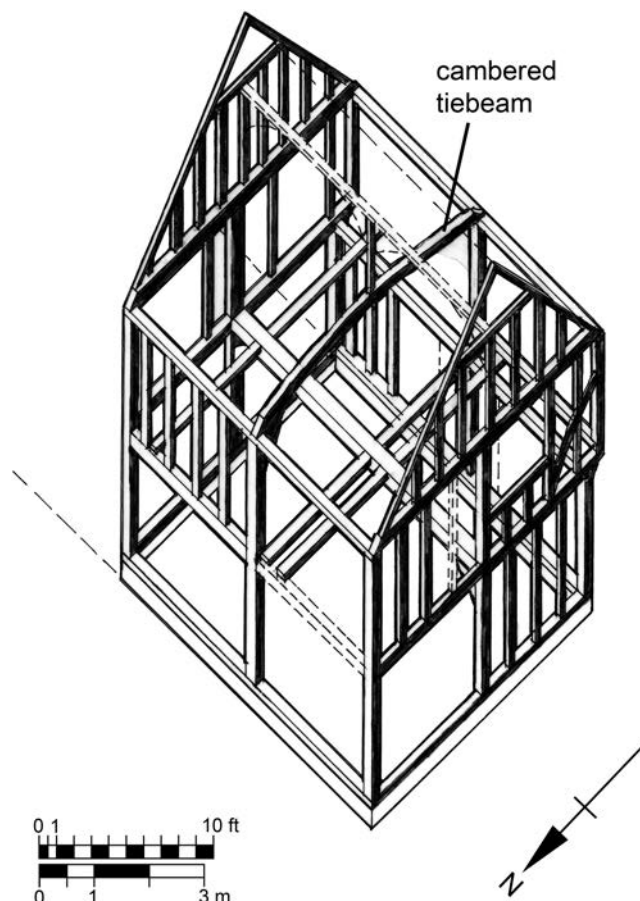


FIGURE 128: Isometric view of rear of 25 Head Street, Part D (corpus no. 28)

30. 54 Head Street, Barnado's Adoption Centre (east side) (FIGURE 1e, 2f, 132)

The rear wing of this building has a jetty with a pair of short stout carved brackets with 'lolling tongue' grotesque heads, which could be either human or animal. The general character of the brackets suggests a date of c. 1600–20 for the rear wing, which is supported by the presence of rectangular 'jewel' decoration on the end scroll and soffit. A small glimpse of the wing framing, when it was exposed, showed primary bracing of a seemingly later date, and it is possible that the brackets have been reused in this location. However, the building has not been surveyed in any detail.

Grade II* Listed, NHLE no. 1123596



FIGURE 129: South-facing jettied side of Part D, rear of 25 Head Street (corpus no. 28). The wall studs have been largely replaced

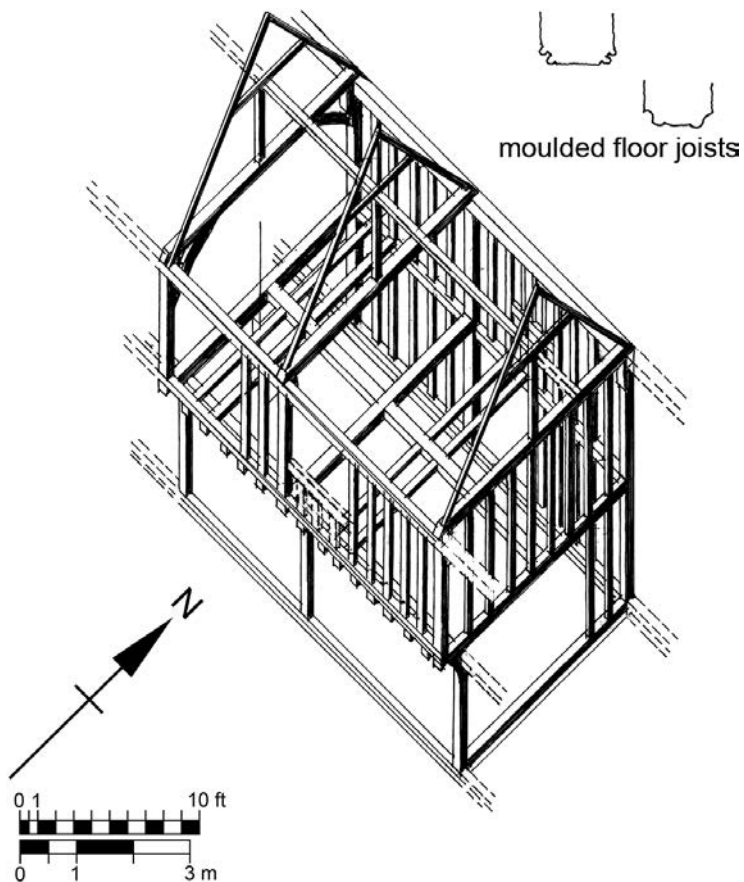


FIGURE 130: Isometric view of 40 Head Street (corpus no. 29), based on Richard Shackle's measured drawings made before demolition in 1985. Moulded floor joists are shown in cross-section (not to scale). The orientation of the building is uncertain because the drawings show conflicting information

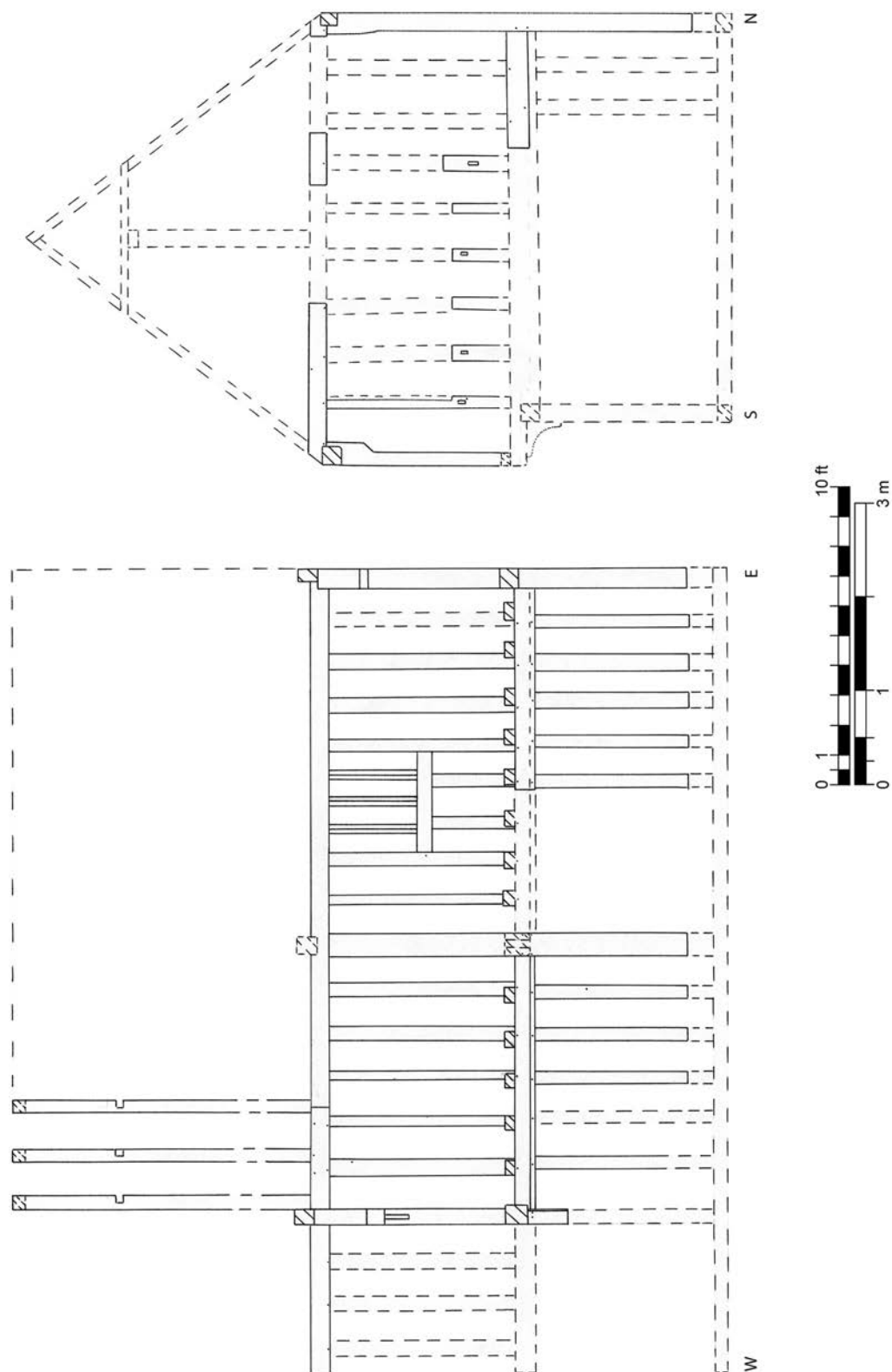


FIGURE 131: (left) East (side) and (right) north (rear) elevations of 40 Head Street (corpus no. 29). Drawn by Richard Shackle



FIGURE 132: Decorative jetty bracket on the rear of 54 Head Street (corpus no. 30)

31. 58, 60 and 62 Head Street, Rebow House (east side) (FIGURES 1e, 2f, 133–8)

Rebow House was one of the most important buildings in Colchester, rebuilt on the site of a medieval predecessor in c. 1700 by Sir Isaac Rebow; Rebow served as the town's MP from 1689 until 1722. In his history of Colchester, the 18th-century historian Philip Morant records that King William III visited the 'very good house' on at least three occasions between 1693 and 1700 and suggests that Rebow was knighted by the King

in March 1793, 'whom he had then the honour to entertain in this house' (Morant 1768, Vol. 1, Book II, 110).

There is a large rubble cellar under the present building, a single, undivided space from the north gable to the south gable with a small rear (north-east) section of the same fabric (Alston 2016a, 19–21; Baister 2020). Four massive cellar joists provided a date of AD 1370–80 for the felling of the trees (Bridge this volume and 2016a).

The roof, of five bays, is extremely sophisticated and of a high quality that is not normally associated with vernacular buildings. It has two sets of butt purlins and scissor bracing above the collars. The joggling of the purlins indicates the location of two original dormers and there was a central stack. Based on its form, the roof is dated to c. 1630, although Alston considers it to be from later in the 17th century (Alston 2016a, 18 and Ill. 30). However, it has proved difficult to relate the roof to any of the structure underneath. A great deal of money was spent on this building in the 18th century and everything about it is confusing. It is possible, even probable, that the roof was reused (at least some of the timbers are reused) and thus is older than Sir Isaac Rebow's tenure; Sir Isaac's rebuilding dates to c. 1700.

On the ground floor, there is a 15th-century fragment, comprising half a door arch (A) and evidence of a partition, probably from a different build (Alston 2016a, 18, Fig. 20 and Ill. 8; FIGURE 134). This is in an inexplicable location, set back c. 17ft behind the current façade on Head Street, and probably it has been inserted in this position at a later date (L. Alston pers. comm.).

The residence of Sir Isaac Rebow extends forward from the roof and has a remarkably thick front wall, which might possibly include rubble taken from elsewhere; Rebow's steward, John Wheely, was licensed to pull the Castle down – presumably to use as building material in the town – and it is tempting to speculate that this building might include rubble from the Castle.

The existing Head Street façade, with a fine oriel window on the first floor, is an alteration of the late 18th or (more probably) the beginning of the 19th century, when flat-bottomed oriels of this kind became fashionable.

Grade II* Listed, NHLE no. 1337728 (nos. 58–62 Head Street / 17 Sir Isaac's Walk)

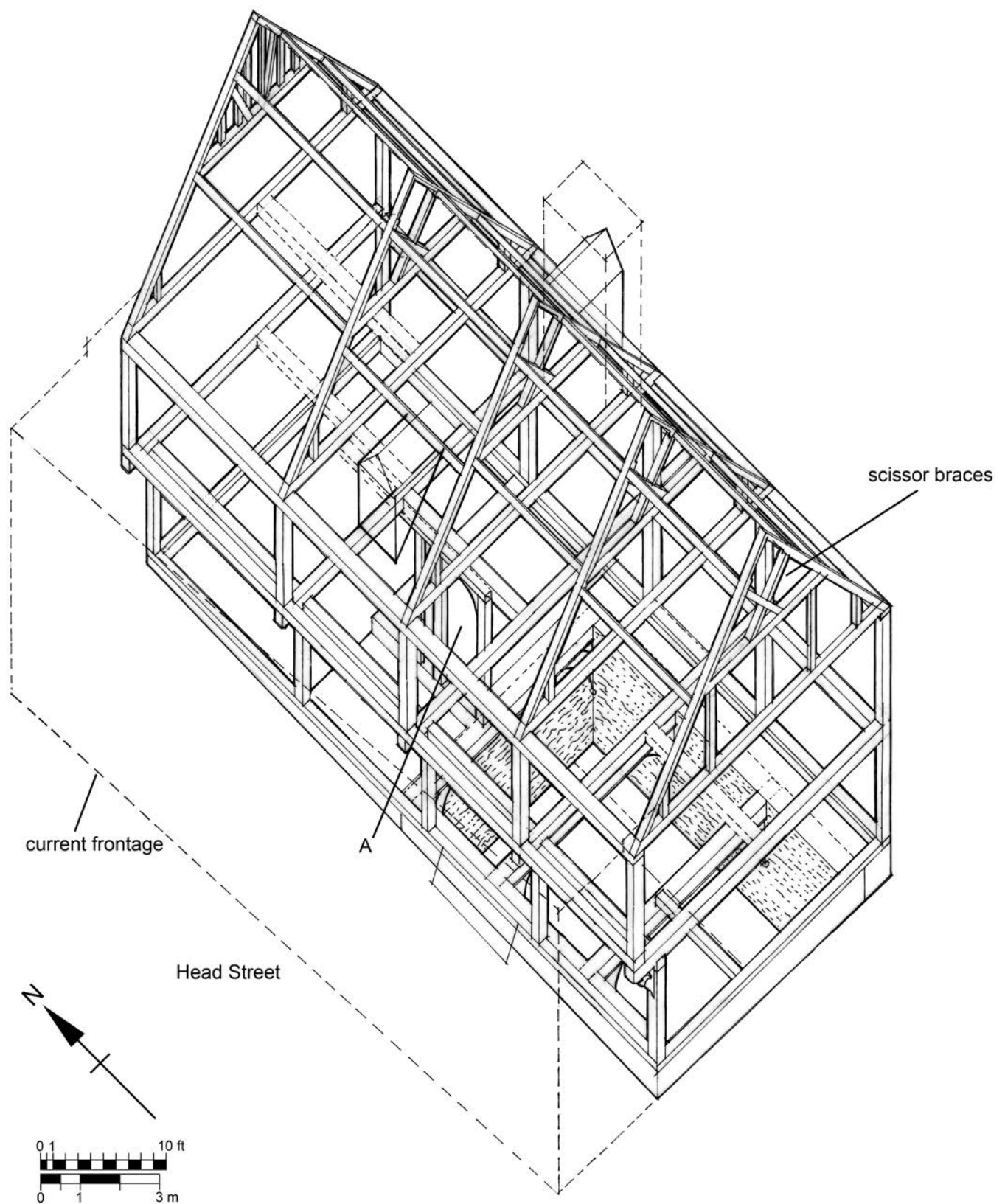


FIGURE 133: Isometric view of Rebow House, 58, 60 and 62 Head Street (corpus no. 31)

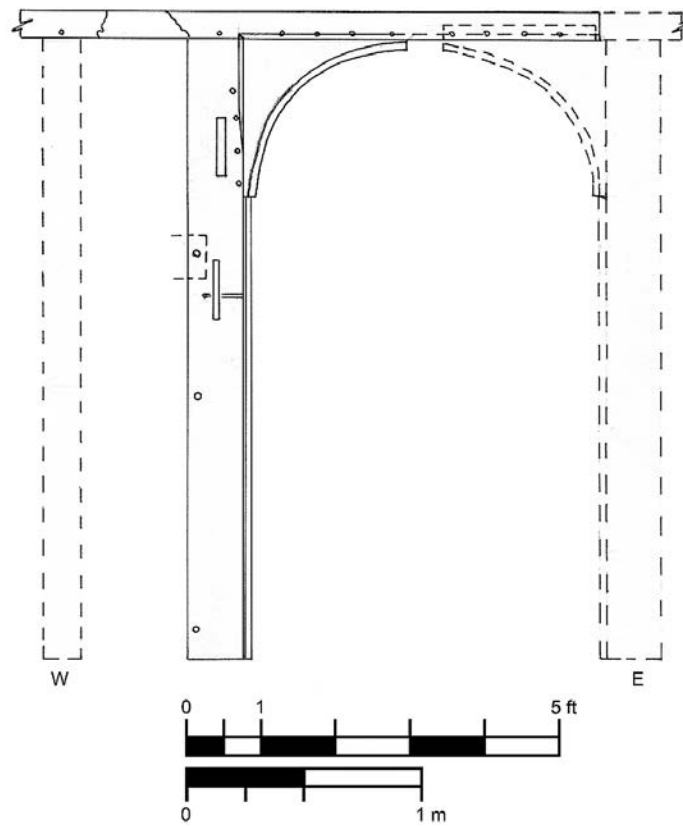


FIGURE 134: The 15th-century door arch inside Rebow House, 58, 60 and 62 Head Street (corpus no. 31).
Drawn by Richard Shackle



FIGURE 135: Rebow House, 58, 60 and 62 Head Street (corpus no. 31). The distinctive regency-style oriel window on the first floor dates probably to the early 19th century



FIGURE 136: View of the cellar below Rebow House (corpus no. 31). The massive cellar joists are tree-ring dated to AD 1370–80. Courtesy of Colchester Archaeological Trust



FIGURE 137: View looking north along Head Street with Rebow House (corpus no. 31) in the centre, c.1930. Courtesy of Colchester and Ipswich Museums



FIGURE 138: The coronation proclamation of King George V in 1910, in front of Rebow House (corpus no. 31), Head Street, and close to one of the main gates (Head Gate) into the historic town. Courtesy of Colchester and Ipswich Museums

HIGH STREET

32. 43 High Street, The Red Lion Hotel (south side) (FIGURES 1e, 2g, 139–50)

The Red Lion is one of the most important timber-framed buildings in the town and it has been discussed previously (Stenning 1994). The current survey provided the opportunity to revisit the building complex and to refine the earlier assessment.

The Red Lion was built originally as a town house for John Howard, Lord Howard, later the duke of Norfolk in 1481 or 1482 and the heraldic badge of the Howards is carved on the façade, over the gateway. By c.1515 it had become a public hostelry, originally The New Inn or The White Lion, later The Red Lion, but it is possible that some of the building complex could have remained in Howard occupation.

Two phases of building have been defined although, in reality, it is likely that construction was a reasonably continuous process. In the beginning, there was probably a range of existing buildings on part of the frontage. The first phase involved a T-shaped group with a two-storey hall block parallel to, set back from, the frontage and a three-storey range down the east side of the site. It may have been intended as

a three-storey hall block as there seem to be parts of a third storey in the current structure.

Phase two was enabled by the removal of the old frontage buildings and construction of a new three-storey frontage range. The phase one structure had to be modified to accept the new range, resulting in some peculiarities of form and carpentry. The complete building provided ample space for two important families, presumably the Duke of Norfolk and his son, the future Earl of Surrey. The provision of what can be interpreted as separate male and female chambers or suites echoes that in contemporary aristocratic or royal residences. Nevertheless, the buildings were probably thought of as a private inn where guests could be put up, not far from the main residence of Tendring Hall (Stoke-by-Nayland, Suffolk).

The carpentry is typical of the local Colchester vernacular, supplemented by the work of specialist carpenters. This is particularly apparent on the elaborate High Street frontage. Despite this local character, the structure of the front range relies on big curved primary braces, a technique not much utilised for another century. Was this a one-off invention? The planting of one bressumer on another, to give a slight jettied effect on a flank wall, is also an unusual feature.

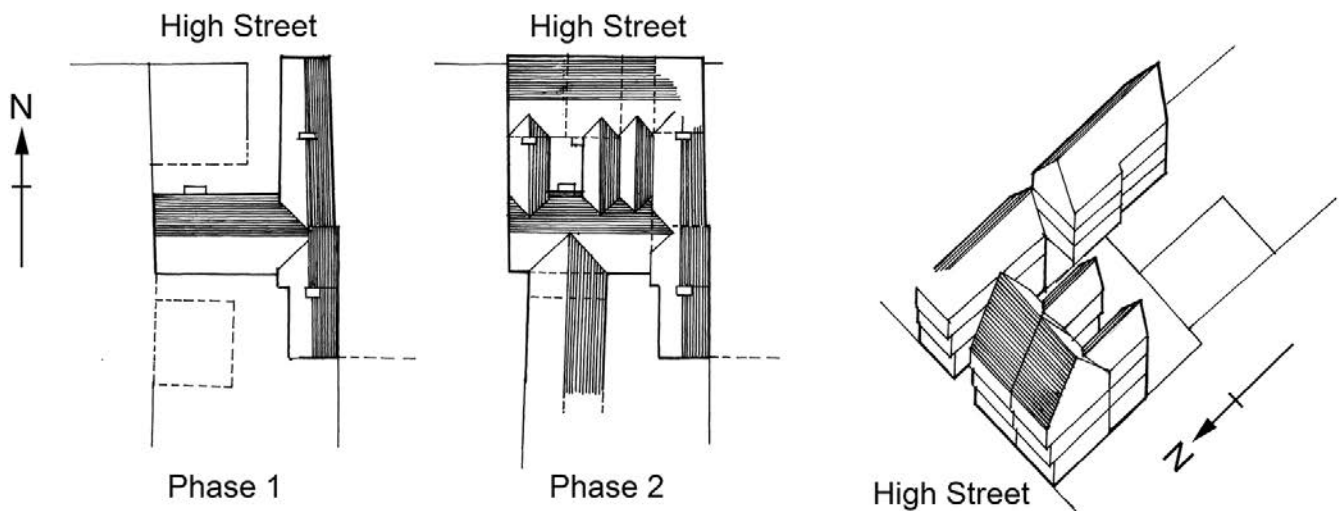


FIGURE 139: Plan showing development of The Red Lion, 43 High Street (corpus no. 32) (not to scale)

By the 19th century, The Red Lion had numerous extensions and a very big plot, particularly for an urban location. This land provided for the 'Earl of Surrey garden' mentioned in 16th-century documentation. At some stage, presumably early on, the projection of the site to the south seems to have deflected the line of Culver Street.

The roof space of the adjacent building to the east, 45–7 High Street (corpus no. 33), provides an unexpected view of the east flank of The Red Lion, which can no longer be seen within the building itself. In this view, there is a diamond-mullioned window, the only one to be seen in this complex. All the other window mullions in The Red Lion were moulded and may have been intended for glazing. In the late 15th century, glass was extremely expensive but would have been in the reach of John Howard, owner of The Red Lion. Diamond mullions in

this context would mean utility and this gives a clue to the status of the chamber it lighted.

Seventeen samples were taken for tree-ring dating, from different sections of the building (Bridge 2016b). Two posts from the front range provided a date of AD 1475–76 or soon after. A post from the south hall, in the rear of the west range, was dated to AD 1475 and matched the date of a post at the rear of the east range. The samples indicate that the different sections were built within a very short timescale, which seems surprising given the remarkable size of the complex and the evidence of a change in plan.

The RCHME survey records that the cellars have rubble walls and two doorways probably of c.1400 (1922, Monument No. 30, 55).

Grade I Listed, NHLE no. 1123599

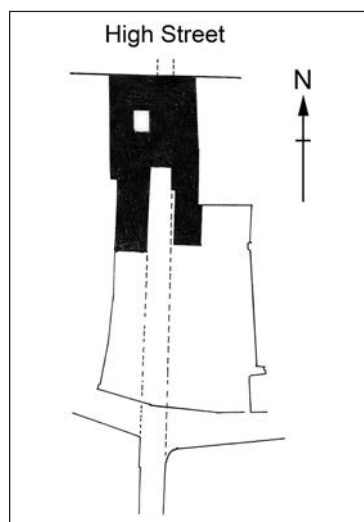


FIGURE 140: Plan showing late 19th-century layout of The Red Lion, 43 High Street (corpus no. 32) (not to scale). The line of Lion Walk, between the High Street and Culver Street, is dotted

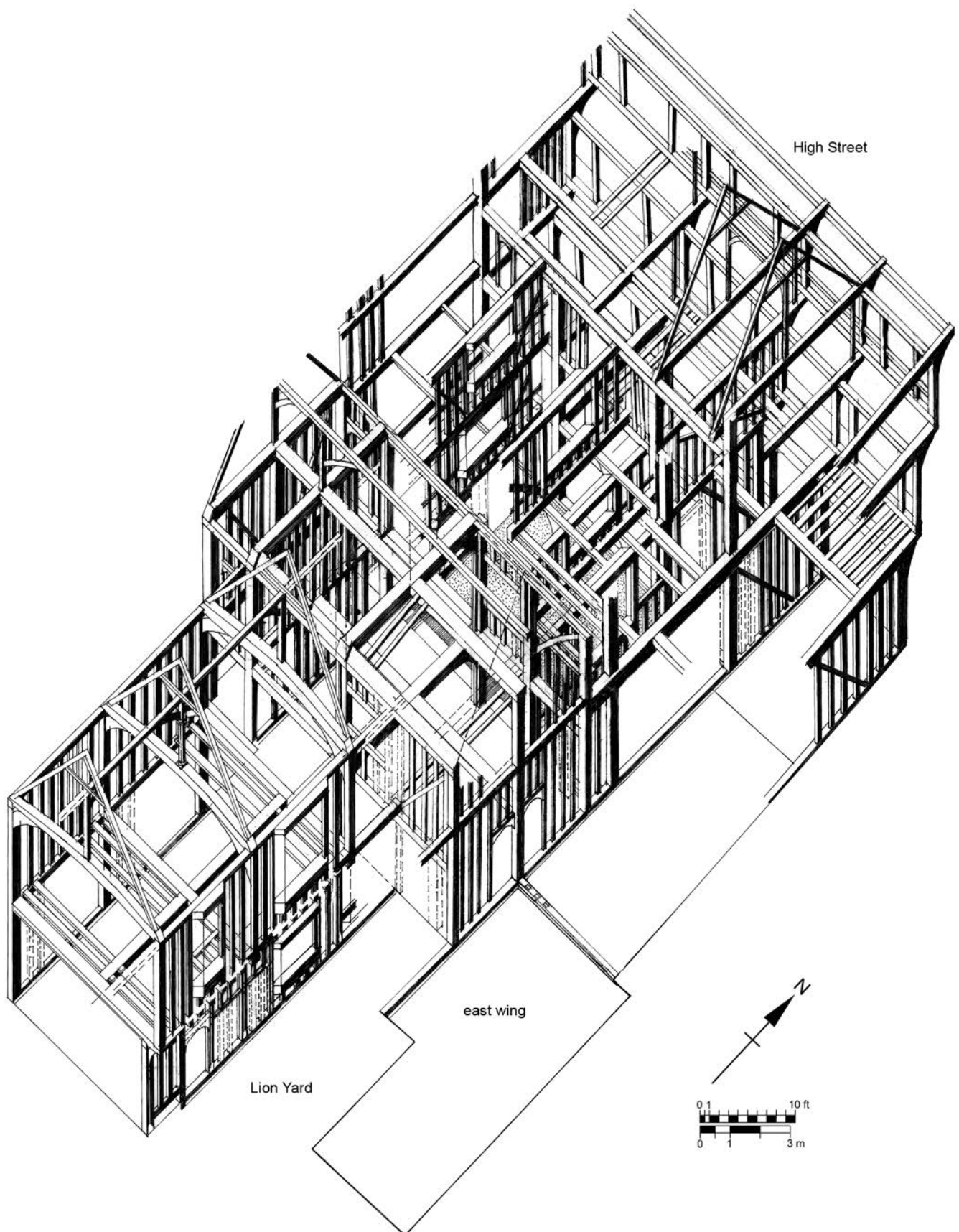


FIGURE 141: Isometric view of The Red Lion, 43 High Street (corpus no. 32)

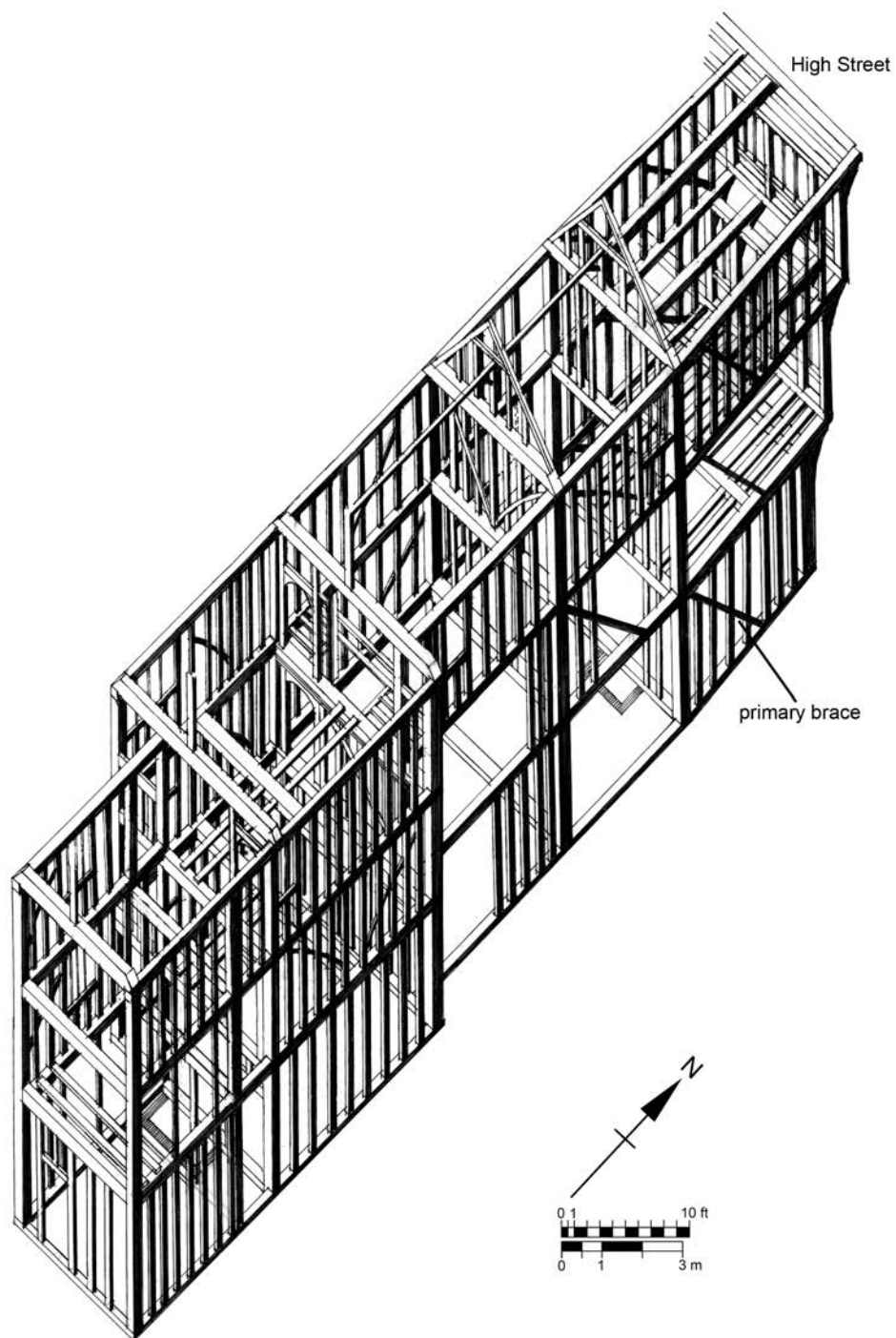


FIGURE 142: Isometric view of the east wing of The Red Lion, 43 High Street (corpus no. 32).
The construction and date of the frontage roof is still unclear



FIGURE 143: Reconstruction of the High Street frontage of The Red Lion, 43 High Street (corpus no. 32). The building to the west has been demolished (not to scale). The near-contemporary, late 15th-century, Former White Hart Hotel (NHLE no. 1196426) in Newark, Nottinghamshire, takes the front façade concept a stage further with complete strips of windows and with the main structural members concealed behind the frontage



FIGURE 144: Pencil and wash drawing of The Red Lion Hotel (corpus no. 32) by Major J.E. Bale in 1905. The drawing shows the exposed west wall following the demolition of the adjacent building; notice the massive timber (presumably a cellar joist, no longer *in situ*) protruding from the cellar. Courtesy of Colchester and Ipswich Museums



FIGURE 145: High Street frontage of The Red Lion Hotel, 43 High Street (corpus no. 32)



FIGURE 146: Entrance on to the High Street frontage of The Red Lion, 43 High Street (corpus no. 32), showing the elaborately carved door arch depicting St George and the Dragon, the badge of the Order of the Garter



FIGURE 147: (above) Detail of elaborately carved panelling on the frontage of The Red Lion, 43 High Street (corpus no. 32)



FIGURE 148: (left) Detail of elaborately carved panelling, moulded pilasters and decorative jetty brackets with gargoyle-like heads either side of a window with a traceried head on the High Street frontage of The Red Lion, 43 High Street (corpus no. 32)



FIGURE 149: The Red Lion Hotel, High Street (corpus no. 32), c.1860. Notice the 18th-century shop front. Courtesy of Colchester and Ipswich Museums



FIGURE 150: View looking east along High Street, early 1870s. The Red Lion Hotel (corpus no. 32) is in the right foreground. The photograph was taken before St Nicholas' Church (centre) was rebuilt with a spire in 1875. Courtesy of Colchester and Ipswich Museums

33. 45–7 High Street, Robert Dyas (south side)
(FIGURES 1e, 2g, 151–52)

A three-storey 17th-century building with a joggled side-purlin roof, it has been previously described as having an upper jettied floor (Stenning with Shackle and Greator 2018, 11); further analysis shows this to be incorrect. The roof was originally asymmetrical and ingenious in its construction, providing a deep eaves overhang or jetty. This is a more likely explanation than a jettied upper floor, supported by Richard Shackle's testimony concerning traces of a frieze window beneath the inner top-plate. The then fashionable eaves overhang would have covered oriel windows, resulting in a fairly impressive front elevation. The truss rafter roof has butt purlins and slightly curved collars. The west part of the roof structure remains most visible (from inside the roof space) and there is a probability of another rafter pair in what is an irregularly-spaced sequence. It is also notable that the roof trusses are not related to the spacing of the primary posts below. To the rear of this fairly shallow range, there is a complex series of probable extensions, which is difficult to comprehend.

The cellar of 45–7 High Street is clearly much earlier than the building above. Aligned with the rear wall of the 17th-century building, there is a stone wall with an arched window and moulded, arched door that cannot be later than 1500.¹⁵ This is presumably the front wall of the cellar and its location is peculiar, set well back from the High Street frontage; the wall does appear to have been rebuilt, at least in part, but there is no obvious explanation for this arrangement. There are similar masonry remains below the adjacent The Red Lion, 43 High Street (corpus no. 32), but these are clearly beneath the existing front wall of the building and probably contemporary with the building. The cellar was likely used for storage for a shop above, and the elaborate stonework might suggest it was also a publicly-accessible space, for example, for display and sale; however, the cellar does not appear to have had direct access from the street.

Grade II Listed, NHLE no. 1123600

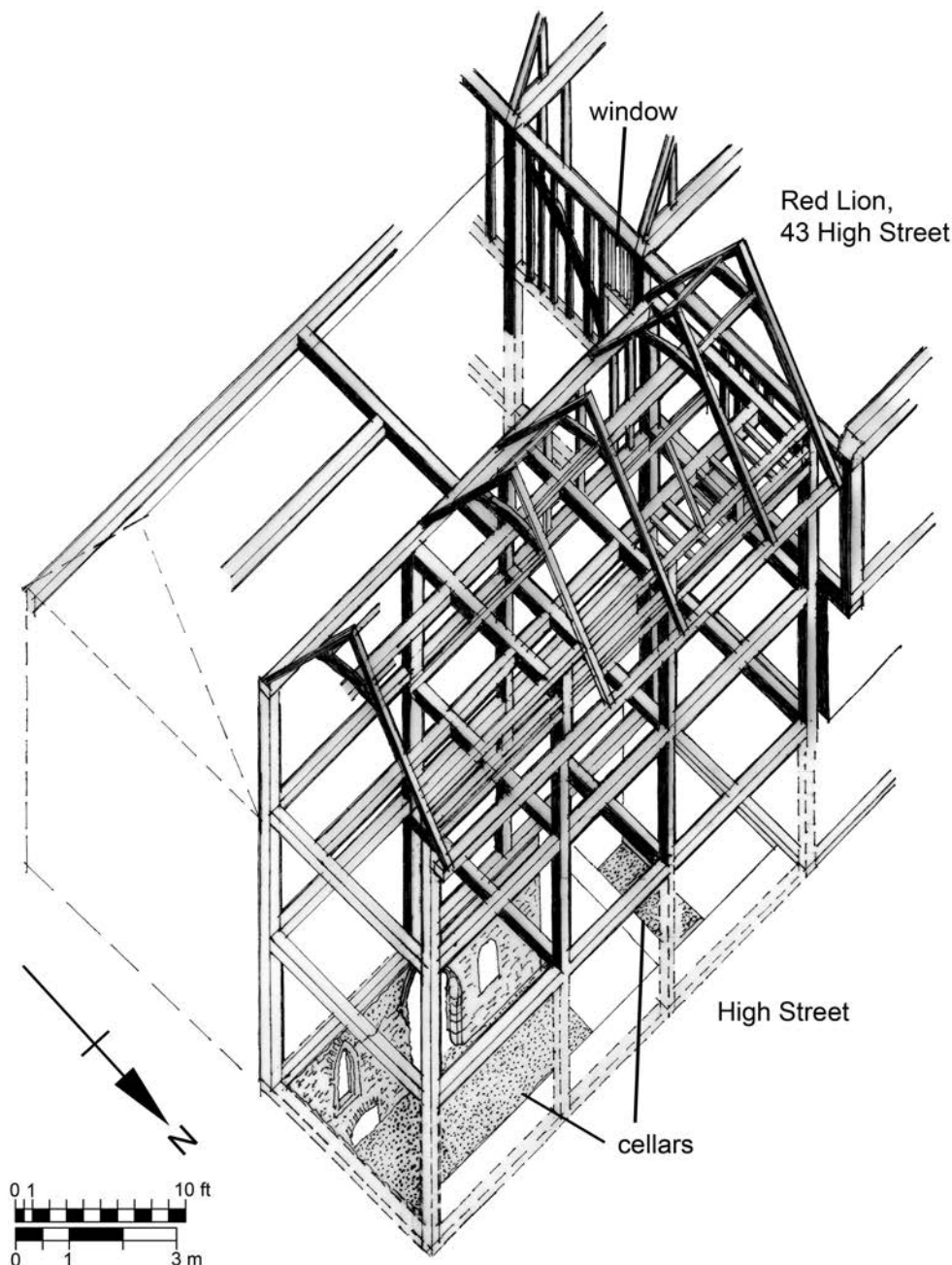


FIGURE 151: Isometric view of the 45–7 High Street (corpus no. 33)



FIGURE 152: 45–7 High Street (Corpus no. 33)

34. 63 High Street, Coda (south side)

(FIGURE 1e, 2b, 153–4)

A conventional house is unsurprising at this location, towards the east end of the commercial area. A surprising amount of this structure survives, given its location in an area that has experienced much rebuilding. The front elevation survives beneath a later rendered façade and it is a typical Colchester cross-wing. Judging by the cross-walls of the old cellar, it was of the expected overshot cross-passage plan form, probably of two bays and probably late 15th-century in date. To the rear, there are three fairly equal bays of an extension without jetties but with a simple crownpost roof. The purpose of this extension is unclear.

Grade II Listed, NHLE no. 1123602

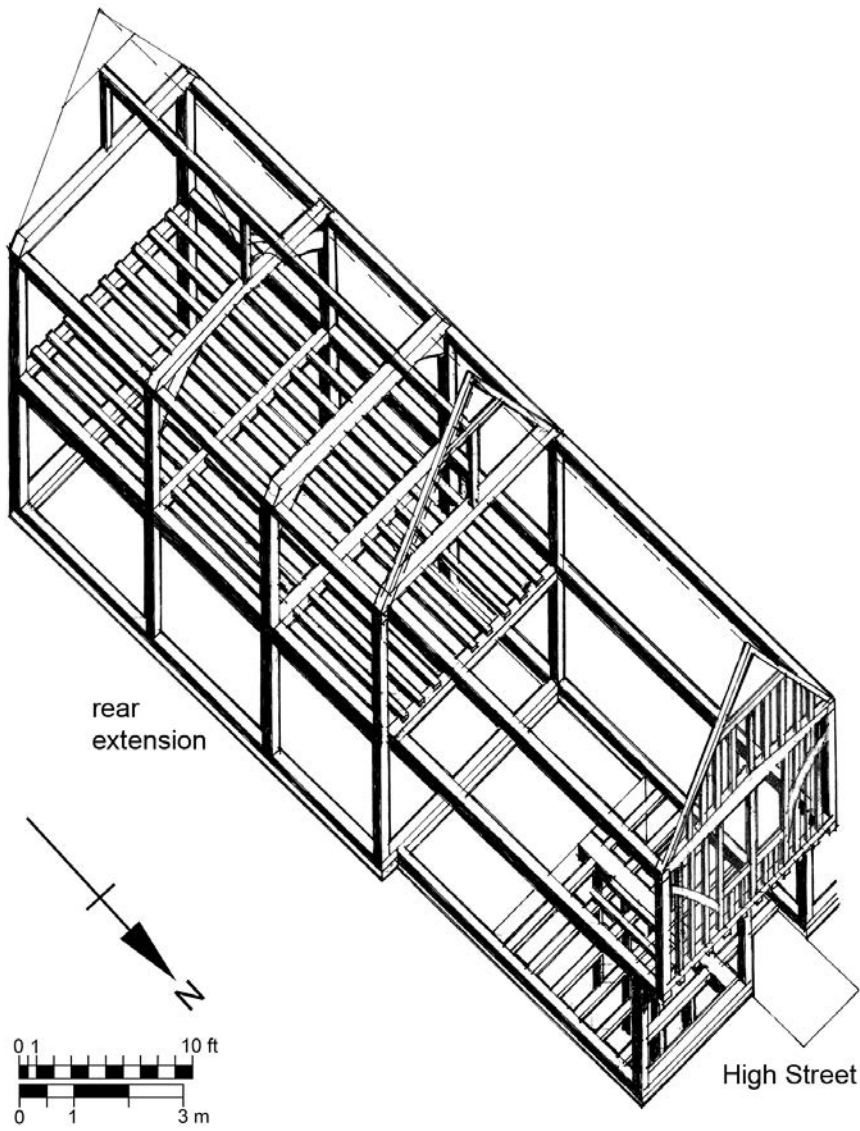


FIGURE 153: Isometric view of the 63 High Street (corpus no. 34)



FIGURE 154: 63 High Street (corpus no. 43); the timber-frame is on the west (right) side, now with the bay window

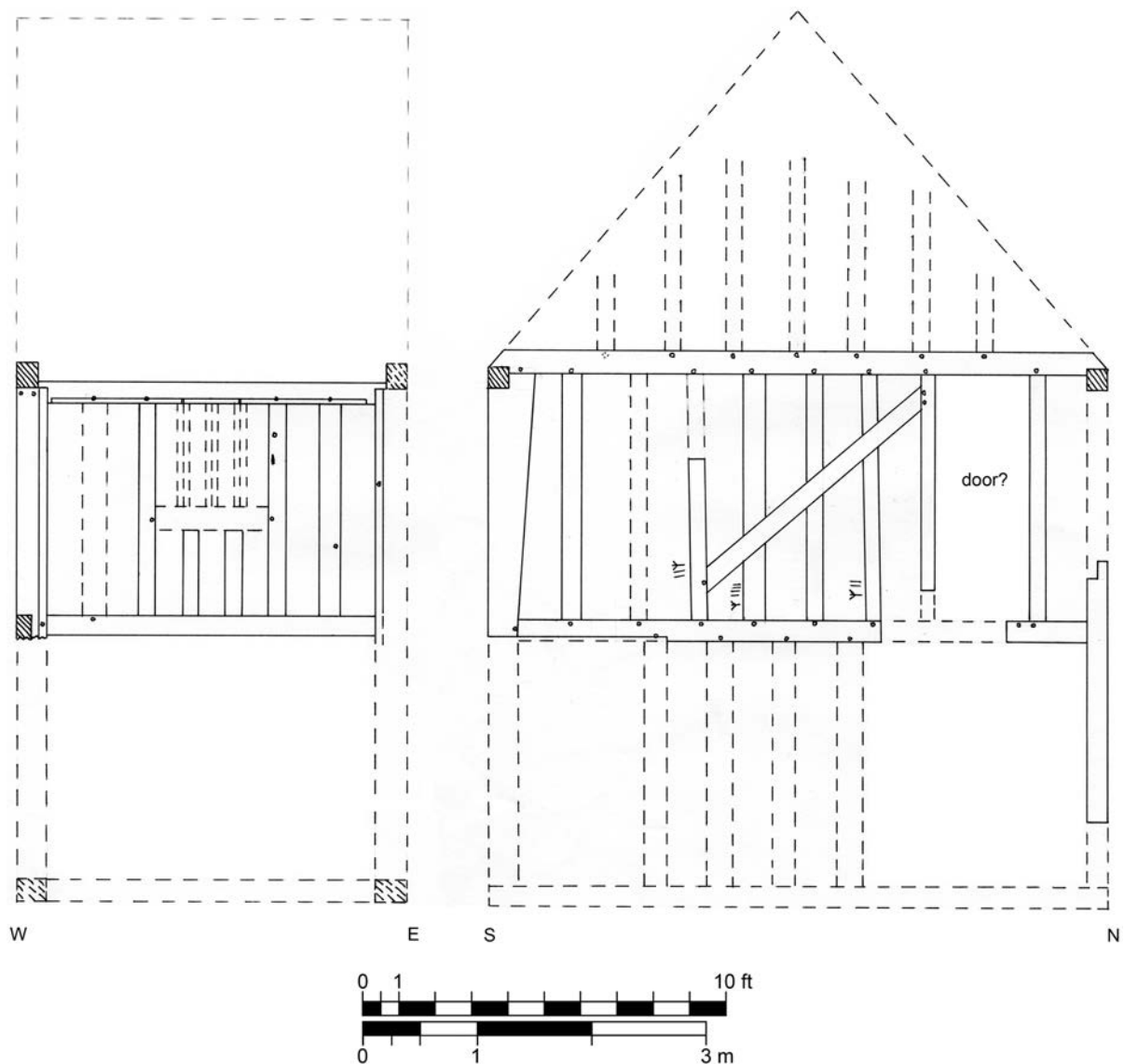


FIGURE 155: (left) South and (right) east (side) elevations of the building to the rear of 68 High Street (corpus no. 35) (Shackle 2003, Figs. 2–3)

35. Rear of 68 High Street (south side)

(FIGURE 1f, 2b, 155)

To the rear of 68 High Street (and rear of 3 Queen Street, corpus no. 81), a three-bay timber-framed building dated to the 16th century was recorded during renovations in 2003 (Shackle 2003).¹⁶ The building had a probable crownpost roof, as well as a possible external staircase, indicated by a first-floor door.

Grade II Listed, NHLE no. 1123605 (the List description relates only to the 19th-century brick house on the frontage).

36. 74 High Street, The Minories (south side)

(FIGURES 1f, 2b, 156–7)

This is one or a pair of clothiers' houses that partially survives despite remodelling in the late 18th century.

The west part of the complex, Part A, comprised two attached cross-wings, all of one construction and 15th-century in date. This arrangement, with one central overshot cross-passage, is reminiscent of 3–6 West Stockwell Street (corpus no. 98).

Little is now visible of Part B, the east half of the building, other than an exposed floor with impressively moulded floor joists. This floor, over what was probably a hall, may have

extended back with two spine beams, to match the depth of the adjoining wings. The 'hall' space is remarkably lofty, a reminder that not all pre-1700 buildings were excessively low; height might be a good guide for quality.

More of Part B became visible during extensive renovation, which revealed a cross-wing-like structure with extremely close stud-work at the east end of the building. Possibly early 16th-century in date and clearly expensive, the plan form and structure are difficult to interpret; it is a sophisticated design that departs somewhat from the normal pattern. There was a pair of small rooms behind the jettied front, one of which was likely a shop. It is probable that a cross-passage existed alongside its largely missing west flank. Part B has an extremely well-made contemporary brick cellar with a row of arched storage niches in its west wall; there was also a cellar below Part A.

In 1731, Isaac Boggis, baymaker and Alderman, bought the property later known as the Minories, and in 1776 his eldest son, Thomas, also a prominent figure in the town, extended the property and remodelled it (Bensusan-Butt 1972). The building was converted to an art gallery in the 20th century.

Grade II* Listed, NHLE no. 1123607

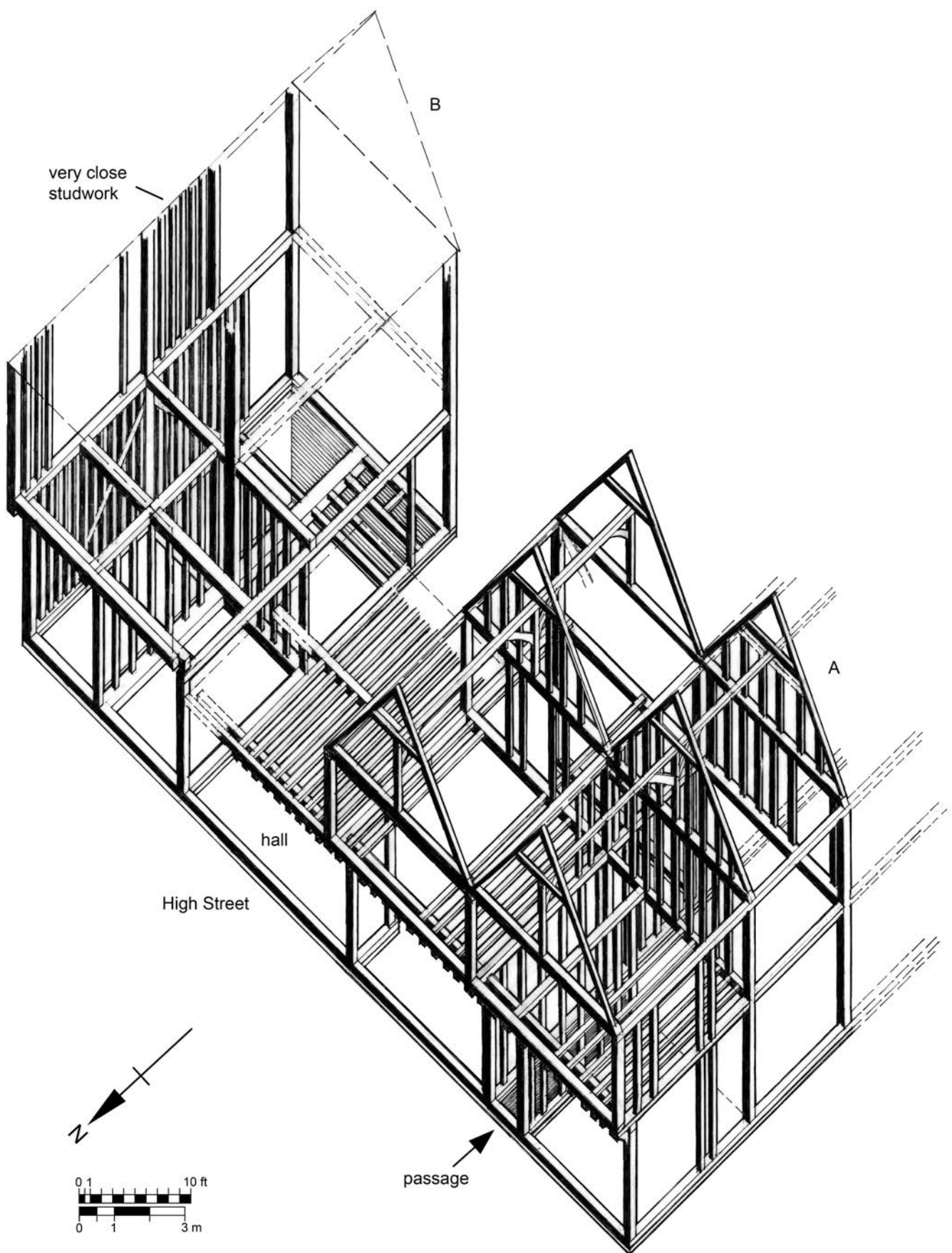


FIGURE 156: Isometric view of The Minories, 74 High Street (corpus no. 36)



FIGURE 157: The Minories, 74 High Street (corpus no. 36)

37. 112 High Street, Wimpey Bar (north side)
(FIGURES 1f, 2g, 158–60)

A three-storey, two-bay building, dated to the early 15th century, probably with a shop or shops on the ground floor. The rear bay has its floor at right angles across the width, on the first floor, which sometimes suggests a three-bay building; it is possible

that it has lost its third bay, given its relative lack of depth. There were probably two rooms on the first floor, although the second floor had one big chamber. The occurrence of a second-floor flank window is a common feature.

Locally Listed. Colchester HER local list no. DCC25360

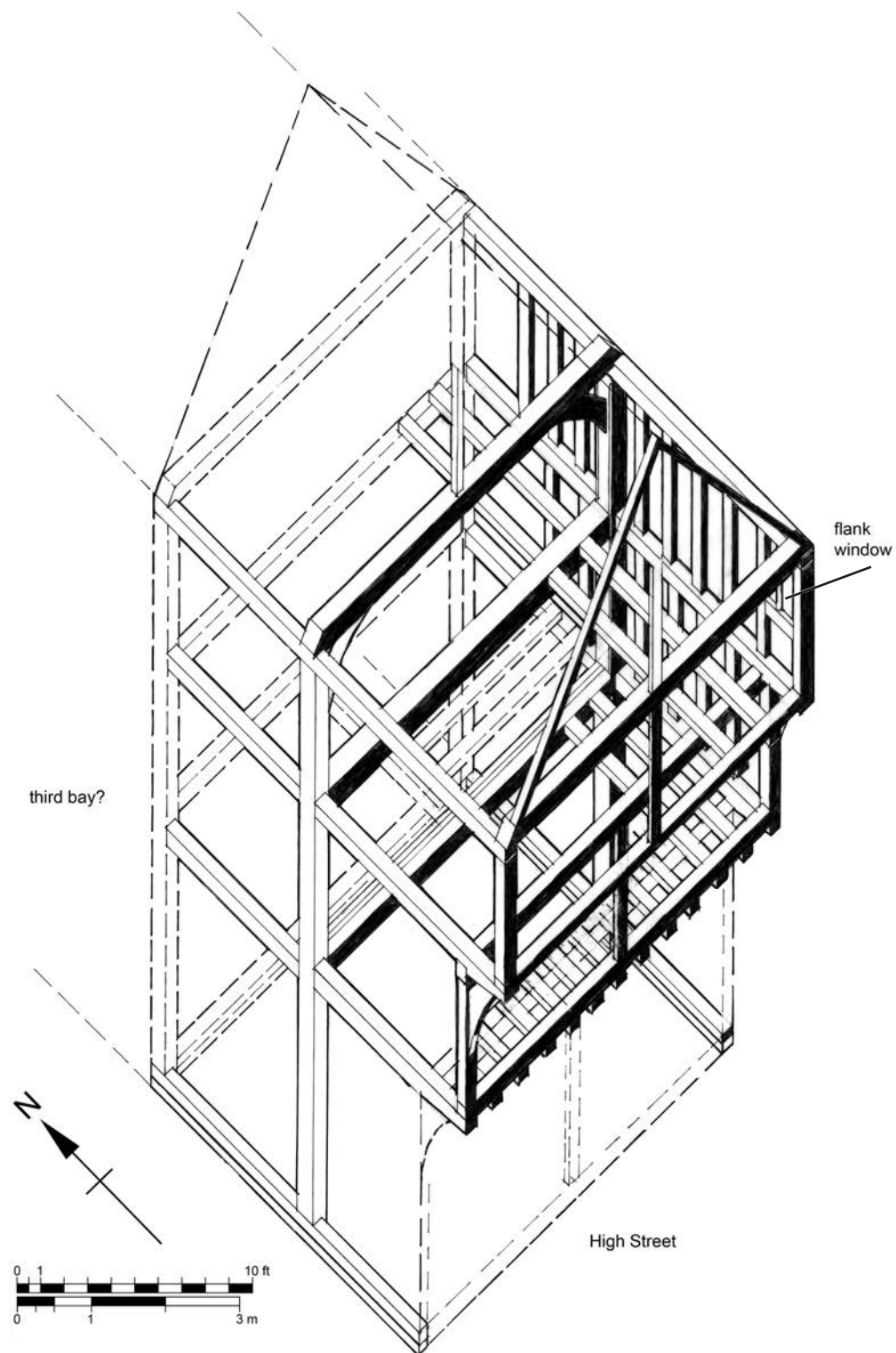


FIGURE 158: Isometric view of 112 High Street (corpus no. 37)

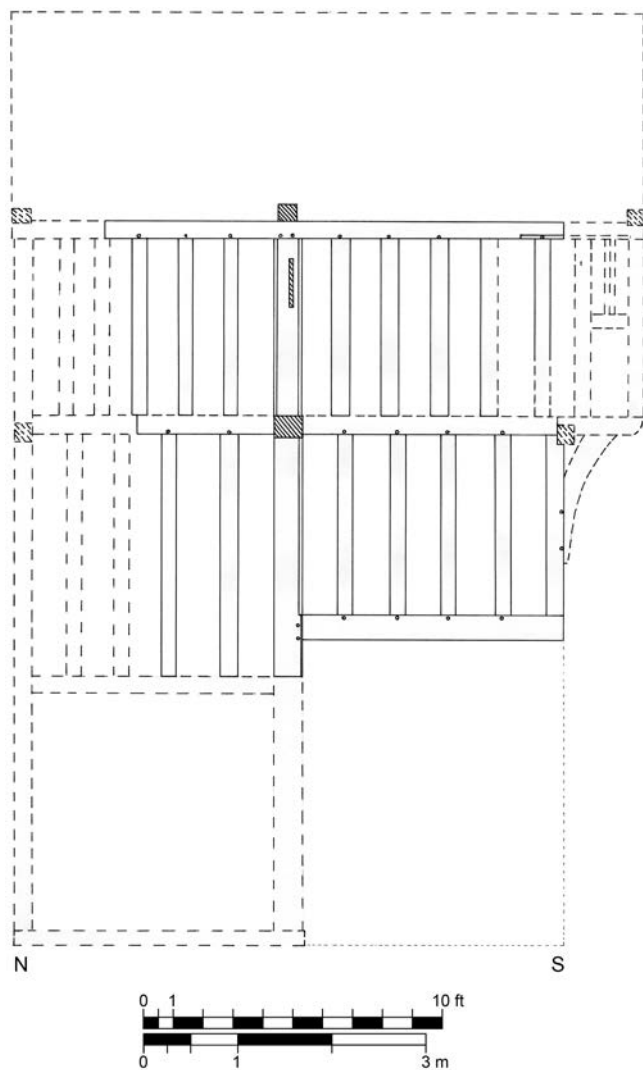


FIGURE 159: East (side) elevation of 112 High Street (corpus no. 37). Drawn by Richard Shackle



FIGURE 160: 112 High Street (corpus no. 37)

38. 115 High Street, The George Hotel (north side, corner with George Street) (FIGURES 1e, 2g, 161–68)

The George Hotel is another prestigious building complex. It is documented as an inn from the late 15th century; the earliest record dates from 1494 when an agreement was signed giving rights over the property known as The George to Thomas Jopson or Jobson (Rickword 1929). However, the site has two linked medieval rubble cellars parallel to the High Street, which are probably earlier than any of the existing buildings; five of the massive cellar joists provided similar felling dates of AD 1394–6, making construction at the end of the 14th century, a hundred years before the earliest documentary reference (Alston 2016b, Illus. 10; Bridge 2016c).

The inn was centred on a first-floor open-hall, an unusual feature, and probably late 15th-century in date.¹⁷ The hall now forms a stair landing with a moulded crownpost from its rebuilt roof also incorporated into the staircase (Alston 2016b, Fig. 19 and Illus. 23–4; Stenning 2011, Fig. 2.13b). The service wing was located to the east of the hall.

There is a three-storey corner block, jettied to the High Street and George Street. The ground floor here contains shops with an excellent surviving shop-front on George Street

(Alston 2016b, Illus. 13). This was the leather-working area of the marketplace and the shops may have served this purpose.

Access to the site was gained by a gateway off George Street (blocked in the 1930s) and the chamber over the gateway was jettied on to the street (FIGURE 168). To the south, there was an extension to the earlier building. Little is now visible of this structure apart from its original, plain crownpost roof. There was a further building to the north of the gateway, but this is now a brick range. The gap (shown on the drawings) in the High Street frontage probably contained a timber-framed building, possibly stalls, although little ancient fabric is now visible.

One of the guest rooms in the hotel contains re-used timber and includes a supporting post with a finely carved head of a bearded man, late medieval or early 16th-century in date (Alston 2016b, Illus. 25). The RCHME survey of 1922 records this corbel in the ground-floor kitchen (RCHME 1922, Monument No. 47, 59).

To the west, the end wall of close stud-work belongs to the adjoining building (117 High Street, not surveyed), also with three storeys and with jettied first and second floors. Alston records that this building has a brick cellar beneath, with a section of 16th or early 17th-century brickwork preserved

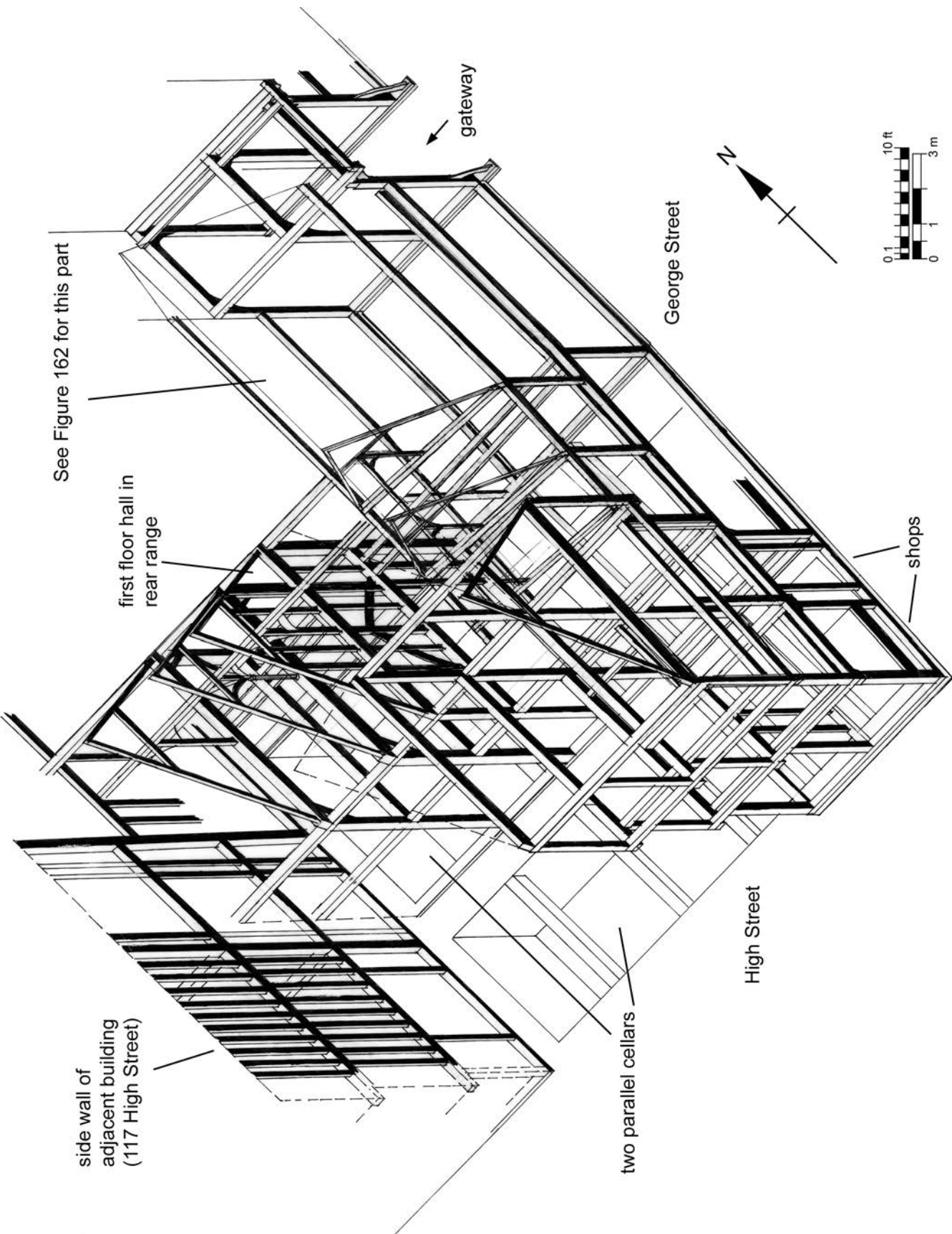


FIGURE 161: Isometric view of The George Hotel, 115 High Street (corpus no. 38)

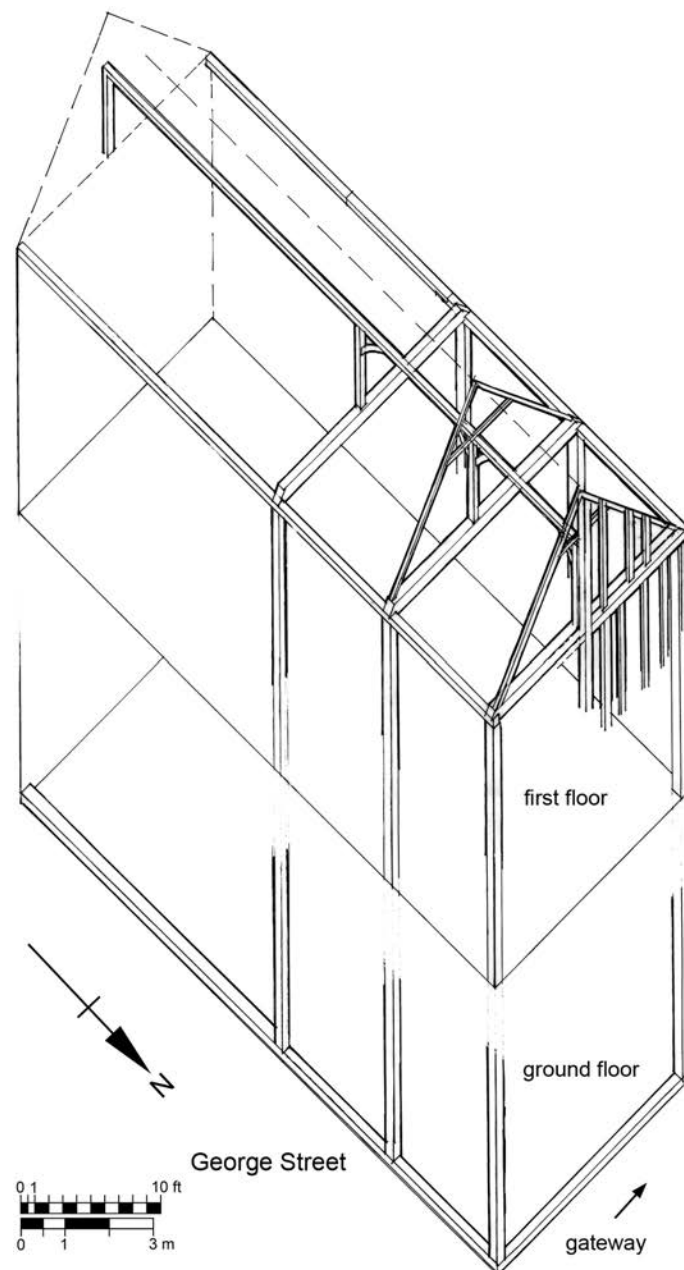


FIGURE 162: Isometric view of the extension to The George Hotel, 115 High Street (corpus no. 38), south of the gateway on George Street. Little is now visible of this structure apart from its original, plain crownpost roof

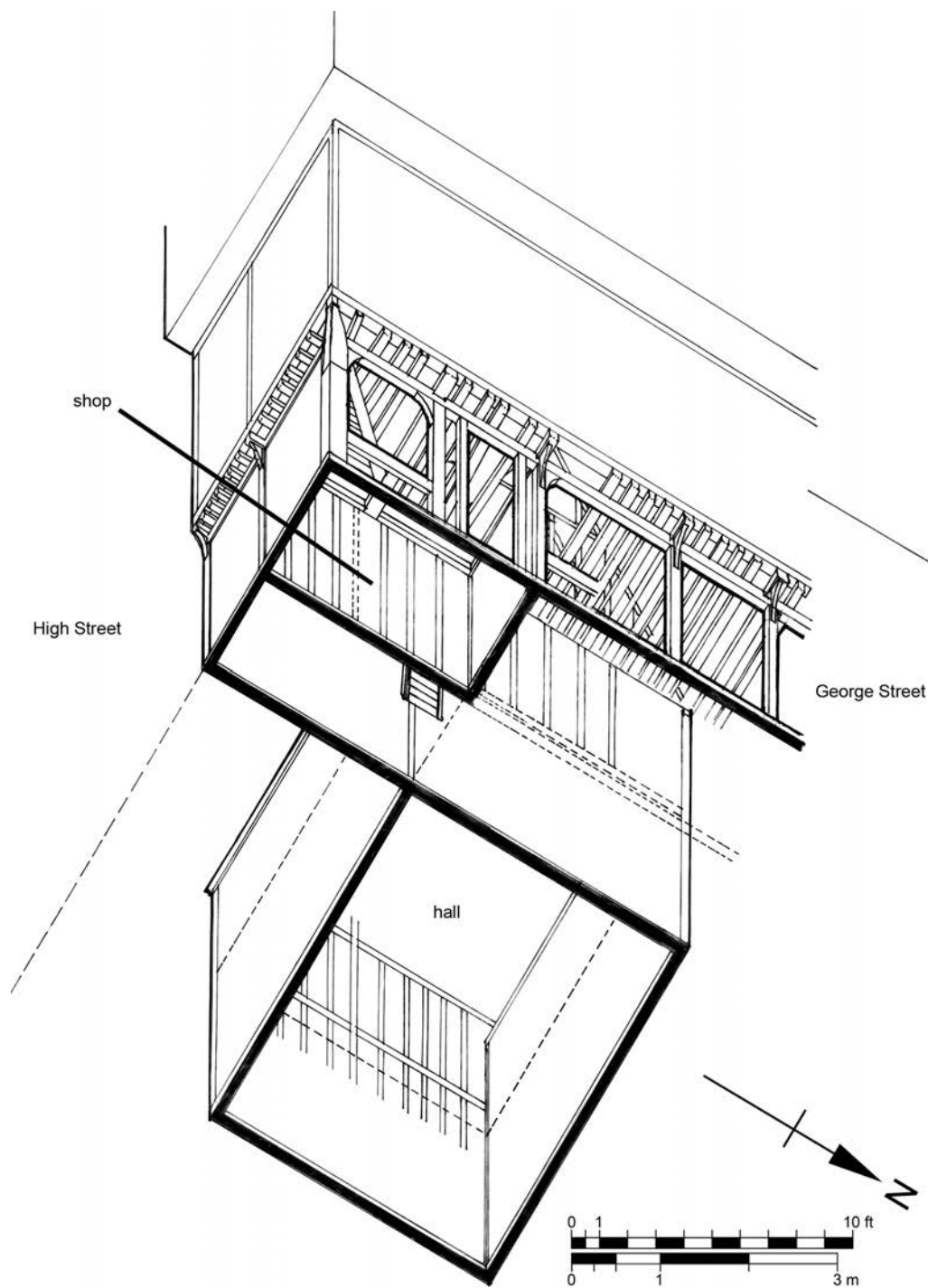


FIGURE 163: Isometric view (from below) of shops fronting on to George Street at The George Hotel, 115 High Street (corpus no. 38)

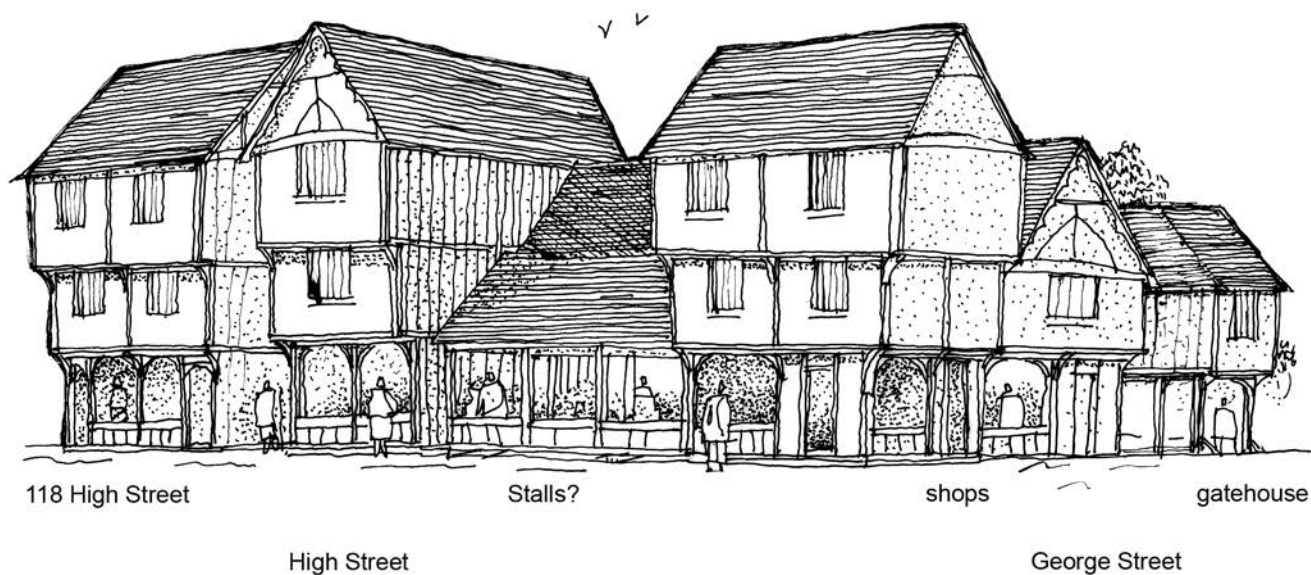


FIGURE 164: Reconstruction of The George Hotel, 115 High Street (corpus no. 38) (not to scale)

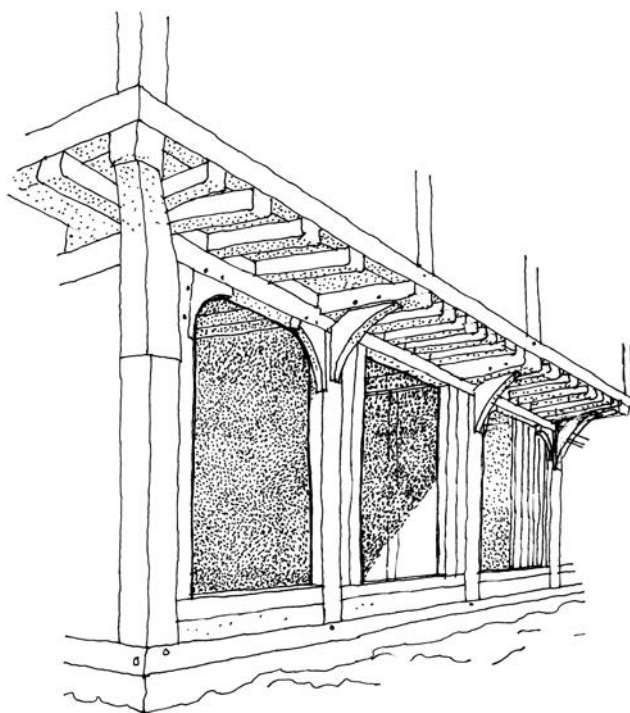


FIGURE 165: Reconstruction of the shop fronts on George Street (corpus no. 38) (not to scale)



FIGURE 166: The George Hotel, 115 High Street (corpus no. 38)



FIGURE 167: View looking west along High street, c.1890. The George Hotel (corpus no. 38) is in the right foreground. The photograph was taken before the construction of Belcher's Town Hall in 1898. Courtesy of Colchester and Ipswich Museums



FIGURE 168: The gateway into The George Hotel (corpus no. 38) from George Street, c.1930.
The gateway was blocked in the 1930s. Courtesy of Colchester and Ipswich Museums

along with a fragmentary arched niche in its north wall
(Alston 2016b, 20–1).

Grade II* Listed, NHLE no. 1123614

39. 118 High Street, El Guaca (north side)

(FIGURES 1e, 2g, 169–71)

This remarkable pair of shops with accommodation over probably dates to the early 16th century (*c.*1510?). There were staircases in both at the rear, as at 152 High Street, further to the west (corpus no. 44). Unusually, the roof was parallel with the High Street (across both shops), presumably to save expense rather than employing two gables as would normally be expected, and it was extremely wide at *c.*30ft in span. The roof structure was a clever hybrid using both crownposts and wind-braced side purlins. Alston records, it is a 'remarkable original structure which combines crownposts, wind-braced butt-purlins and queen posts' (Alston 2016b, 20).

Grade II Listed, NHLE no. 1123615 (nos. 117–18)

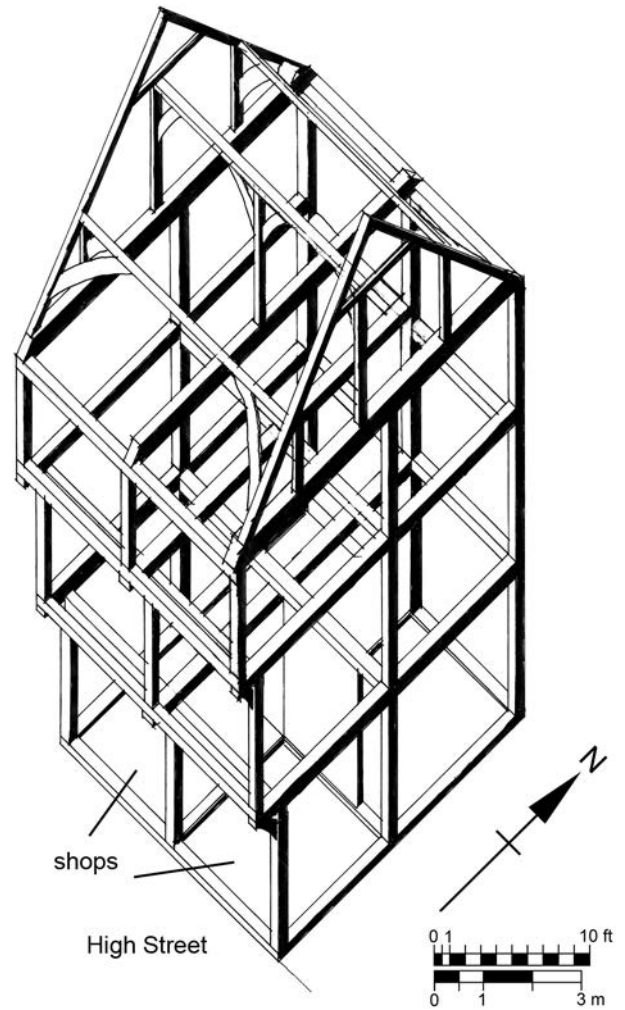


FIGURE 169: Isometric view of 118 High Street (corpus no. 39). Notice the wide roof, with crownposts and side purlins, that is parallel to the street

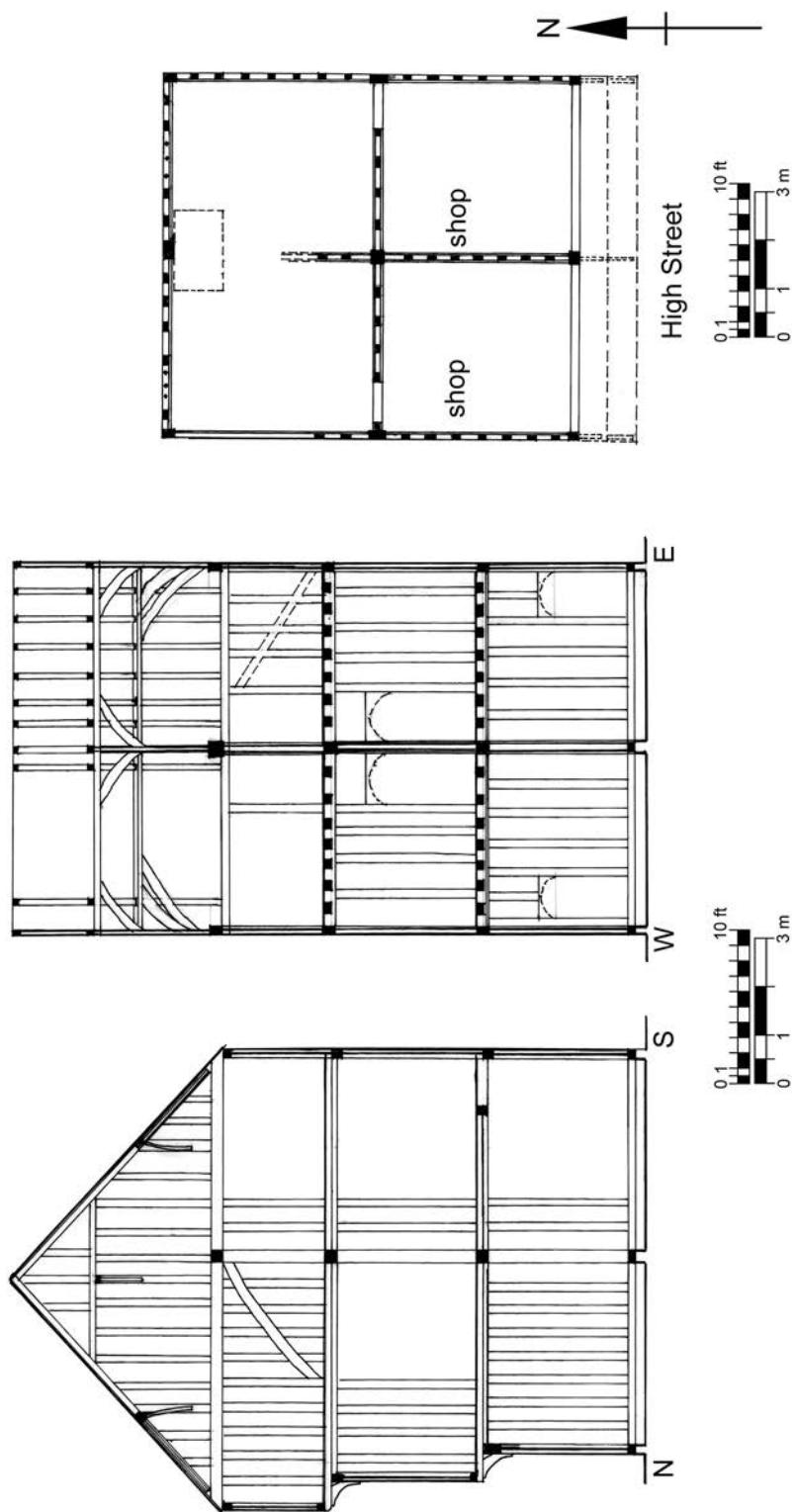


FIGURE 170: (centre) Front and (left) side elevations and (right) plan of 118 High Street (corpus no. 39)



FIGURE 171: 118 High Street (corpus no. 39)

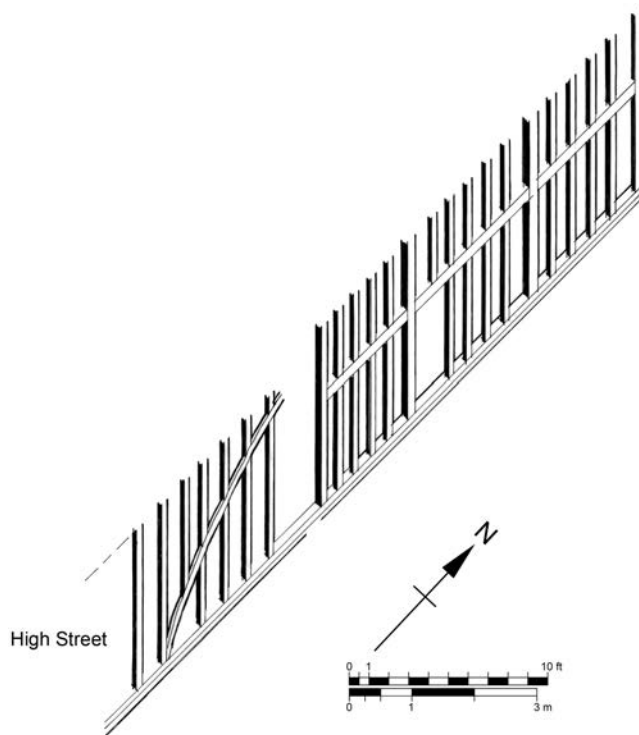


FIGURE 172: Isometric view of the west flank wall of 120 High Street (corpus no. 40)



FIGURE 173: 120 High Street (corpus no. 40)

40. 120 High Street, The Yummy Grill (north side) (FIGURES 1e, 2g, 172–3)

This west flank wall of a probable cross-wing-like structure was recorded by Richard Shackle while the building was being rebuilt. Probably 15th-century in date, it appeared to have a heavy primary brace as in The Red Lion, 43 High Street (corpus no. 32).

41. Angel Yard, 133–4 High Street (north side) (FIGURES 1e, 2g, 174–6)

Colchester Archaeological Trust recorded a remarkable building before demolition in 1989 (CAT Building 174, Period 3c; Shimmin and Carter 1996, 50–2, Figs. 16–20). It was built as a pair of semi-detached, two-storey dwellings with attics and with a brick cellar below. They had very similar, but not quite identical, front elevations with shop-fronts on the ground floor, fronting on to the High Street, and seemingly with oriel windows at first floor. There was a substantial contemporary shared brick chimney stack. The jetty brackets were of typical mid-17th-century type; a penny of Charles I (1625–49) was recovered from one of the construction trenches for the brick foundations to support the frame (Shimmin and Carter 1996, 51). The front of each shop contained three wide, arched

windows and a doorway; the arched shop openings are surprising as these were usually square-headed at this date.

42. 136 High Street, Bill's (north side) (FIGURES 1e, 2g, 177–9)

On the High Street frontage, there are the slight (and much renovated) remains of a jettied, two-storey and two-bay building with an open frame to the east, 15th or 16th-century in date. This was recorded by Richard Shackle in 1987 during the redevelopment of Angel Yard (Shackle 1988). Behind this, and at right angles, there was a rear range with a jetty to the west; three brackets projected from the frame, and carved decoration on the most northerly suggests a mid-17th century date for this section of the wing, which is a later extension (Shimmin and Carter 1996, 63). It has a domestic appearance, although it may have been part of the Angel Inn; inns generally had a house-like character.

The excavations in Angel Yard also revealed a septaria cellar to the rear of the frontage, below the wing, 'with several brick features including recesses with four-centred arches and a wood-lined recess which suggest a 17th-century date' (Shimmin and Carter 1996, 63, Figs. 26–7).

Grade II Listed, NHLE no.1230386

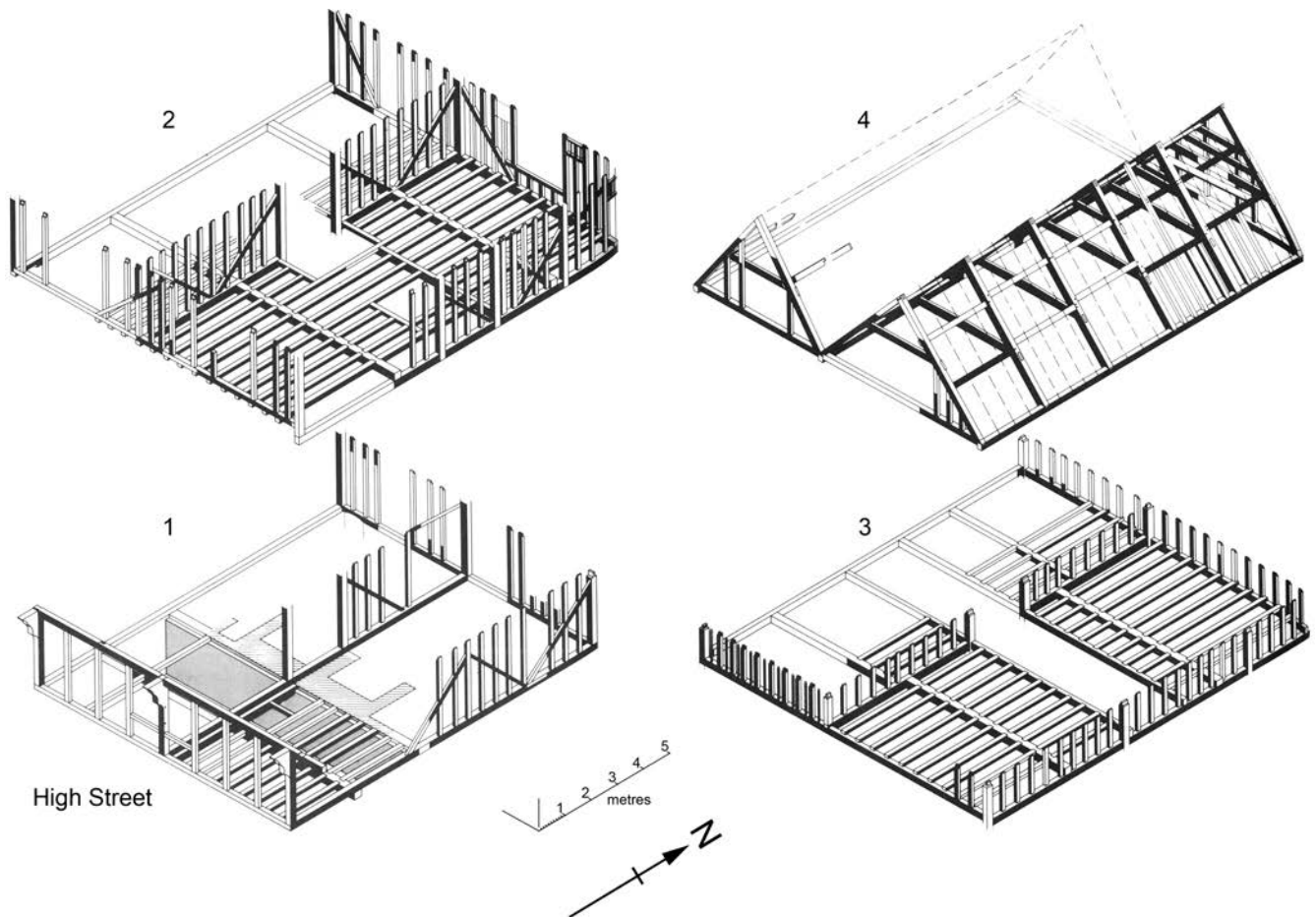


FIGURE 174: Isometric views for each floor (1–4) of Angel Court, 133–4 High Street (corpus no. 41) (Shimmin and Carter 1996, Fig. 17). Courtesy of Colchester Archaeological Trust

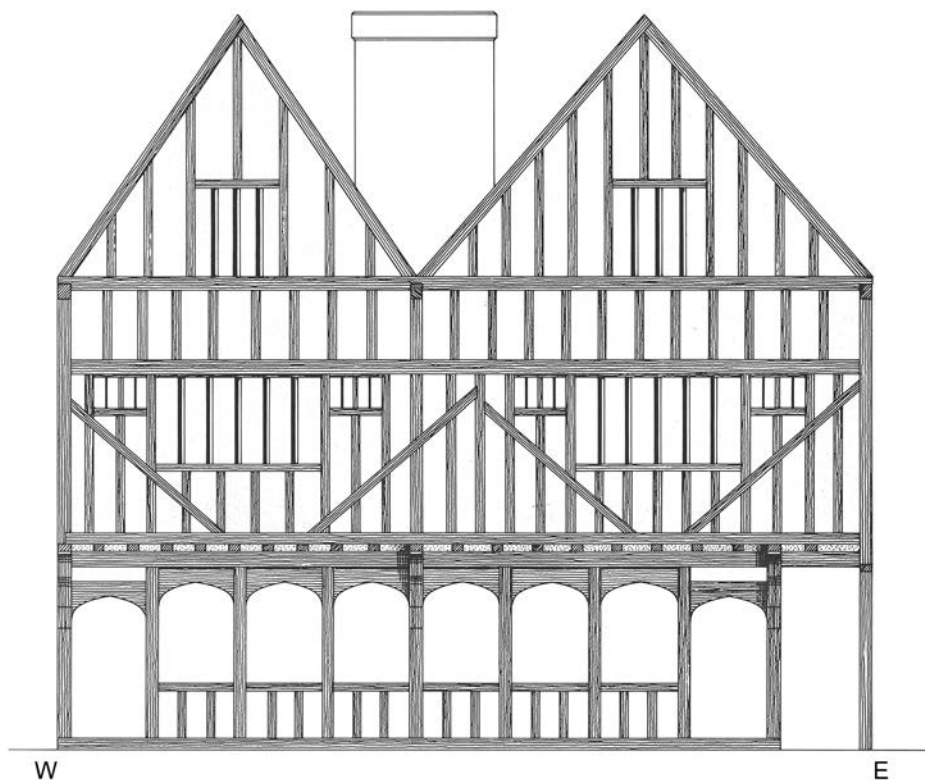


FIGURE 175: High Street frontage elevation of Angel Court, 133–4 High Street, Period 3c (corpus no. 41) (not to scale) (Shimmin and Carter 1996, Fig. 16). Courtesy of Colchester Archaeological Trust

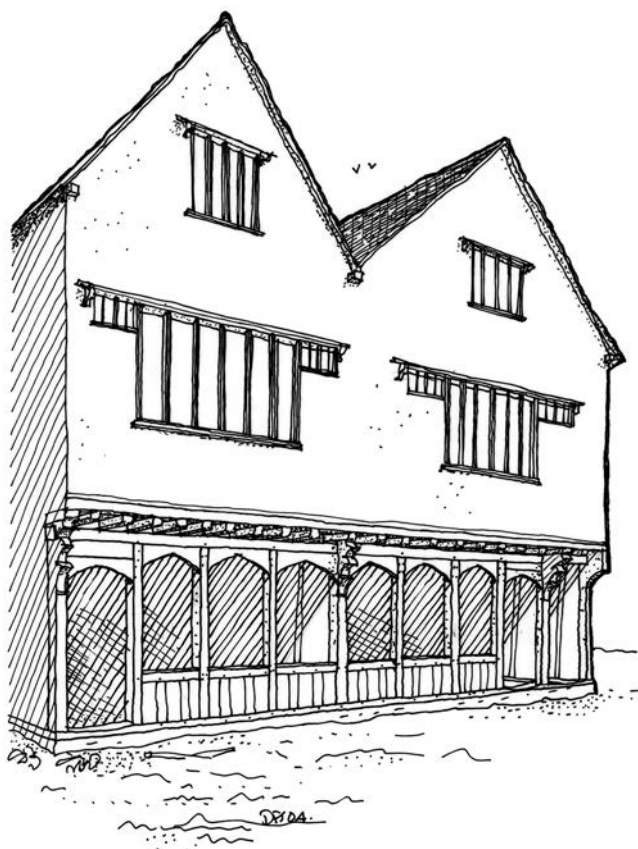


FIGURE 176: Reconstruction of the High Street frontage of Angel Court, 133–4 High Street (corpus no. 41) (not to scale). The building was demolished in 1989 and the illustration is based on Shimmin and Carter 1996, Fig. 16

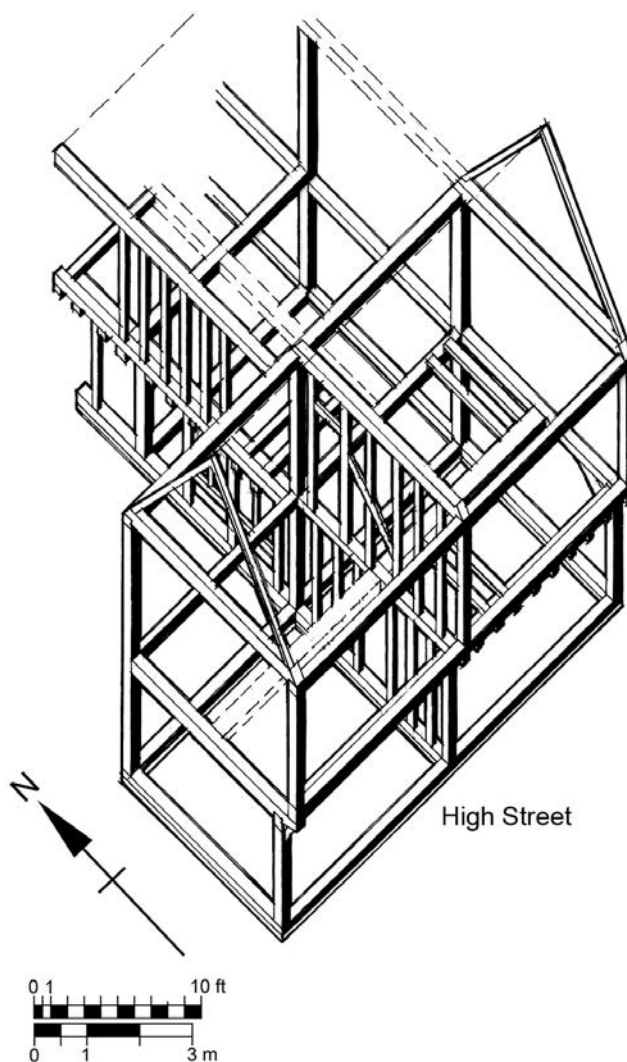


FIGURE 177: Isometric view of 136 High Street (corpus no. 42)

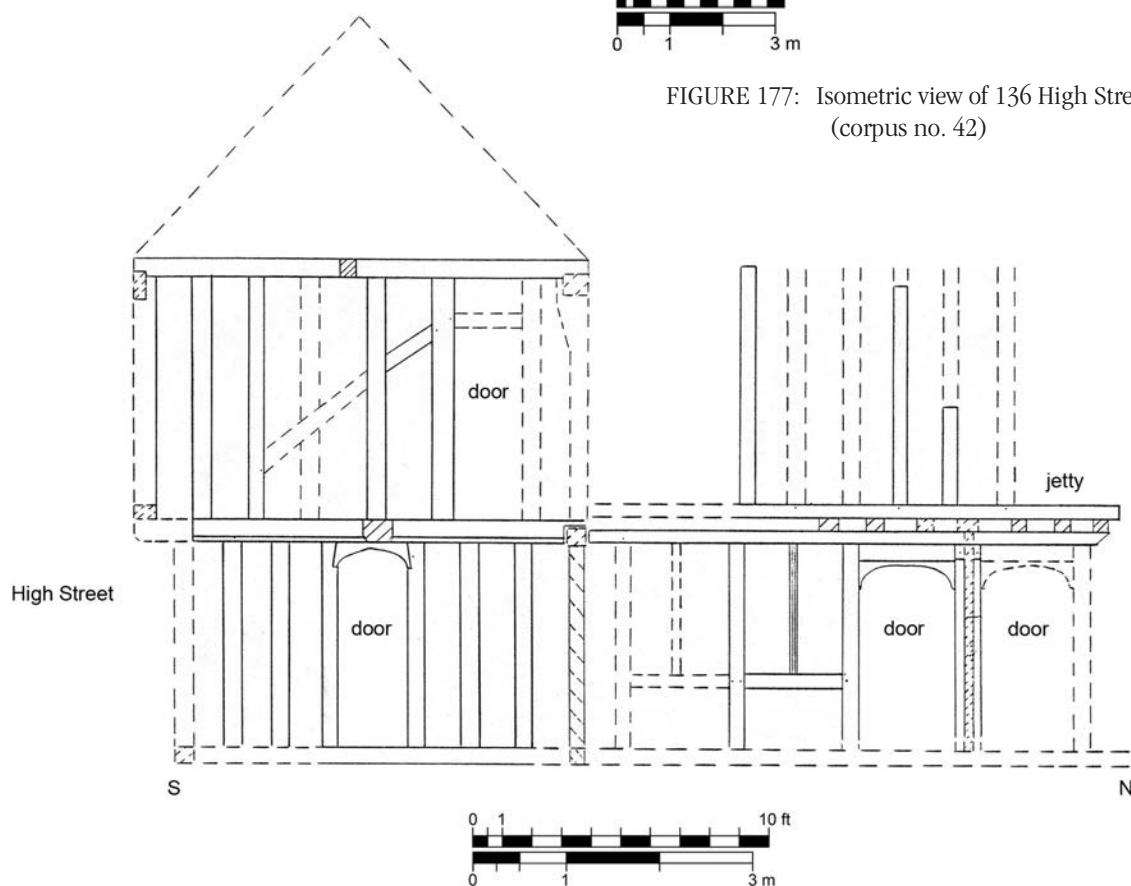


FIGURE 178: West-facing side elevation of 136 High Street (corpus no. 42) (Shackle 1988, Fig. 2)



FIGURE 179: 136 High Street (corpus no. 42). No. 136 is left of centre (pink)

43. Corner of High Street and West Stockwell Street (north side) (FIGURES 1e, 2g, 180–4)

This superb corner or dragon post is now an impressive artefact in the Colchester Castle Museum, known as the Green Man. The post was conspicuously located on the west corner of West Stockwell Street and High Street, part of a two-storey and gabled, double-jettied building that appears in early photographs; the building was demolished in advance of

the construction of John Belcher's Town Hall in 1898. It is an extremely effective piece of carving, particularly the hair and long beard, which continues into vine-scroll patterning. The general effect follows the Tudor / Medieval arrangement and you can sense that taste was changing and it would soon become what the architectural historian John Summerson called Artisan Mannerism (1993, 142). It points to the very late 16th century when architectural style was in flux.

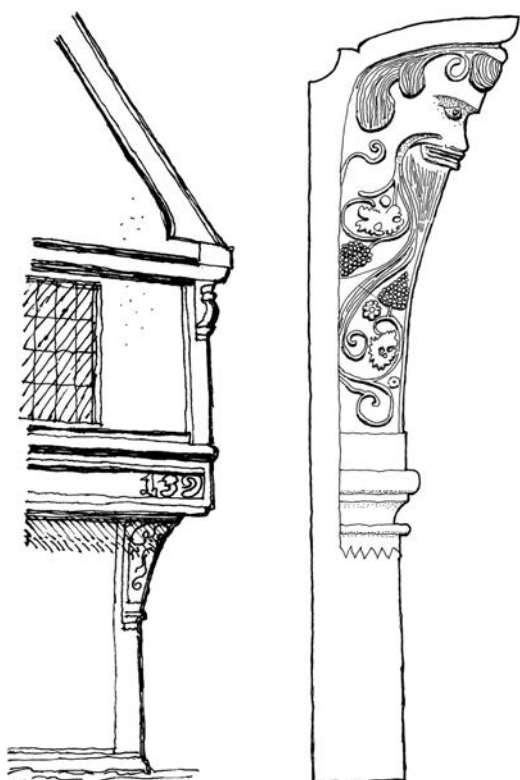


FIGURE 180: (left) Reconstruction of the building on the corner of High Street and West Stockwell Street (corpus no. 43) (not to scale). The building was demolished in the late 19th century in advance of the construction of Belcher's Town Hall

FIGURE 181: (middle) The 'Green Man' dragon post from the corner of High Street and West Stockwell Street (corpus no. 43) (not to scale)

FIGURE 182: (right) The 'Green Man' dragon post from the corner of High Street and West Stockwell Street (corpus no. 43), now on display in Colchester Castle. Courtesy of Colchester and Ipswich Museums



FIGURE 183: St Runwald's Church, High Street, prior to demolition in 1887. The 'Green Man' dragon post can be seen on the corner building (corpus no. 43), left, demolished for Belcher's Town Hall in 1898. Courtesy of Colchester and Ipswich Museums'



FIGURE 184: View looking west along High street, c.1870, before the demolition of St Runwald's Church in 1878. The three-storey timber-framed building of 152 High Street (corpus no. 44) is next to the horse and cart. Courtesy of Colchester and Ipswich Museums

44. 152 High Street, Fenwick, formerly Williams and Griffin (north side)

(FIGURES 1e, 2g, 185–6)

This group of late medieval buildings was removed as part of the redevelopment of the well-known department store following planning consent for demolition in 2013.¹⁸ The structures were inspected during various stages of their removal and we were able to make some record, however insufficient, of the complex.

The fragmentary remains of four three-storey and jettied buildings, originally gabled to the frontage, were recorded – rare survivals of this urban building-type, dated to the 15th century. With the exception of the west unit, which was relatively complete, the remains were relatively slight; however, they were sufficient to give the general effect. It is likely that each bay had a shop-front on the ground floor, which would be expected in a major commercial area such as this. The two upper floors of each gabled bay would have formed a dwelling. Although the east units were evidently of one build, they would have been let separately.

We first encountered the occurrence of arch bracing in flank walls at 152 High Street and this has become a reasonably recurrent feature in the town and one of the

more unexpected results of this survey. At first this seemed to suggest a relatively early date. We subsequently realised this was a normal feature of the Colchester vernacular. It was also apparent that each new unit had been planted directly on to the earlier flank without evidence for an ‘open frame’. This has not been noted elsewhere but it may have been usual in dense, market-fronting streets. As an exception, the west surviving flank did have a little open frame which indicates that its former, and pre-existing, neighbour was only a two-storey building. There seemed to be a small part of the base of the adjacent building that survived at a low level, probably a cross-wing and thus a more familiar building. The west unit also had a fine third-floor flank window, similar to other buildings in the town, for example, 112 High Street (corpus no. 37), where the occupant would have enjoyed a view down the street. Sadly, this window, with its evidence for three arched heads, was lost during demolition.

Based on the knowledge of other towns with timber-framed buildings, we might have expected to discover adjoining open halls behind the frontage blocks. However, there was no evidence for this and thus the three-storey blocks were probably self-sufficient.

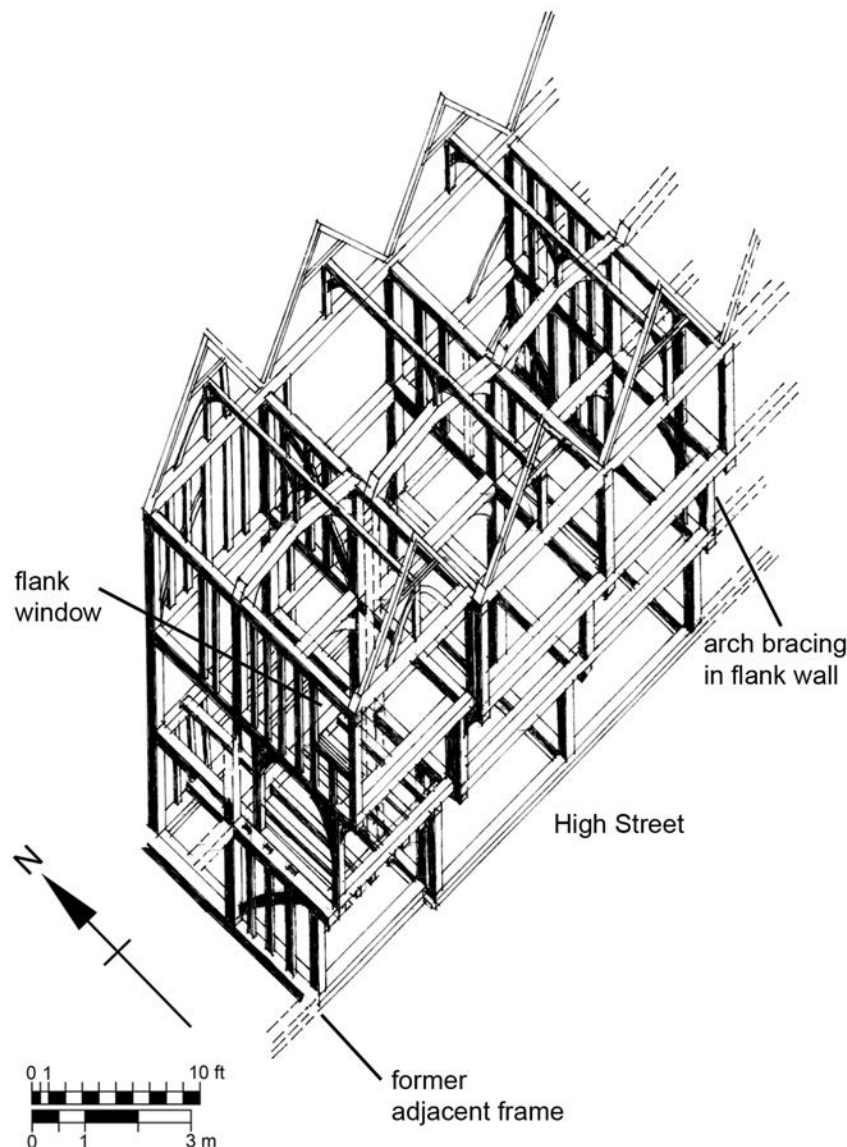


FIGURE 185: Isometric view of 152 High Street (corpus no. 44). The building was demolished in 2013

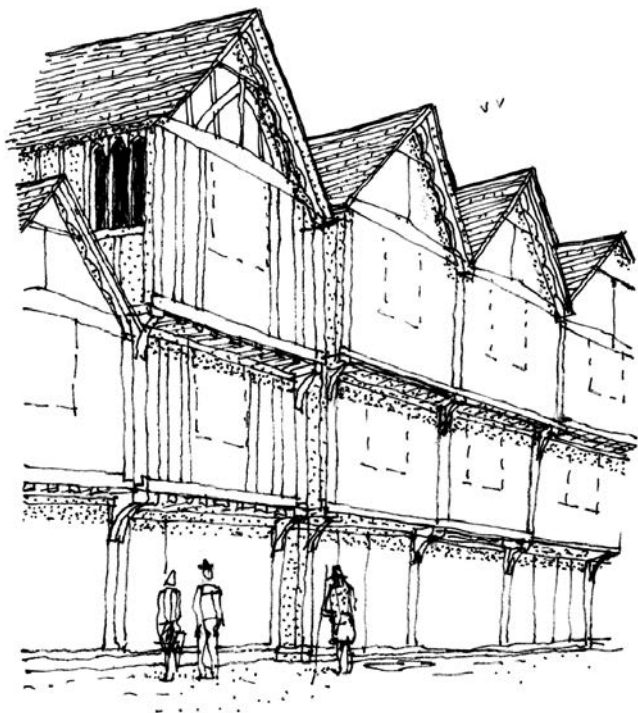
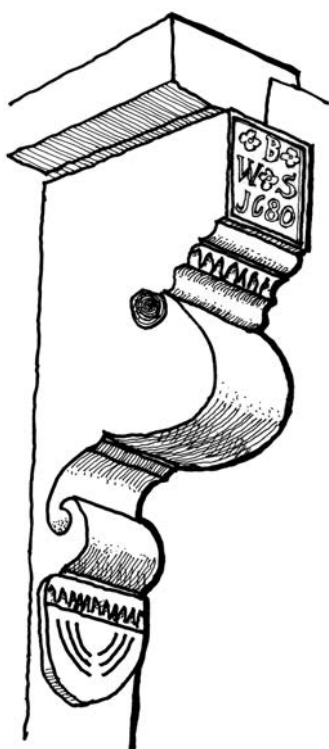


FIGURE 186: (above) Reconstruction of the High Street frontage of 152 High Street (corpus no. 44), on the north side of the High Street (not to scale). The illustration is based on early images

FIGURE 187: (right) Isometric view of Winsley House, High Street (corpus no. 45)

FIGURE 188: (below) Decorative jetty bracket on the corner of Winsley House, High Street (corpus no. 45), which is part of an adjacent and later building to the west (not to scale). The horned jetty bracket is inscribed with the initials B.W.S. and the date of 1680, which is surprisingly late for this style of bracket



45. Winsley House, High Street (north side)

(FIGURES 1f, 2b, 187–90)

A large and impressive structure of probable mid-17th century date, although much of the frame is now covered up. The roof was designed as a low attic with solid hanging knees, certainly 17th-century in date. The building takes its name from Arthur Winsley, who lived in the house. Winsley was an Alderman and served as Mayor in 1721; he was benefactor of Winsley's Almshouse Charity (Bensusan-Butt 1988).

There is a large jetty bracket on the corner of the building, part of a post and bracket carved out of a single timber, and this seems to be the only surviving part of an adjacent and later building to the west of Winsley House. The jetty bracket is inscribed with the initials B.W.S. and a date of 1680, which is surprisingly late for this horned-style of bracket. The house was re-fronted in 1680 for William and Susan Boys, prosperous

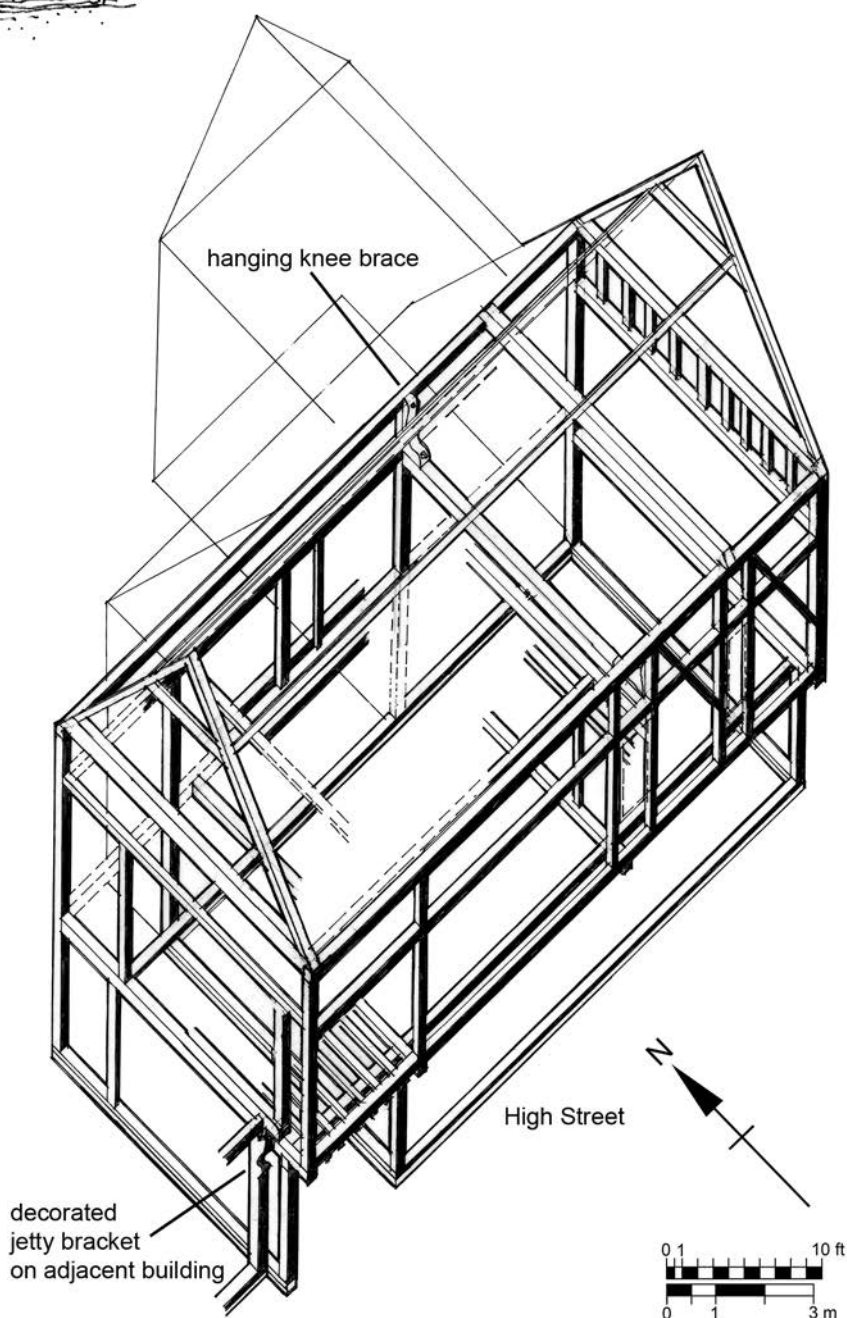




FIGURE 189: (above) Winsley House, High Street (corpus no. 45)



FIGURE 190: Decorative jetty bracket on the corner of Winsley House, High Street (corpus no. 45), inscribed with the initials B.W.S. (William and Susan Boys) and the date of 1680

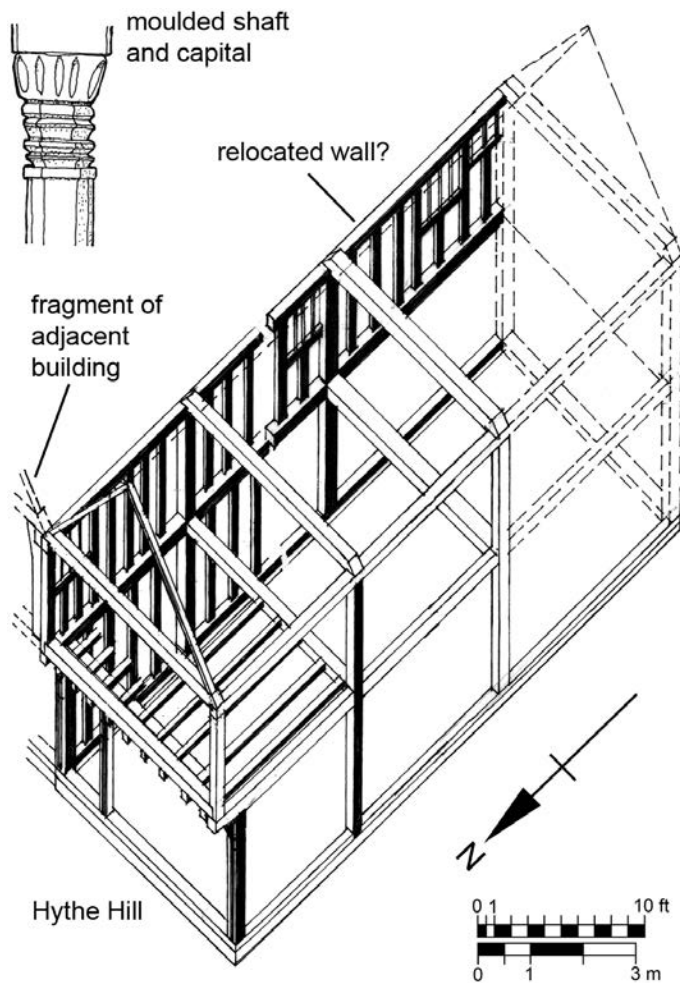


FIGURE 191: (above) Isometric view of 80 Hythe Hill (corpus no. 46). A decorative shaft and capital (located below one of the jetty brackets on the frontage) is shown in detail (not to scale)

local traders in the 17th century; Boys served as the Mayor in 1698 (Bensusan-Butt 1988).

Grade II Listed, NHLE no. 1337733

HYTHE HILL

46. 80 Hythe Hill, formerly the Queen's Head Inn (south side) (FIGURES 1k, 2h, 191–4)

Richard Shackle surveyed this building, which is probably 16th-century in date, in 2005, and identified an *in situ* wall as well as a further rear wall that seems to have been moved from its original location (Shackle 2005). It is likely that these two well-preserved frames had once formed a single wall, perhaps as one flank of a three-bay cross-wing, although there are other possible interpretations. The carved capitals surviving on the front are somewhat rudimentary but overall follow the customary shape. There is a second gabled building adjoining to the east, but only a fragment survives and is indicated on the drawing.

The building functioned as a public house from c.1760 until closure in 1982 (Jephcott 1995, 210).

Grade II Listed, NHLE no. 1337756 (The Queen's Head Inn)

47. 88 and 90 Hythe Hill (south side)

(FIGURES 1k, 2h, 195–7)

The east part of this building complex (no. 90) is the front of a 15th-century cross-wing with shop and overshoot cross-passage. The spere beam is cambered and the spere wall was boarded, which is an early feature. The cross-partition is of very small studs and the main timbers are rebated for floor boarding, another early feature. The hall, to the west of the cross-wing, was replaced in the early 16th century by an unjetted range

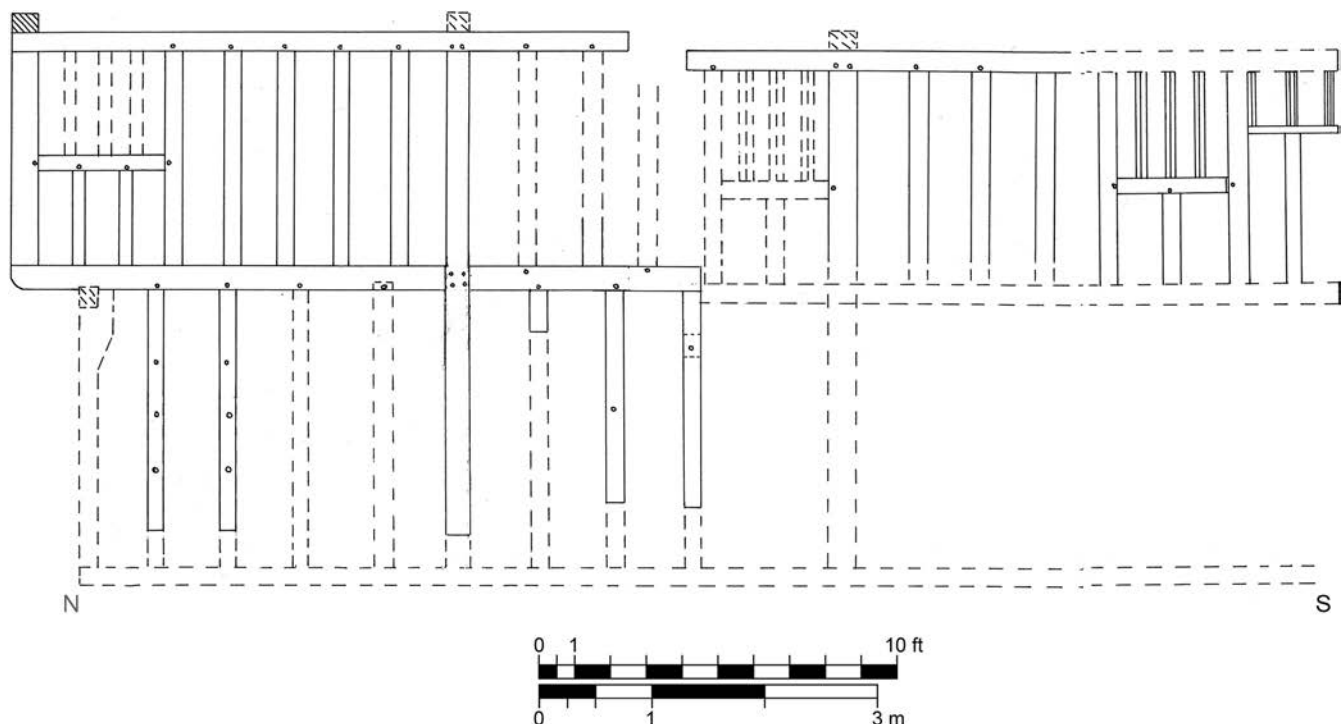


FIGURE 192: East (side) elevation of 80 Hythe Hill (corpus no. 46) (Shackle 2005, Fig. 3)



FIGURE 193: (above) 80 Hythe Hill (corpus no. 46)



FIGURE 194: Decorative shaft and capital below a jetty bracket on 80 Hythe Hill (corpus no. 46)

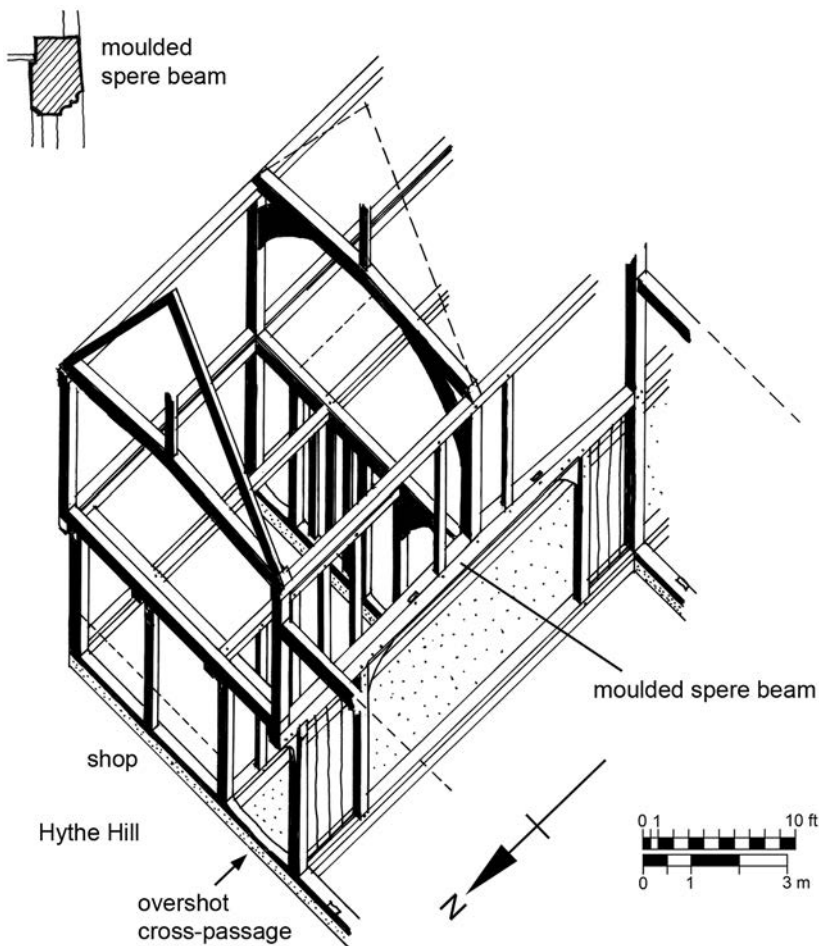


FIGURE 195: (left) Isometric view of 90 Hythe Hill (corpus no. 47), to show the 15th-century cross-wing with shop and overshoot cross-passage. The moulded spere beam is shown in cross-section (not to scale)

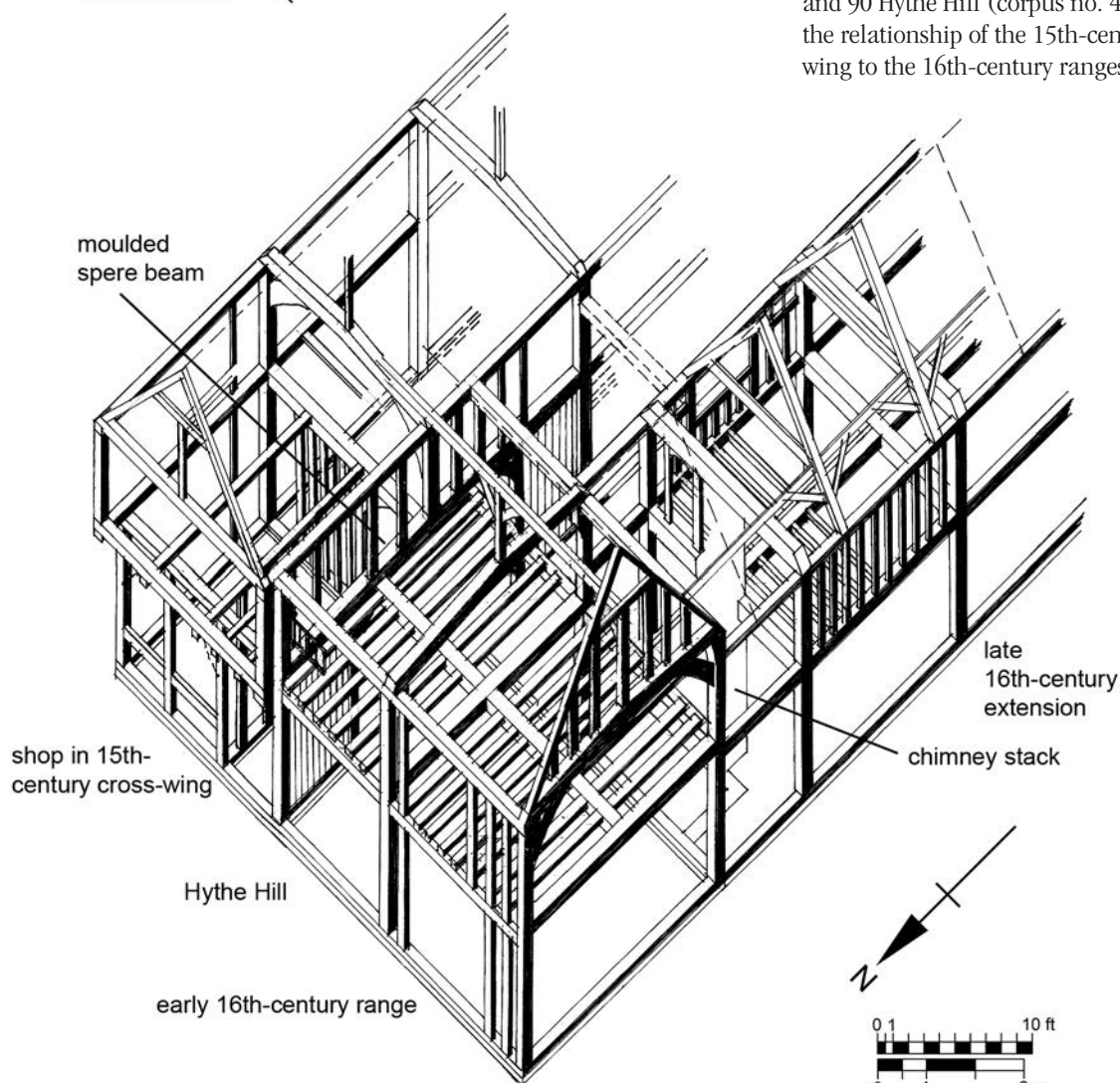


FIGURE 196: (below) Isometric view of 88 and 90 Hythe Hill (corpus no. 47), showing the relationship of the 15th-century cross-wing to the 16th-century ranges



FIGURE 197: 88 and 90 Hythe Hill (corpus no. 47). No. 90 is on the right side

of two bays with typical moulded floor joists. There is a contemporary chimney stack to the rear of this range. To the rear (south), there is a late 16th-century building of superior carpentry with a tripartite window and clasped-purlin, wind-braced roof. The joists are remarkably large and deep.

Grade II Listed, NHLE no. 1123574 (Nos. 89–90).

48. 93 Hythe Hill (south side)

(FIGURES 1k, 2h, 198–200)

A 15th-century jettied (now underbuilt) two-bay cross-wing with evidence for a shop-front, it is probably of overshot cross-passage type. It has a longitudinally-braced crownpost roof. The exposed first-floor front framing has Colchester tension braces and a large window. Evidence for a hall parallel to the street consists of the end crownpost of its roof on the flank top-plate, with a brace towards the cross-wing.

92 Hythe Hill, presumably the hall associated with the cross-wing that is No. 93, was photographed during demolition in 1967 (FIGURE 4).

Grade II Listed, NHLE no. 1337757

49. 98 Hythe Hill (south side)

(FIGURES 1k, 2h, 201–05)

This is a 14th-century two-bay cross-wing with overshot cross-passage, later extended to the rear, the rear wall being relocated to the end of the new extension. The front room was a shop with a half-arched shop-front and probable coffin door allowing direct access from the street. There is evidence for durn doors and there are plain splayed with undersquinted stop scarf joints in both top-plates. There seems to be no back door and so the passage leads to the back room. It is, therefore, possible the shop was let separately. The spere walls are peculiar in that they may be of plank and stud and thus an early feature. The plain crownpost roof has thick slightly curved braces. The rear bay floor framing is across the width of the cross-wing though fully framed into the spere beam. There is an arch brace on the east wall and also in the partition between shop and rear room.

Grade II Listed, NHLE no. 1123576 (nos. 98–9)

To the west of No. 98, No. 97 is also part of this building group and it is depicted in the reconstruction drawing, although it was not recorded by the main author (FIGURES 203–05). The hall relating to the 14th-century cross-wing (No. 98) has been replaced by a later cross-wing with evidence, in the form of a shutter groove, for a shop-front window. A fine moulded floor has been inserted into the building in the 16th century. A further cross-wing lies to the south, also part of No. 97.

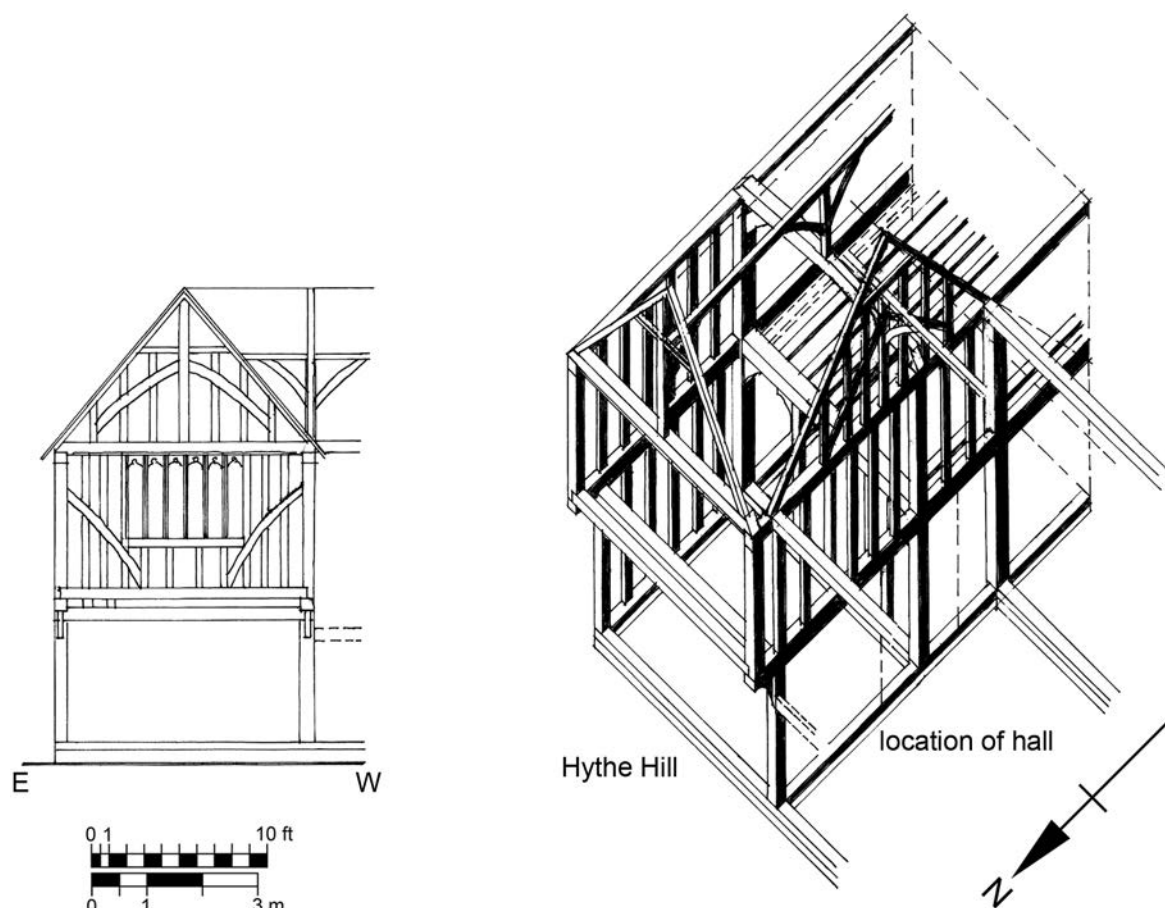


FIGURE 198: (left) Isometric view and (right) front elevation of 93 Hythe Hill (corpus no. 48)

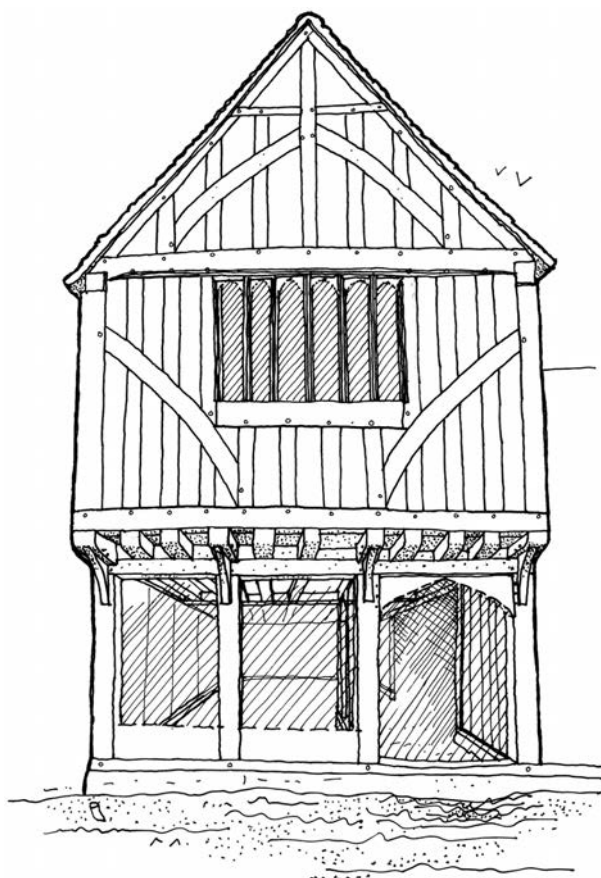


FIGURE 199: Reconstruction of the frontage of 93 Hythe Hill (corpus no. 48) (not to scale)



FIGURE 200: 93 Hythe Hill (corpus no. 48)

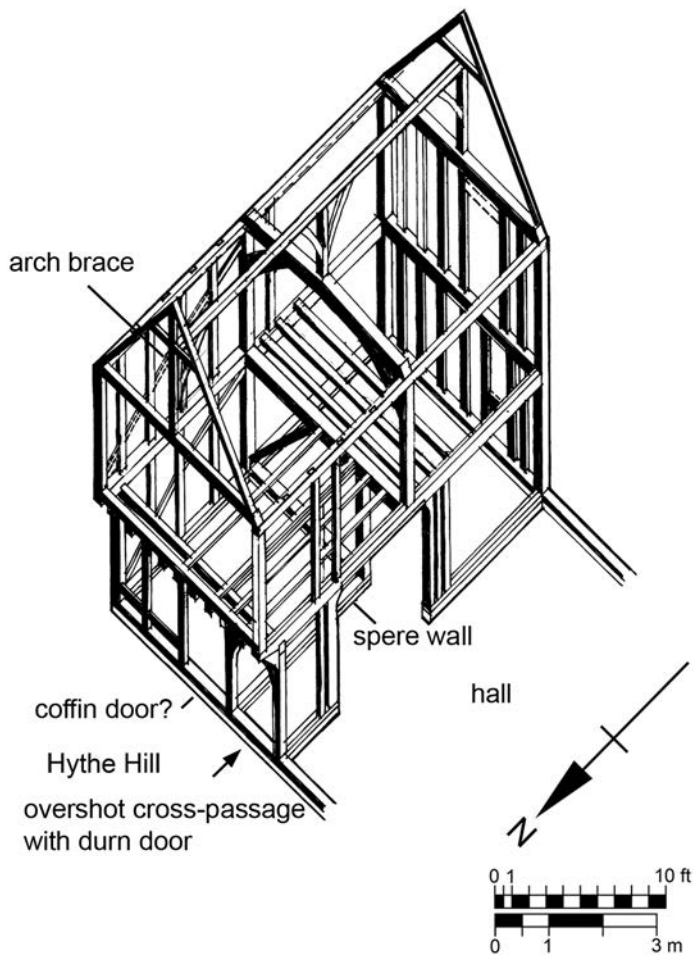


FIGURE 201: Isometric view of 98 Hythe Hill (corpus no. 49)

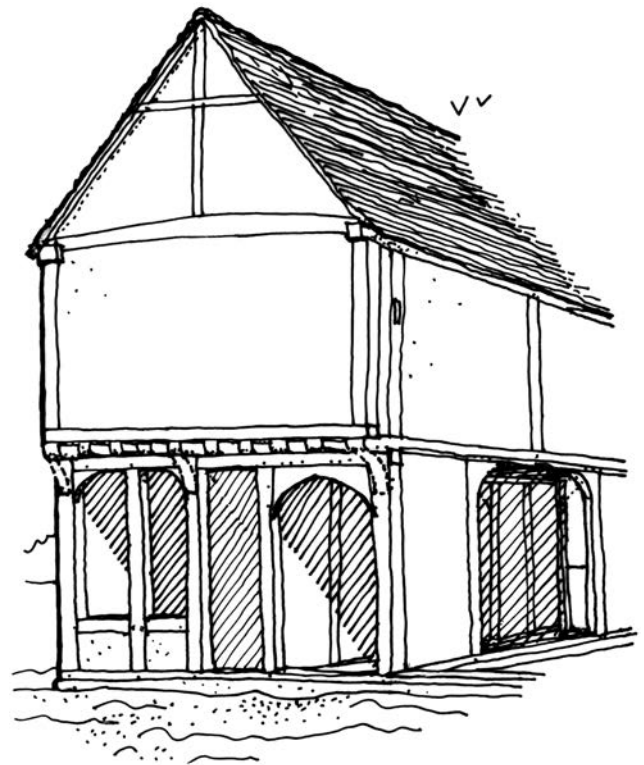


FIGURE 202: Reconstruction of the frontage of 98 Hythe Hill (corpus no. 49) (not to scale)

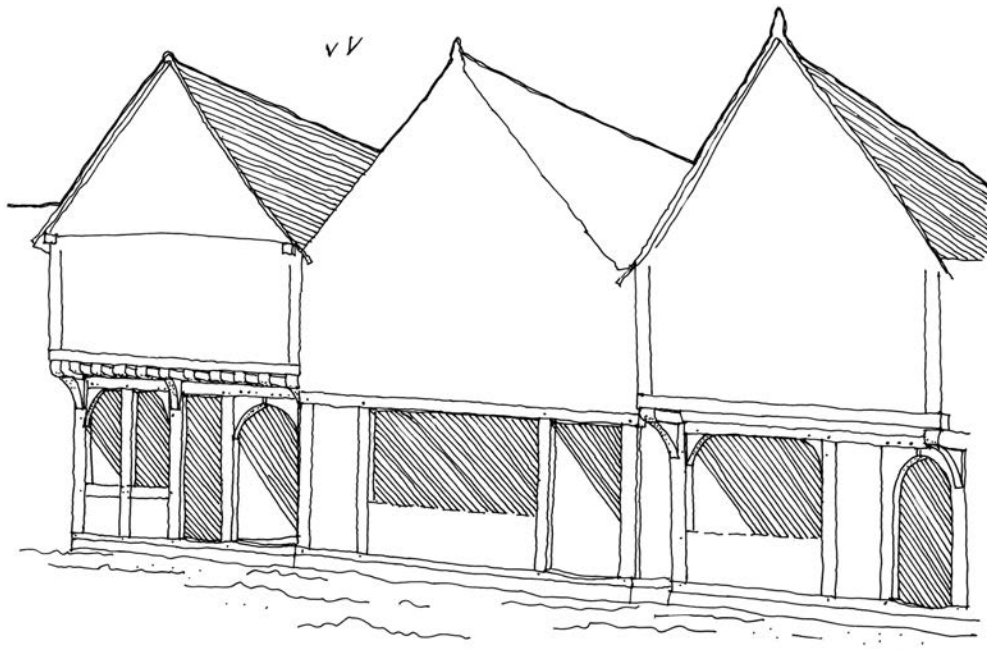


FIGURE 203: Reconstruction of the front of three shops in a row along the south side of Hythe Hill; 98 Hythe Hill (corpus no. 49) is furthest to the left (east) and the central, 17th-century shop (No. 97) would have replaced an earlier hall (not to scale)



FIGURE 204: 97–8 Hythe Hill (corpus no. 49). No. 97–8 are in the centre with the three gables, no. 98 is furthest left



FIGURE 205: View looking west up Hythe Hill, taken in 1940 by Harold Poulter; Poulter was employed by the Museum (subsequently as the deputy curator to Rex Hull) and took a series of photographs for the Museum when invasion seemed imminent. The prominent weather-boarded gables in the centre are 97–8 Hythe Hill. Courtesy of Colchester and Ipswich Museums

50. 99 Hythe Hill (south side)

(FIGURES 1k, 2h, 206–08)

There are two 17th-century long-wall jetty buildings on this important corner of Hythe Hill, leading to the Hythe. Little

is known of the internal detail because they have not been surveyed. It is possible to identify a third building from the late 19th-century OS maps (it has since been demolished).

Grade II Listed, NHLE no. 1123576 (nos. 98–9)

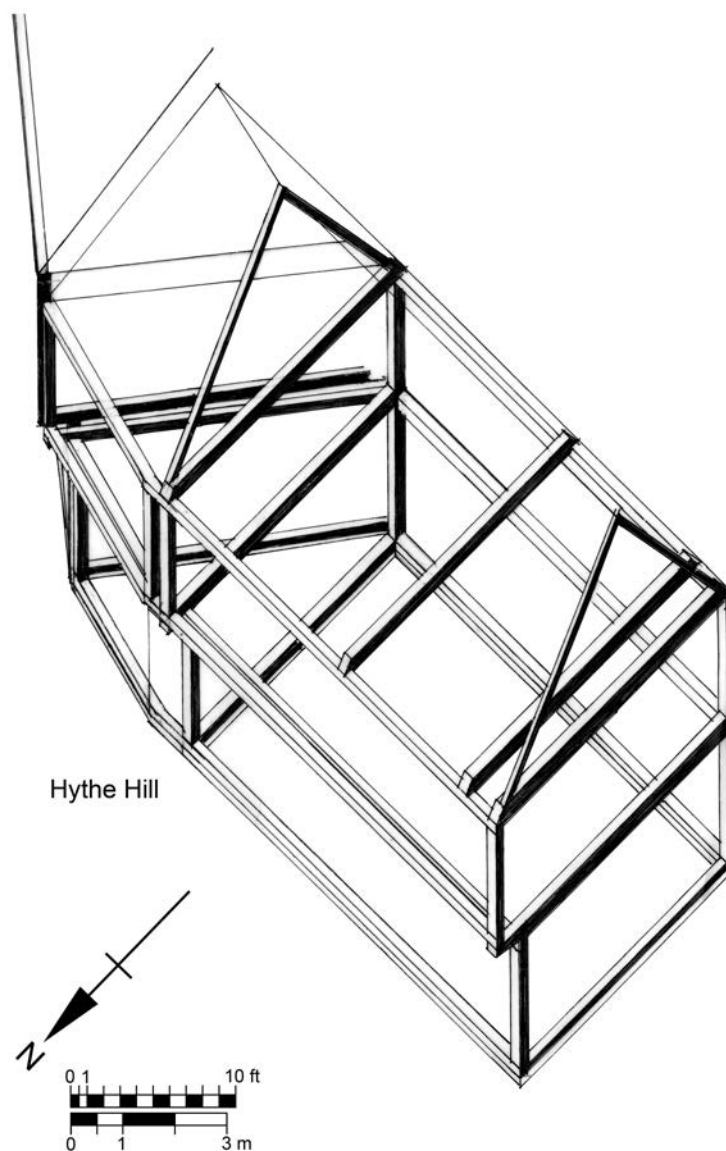


FIGURE 206: Isometric view of 99 Hythe Hill (corpus no. 50)



FIGURE 207: 99 Hythe Hill (corpus no. 50)



FIGURE 208: 99 Hythe Hill (corpus no. 50) before the demolition of 4–5 Hythe Quay, (probably) c.1940.
Courtesy of Colchester and Ipswich Museums

51. 101–02 Hythe Hill, The Perseverance Inn (north side) (FIGURES 1k, 2h, 209–12)

This was a significant timber-framed building complex, mainly 15th-century in date, which was recorded during dismantling in 1910; the building was re-erected in 1911–12 (and still survives) near Coombe Hill, Surrey (Coombe Woodhouse, now called Cedar Court; NHLE no. 1358438).

There are a number of early photographs showing the exposed frame published in *The Essex County Standard* in March 2010 and a scale plan was made of the first floor

at this time by John Sherman, the architect responsible for the removal (Roberts 1988; FIGURE 211). On the frontage, there was a jettied three-bay cross-wing with a smaller jettied building, either side. To the rear there was a long-wall jetty building that could have been a complete house in itself. Clearly, there were no limitations on building in depth at this location, of the kind that restricted such development in more urban parts of town.

There were a number of early stained-glass items within the building, and Cedar Court in Surrey possesses many

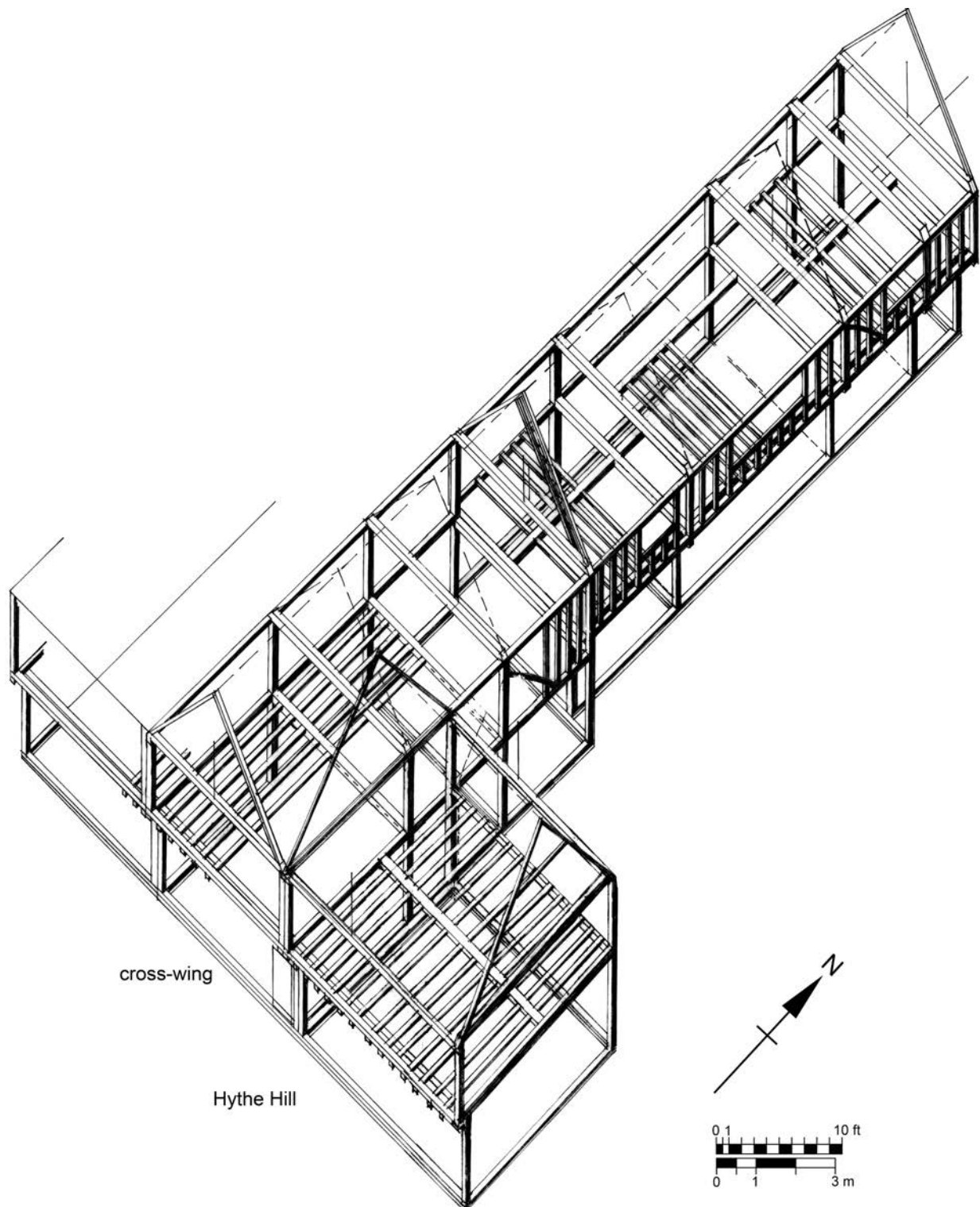


FIGURE 209: Isometric view of 101–02 Hythe Hill (corpus no. 51), based on a drawing by John Sherman when it was dismantled in 1910



FIGURE 210: View looking west up Hythe Hill from Hythe Quay, 1897. 101–02 Hythe Hill (corpus no. 51) is centre right of picture. Courtesy of Colchester and Ipswich Museums

windows with heraldic glass. The Siege House, 73–5 East Street (corpus no. 24) contains a window with four re-used glass roundels. These are thought to have been relocated from a building on Hythe Hill, plausibly from 101–02 given the items in Cedar Court, Surrey, when The Siege House was restored by Marriage and Son in 1902. One roundel has a merchant's mark with the initials W.S. 1546 (FIGURE 212). It has been suggested this is the mark of William Smyth, the grandson of a wealthy wool merchant of the same name who was granted land in the Hythe in 1474 by the Duke of Norfolk (Roberts 1988). However, it has been also suggested that it could be for William Strachey, merchant and bailiff in 1555 (VCH 1994, IX, 109).

From 1833 to 1877 the building became The Perseverance Inn; it was sub-divided in the late 19th century and later became a furniture store.

Cedar Court, Surrey, is Grade II Listed, NHLE no. 1358438

52. 127 Hythe Hill (north side)

(FIGURES 1k, 2h, 213–17)

A two-storey, late 16th-century, house with attic with an originally jettied front and a contemporary central chimney stack. In a survey of this kind, it is always a pleasure to find something unexpected that broadens our understanding of the period. 127 Hythe Hill looks like an unremarkable building but it possesses a roof of major interest. The exciting feature is the roof of 'upper crucks', otherwise unrecorded in the County. True crucks are unknown in Essex and of an entirely alien culture. Old pictures of 40–2 Buttermarket, Ipswich, Suffolk, which was destroyed by fire in the early 1990s, suggest that its attic was of similar form, and it is possible there was some coastal link connecting the two examples (Colman 1977, 143–5; FIGURE 214). Attic storeys became an important new ingredient from the late 16th century, incorporated into a new building or introduced into an existing building.

A late 19th-century drawing and photograph shows 127 Hythe Hill together with its immediate neighbours (FIGURES 215, 217). The adjoining building to the east, 126 Hythe Hill (formerly The Dolphin Inn), was entirely rebuilt in the early 20th century as an elaborate, but superficial, replica.

Grade II Listed, NHLE no. 1337759 (nos. 126–7)

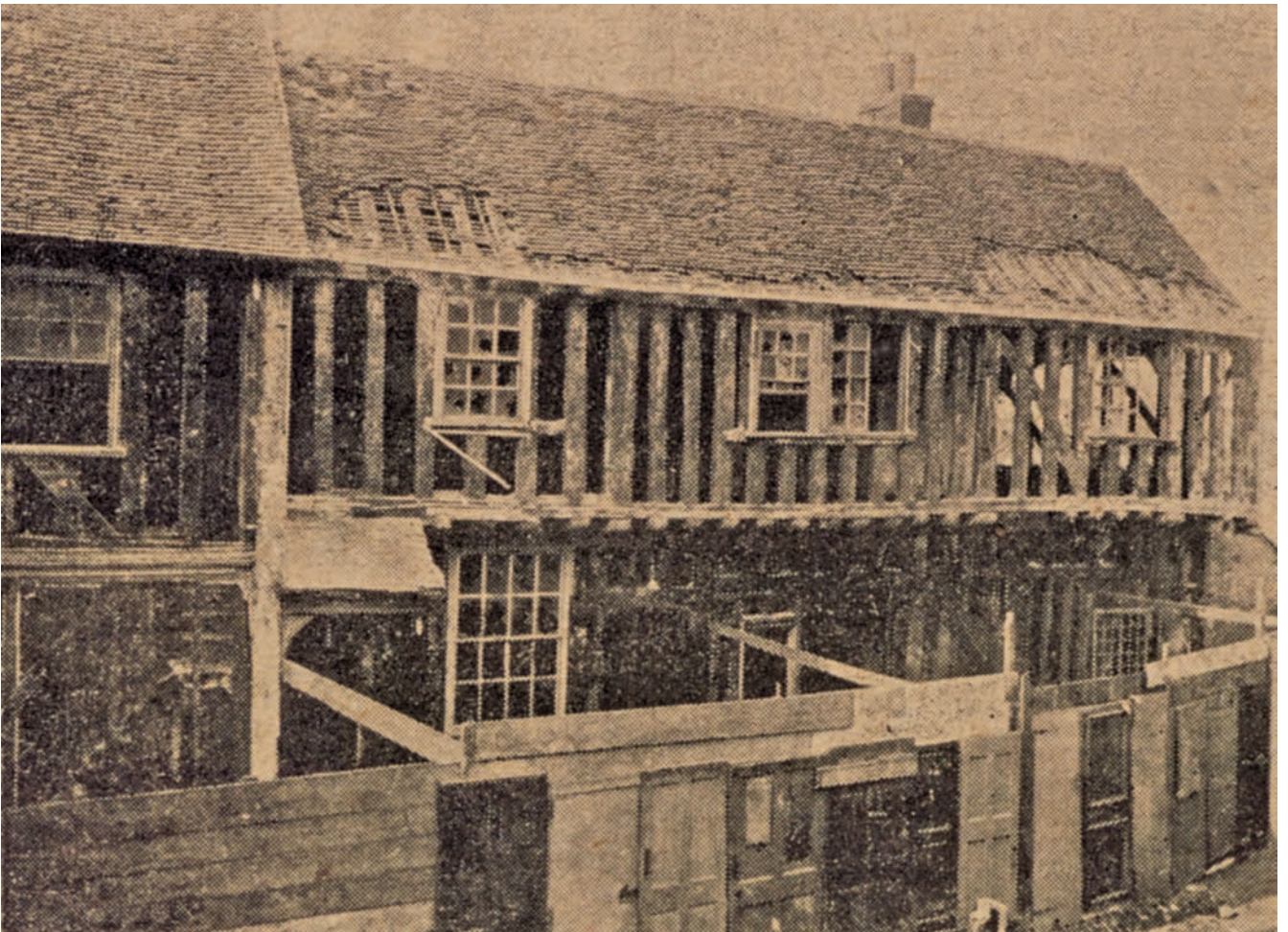
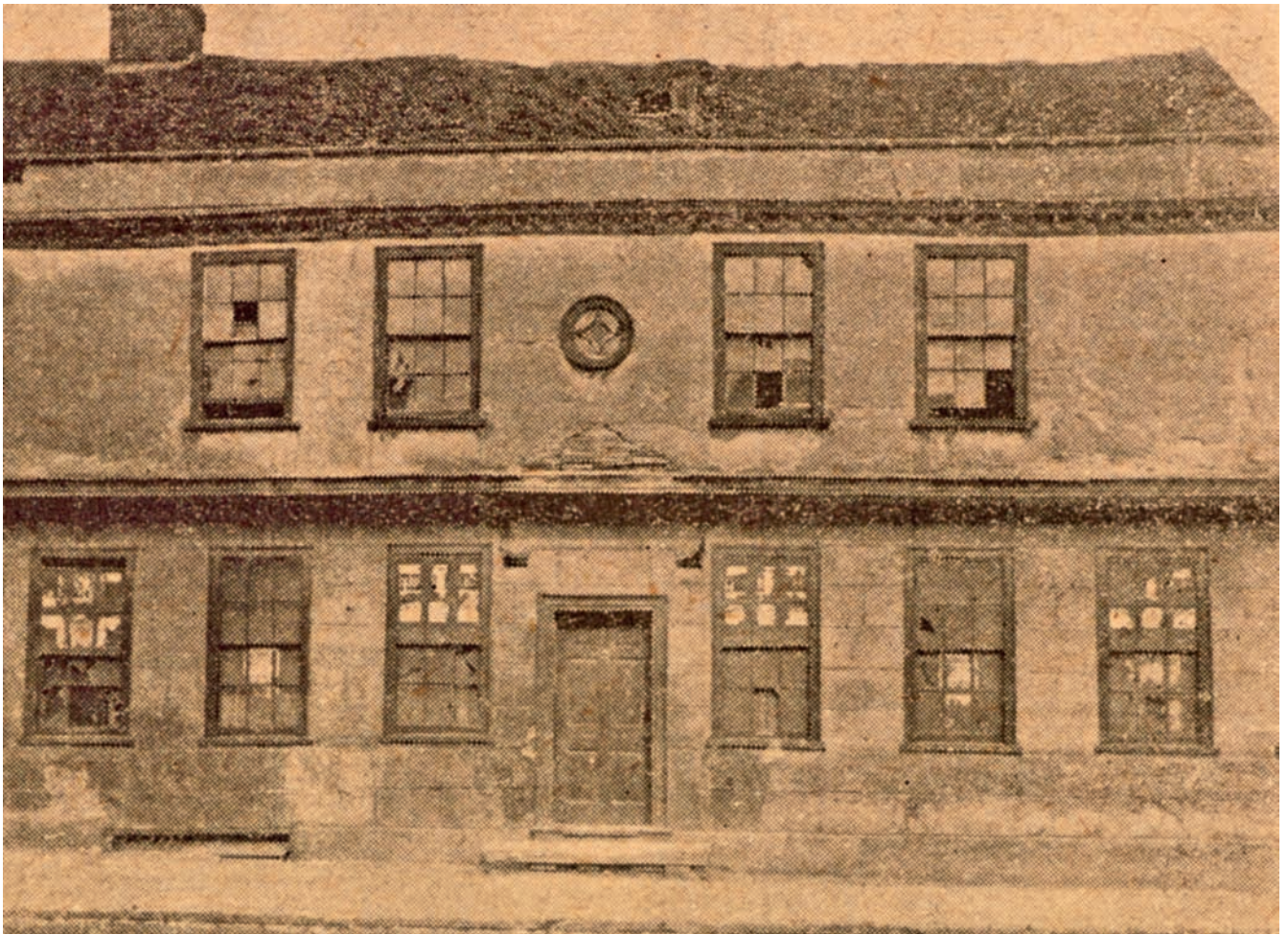


FIGURE 211: Two images of 101–02 Hythe Hill (corpus no. 51) taken (top) before and (bottom) during dismantling, showing the exposed frame, published in *The Essex County Standard* in March 1910. Courtesy of Essex Record Office



FIGURE 212: (left and above) Stained glass roundel in The Siege House, 73–5 East Street (corpus no. 24), illustrating the arms of Katharine Parr. The roundel (above) has a merchant's mark with the initials W.S. 1546. It has been suggested this is the mark of William Smyth, the grandson of a wealthy wool merchant of the same name who was granted land in the Hythe in 1474 by the Duke of Norfolk. The roundel is thought to have been relocated from 101–02 Hythe Hill (corpus no. 51) when The Siege House was restored by Marriage and Son in 1902'

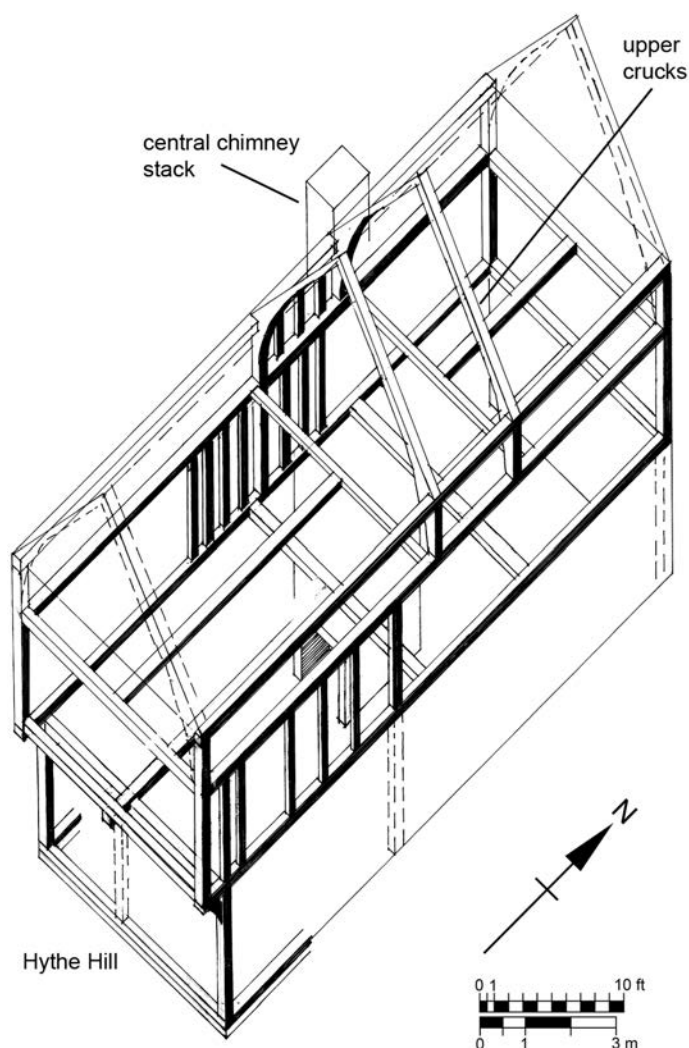


FIGURE 213: Isometric view of 127 Hythe Hill (corpus no. 52)

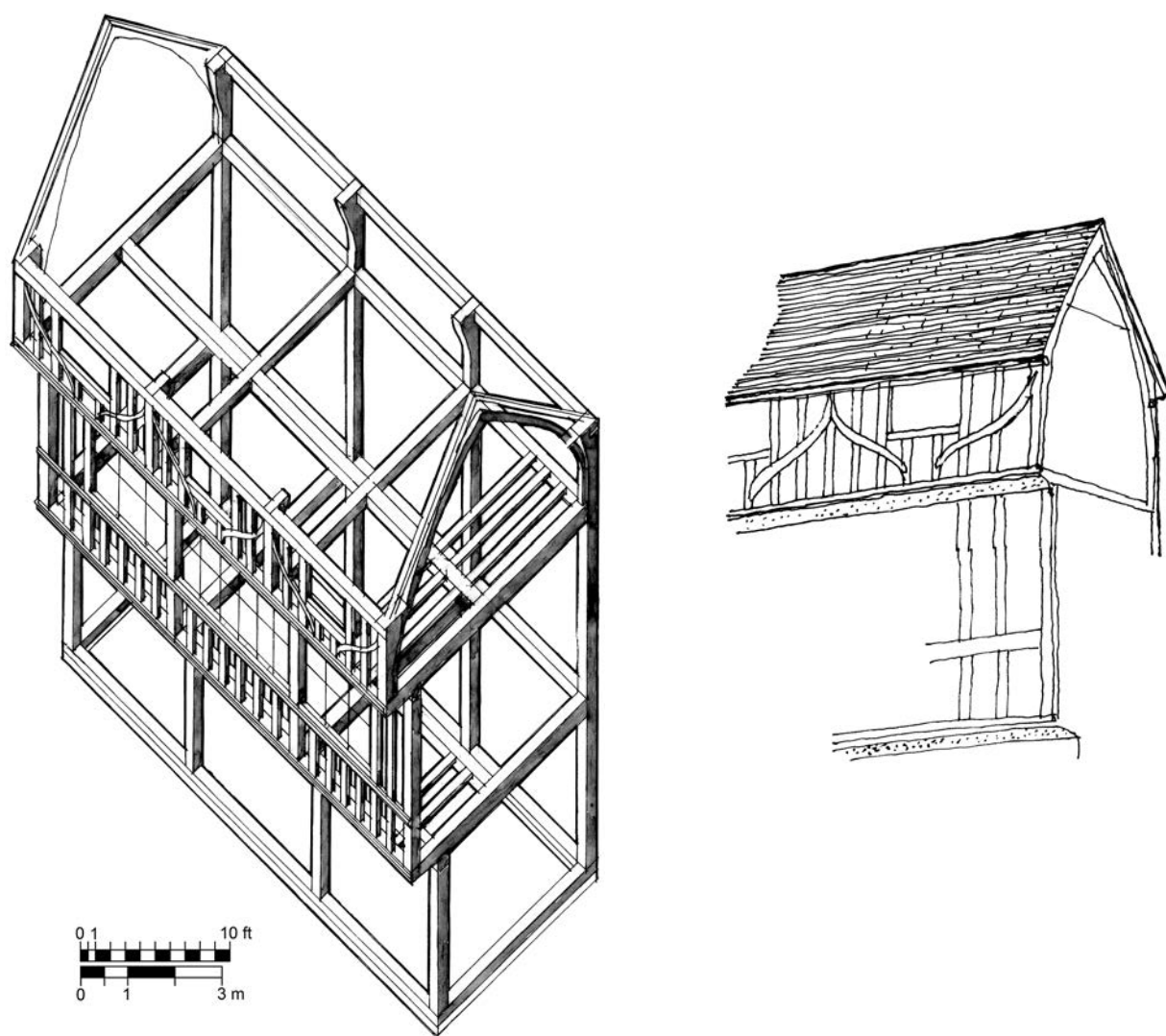


FIGURE 214: (left) Isometric view and (right) reconstruction of 40–2 Buttermarket, Ipswich, a 16th-century building with a double-jettied front range with upper crucks and serpentine bracing. The building was destroyed by fire in the early 1990s and the drawings are based on an early illustration of the building (reconstruction not to scale)

53. 133 Hythe Hill (north side)

(FIGURES 1k, 2h, 218–20)

This little building has long been a picturesque sight seen in conjunction with the Church of St Leonard at the Hythe to the east. It is possible that it was a church-related building.

This is a 16th-century long-wall jetty house which has lost its service end to the west. It is somewhat diminutive but of reasonable quality, with an attractive arched door-head.

At a curious angle at the east end is, what appears to be, a 17th-century wing. This has very small projecting floor joists when compared with the early part. There is an awkward, but intriguing, canted link block which contains a probable contemporary stack. However, to date, only a small part of the interior of this building has been surveyed.

Grade II Listed, NHLE no. 1337720 (Tudor Cottage)



FIGURE 215: Pencil and wash drawing of Hythe Hill by Major J.E. Bale in 1887. The drawing shows the group of buildings on the north side of the street, looking towards the Church of St Leonard at the Hythe (corpus no. 44). 127 Hythe Hill (corpus no. 54) is the prominent gable-end (two-storey with attic) building. Courtesy of Colchester and Ipswich Museums



FIGURE 216: 127 Hythe Hill (corpus no. 52)

FIGURE 217: (below) View looking west up Hythe Hill towards the Church of St Leonard at the Hythe (corpus no. 54), 1897. The prominent gable-end (two-storey with attic) building is 127 Hythe Hill (corpus no. 52). Courtesy of Colchester and Ipswich Museums



FIGURE 218: Isometric view of 133 Hythe Hill (corpus no. 53)

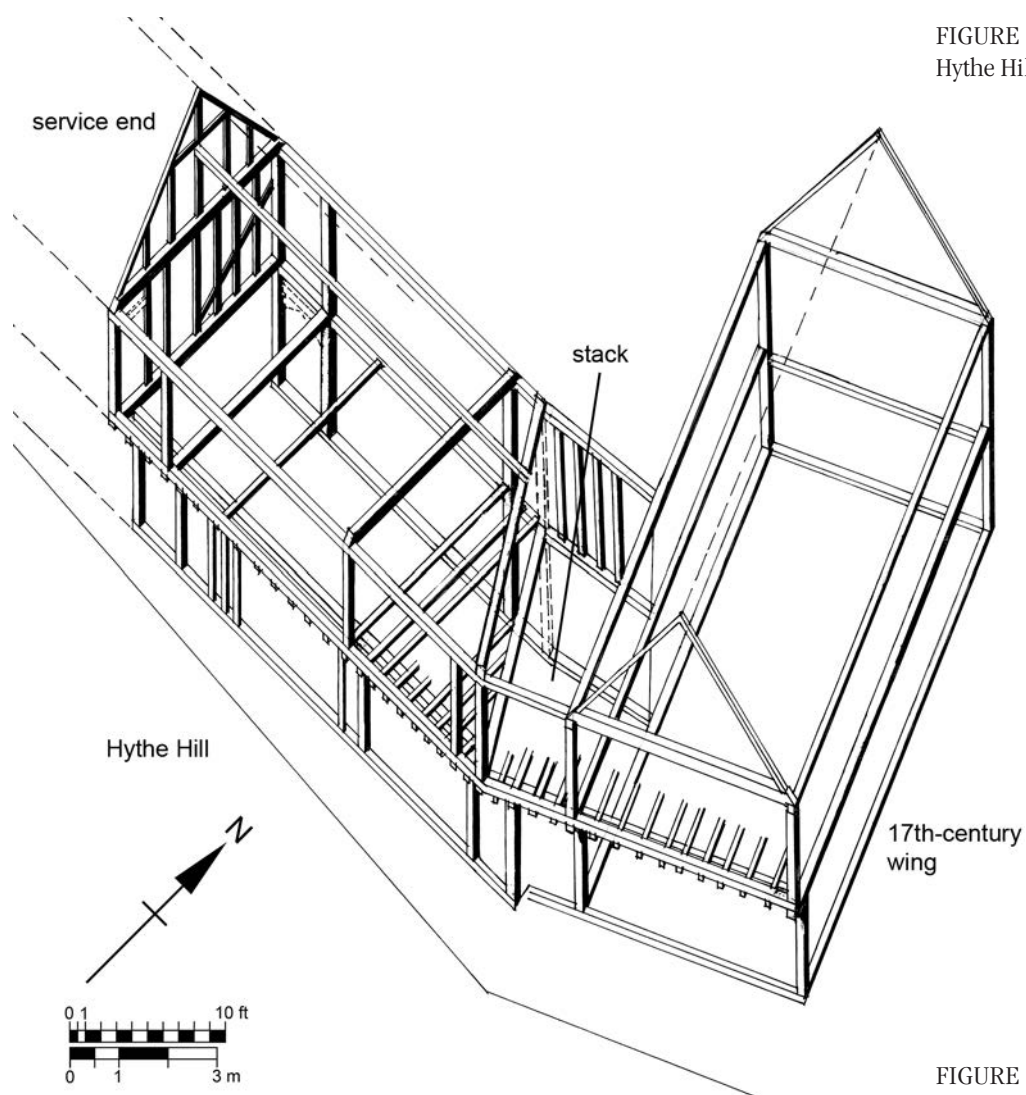


FIGURE 219: (below)
133 Hythe Hill (corpus no. 53)





FIGURE 220: View looking east down Hythe Hill, 1897. 133 Hythe Hill is centre left (north) side of picture.
Courtesy of Colchester and Ipswich Museums

54. Nave roof of the Church of St Leonard at the Hythe, Hythe Hill (north side) (FIGURES 1k, 2h, 221–24)

The earliest reference for a church on the site is c.1150, when the church of 'Hethe' was given to St John's Abbey (Gascoyne and Radford 2013, 229).¹⁹ The earliest existing components date to the 14th century. The chancel, north arcade and north aisle date to c.1330–40, the west tower to the late 14th century. The chancel arch, south arcade, south aisle, clerestory and south porch date to the late 15th and early 16th centuries. The building was extensively restored in the 19th and 20th centuries. The ground plan is interesting for the misalignment of the chancel to the nave, which is possible evidence of an earlier plan (Rodwell and Rowell 1977, 36).

The nave roof of the Church of St Leonard at the Hythe is one of the southern-most hammerbeam angel roofs in East Anglia. Church carpenters seem to have been of a higher status than vernacular carpenters and worked over a region and sometimes further afield. They were specialists and not limited by the 'local vernacular' style, employing such features as ridge-pieces and double-framed roofs that were part of the 'national' style. The employment of butt purlins in St Leonard's in c.1500 is at least 50 years earlier than their introduction into the vernacular in the form of various side purlins. The St. Leonard's roof is of the pseudo-hammerbeam

type where the hammerbeams hang from the principal rafter in decorative manner, really only to support wooden angels (the angels are now missing). Such roofs are liable to distort and have almost always been strengthened with iron tie-rods, as is the case here. There are seven equally-spaced trusses and whilst of some quality, the overall effect is not as elaborate as some other roofs. The spandrels have simple pierced tracery cut into timber planks. The roof would have been paid for by the local congregation and, therefore, is an indication of the community's wealth. As an angel roof the hammer-posts are morticed into the top of the hammerbeams. At about this time there is a tendency to mortice the hammerbeam into the side of the hammer-post, leaving the possibility of a pendant boss.

Parvis or parvise chamber over south porch, the Church of St Leonard at the Hythe, Hythe Hill (FIGURE 222)

A sketch was made of this little structure, probably a priest's room, when it was briefly accessible during repairs in 1993 but it has not been recorded in detail and deserves further examination.²⁰ It is an unusual porch room constructed of alternating studs and planks and with a very low-pitched roof. It is now encased in stonework and the relationship between the two forms of construction could not be determined. It seems likely that the timber element was

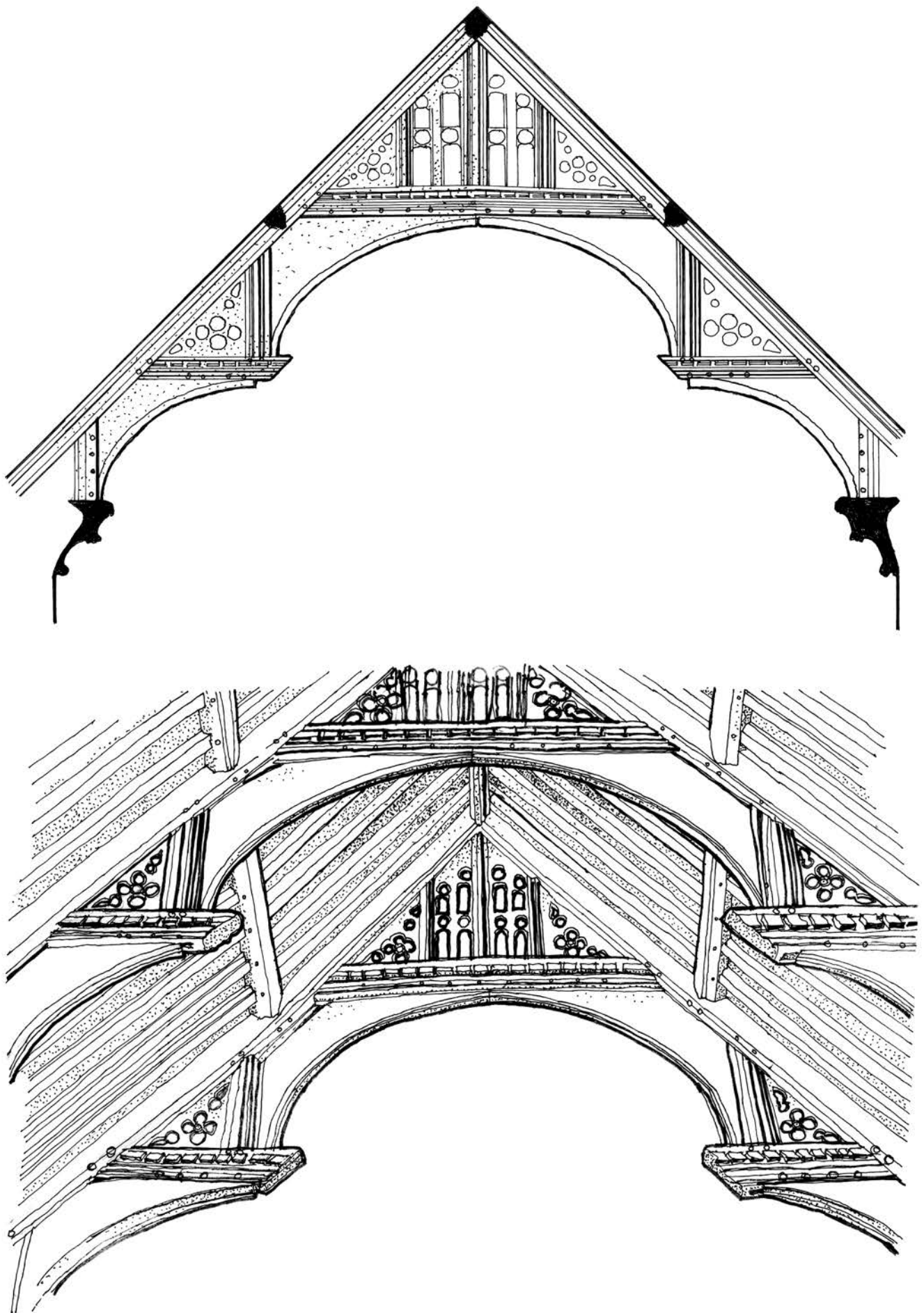


FIGURE 221: Two views of the fine hammerbeam nave roof of the Church of St Leonard at the Hythe, Hythe Hill (corpus no. 54)
(not to scale)

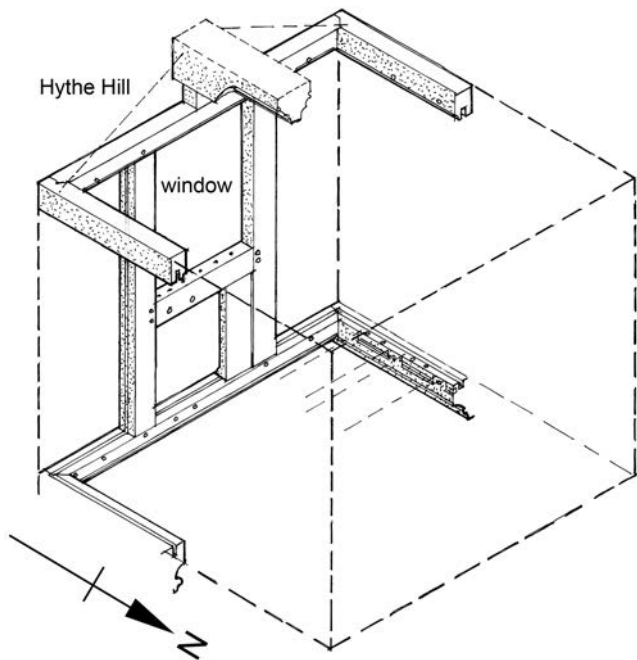


FIGURE 222: (above) Isometric sketch of the parvis chamber over the south porch of the Church of St Leonard at the Hythe, Hythe Hill (corpus no. 54) (not to scale)

FIGURE 223: (below) St. Leonard's Parish Church, Hythe Hill (corpus no. 54). The parvis chamber is located above the porch

originally intended to be seen, because it is too substantial to be a mere lining.

All the principal members are grooved, into which both planks and studs are tenoned. There are enough clues to realise that stud and plank walling was popular with high status clients during the 13th and 14th centuries. The Wheat Barn at Crossing Temple is a good example, with dendrochronology providing a felling date of 1257–90 for the structural timbers, and the technique was a good way of providing vermin-proof walling for granaries (Stenning 1993, 70). It probably fell out of fashion in the 14th century, being difficult to repair without demolishing the whole building. Stud and plank continued to be utilised widely elsewhere in England for high-end internal partitions. In Essex there is some evidence for their use in the north-west of the County. The carved panels on the elevations of The Red Lion, 43 High Street (corpus no. 32), and The Siege House, 73–5 East Street (corpus no. 24), are a kind of non-structural variant of this old idea.

Grade II* Listed Building, NHLE no. 1123578

LONG WYRE STREET

55. 37 Long Wyre Street, Beresfords (west side, corner with Eld Lane)

(FIGURES 1f, 2l, 225–8)

Some years ago, we were fortunate to record much of this building just before it was seriously damaged by fire. Something individual like this, together with the largish timber sizes (for Colchester), suggests an early building, and a date of c.1400 is most likely, based on stylistic similarities to other buildings. The two-storey structure has an extra attic storey, cleverly contrived, which is the earliest example recorded in the town; attics generally date from the 1580s onwards. The attic floor





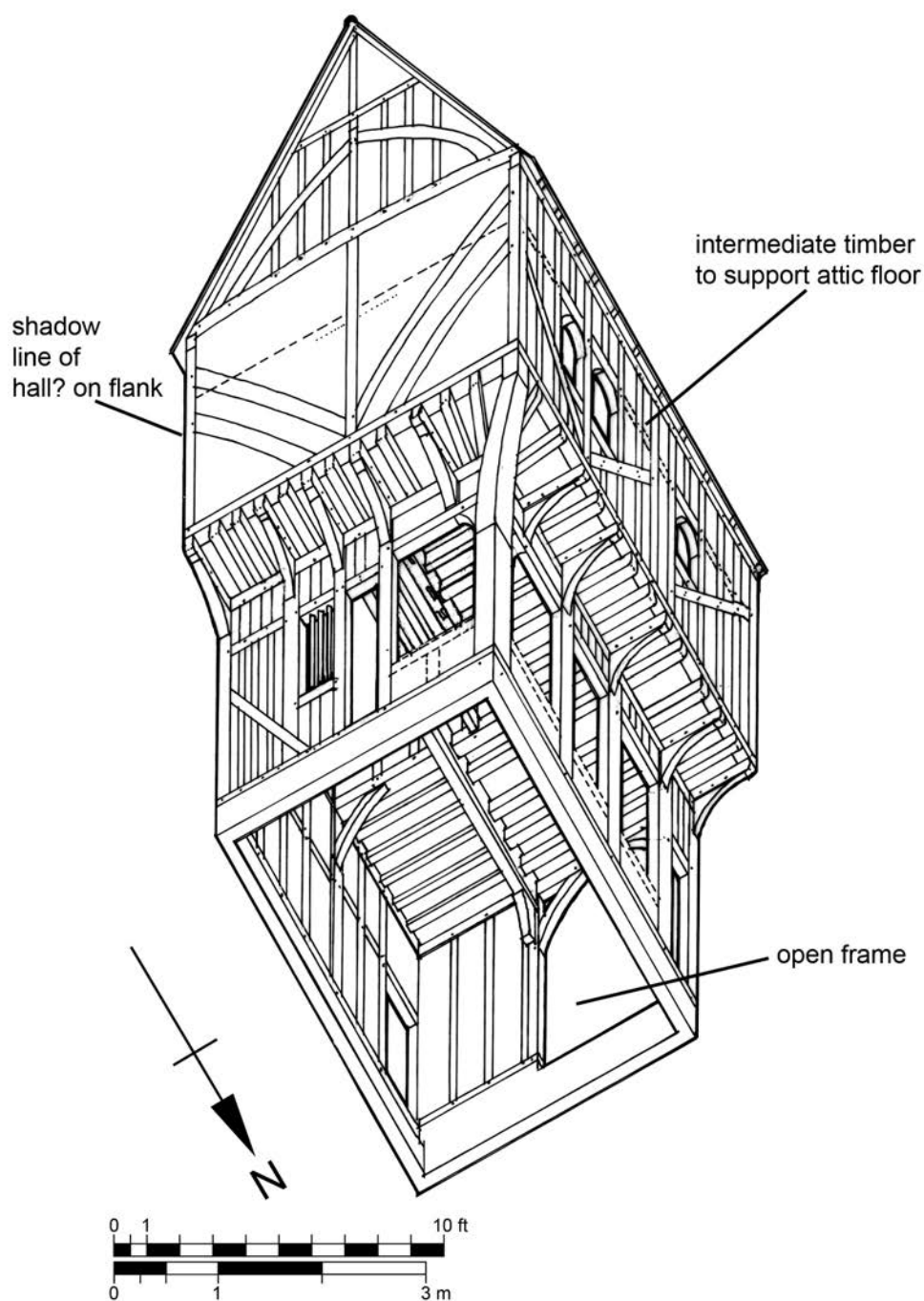


FIGURE 225: Isometric view (from below) of 37 Long Wyre Street (corpus no. 55)

is fixed over small spacer-pieces, tenoned into each stud. The roof is treated as an over-long bay but the collar purlin of the crown-post roof (now destroyed by the fire) is clasped between two collars to support it in the centre, without a central tiebeam. Otherwise the structure is of two bays.

The ground floor was divided longitudinally as half shop and half residential, an unexpected arrangement. There were probably two coffin doors, suggesting there could have been two shops in the ground floor area. Also, the upper floor is likely to have had some form of commercial function as there remains, under the modern plaster, three arch-headed windows, which usually suggests such a use. Such undivided openings are indicative of non-residential use, such as the

similar, continuous rows of windows at first-floor level in The Guildhall in Thaxted, Essex, dated to c.1450 (Stenning 1989b, 156, Fig. 8; NHLE no. 1112905). A similar example, with arched, shop-type windows on the upper storey, has been identified at 6 High Street, Lavenham, Suffolk; in that case, Alston suggested that the windows were to let light into a workshop (Alston 2004b, 52–3, Fig. 4.14; NHLE no. 1285333).

There is an open frame to the north, which would have abutted an earlier building. The gable window on this side of the building (which would have been above the roofline of the adjacent building) was blocked off when the neighbouring later Tudor structure was constructed because this was taller than the original building on the site.

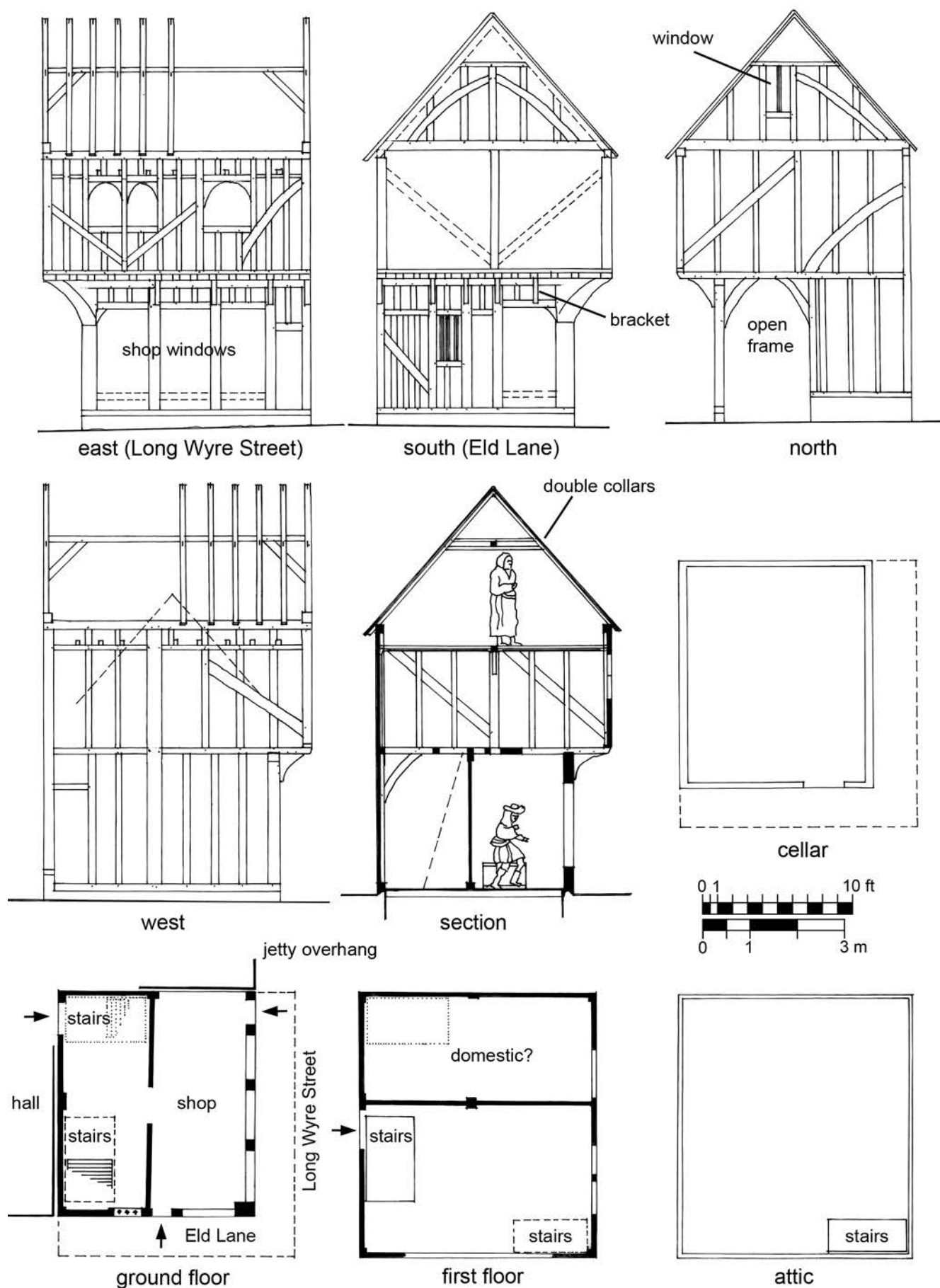


FIGURE 226: Plans and elevations of 37 Long Wyre Street (corpus no. 55)



FIGURE 227: Reconstruction of the frontage of 37 Long Wyre Street (corpus no. 55) (not to scale)

FIGURE 228: (below) 37 Long Wyre Street (corpus no. 55). The adjacent long-wall jetty building (Co-op Funeral Services, 33–5 Long Wyre Street) has not been surveyed



There would have been a lowish hall to the west, indicated by ghost weathering marks on the flank. There remains a first-floor opening in this wall, which may have had a sliding door. This is the only building viewed where a jetty bracket sits into a short stud, rather than over a storey-height post.

Grade II Listed, NHLE no. 1337745 (nos. 33–7)

MAGDALEN STREET

56. 110–11 Magdalen Street (Spectrum Security Systems Ltd and formerly The Lighthouse Café) (north side) (FIGURES 1i, 2a, 229–32)

This 'L-shaped' 15th-century building stood on the south-west corner of Magdalen Green and across from St Mary Magdalen's Church; the later church, erected over the Green in 1853 and demolished in 1994, was directly opposite (on the corner with Brook Street) while the medieval church, thought to date from the 12th century, was located further to the north.

This was a big complex, originally, with a five-bay house on the frontage; the building has been divided into Parts A, B and C for discussion, although it was all one build. It appears that one bay to the west of Part A has been lost (dotted on the drawing). Part A has a two-bay upper chamber. To the east of

A, Part B is jettied on two sides, fronting Magdalen Street to the south and Magdalen Green to the east. It contains another two-bay chamber over possible shops. Part C, to the north of B, seems to have been a kitchen and may be slightly later in date, but obviously built by the same carpenter. This is likely to have been partly open to the roof to provide an open hearth. Later, the hearth was repositioned outside the back wall in a timber stack (i.e. on the west wall of Part C). Later again, this was removed and its mantel beam (probably) reused in a fireplace in Part B. The roofs have distinctive crownposts, some octagonal and without braces, which is unusual, and very long axial braces at the 'closed' ends (i.e. at the partitions). Both these features have been seen in Essex in widely separate locations.

Grade II Listed, NHLE no. 1123552

57. 187 Magdalen Street (north side) (FIGURES 1i, 2i, 233–4)

A stumpy 15th-century jettied cross-wing with high-end recess, which is rare. The parlour door was probably of durn form and the beam above is cambered; there is also a cambered beam in 3–6 West Stockwell Street (corpus no. 98). There is double arch or fan bracing in the east flank and probably on the front,

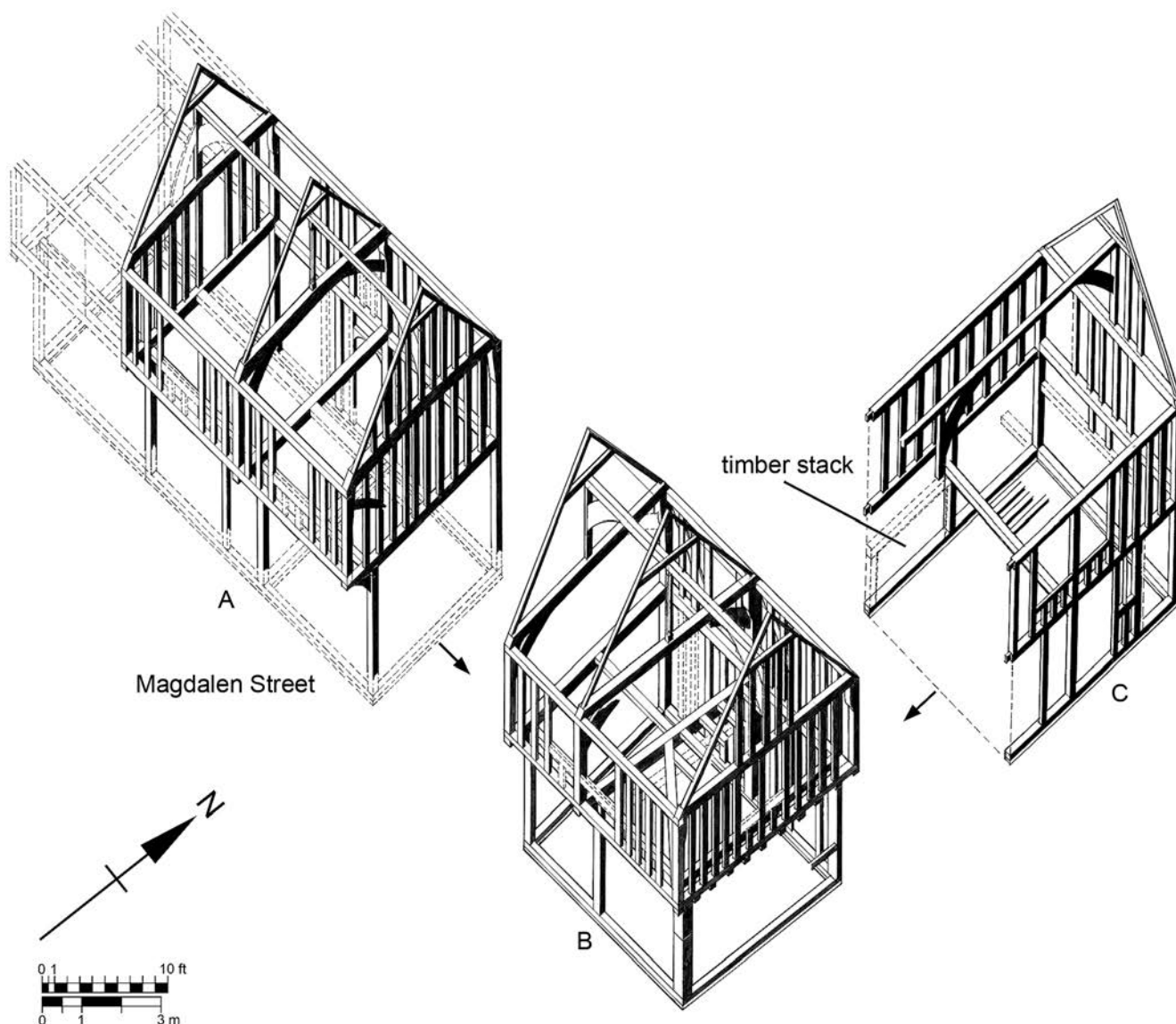


FIGURE 229: Isometric view of 110–11 Magdalen Street (corpus no. 56), Parts A, B and C

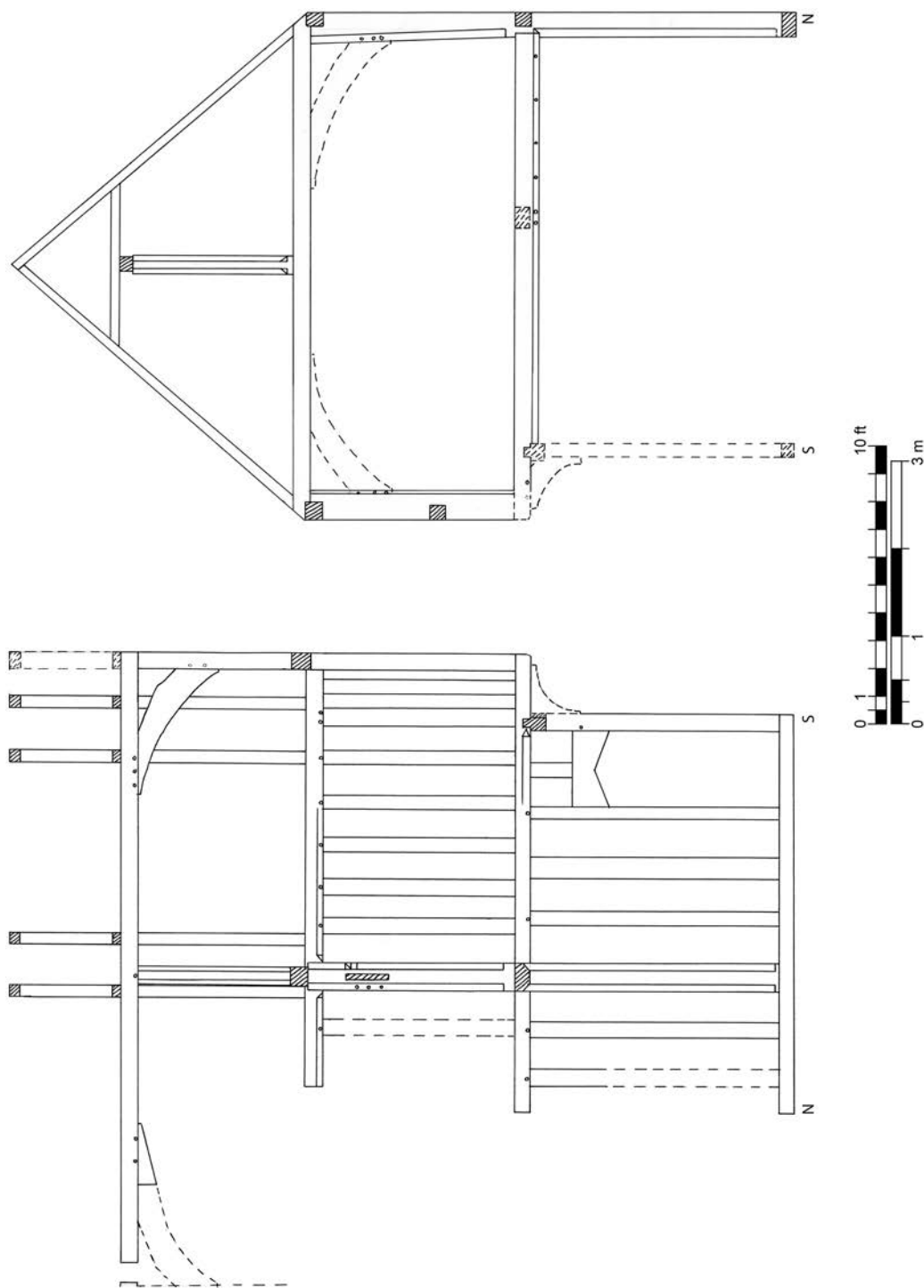


FIGURE 230: N to S sections of 110–11 Magdalen Street (corpus no. 56), Parts A and B. Drawn by Richard Shackle

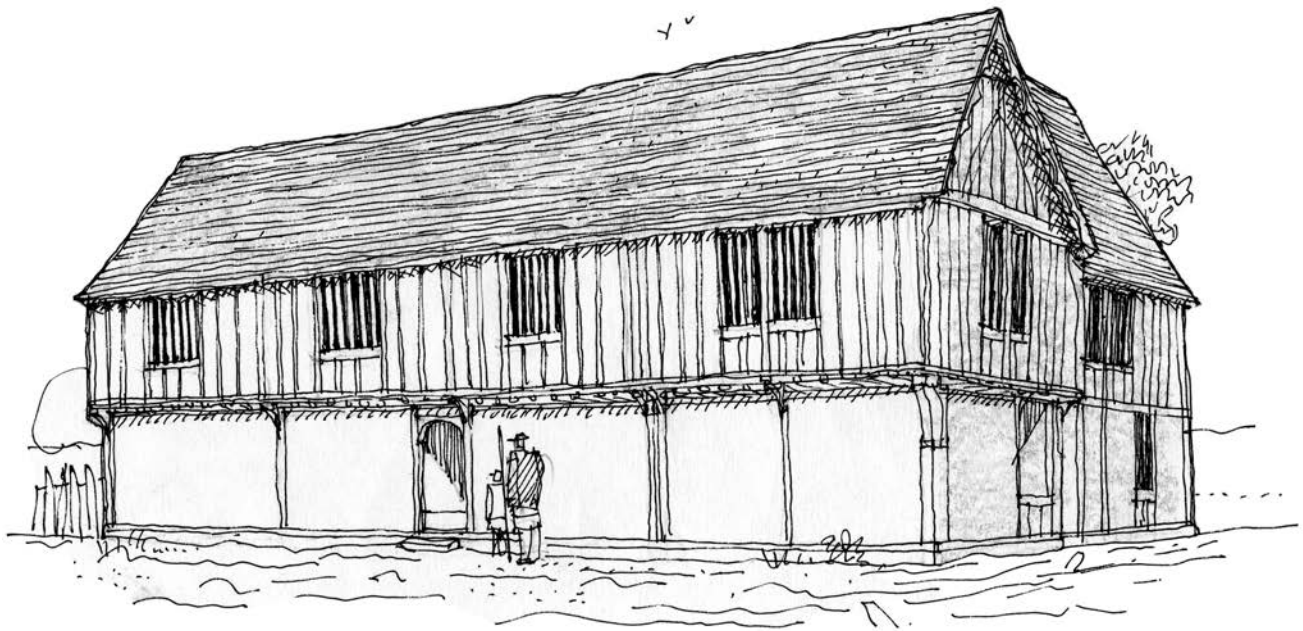


FIGURE 231: Reconstruction of 110–11 Magdalen Street (corpus no. 56) (not to scale)



FIGURE 232: 110–11 Magdalen Street (corpus no. 56)

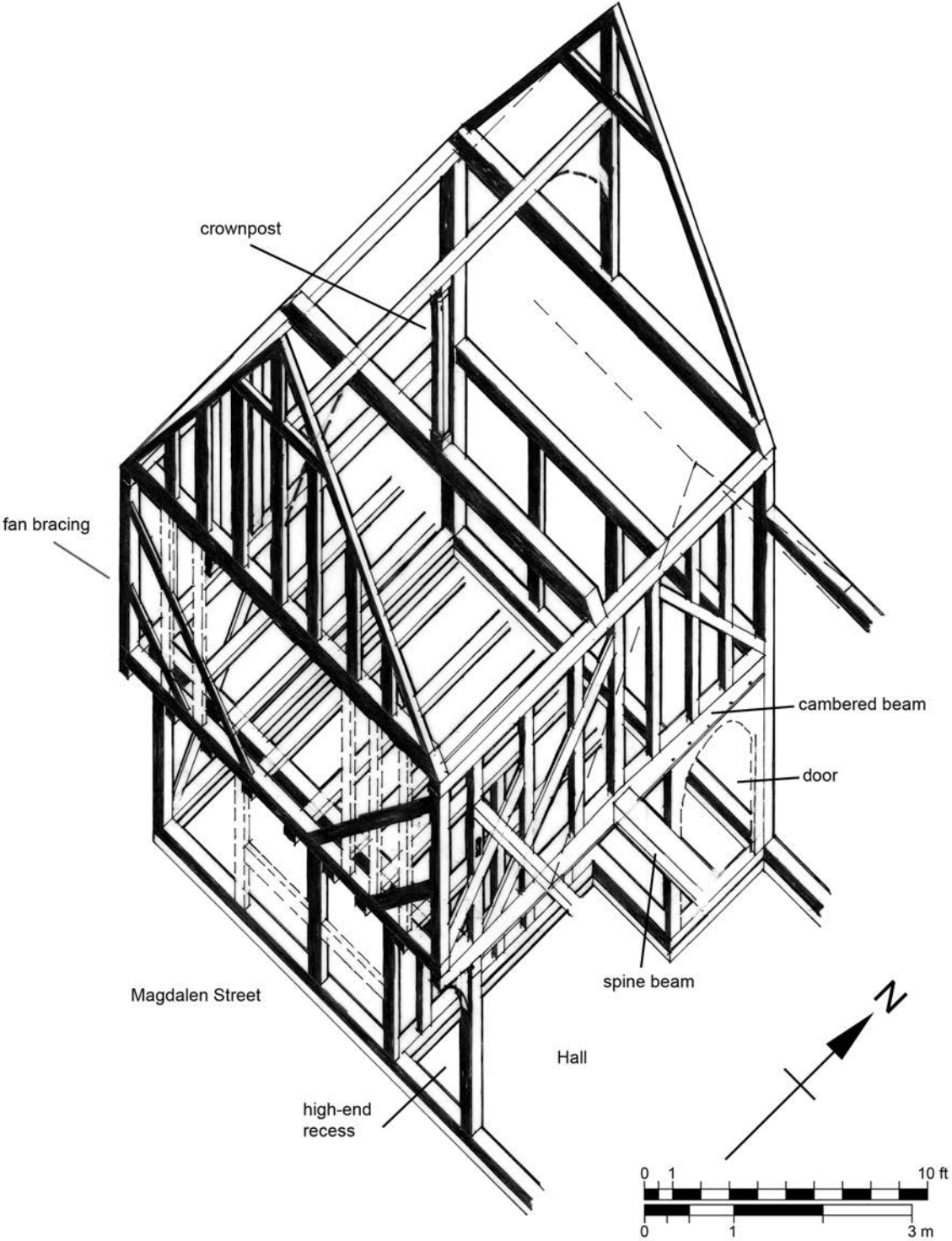


FIGURE 233: Isometric view of 187 Magdalen Street (corpus no. 57)



FIGURE 234: 187 Magdalen Street (corpus no. 57)

although this could possibly have been introduced during later restoration. The joists seem to span full width. The octagonal crownpost, without braces, is similar to 110–11 Magdalen Street (corpus no. 56). The building probably had a short hall and in-line service end. A fixing for a later spine beam of a two-storey block on the east side of the cross-wing must date from when the hall was altered, probably in the 16th century. There are some doubts as to height of the hall, there being two alternative top-plate mortices.

The building has been renovated in recent times at which time the crownpost was removed. However, the structure is still usefully preserved.

Locally Listed. Colchester HER local list no. DCC25459

MAIDENBURGH STREET

58. 23–3A Maidenburgh Street (east side)

(FIGURES 1d, 2b, 235–8)

This pair of little jettied buildings, which are a picturesque feature of the street scene, seem to post-date the Colchester Siege of 1648 and have jetty brackets of characteristic mid-17th-century profile. It is now difficult to understand the plan form of these buildings, but they were obviously modest; they are amongst the buildings renovated post-World War II and now of somewhat limited internal character. Much of the timber is reused which explains the rather basic nature of the construction. Part B on the drawing was part of a larger dwelling (which would have extended to the north); it has a slightly later extension to the rear. To the south stands the former wool hall (19–21 Maidenburgh Street), later a school, which has 18th or 19th-century framing.

The building was the Fencers public house between c.1749, when it is first mentioned, and 1901.

Grade II Listed, NHLE no. 1337749

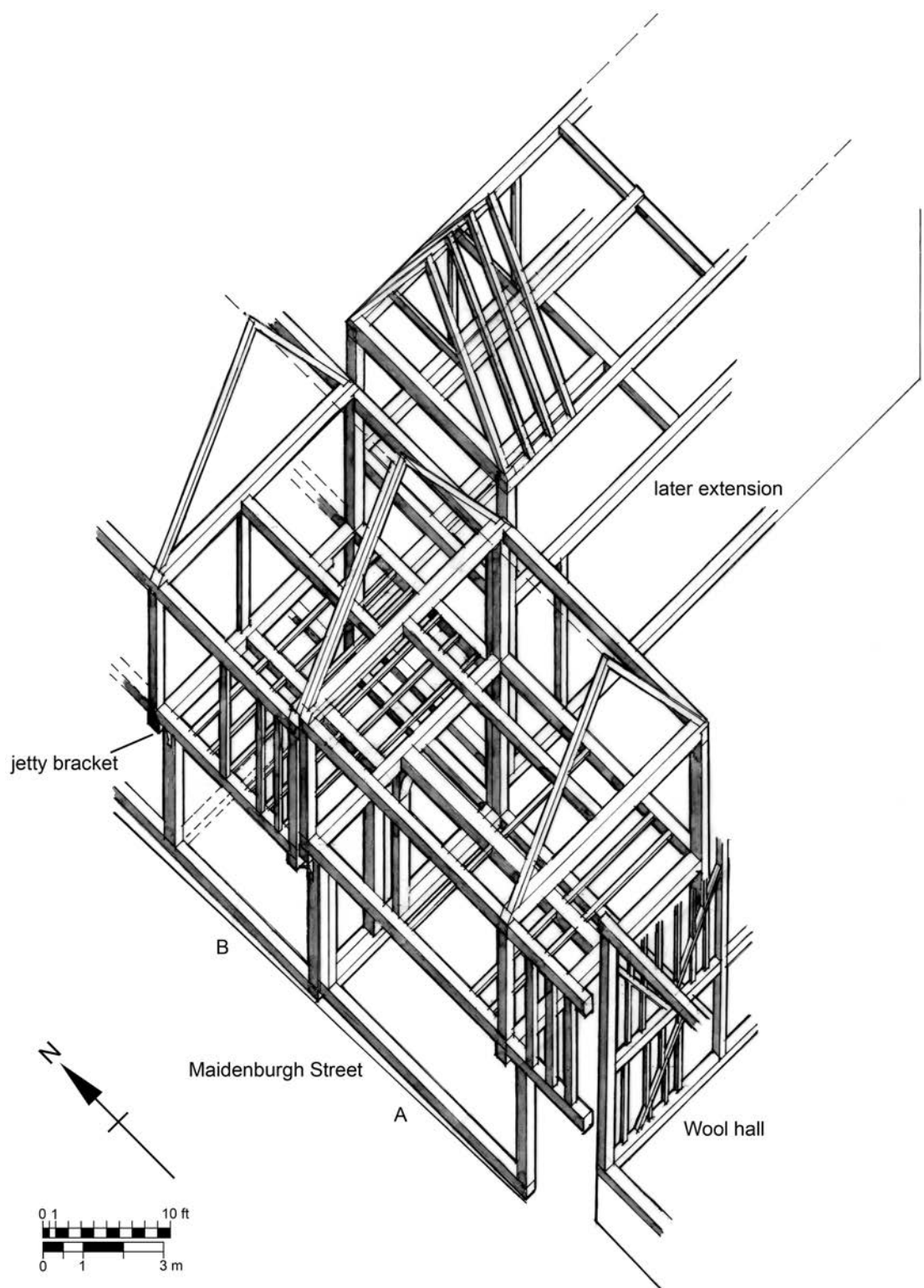


FIGURE 235: Isometric view of 23–3A Maidenburgh Street (corpus no. 58)

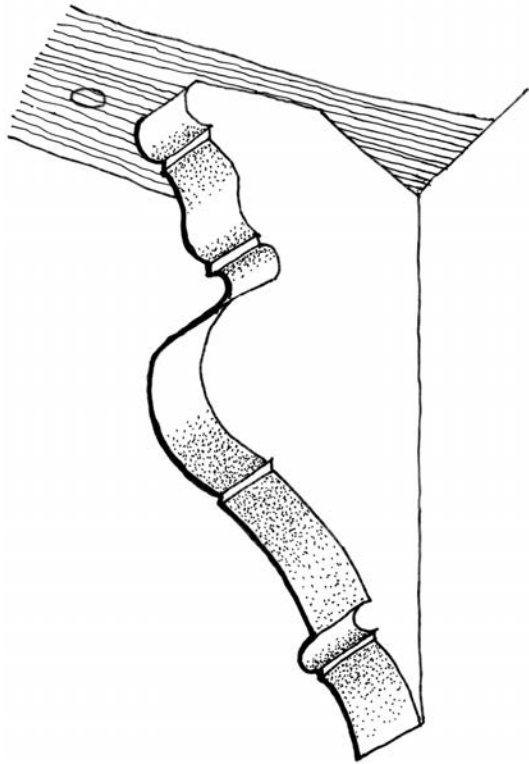


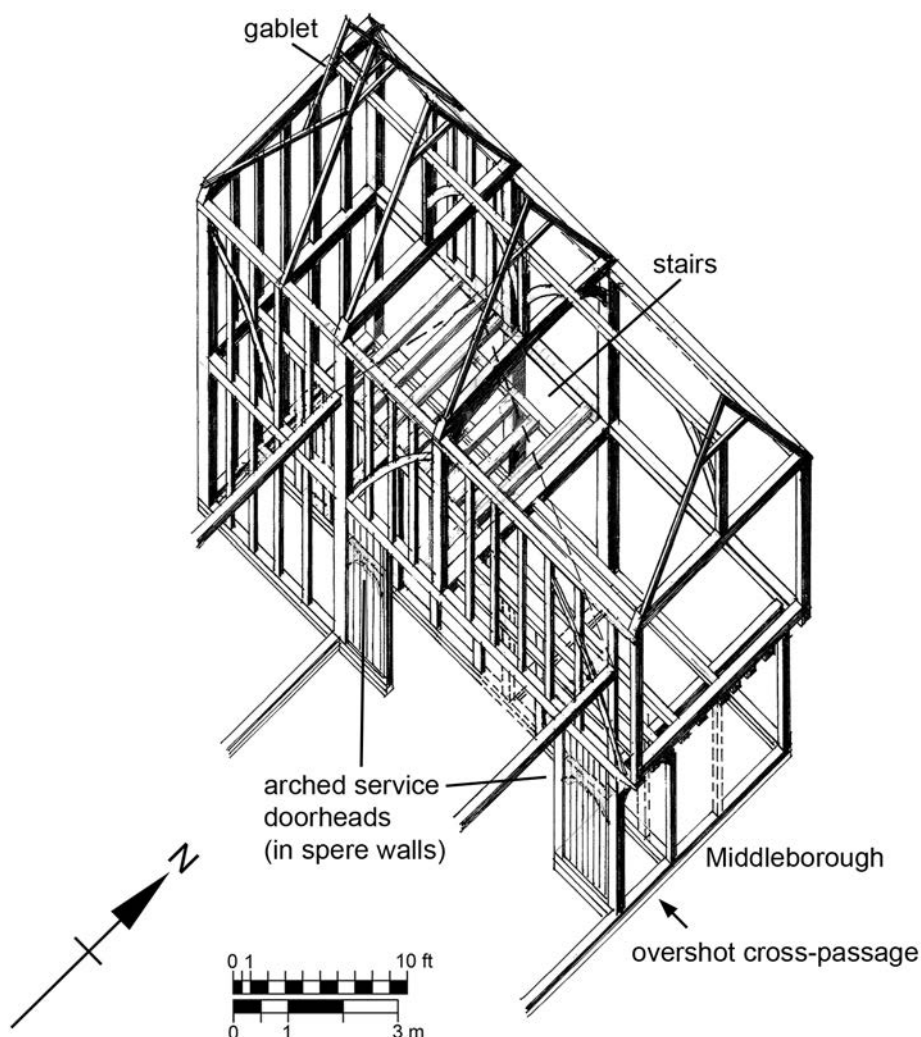
FIGURE 236: Decorative jetty bracket on 23–3A Maidenburgh Street (corpus no. 58) (not to scale)

FIGURE 237: (below) 23–3A Maidenburgh Street (corpus no. 58)





FIGURE 238: (above) Decorative jetty bracket on 23–3A Maidenburgh Street (corpus no. 58). Jess Tipper



MIDDLEBOROUGH

59. 28 Middleborough, New Market Tavern (west side)

(FIGURE 1c, 2l, 239)

This building was recorded by the Colchester Archaeological Trust in 1978 in advance of and during demolition, and the illustration is based on their survey drawing (CAT Building 76; Brooks and Crummy 1984, 198–209). The only surviving element, prior to demolition, was a jettied service cross-wing with overshoot cross-passage. Such cross-passages are predominantly found in urban areas with limited frontage width and often, as here, of more than two bays. The crownposts have only longitudinal braces, which tend to be relatively late and so a date of c.1500 would be appropriate. The hall-facing flank wall (on the south side of the cross-wing) had two stud-to-stud arch braces and also a tension brace to the rear corner. The rear of the roof was hipped with a gablet, which is a relatively unusual feature in the town

FIGURE 239: (left) Isometric view of 28 Middleborough, New Market Tavern (corpus no. 59). Based on Brooks and Crummy 1984, Fig. 193

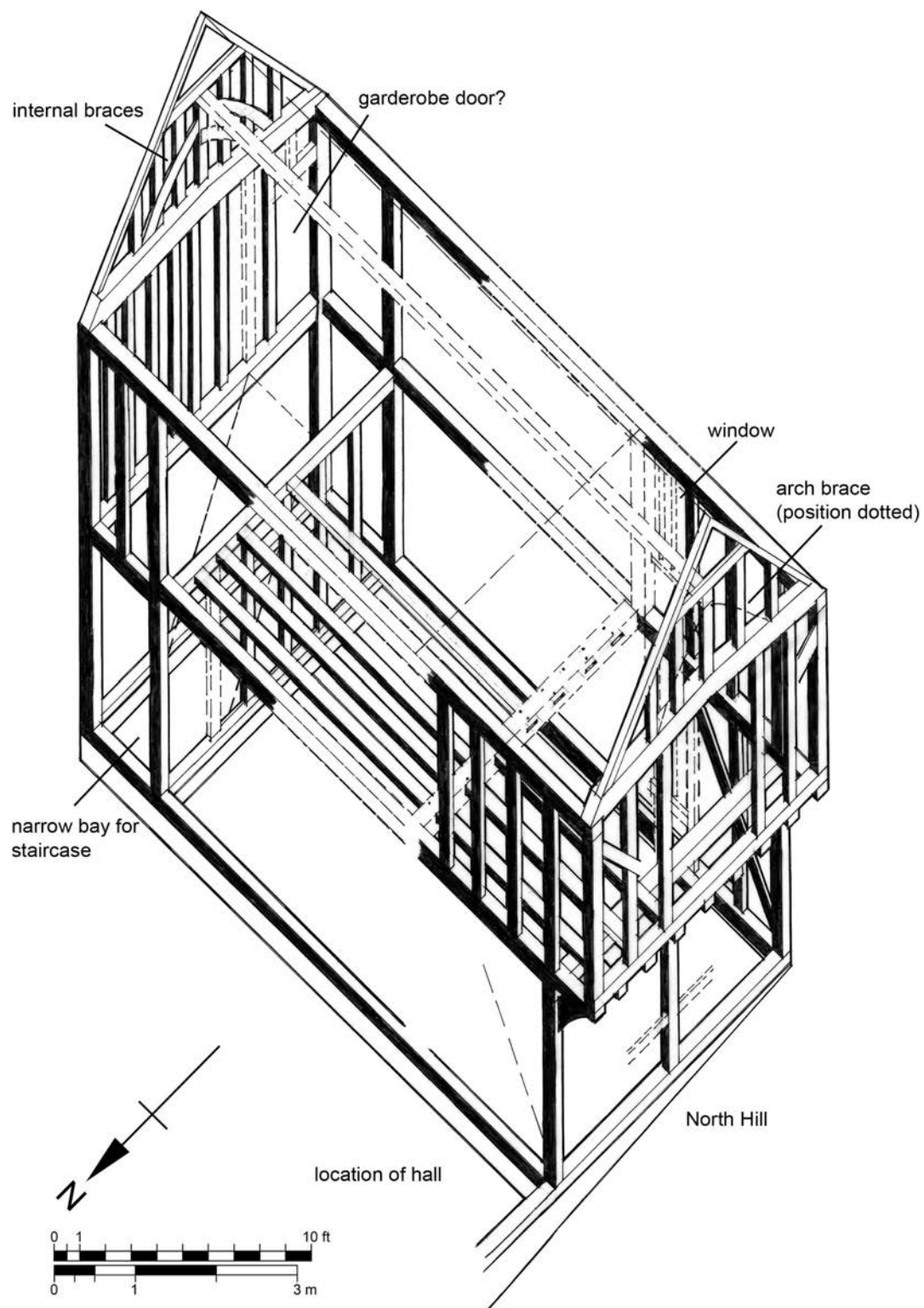


FIGURE 240: Isometric view of 2 North Hill (corpus no. 61)



FIGURE 241: 2 North Hill (corpus no. 61)

and more common in rural areas. Such gablets were either open ventilators or smoke vents, and originally had a covering 'bonnet' to prevent the ingress of rain (Alston 1998). The survey indicates there were stairs, accessed from the front bay. In its final form, the two arched service doorheads had been repositioned within the spere walls.

The fragmentary remains of a timber-framed building were recorded at 8 Middleborough by Richard Shackle during alterations in 2004 (Shackle 2004). Not illustrated in the corpus.

MUSEUM STREET

60. 3–7 Museum Street, Mamma Mia (formerly Toto's) (north side) (FIGURES 1d, 2g)

This building was recorded by Richard Shackle during renovations in 2010 (Shackle 2011). It appears to be a small, two-storey building dating from the 17th century. The framing is close-studded with primary bracing. It consists of a front range of two bays and a small square rear extension. Both the ground and first floors of the front range were probably undivided spaces, both with brick fireplaces. There was a large window flanked by frieze windows facing onto the frontage (formerly the entrance to the Castle bailey) at first-floor level and probably a large front window on the ground floor. The rear extension was probably a service area for the front range.

The cellar, lined with septaria blocks and Roman brick, is under the west half of the front range and accessed from a staircase next to the chimney in the rear extension.

Grade II Listed, NHLE no. 1123566

NORTH HILL

61. 2 North Hill, The Noodle Bar (east side)

(FIGURES 1d, 2j, 240–1)

An earlyish, possibly early 15th-century, cross-wing that has lost the whole centre of the upper floor. There are now a pair of old (i.e. reused) posts supporting a tiebeam for a building with jowls that have been shortened to fit its present location; possibly, there were previous posts and tiebeams that have been destroyed and replaced. The rear wall is more elaborate (with more studs) than the front and probably faced St Peter's Churchyard. There is a door-opening, possibly for a garderobe. A narrow bay at the rear was for a staircase, leading to the open air, similar to the example at 60–5 East Street (corpus no. 23). There is an arch brace rising from the south-west corner of the building and superimposed windows in the flank in a typical Essex location. The rear crownpost has internal wall braces, an unexpected feature (because wall braces are normally external). The hall would have been situated on the north side of the cross-wing.

Grade II Listed, NHLE no. 1337754

62. 9 North Hill (east side)

(FIGURES 1d, 2j, 242–3)

This seems to be a rare surviving example of an open hall parallel with the street (Shackle 1992a). It had two substantial bays and was probably 15th-century in date.

Grade II Listed, NHLE no. 1337775

63. 13–15 North Hill, formerly The Haunt and Studio Cellini (east side)

(FIGURES 1d, 2j, 244–8)

North Hill has a steady gradient up from the site of the North Gate but, historically, there was probably a sharp bank halfway up, which necessitated the construction of terraces for each plot. Between the yard of 15 North Hill (Part D) and the property to the north (16 North Hill, not surveyed), there is a significant drop in ground level.

This is a compact group of buildings, mostly 15th-century in date, with two ranges parallel with the frontage and a substantial wing to the rear. Part A is probably the oldest in the group and has a length of flank wall with two parallel braces, which is the only feature of this building that was observed.

The roof appears to have been rebuilt and is of late 14th or early 15th-century date with, thick, straight, crownpost braces. There is a splayed scarf joint in the collar purlin so close to one end that it suggests the former existence of another bay. The two intermediate crownposts without braces (dotted on the drawing) are indicative of a tiny chimney bay, which is the usual explanation for this configuration.

Part B, to the east of (and parallel with) A, is a 15th-century two-bay structure with a possible carriage arch. It is likely the gateway led to a rear courtyard, although it is possible there was an ancient lane joining North Hill to West Stockwell Street, as is implied by the topography.

Part C is the remains of an impressive two-storey and four-bay jettied range of the late 15th century, on the north side of (and facing south onto) a courtyard, similar to 16–18 Birch Street, Nayland, Suffolk (Alston 2004b, 49–54, Fig. 4.13; NHLE no. 1033590). Alternatively, it faced onto the possible lane, at right angles to North Hill. It has a connecting door into the first floor of Building B so together they must have formed one dwelling. The long-wall jetty arrangement has a chamber with a fine late 16th-century wall-painting, over

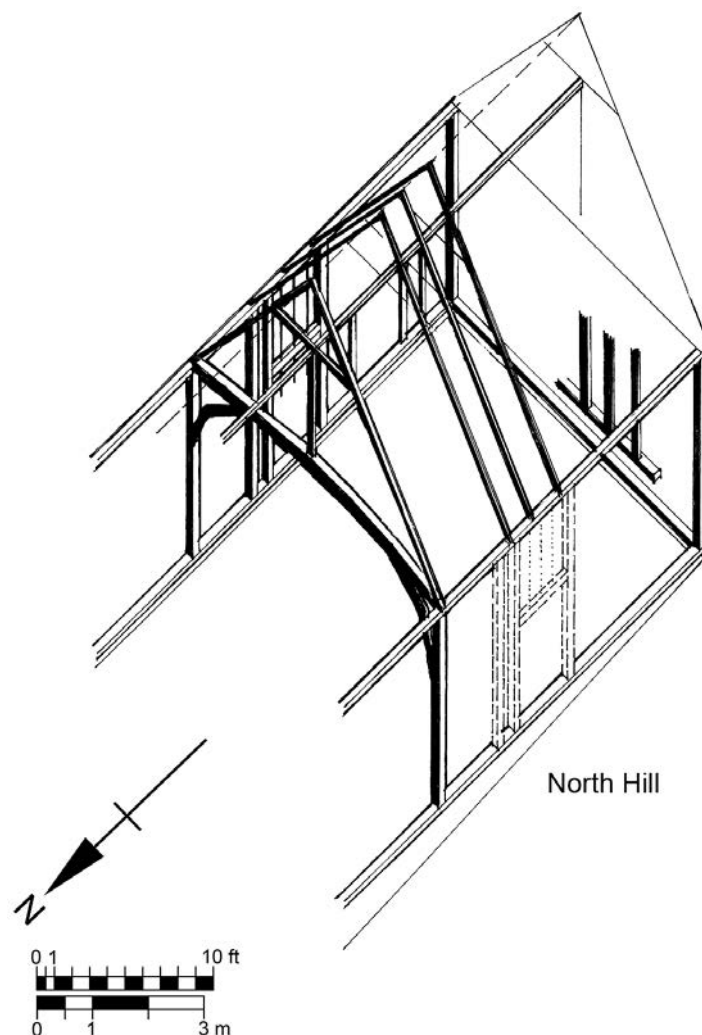


FIGURE 242: Isometric view of 9 North Hill (corpus no. 62). Based on a survey drawing by Richard Shackle



FIGURE 243: 9 North Hill (corpus no. 62)

a hall with fireplace at the west end. There is a probable parlour / solar with an external door leading to a staircase to the upper floor. At the east end of the south-facing façade, there is a possible shop window and door. The east and north walls have been substantially rebuilt. There is little certainty about room designations as the use of Part B is also unknown. Despite the obvious sophistication of the design, with its west end overlapping Part B, the timber is only of moderate quality.

Part D, to the north of A and parallel with the street, is a former jettied building, of 17th-century date, with a great deal of reused material.

The presence of parallel ranges, or double-pile layout, along the frontage is unusual and it was probably a way to exploit limited space in the town centre, an adaptation to the constraints of urban conditions (Stenning 2013a, 270).

Grade II Listed, NHLE no. 1337776

64. 18 North Hill, Doctors Surgery (east side) (FIGURES 1d, 2j, 249–50)

This comprises a jettied low-end bay, probably late 15th-century to c.1500 in date, and part of a hall that probably belonged to an earlier cross-wing to the south. It has extremely fine carpentry (joists have soffit shoulders) with a substantial amount of surviving timber and an overshot cross-passage. There is a small extra rear door opening beside the cross-passage.

Grade II Listed, NHLE no. 1123532 (nos. 17, 18, 18A–B)

65. 22–3 North Hill (east side) (FIGURES 1d, 2j, 251–2)

A probable 16th-century long-wall jetty building that is likely to be of four bays, but not all the interior has been viewed. This section of North Hill has a sharper scarp slope, thus there are marked differences in height in the rear gardens. Some of the

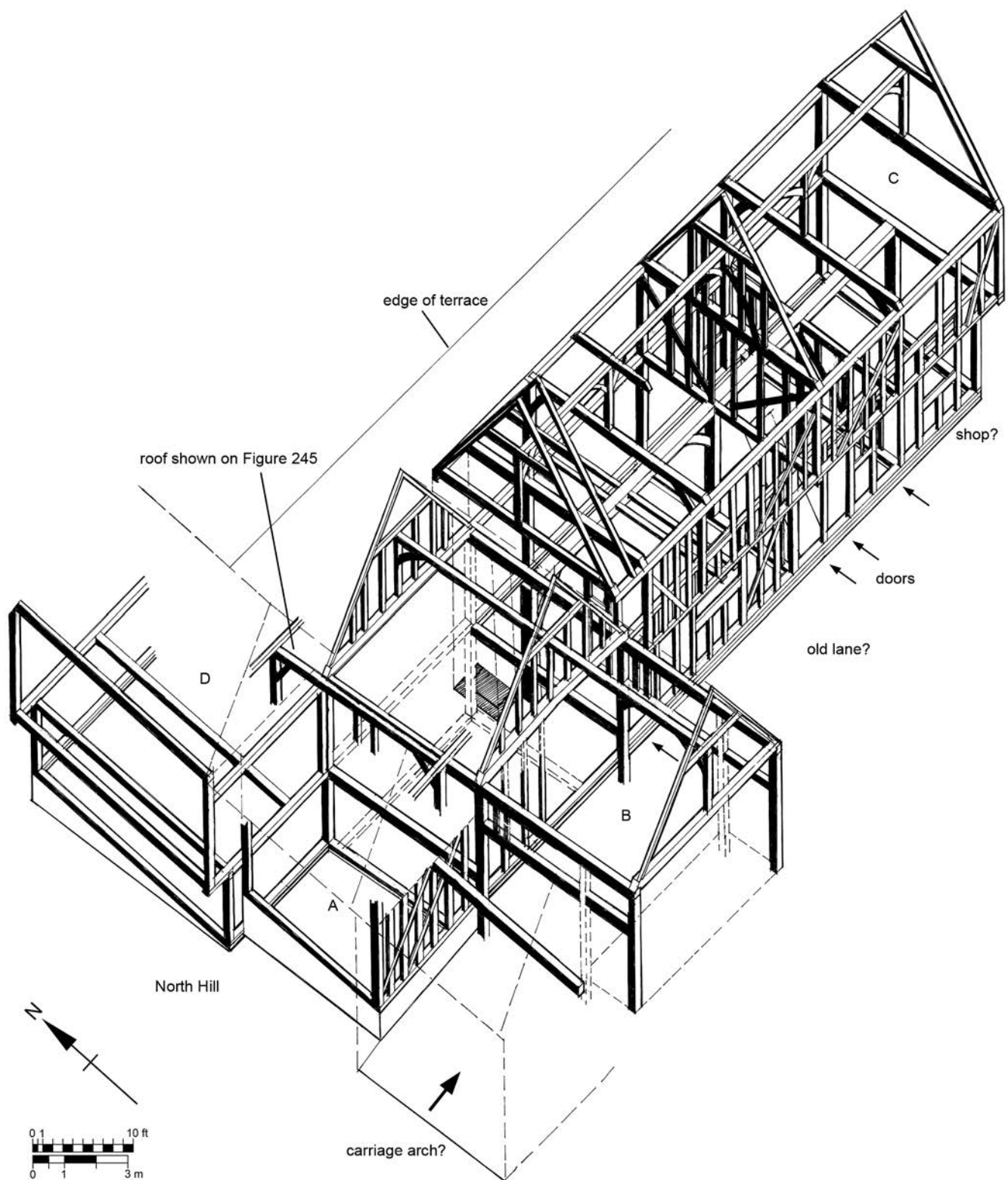


FIGURE 244: Isometric view of 13-15 North Hill (corpus no. 63)

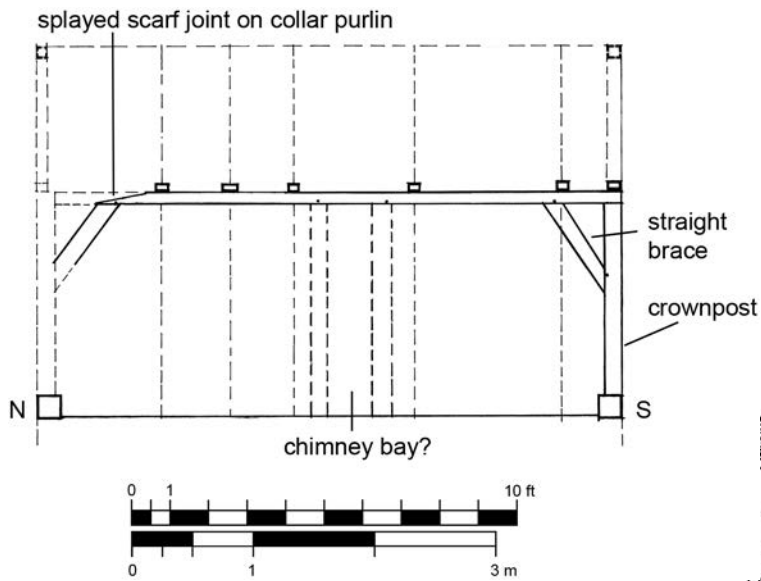


FIGURE 245: (above) Section across the roof of Building A, 13–15 North Hill (corpus no. 63). Drawn by Richard Shackle

FIGURE 246: (right) Reconstruction of the rear shop, 13–15 North Hill (corpus no. 63) (not to scale)

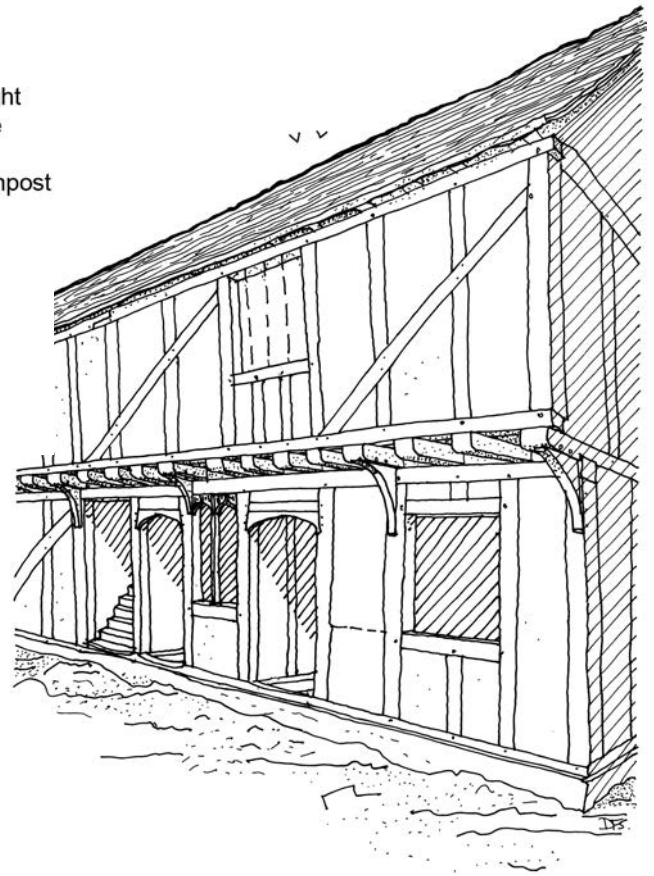


FIGURE 247: (below) 13–15 North Hill (corpus no. 63). No. 13 is on the right





FIGURE 248: Building C (east / rear range) of 13–15 North Hill (corpus no. 63)

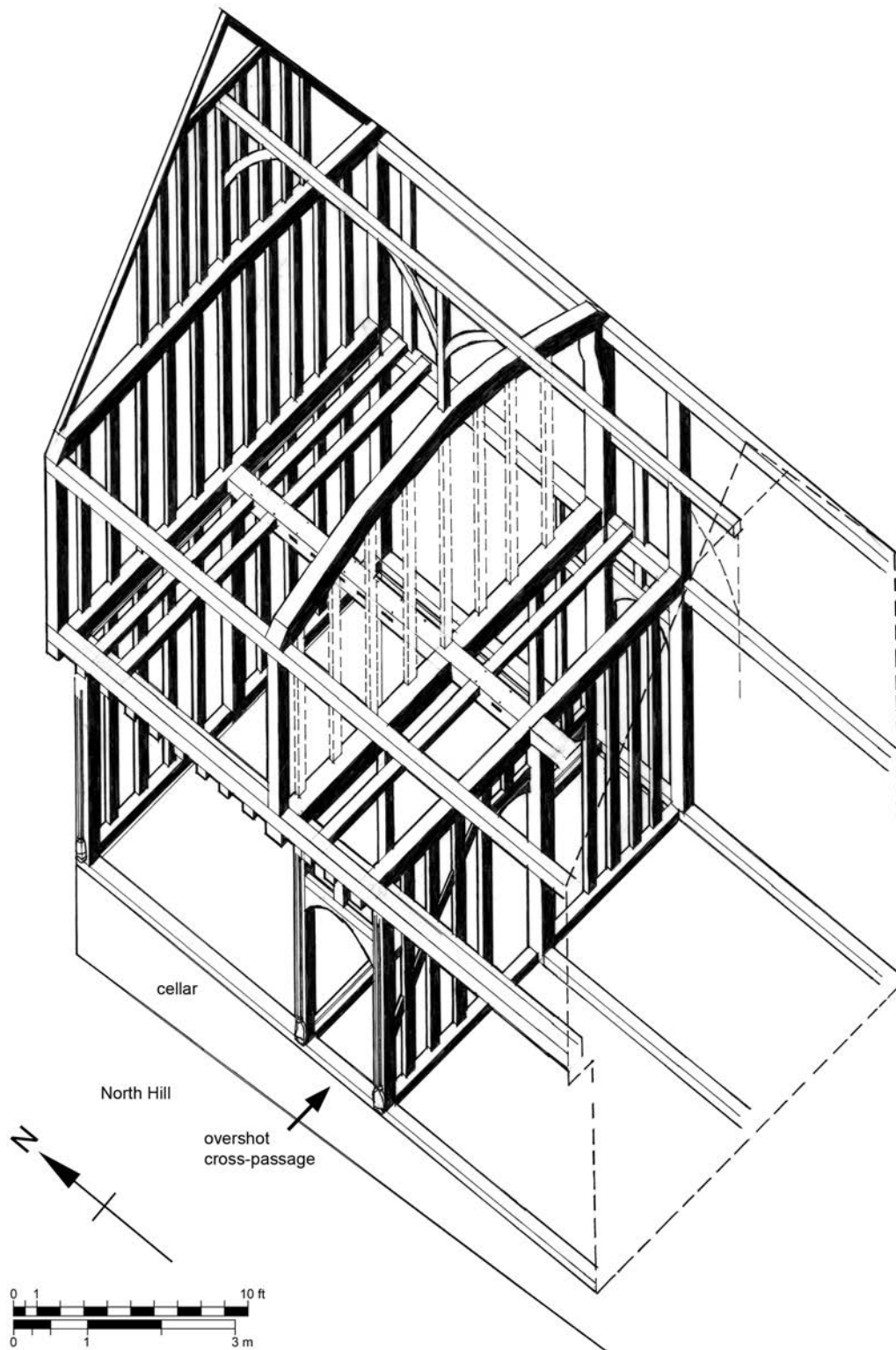


FIGURE 249: Isometric view of 18 North Hill (corpus no. 64)



FIGURE 250: 18 North Hill (corpus no. 64). The earliest surviving part of the building lies to the north (left of picture) of the central doorcase and 18th or 19th-century oriel window

north end wall can be viewed from the interior of the adjoining The Marquis of Granby, 24 North Hill (corpus no. 66), through its open frame. Exterior walls of such completeness can otherwise rarely be seen in the town. At the north end, there is a well-preserved two-bay chamber with a central open truss and jowelled posts. There is a stair opening in the floor, probably gained through a door opening in the central ground-floor partition. It is unclear whether this upper room is a solar or less important chamber. The south half has been only partially viewed and recorded but the entire floor structure has no spine beams, which is a little surprising. There is a partially visible crownpost roof with longitudinal braces to the collar purlin (this part of the roof was not accessible).

To the rear, at the south end, there is a small flank jettied building of unknown date. On the rear, at the north, there is a later wide gable which includes an odd fragment of framing with an internal wall brace.

Grade II Listed, NHLE no. 1337778

66. 24 North Hill, The Marquis of Granby Inn (east side) (FIGURES 1d, 2j, 253–61)

The Marquis of Granby is one of Colchester's most important buildings but, nevertheless, its significance remains unknown to many visitors to the town. This is an example of how a house of 'standard plan' could be elaborated and individualised to a remarkable degree.

A long-wall jetty house for a rich merchant was erected c.1500–20; this building-type became commoner later in the 16th and 17th centuries. The hall has a short front spere wall of unusual form which does not align with the rear spere wall, which is of more conventional appearance, screening the rear door. The hall also had a projecting flat-roofed porch canopy over the front door. The service rooms are relatively long and there may have been a further external door (there is a door in this position today). At the high-end (to the north), there is evidence for a parlour door and this led to a stair to the upper floor. The north end flank has somehow disappeared, and the

FIGURE 251: Isometric view of 22–3 North Hill (corpus no. 65). Some of the north wall is visible from inside the adjacent building, The Marquis of Granby (corpus no. 66)

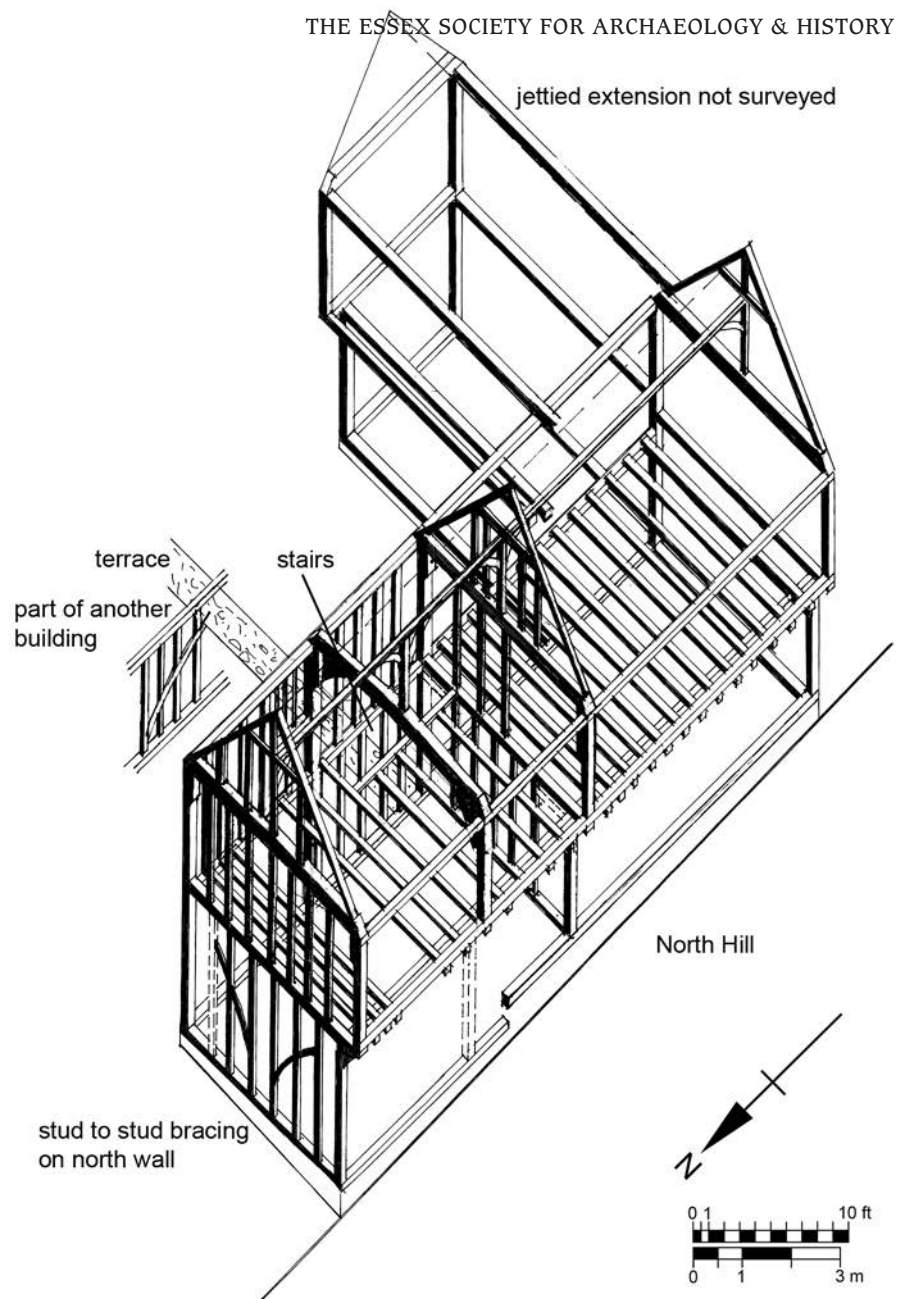


FIGURE 252: (below) 22–3 North Hill (corpus no. 65). No. 22 is on the right



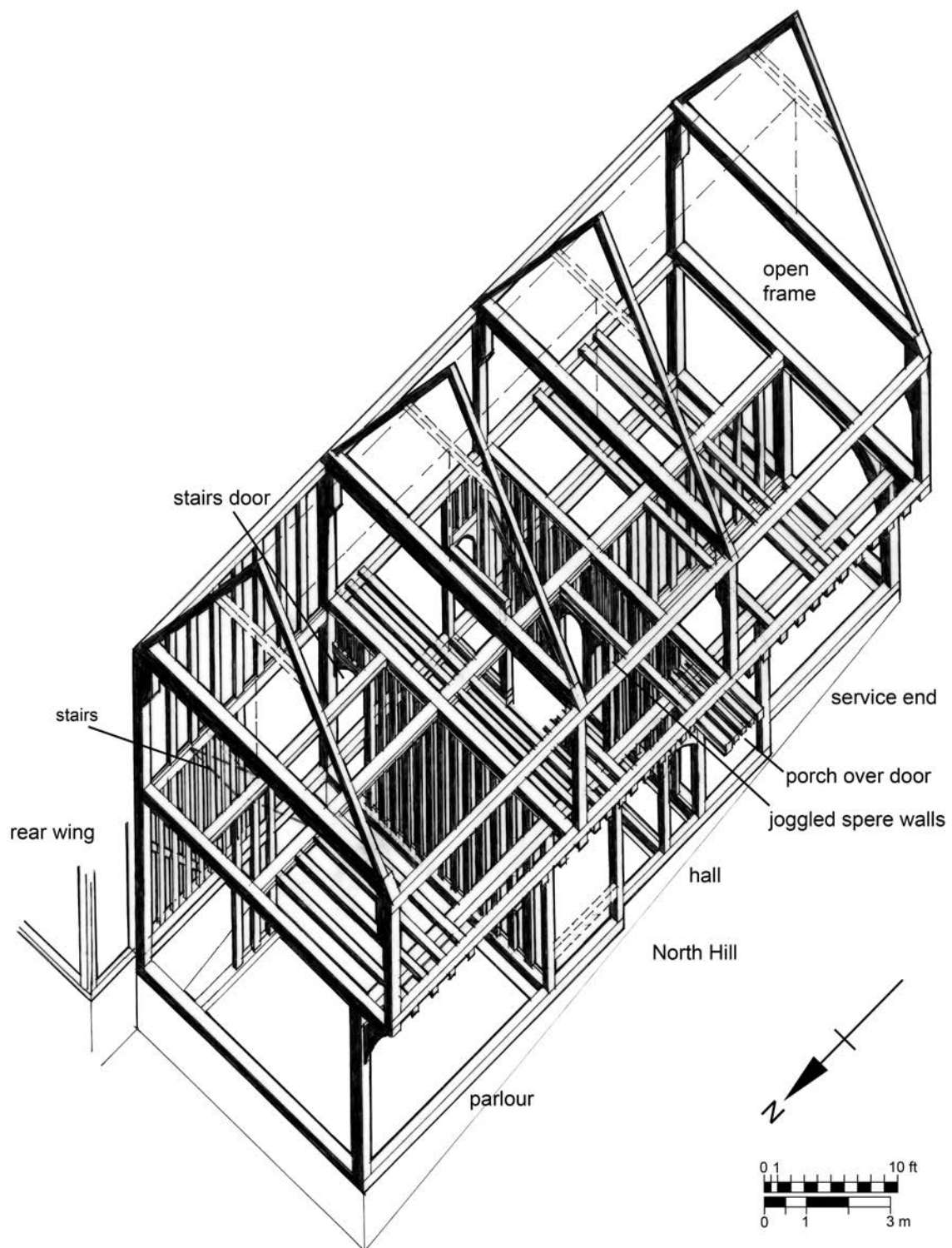


FIGURE 253: Isometric view of the frontage of The Marquis of Granby, 24 North Hill (corpus no. 66)

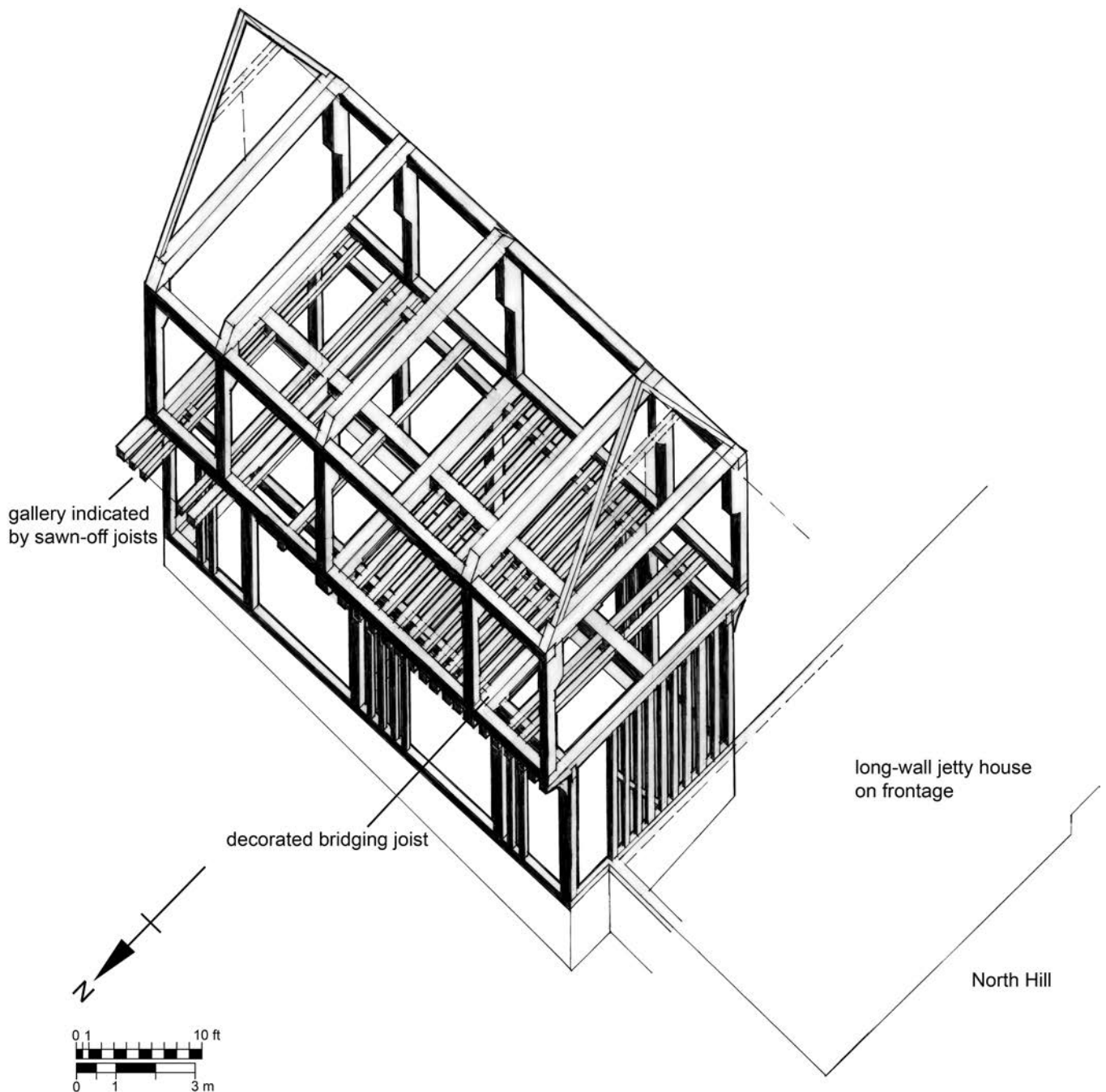


FIGURE 254: Isometric view of the rear wing of The Marquis of Granby, 24 North Hill (corpus no. 66)



FIGURE 255: Finely carved brackets supporting the bridging joist in the rear wing of The Marquis of Granby, 24 North Hill (corpus no. 66) (not to scale)

south end was 'open-framed' against an existing building. All the hall and parlour floor timbers are richly moulded and there are a number of carved figures of exceptional interest, one in the front range and two in the rear wing.

The rear wing is structurally independent but probably contemporary and by the same first-rate carpenter. Jettied on both sides, its purpose is unknown but there is a spectacular room, of two unequal bays, with more of the superb vine scroll decoration and figure-carving, which can be paralleled at Paycockes House, 25 West Street, Coggeshall (Andrews 2013, 57–9; NHLE no. 1337597). Much altered in the 20th-century renovation, its first floor has not been surveyed; the RCHME (1922, Monument no. 69, 61) states, 'on the first floor the main room in the E. wing has an original moulded ceiling-beam'. There is no information about the roof. Storage was a possible use of the first-floor space, perhaps for wool, with its probable little external gallery, but it could have had other functions. The superb decoration on the ground floor in the front part of the rear wing (and the indication by the RCHME there is also moulded ceiling beam on the first floor), however, suggests something more, perhaps a merchant's show-room for cloth, i.e. a marketing venue for public sale.

The name of the merchant who commissioned the building is unclear. The decorated bridging joist in the rear wing has a shield that appears to bear the initials H.M. or W. intertwined with a knot, carved on the central boss (RCHME 1922, Monument no. 69, 61; FIGURE 258).²¹ Dr Philip Laver, quoted by Gurney Benham in 1924, suggested that the initials could be H.W., and could relate to Henry Webbe, a prominent clothier and merchant in the town at this time (Gurney Benham 1924, 105). Morant records that Webbe was granted a lease in 1536 for the conveyance of spring water from Chiswell Meadow in St Mary's parish to 'the Mansion-house of the said Henry Webbe, in North-Street, within North-gate' (Morant 1768, Vol. I, Book 1, 2). This lends weight to the suggestion that 24 North Hill belonged to Henry Webbe, although it is possible that Webbe's house was elsewhere along the street (Cooper and Goose 1994, 104).

The RCHME survey report (1921) records that the building was heavily restored in 1914, 'when the main front of the building to the west was almost entirely refaced'. Sadly, the front elevation is largely lost, the victim of unsympathetic restoration in the early 20th century.

Grade II* Listed, NHLE no. 1123534



FIGURE 256: The Marquis of Granby Inn, 24 North Hill (corpus no. 66). The frontage was extensively rebuilt in the 1914



FIGURE 257: The Marquis of Granby Inn, 24 North Hill (corpus no. 66). Photograph taken by George Drummond Lovell in 1928. Courtesy of Colchester and Ipswich Museums



FIGURE 258: Intricately carved bridging joist (and moulded joists), (left) a. in the rear wing of The Marquis of Granby, 24 North Hill (corpus no. 66), (right) b. detail of the bridging joist. The central boss has a shield that appears to bear the initials H.M. or W. intertwined with a knot



FIGURE 259: (left) Finely-carved bracket in the front range of The Marquis of Granby, 24 North Hill (corpus no. 66). Jess Tipper

FIGURE 260: (below left and right) Two finely-carved brackets supporting the bridging joist in the rear wing of The Marquis of Granby, 24 North Hill (corpus no. 66)





FIGURE 261: Elaborately carved ceiling joist and (re-used) beam over the early 20th-century fireplace, and the bas relief designed by Gurney Benham of people connected with the town's history at the Oyster Feast, in the rear wing of The Marquis of Granby, 24 North Hill (corpus no. 66)

67. 26–9 North Hill, Alanya and TaxAssist Accountants (east side) (FIGURES 1d, 2j, 262–7)

This attractive group of late medieval buildings was severely damaged by fire in 2007. However, this event did allow the surviving structures to be recorded. Four individual framing phases (Parts A, B, C and D) were distinguished, but these are incomplete. There is a great deal of uncertainty because it has been the subject of many later alterations and improvements.

Cross-wing Part A was jettied to North Hill and Northgate Street (to the north); Northgate Street must have been originally narrower as part of the north flank of the cross-wing has been cut back in earlier times. Originally, the high-end

cross-wing A probably originally had an open-hall to its south; this was replaced, probably in the late 15th century, by a long-wall jetty hall with an upper chamber (Part B).

Part C, to the south of B, is a two-bay crownpost roofed cross-wing that is open-framed on its north flank. It must have had an overshot cross-passage and the flank wall has an early (14th-century?) double-arch bracing pattern, making it the earliest part of this group.

Part D, at the south end of the group, could have been a single bay of hall-like proportions; it has a later, late 16th-century, inserted floor.

Grade II Listed, NHLE no. 1123535

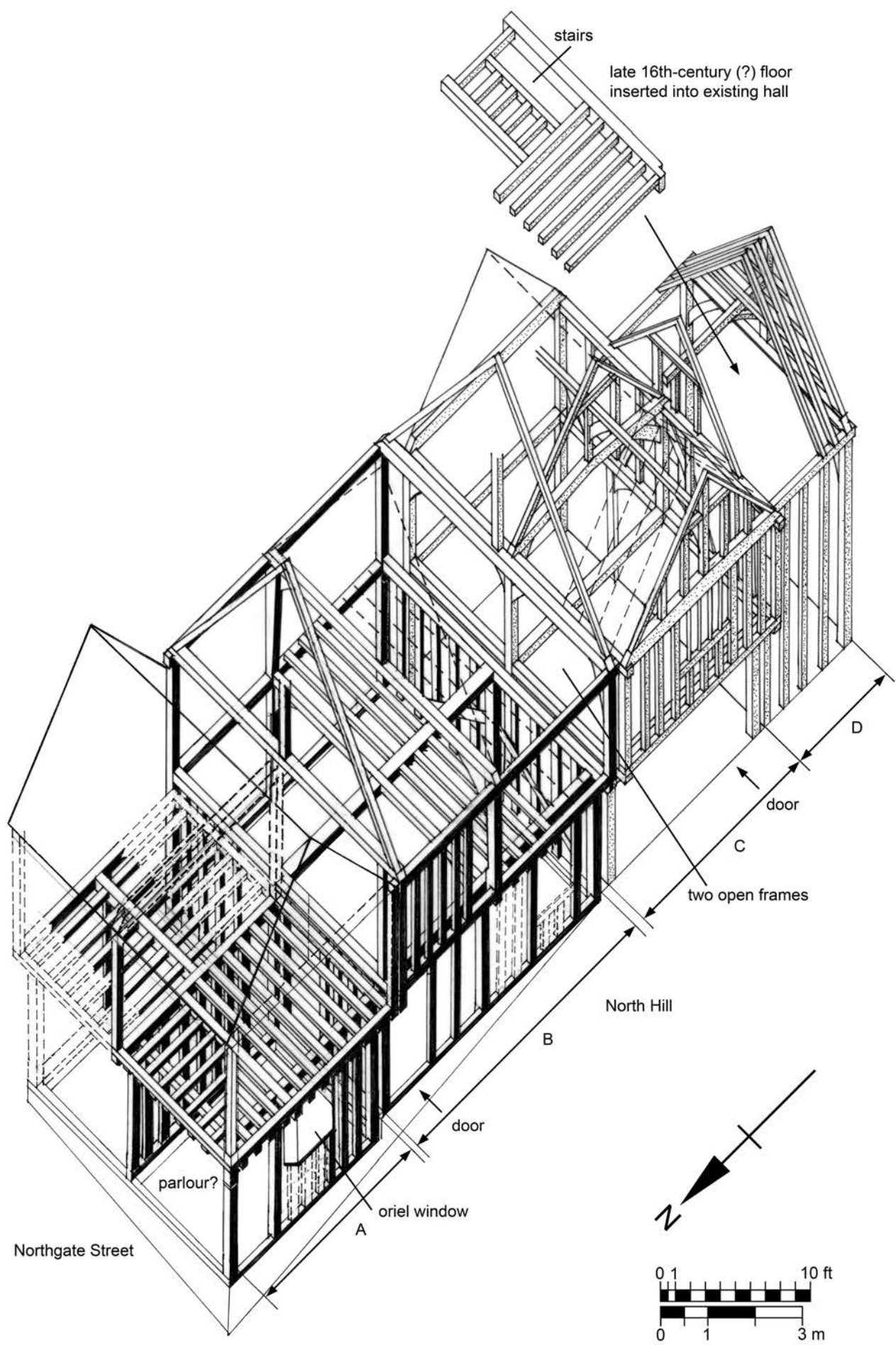


FIGURE 262: Isometric view of 26-9 North Hill (corpus no. 67)

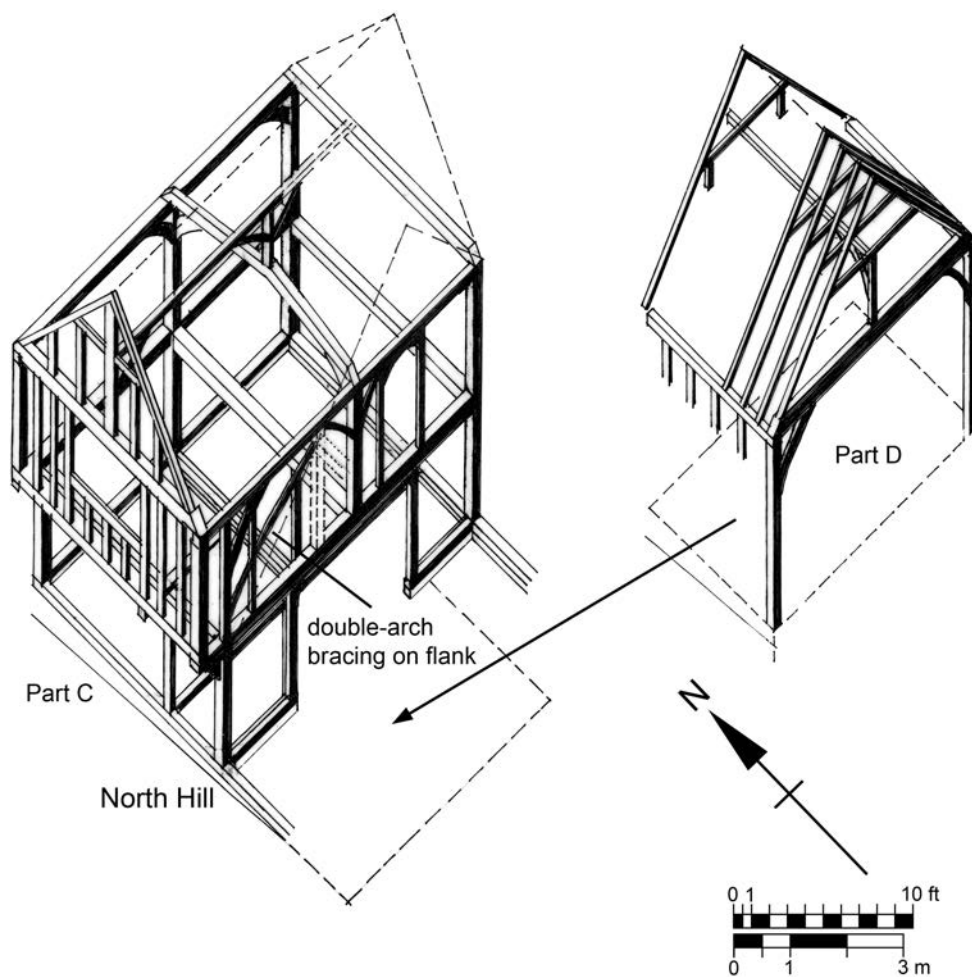


FIGURE 263: Isometric view of 26-9 North Hill, Parts C and D. The double-arch bracing is shown on the flank wall of Part C

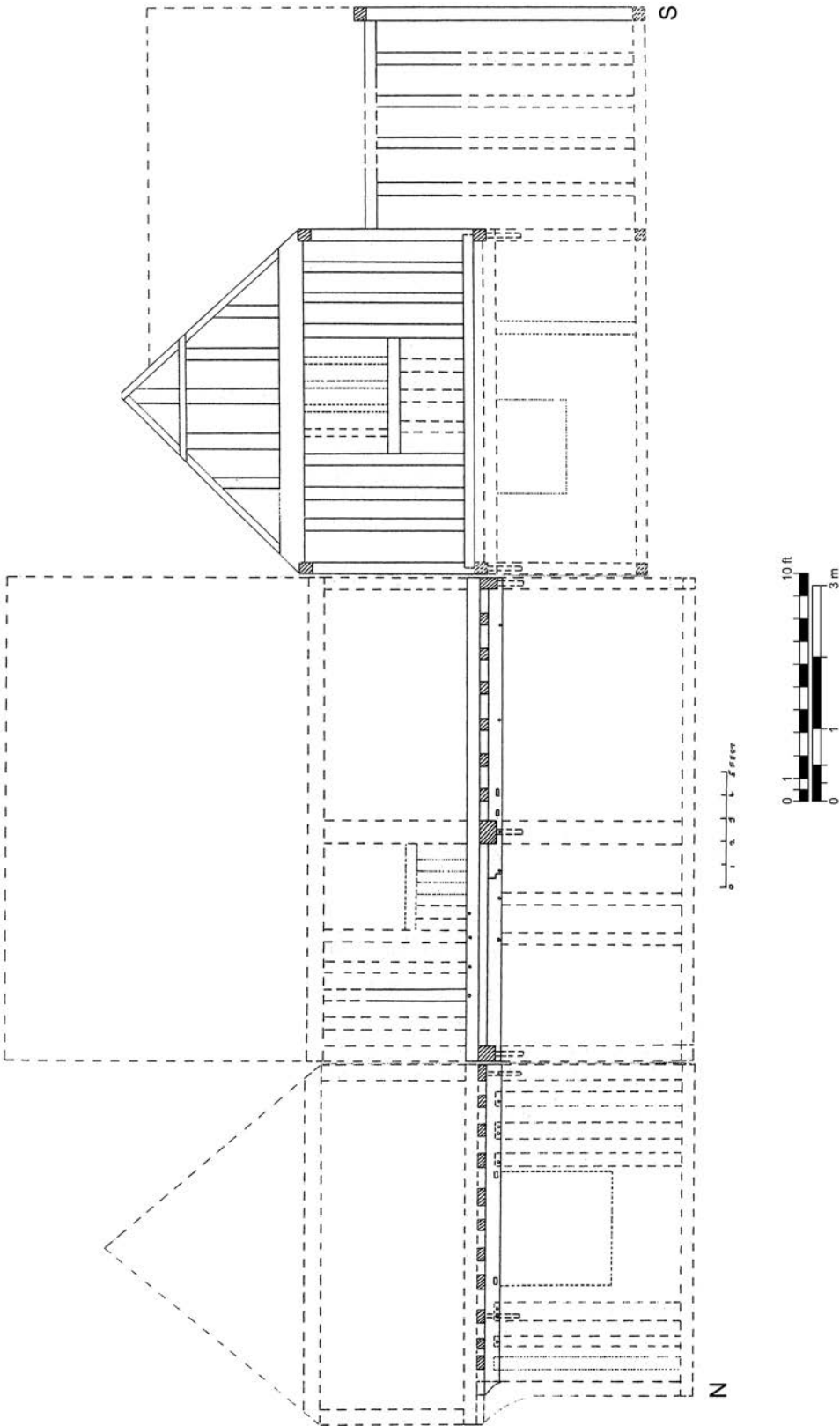


FIGURE 264: West (front) elevation of 26-9 North Hill (corpus no. 67). Drawn by Richard Shackle

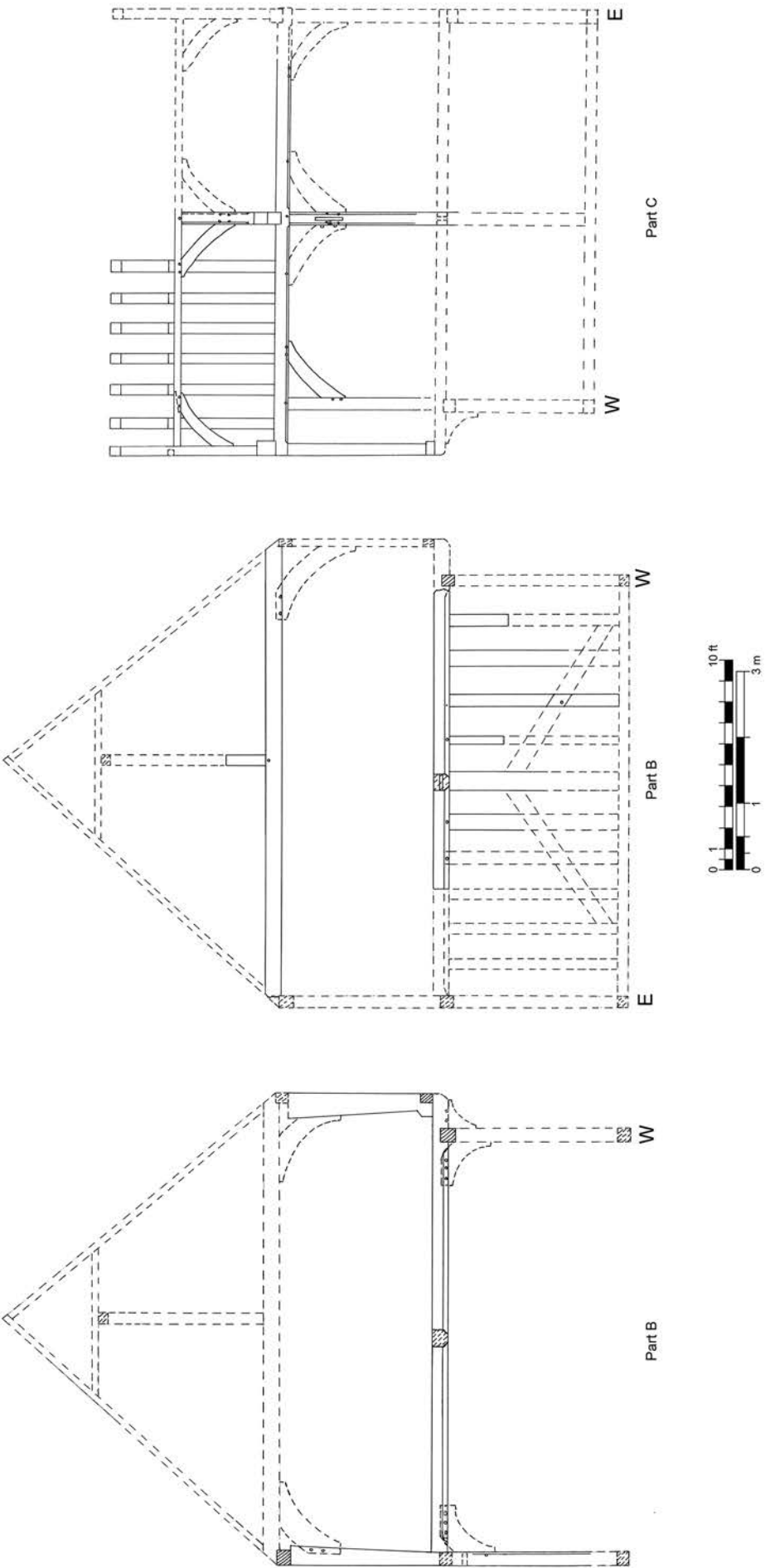


FIGURE 265: Sections (E to W) of 26–9 North Hill (corpus no. 67), Parts B (x2) and C. Drawn by Richard Shackle



FIGURE 266: Reconstruction of the frontage of 26–9 North Hill (corpus no. 67) (not to scale)



FIGURE 267: 26–9 North Hill (corpus no. 67). No. 26 is on the right

68. 37 North Hill, Pirates & Princesses Toy Shop (west side)

(FIGURES 1d, 2j, 268–71)

This is the surviving remains of an early 16th-century service end of a long-wall jetty house, with a fragment of the adjacent hall on the north side. The two service rooms (the front possibly of a shop) are very different in size. There is a stair door from the rear of the cross-passage. The hall has typical early 16th-century moulded joists and the south wall has tension bracing. The plan form of the remaining end suggests that the building was a 'single-ender' containing shop and parlour.

The isometric image shows this little service end surrounded by numerous reused posts and timbers which are relics of earlier, now largely demolished, buildings.

The rear (west-facing) gable wall is pargetted – possibly one of the earliest examples in the County – on the outside, combining a pattern of figures and symbols including a plaque at the apex which reads H A? 1666 (Doncaster 1986).

Grade II Listed, NHLE no. 1337779

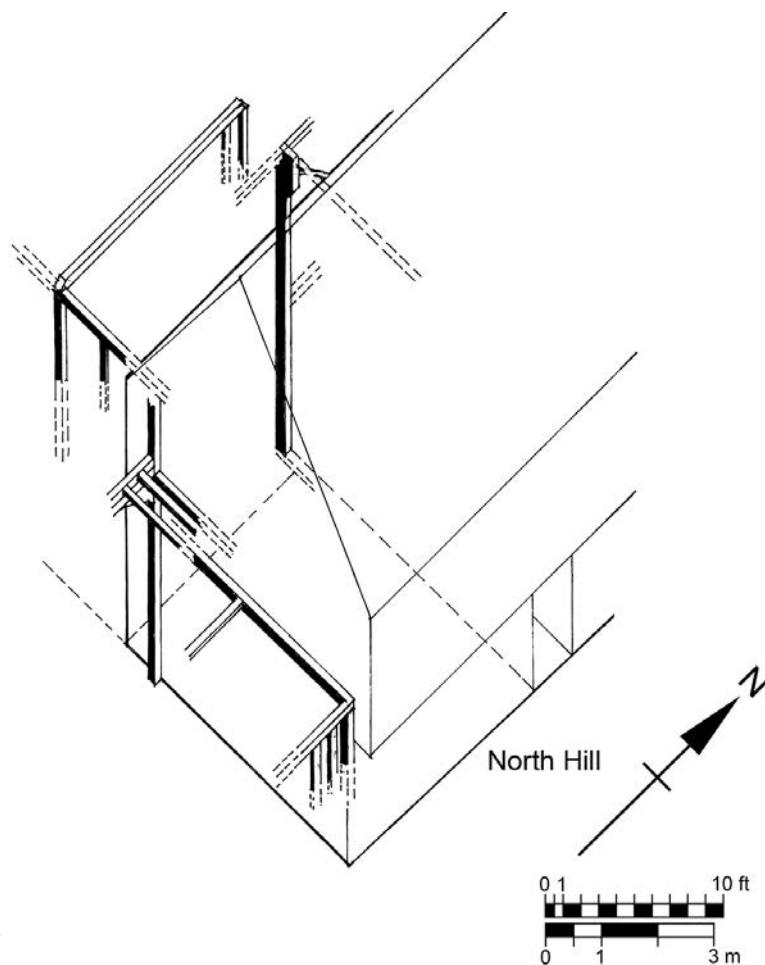


FIGURE 268: (right) Isometric view of fragments of early fabric recorded in 37 North Hill (corpus no. 68)

FIGURE 269: (below) Elevations and plan of 37 North Hill (corpus no. 68). A moulded floor joist is shown in cross-section (not to scale)

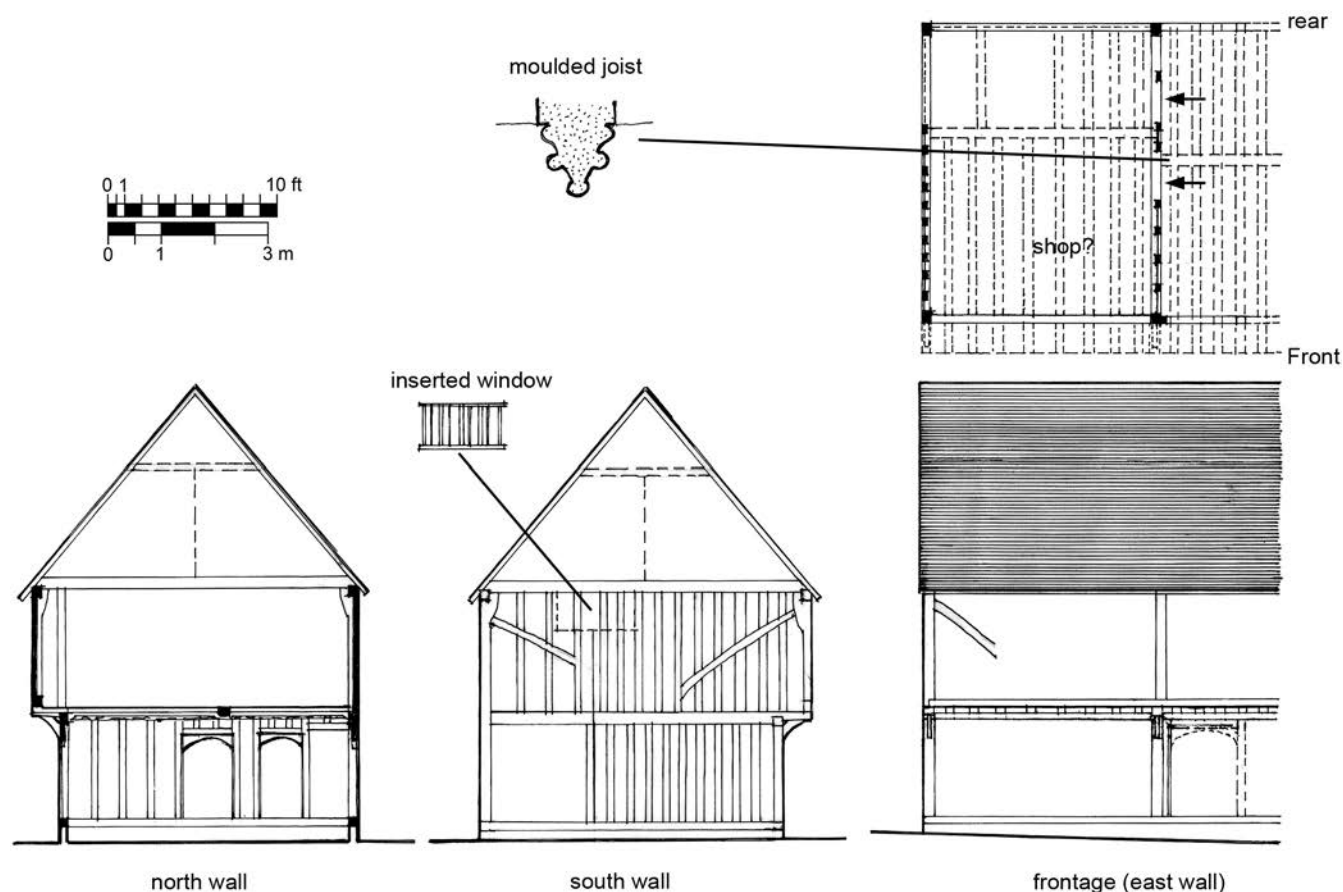




FIGURE 270: 37 North Hill (corpus no. 68)



FIGURE 271: North wall of 37 North Hill (corpus no. 68) showing the remains of the two service doors

69. 46 North Hill (west side)

(FIGURES 1d, 2j, 272–7)

46 and 47 North Hill, back-to-back, are at right angles to North Hill. They are of equal length and both seem truncated to the east where they meet with later frontage blocks. The location, at right angles to the street frontage, suggests that North Hill was a desirable location at this time and already densely developed. Their location renders them both now inconspicuous, and the street view is blocked by the frontage range which mostly seems later. These are complicated buildings and the relationship between them is unclear; there is probably much to the story that has been missed in the current survey.

46 North Hill is an impressive mid-17th-century house, or part thereof, sited at right angles to North Hill. This block

immediately backs on to 47 North Hill, to the south, and is of the same length and width, but it is unclear whether they share an intermediary wall. The structure is part two- and part three-storey, with a flank jetty and jettied eaves. There is a near complete set of decorative (phase 3) jetty brackets with horns and three frieze windows, combined probably with oriels to make a spectacular display.

Too little is known about the interior although the framing is substantial and straightforward in its geometry. There is a stack at the west end that was probably contemporary.

Grade II Listed, NHLE no. 1123536 (nos. 45–6)

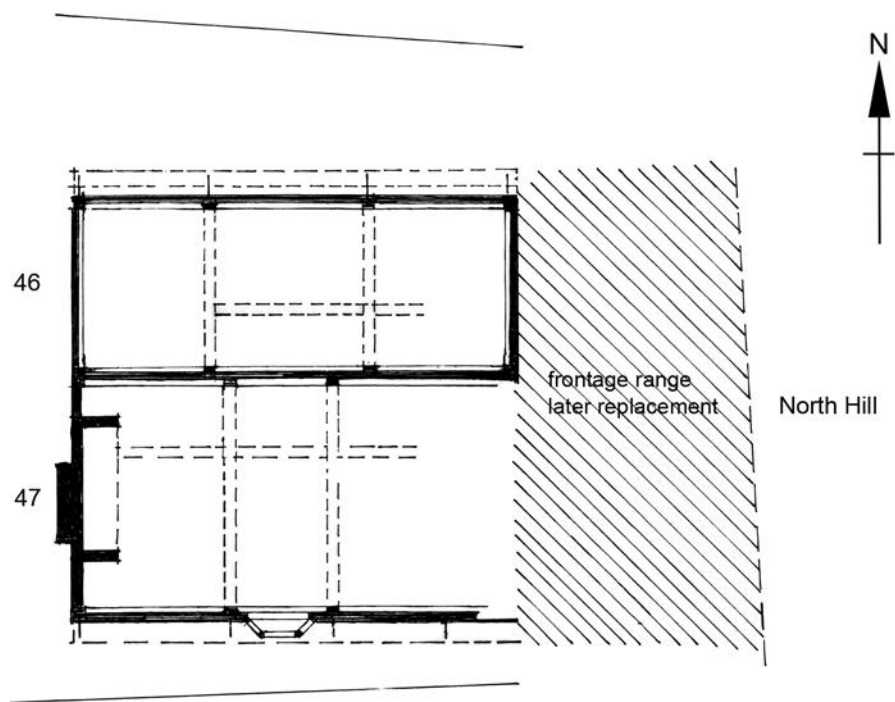


FIGURE 272: (above) Plan of 46-7 North Hill (corpus nos. 69 and 70) (not to scale)

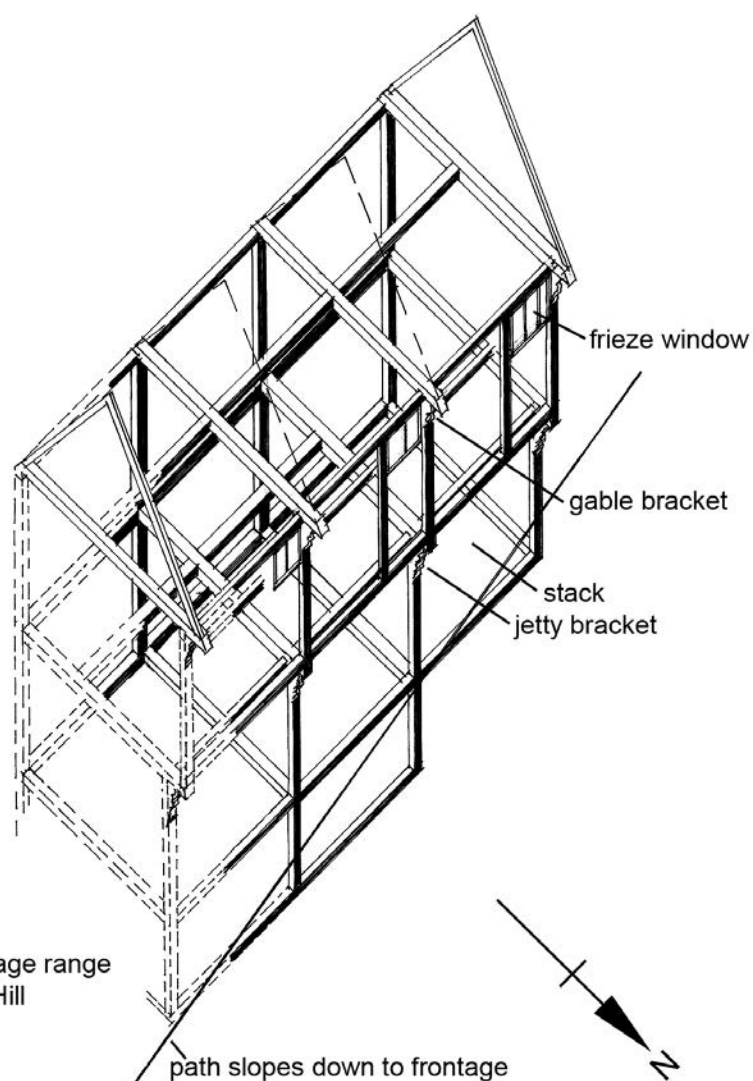


FIGURE 273: (left) Isometric view of 46 North Hill (corpus no. 69)

FIGURE 274: (below) Decorative jetty bracket on 46 North Hill (corpus no. 69) (not to scale)

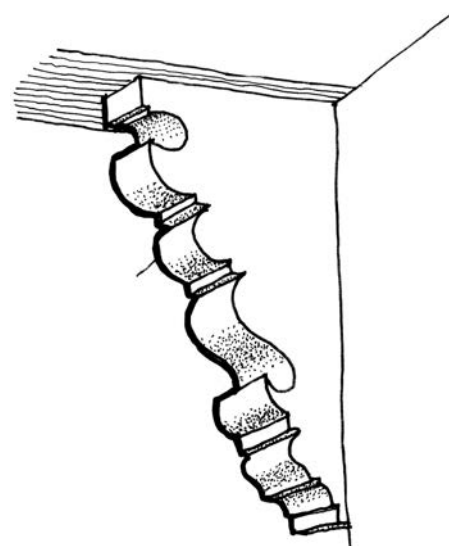




FIGURE 275: 46 North Hill (corpus no. 69). The frontage of the building is a later replacement



FIGURE 276: Lay's (also known as Scott's) Yard showing 46 North Hill (corpus no. 69), 1928. Courtesy of Colchester and Ipswich Museums



FIGURE 277: Horned jetty and gable brackets, (left) on 46 North Hill (corpus no. 69) and (above) detailed image of a jetty bracket. Notice also the frieze windows on the first floor, suggesting an oriel window in between

70. 47 North Hill, Exacom (west side)

(FIGURES 1d, 2j, 272, 278–82)

47 North Hill is one of the town's special buildings with its jettied and decorated elevations to the south. There are three jetty brackets with finely-carved grotesque figures, one with the date 1600 carved below (FIGURES 279, 281–2). These are sophisticated carvings of a type common in the West Midlands, occasionally seen in Essex (Andrews 2013, 56–61). Boote House, Felsted (NHLE no. 1308644), which has the date 1596

carved on the front bressumer, has a carved grotesque female with cloven hooves as the dragon bracket, comparable to those at 47 North Hill, Colchester. The ground-floor elevation has a canted bay window, rather than the expected square projection, with relatively slight members and a shallow, moulded and attached fascia. The ground-floor room has wall paintings of imitation panelling, possibly contemporary, and a fireplace at the west end.

Grade II Listed, NHLE no. 1337740

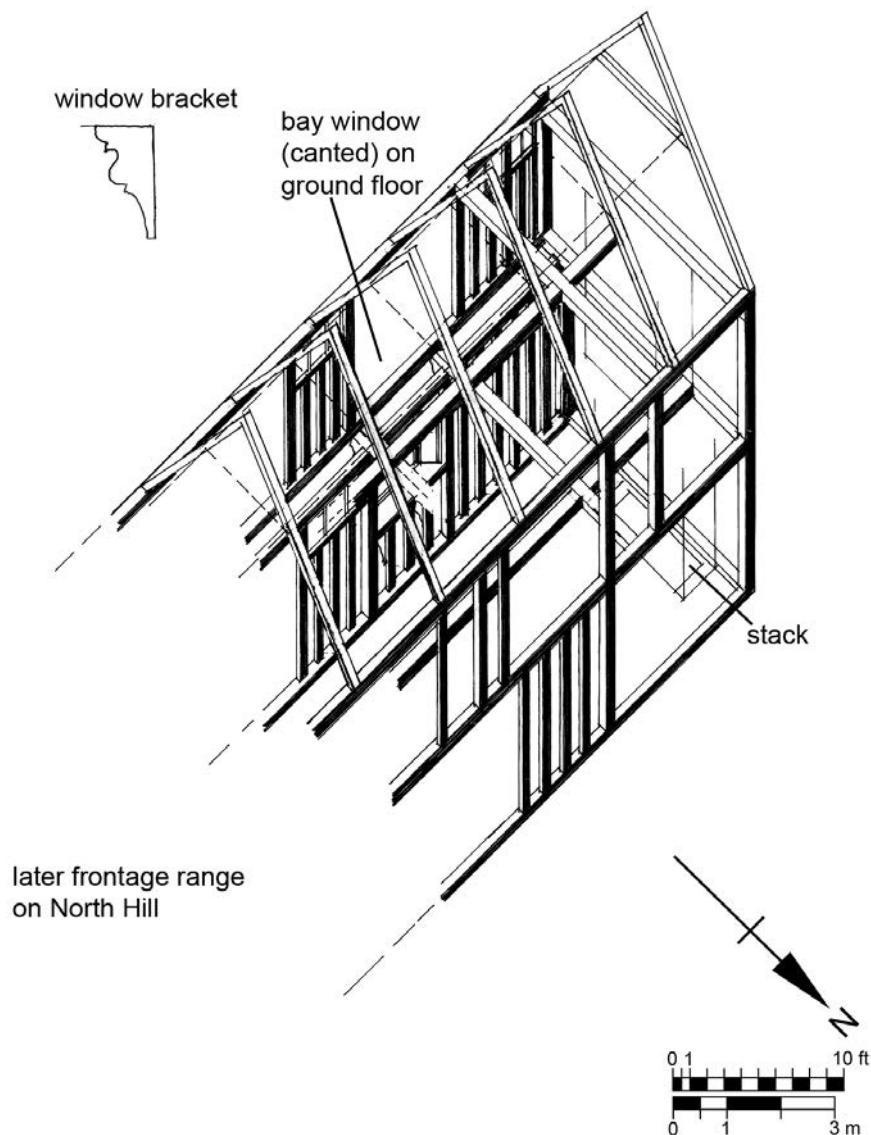


FIGURE 278: Isometric view of 47 North Hill (corpus no. 70). Inset of oriel bracket (not to scale)

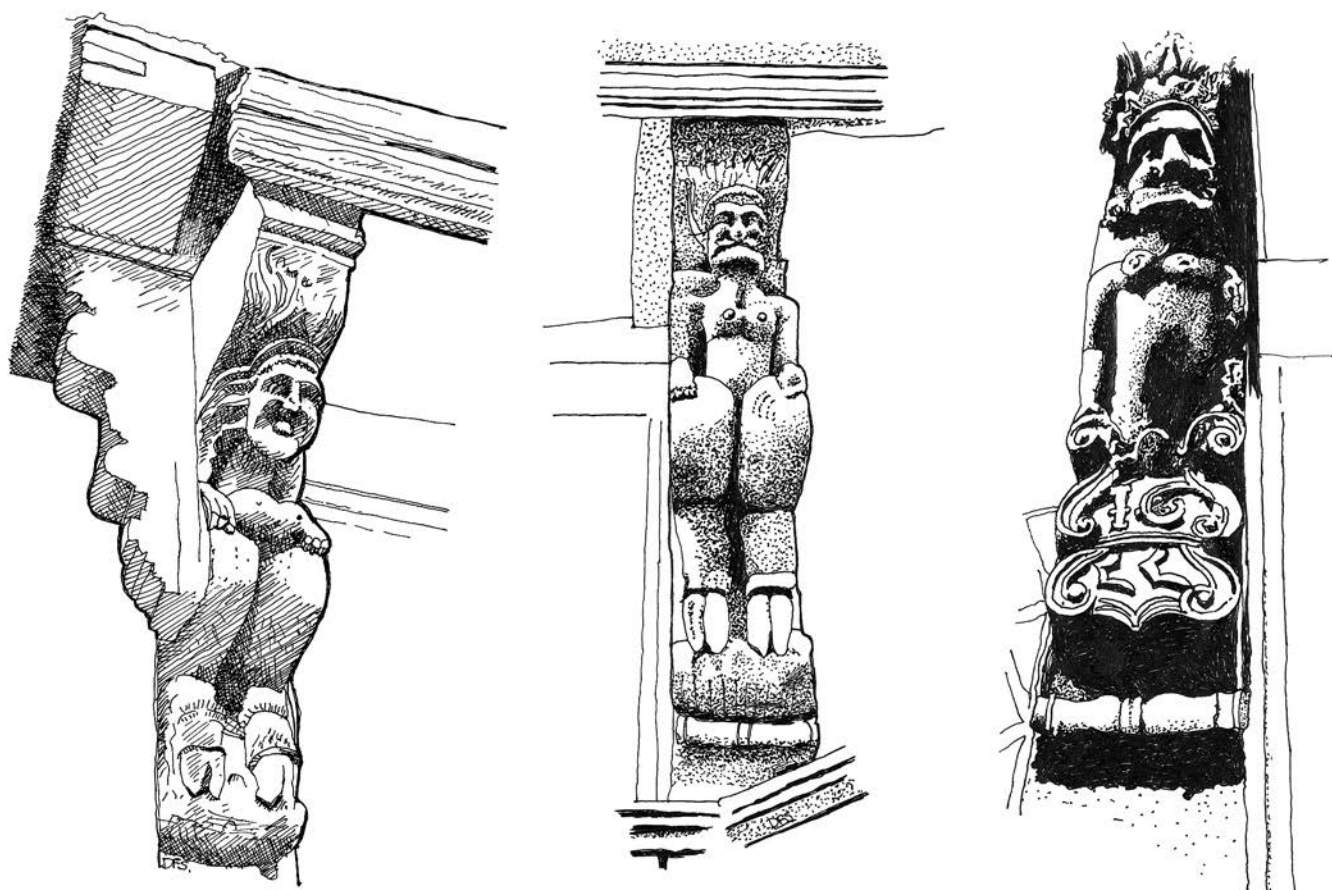


FIGURE 279: Finely-carved jetty brackets on 47 North Hill (corpus no. 70) (not to scale)

71. 49 North Hill, David Morgan Jones Solicitor (west side) (FIGURES 1d, 2j, 283–4)

A roof with butt purlins, small wind-braces and nailed cleats, that is difficult to date, possibly late 17th-century but more likely 18th-century in date. The roof is above a seemingly early 19th-century three-storey building parallel with the frontage. The use of nailed cleats has not been seen elsewhere in Colchester.

Grade II Listed, NHLE no. 1123537

72. 51 North Hill, rear of North Hill Hotel (west side) (FIGURES 1d, 2j)

The remains of a 15th or early 16th-century open hall-house of at least two bays, cross-passage and presumably a two-storey service end (replaced with a new cross-wing in the 17th century), recorded by Richard Shackle in 2010 during renovations (Crummy and Shackle 2010). The building, aligned E to W, was set back to the rear of the North Hill frontage.

Locally Listed. Colchester HER local list no. DCC25703 (nos. 52A–53)



FIGURE 280: 47 North Hill (corpus no. 70). The frontage of the building is a later replacement

FIGURE 281: (below left and right, and opposite) 47 North Hill (corpus no. 70). Finely-carved jetty brackets on south-facing flank







FIGURE 282: (left) 47 North Hill (corpus no. 70). South-facing flank showing the window with oriel brackets below and flanked by carved jetty brackets

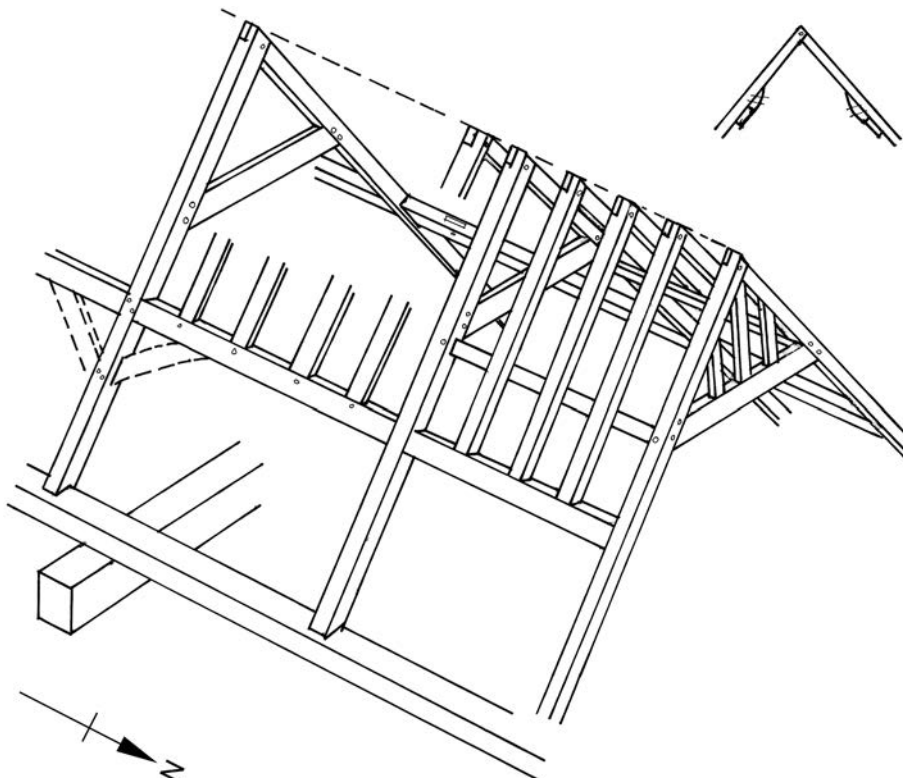


FIGURE 283: Isometric view of the roof of 49 North Hill (corpus no. 71) (not to scale)



73. 55 North Hill (west side)

(FIGURES 1d, 2j, 285–7)

This little double-jettied range, which is probably of 16th-century date, is now one of the most conspicuous timber-framed buildings on North Hill, following the removal of the frontage building to the north in order to create the access through to the Sixth Form College. The building was recorded by Richard Shackle in 1990 (Shackle 1990). The building has jetties on both north and south sides, indicating there was, probably, public space on both sides of the building. Given the relative completeness of this interesting structure, it is surprisingly difficult to suggest a function.

Grade II Listed, NHLE no. 1123538 (The Old Cock and Pye Inn, nos. 55–6)

FIGURE 284: (left) 49 North Hill (corpus no. 71)

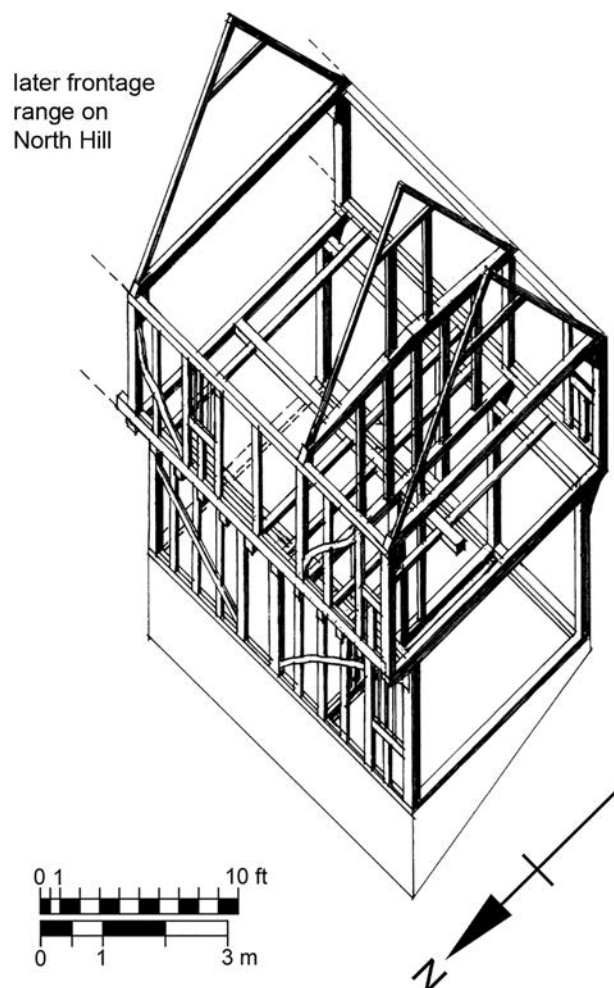


FIGURE 285: Isometric view of 55 North Hill (corpus no. 73)§

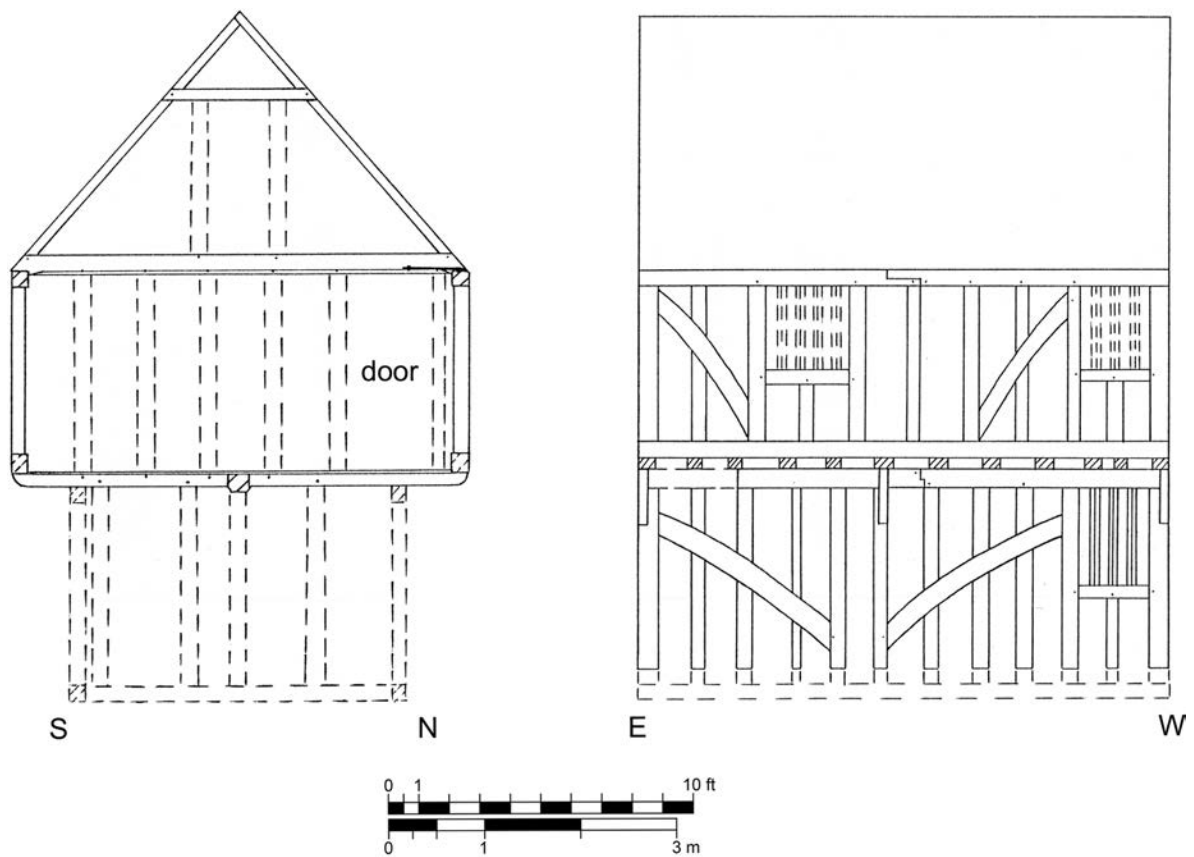


FIGURE 286: (left) Section and (right) north side elevation of 55 North Hill (corpus no. 73) (Shackle 1990, Fig. 4)



FIGURE 287: 55 North Hill (corpus no. 73)

74. Rear of 56a North Hill, Cock and Pie Court (west side)

(FIGURES 1d, 2j, 288–90)

A mid-17th-century long-wall jetty building of three and a half bays, with probable oriel and frieze windows, recorded by Richard Shackle in 1990 when the building was renovated (Shackle 1990). Built at right angles to the street and behind the later No. 56, it forms a small courtyard with No. 55, located to the north. The plan form is unclear.

The building functioned as a public house from c.1700 until closure in 1939 (Jephcott 1995, 109–10).

Grade II Listed, NHLE no. 1123538 (The Old Cock and Pye Inn, nos. 55–6)

75. 57 North Hill, LSR Solicitors (east side)

(FIGURES 1d, 2j, 291–92)

Built on a high (probably brick) plinth, this likely 16th-century house is still visually a timber-framed building, identified by its long-wall jetty. Of almost two equal bays, unfortunately there is little visible evidence of the building. It looks like a single-end house with a small hall and possibly a former staircase or chimney stack at its north flank. It probably had the long-wall jetty version of an overshoot cross-passage. Below, there is a good contemporary brick cellar with arched niches.

Grade II Listed, NHLE no. 1306593

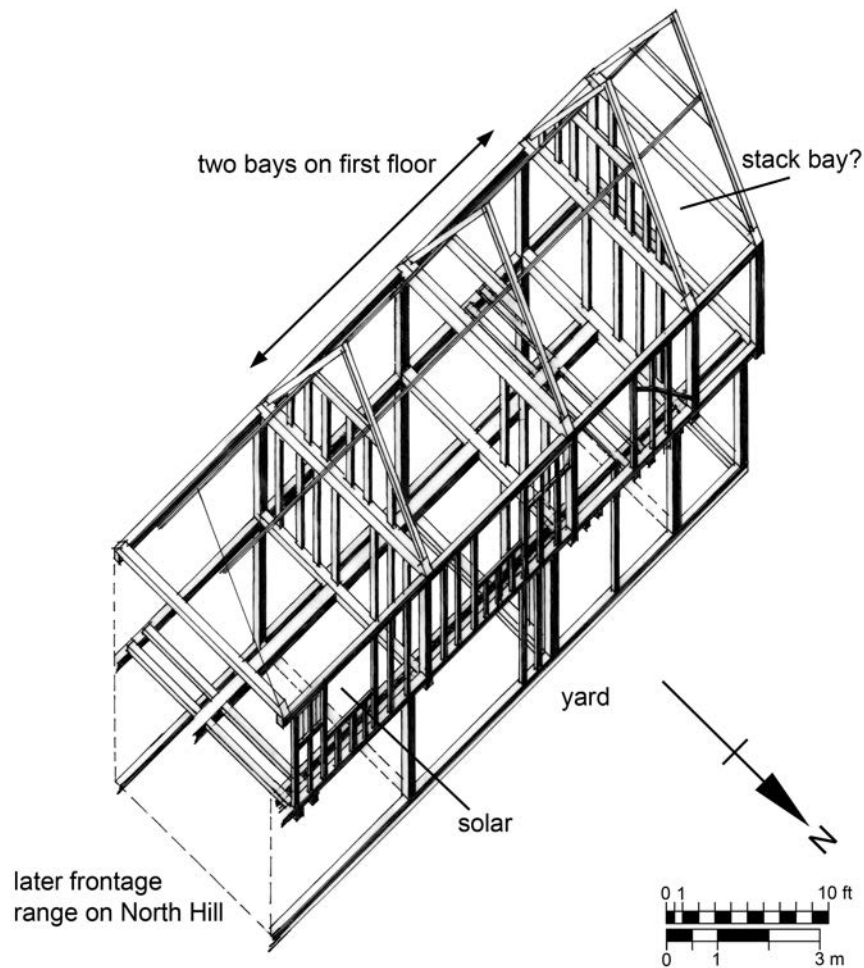


FIGURE 288: Isometric view of 56a North Hill, Cock and Pie Court (corpus no. 74)

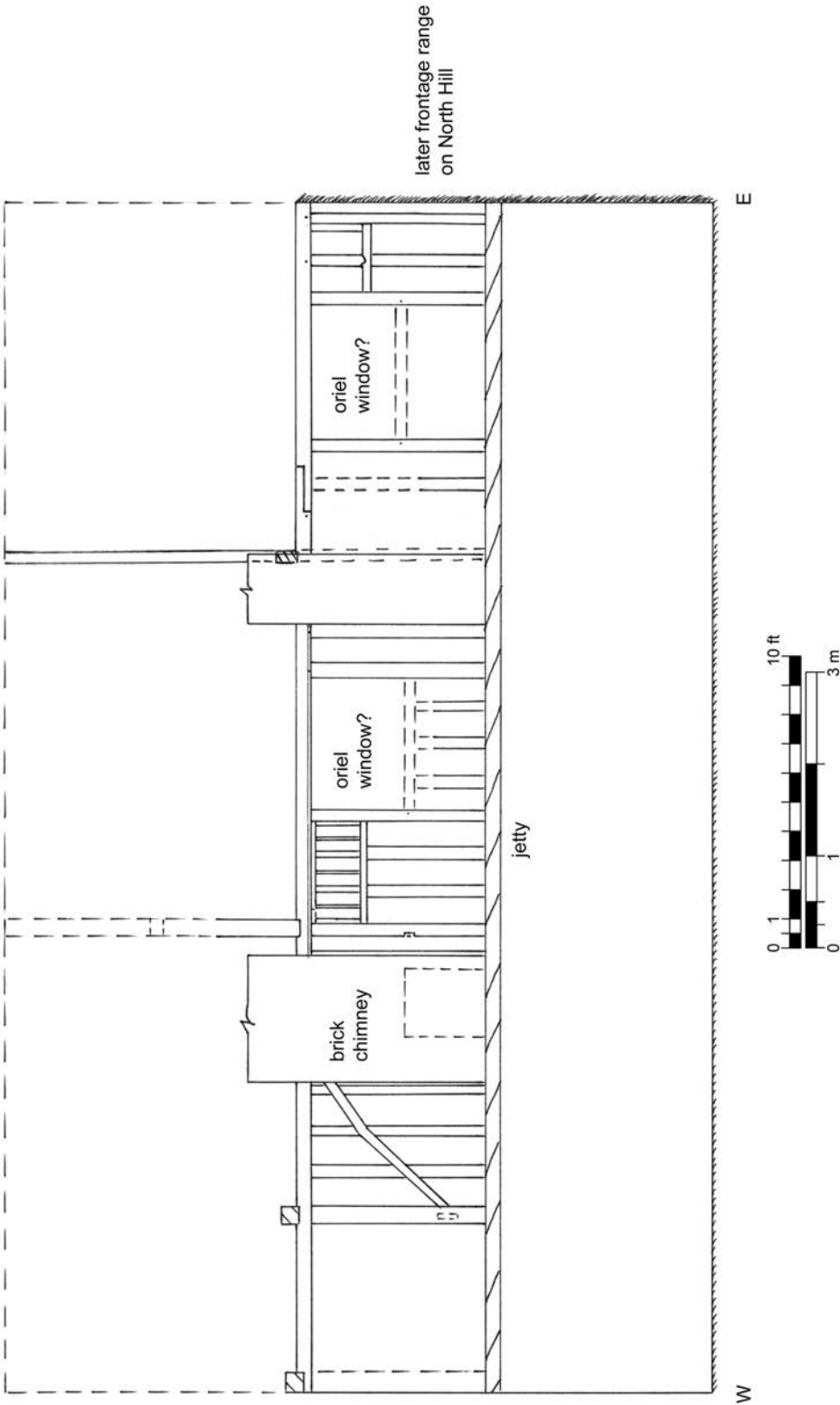


FIGURE 289: East to west elevation of 56a North Hill, Cock and Pie Court (corpus no. 74) (Shackle 1990, Fig. 7)



FIGURE 290: 56a North Hill, Cock and Pie Court (corpus no. 74), (left) later frontage and (right) rear building in yard

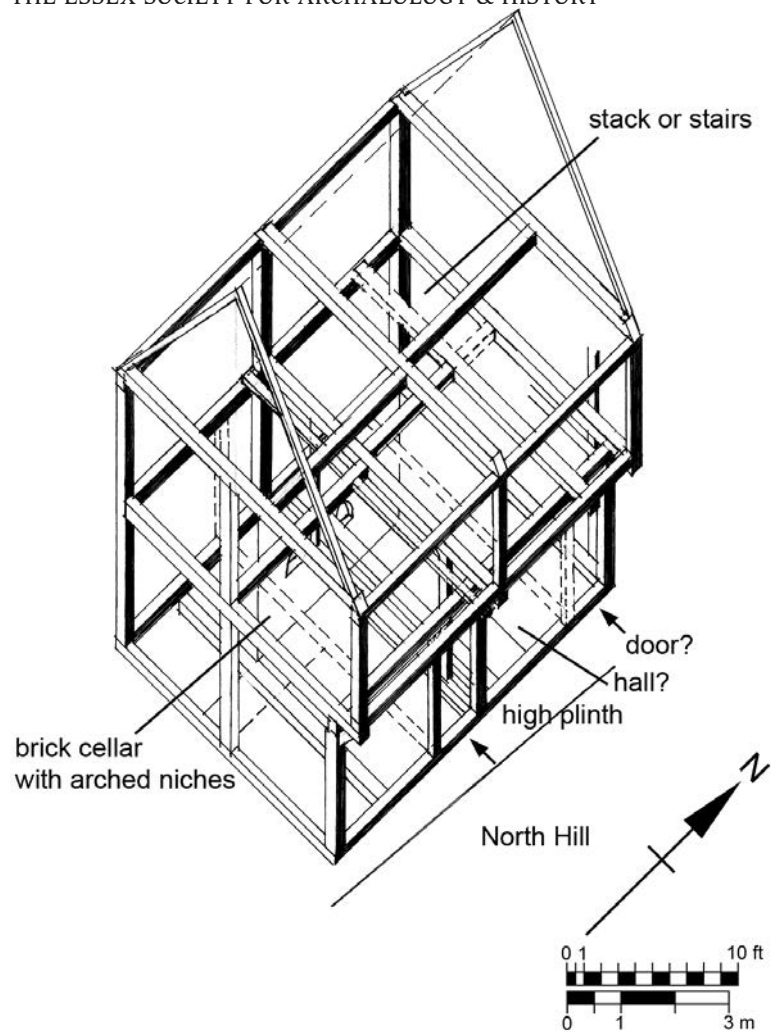


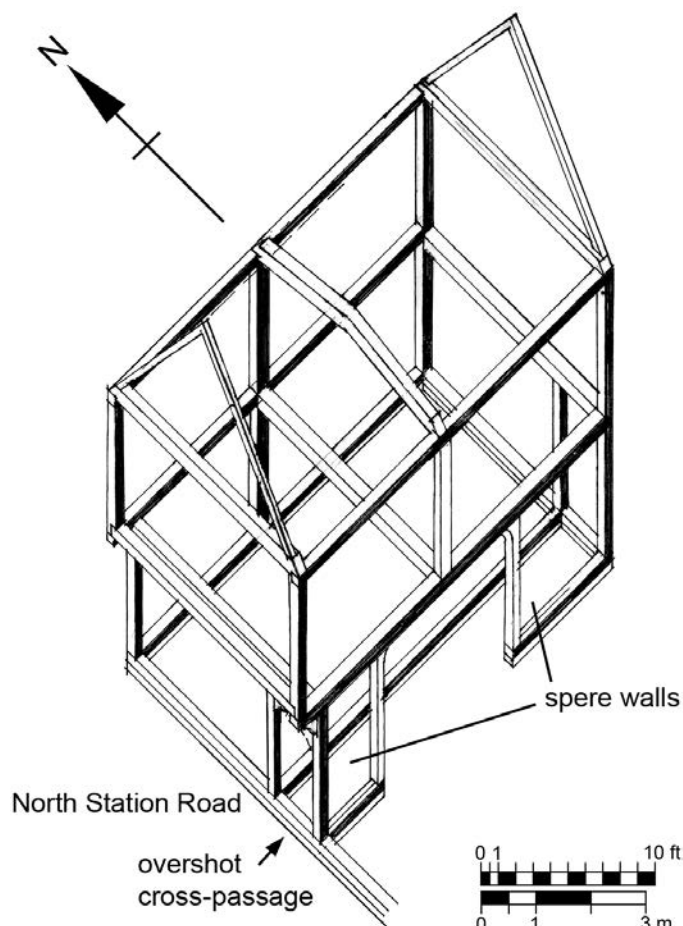
FIGURE 291: Isometric view of 57 North Hill (corpus no. 75)

FIGURE 292: (below) 57 North Hill (corpus no. 75)



NORTH STATION ROAD**76. 27 North Station Road, Kare Plus (east side) (FIGURES 1c, 2k, 293–4)**

North Station Road might seem an unlikely place to find late medieval timber-framed buildings. However, like many other walled towns, an extra-mural suburb developed along one of the major roads into the town. Old images show there were quite a few such buildings, particularly near to the North Gate.



This survivor is a 15th-century cross-wing with overshoot cross-passage, noted when it was being renovated and altered some years ago. Little is now visible except the cross-passage which survives in a recess off the adjoining restaurant. The spere posts were visible during the alterations but their exact positions are now obscured.

Grade II Listed, NHLE no. 1110913 (nos. 25–7)

77. 45 and 47 North Station Road, Bar B Q House and The Beauty Spot (east side) (FIGURES 1c, 2k, 295–6)

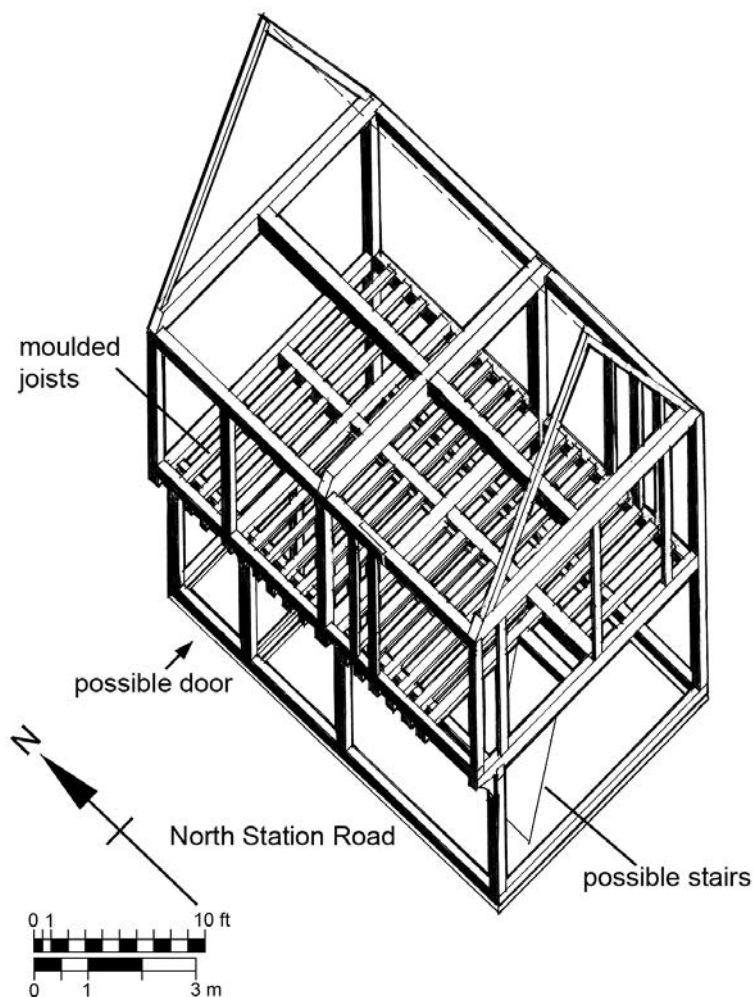
A two bay long-wall jetty house with a probable stairwell at the south end and a floor with moulded joists. The face-halved scarf joint suggests a late 16th-century date.

Locally Listed. Colchester HER local list no. DCC25651

FIGURE 293: Isometric view of 27 North Station Road (corpus no. 76)

FIGURE 294: (below) 27 North Station Road (corpus no. 76). No. 27 is the middle gable





78. 1 Riverside Walk, North Station Road (east side) (FIGURES 1c, 2k, 297–9)

This undatable little building, on the north bank of the River Colne and adjacent to the North Bridge, was probably a waterside warehouse. The framing is reasonably regular with substantial spine and bridging joists within a square plan. Additional support was given by a re-used ships mast in the centre of the first floor (Carter 1968). Similar lengths of mast, re-used in buildings, have been seen elsewhere.

Grade II Listed. NHLE no. 1123543 (Riverside Cottages)

FIGURE 295: (left) Isometric view of 45 and 47 North Station Road (corpus no. 77)

FIGURE 296: (below left) 45 and 47 North Station Road (corpus no. 77)

FIGURE 297: (below right) Isometric view of 1 Riverside Walk, North Station Road (corpus no. 78)

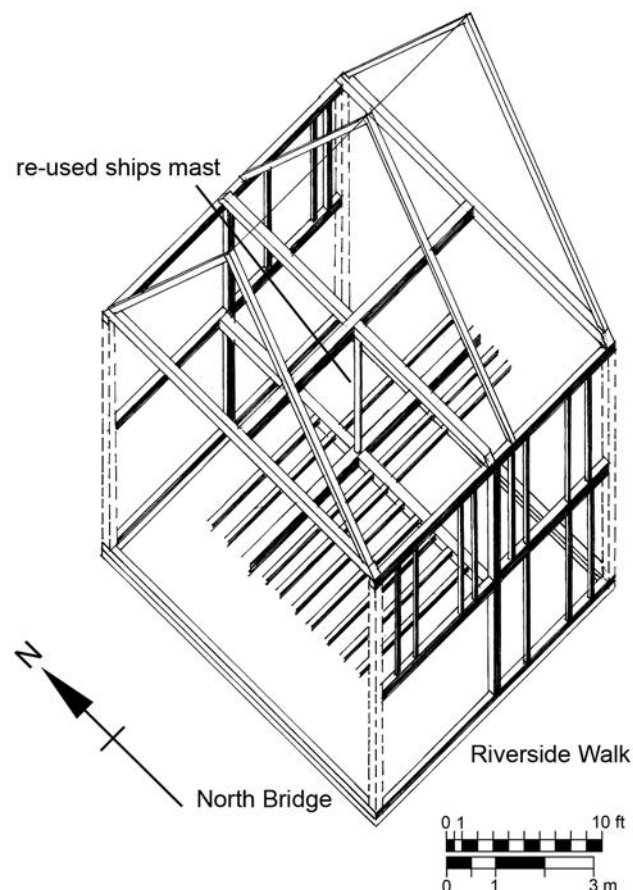




FIGURE 298: Riverside Cottages, North Station Road (corpus no. 78). 1 Riverside Walk is on the far left, closest to North Bridge



FIGURE 299: Riverside Cottages, North Station Road (corpus no. 78), taken in 1930 by George Drummond Lovell. Courtesy of Colchester and Ipswich Museums

NORTHGATE STREET

79. 13 and 15 Northgate Street (south side)

(FIGURES 1d, 2d, 300–02)

The front of this pair of jettied buildings, facing north onto the street, has three heavy jetty brackets of characteristic 17th-century profile. The bracket is relatively plain with a long scroll and geometrical mouldings. The bracket may be of one with the wall post. The building has not been surveyed.

Grade II Listed, NHLE no. 1123568

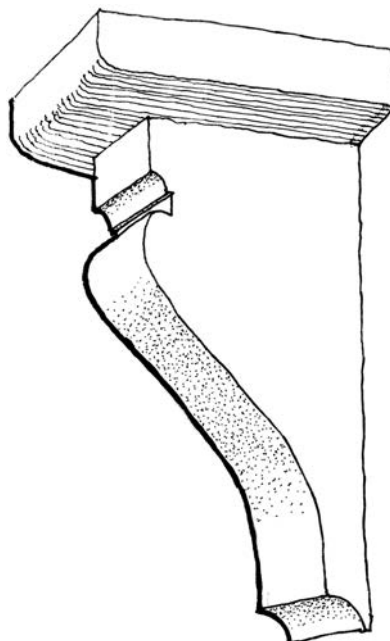


FIGURE 300: (right) Decorative jetty bracket on 13 and 15 Northgate Street (corpus no. 79) (not to scale)



FIGURE 301: 13 and 15 Northgate Street (corpus no. 79). No. 13 is on the right



FIGURE 302: Decorative jetty bracket on 13 and 15 Northgate Street (corpus no. 79)

PRIORY STREET

80. 54 Priory Street (east side, corner with East Hill) (FIGURES 1g, 2c, 303–05)

This is a neat mid-17th-century building with its timber-frame now exposed; originally, it would have been covered over in plaster. It had an overhanging (jettied) eaves at the front, an unusual survival, probably originally with decorative brackets. The house has a single bay on ground and first floors, an attic and a superb contemporary brick cellar. To the north, there was a substantial stack bay, now removed. There are typical frieze windows, which would have been on either side of a

missing oriel window. The joists are remarkably small and there are somewhat feeble primary braces. To the north, there is a fragment of earlier hall top-plate. The south wall, of brick, may have been an original feature of the building.

Grade II Listed, NHLE no. 1123546 (nos. 53–4)

QUEEN STREET

81. 3 Queen Street (east side)

(FIGURES 1f, 2l, 306–09)

In 2005, this building was repaired and converted to form a visitor information centre, providing the opportunity for a careful survey of the building by Richard Shackle (Shackle 2005, 174–7).

3 Queen Street proved to be the ‘ghost’ of a three-storey house, possibly c.1500 in date,²² with double jetties on the front elevation and a structurally interesting carriage arch. The third floor has been removed and so it is impossible to know the original height of the building. It might have been of conventional three-storey residential character or, less likely, a lower attic-like space. The axonometric drawing shows a ‘floating roof’ in view of this uncertainty.

A timber, which may have been the original rear top-plate, had been reused at a lower level, i.e. the top-plate was dropped down on to the plate below to reduce the height of the building. The rear elevation shows this timber in its (possible) original location, where it looks reasonably convincing (Shackle 2005, Fig. 2). However, the evidence of a traceried window, suggested by mortices on the same top-plate, seems odd on a rear elevation; perhaps it was a higher status room over the carriage arch.

The structure is peculiar in that it fails to follow the conventional ‘structural bay’ form. Whether the structural bay of the carriage arch was carried up to the second-floor roof-plate is now impossible to determine. The evidence of the rear elevation, and the re-used plate, would seem to contradict this. The building had been elaborate, with a first-floor oriel window, now indicated by a pair of moulded oriel mullions, probably not *in situ*. As constructed, the building was open-framed at both ends, built against two pre-existing buildings.

To the north, the timber-frame of 2 Queen Street was also revealed during the building works in 2005 and shown to be jettied at the front and probably of 15th or 16th-century date (Shackle 2005, 176).

Grade II Listed, NHLE no. 1337743

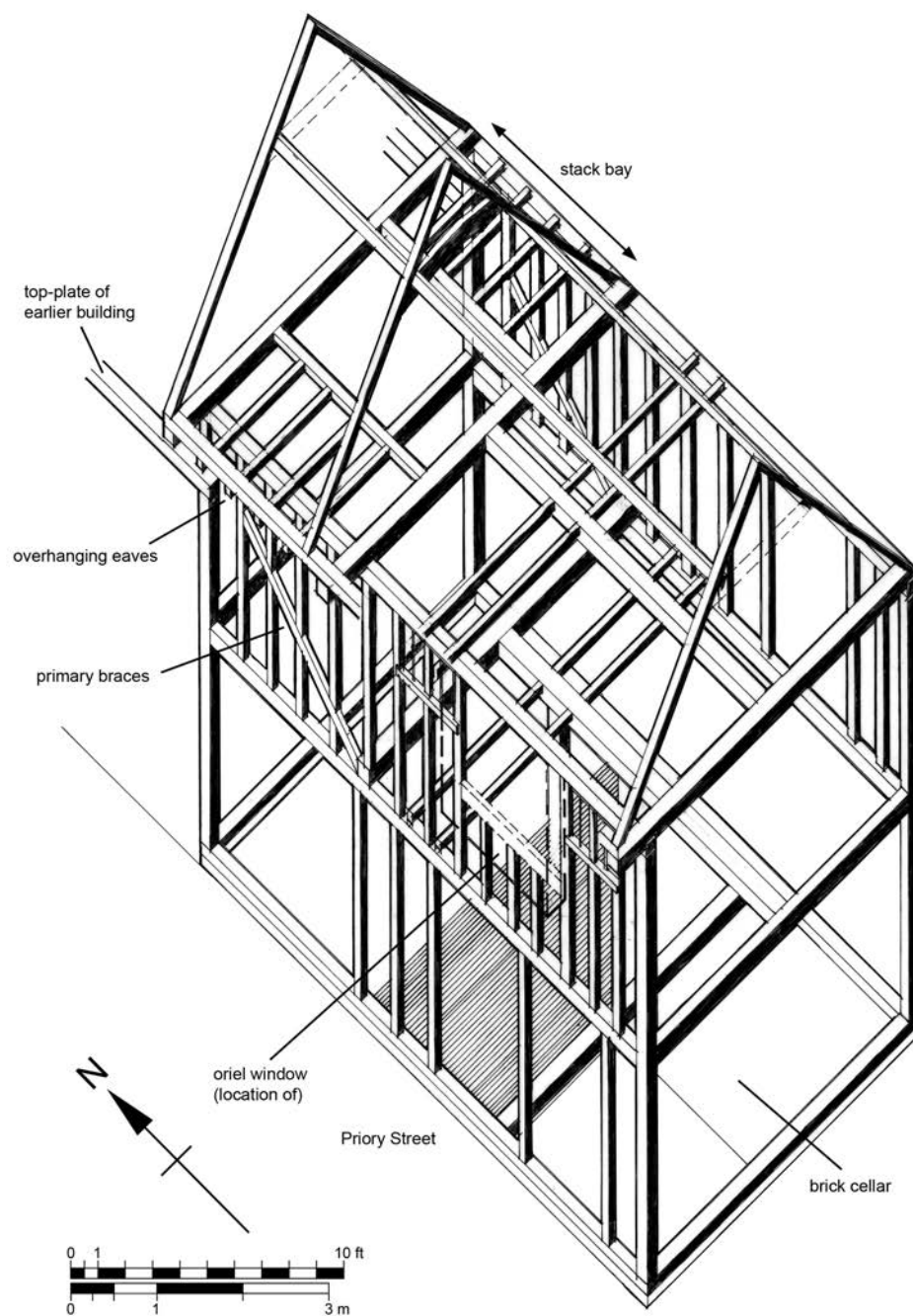


FIGURE 303: Isometric view of 54 Priory Street (corpus no. 80)

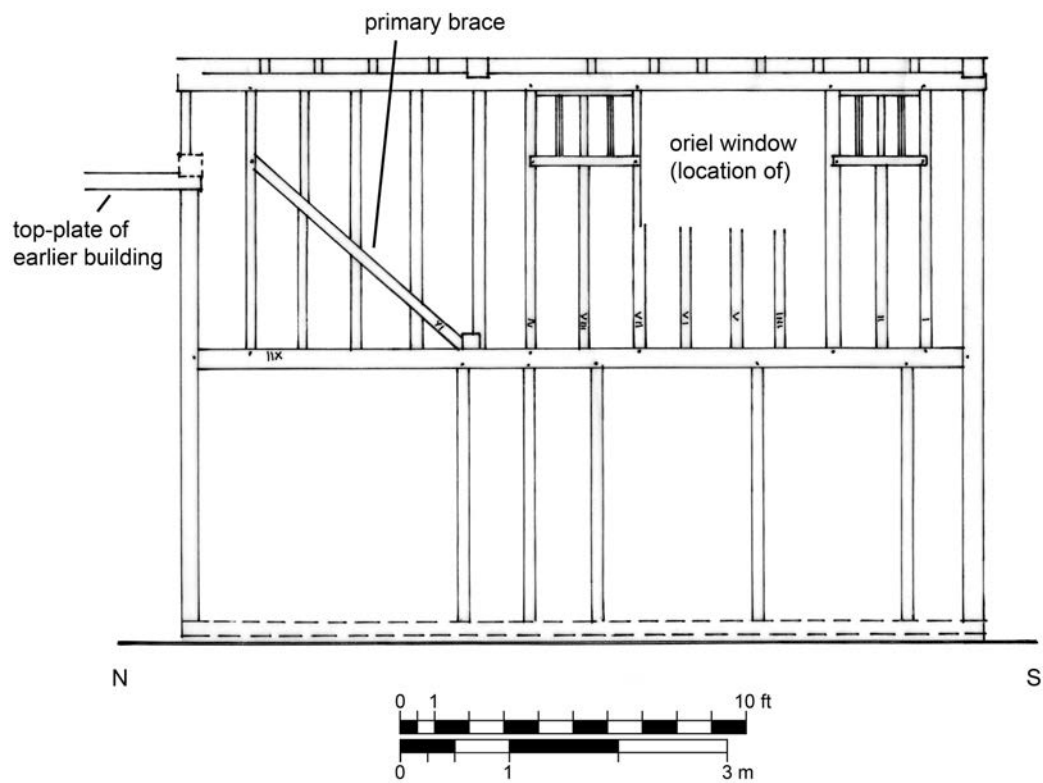


FIGURE 304: Front elevation of 54 Priory Street (corpus no. 80)



FIGURE 305: 54 Priory Street (corpus no. 80)

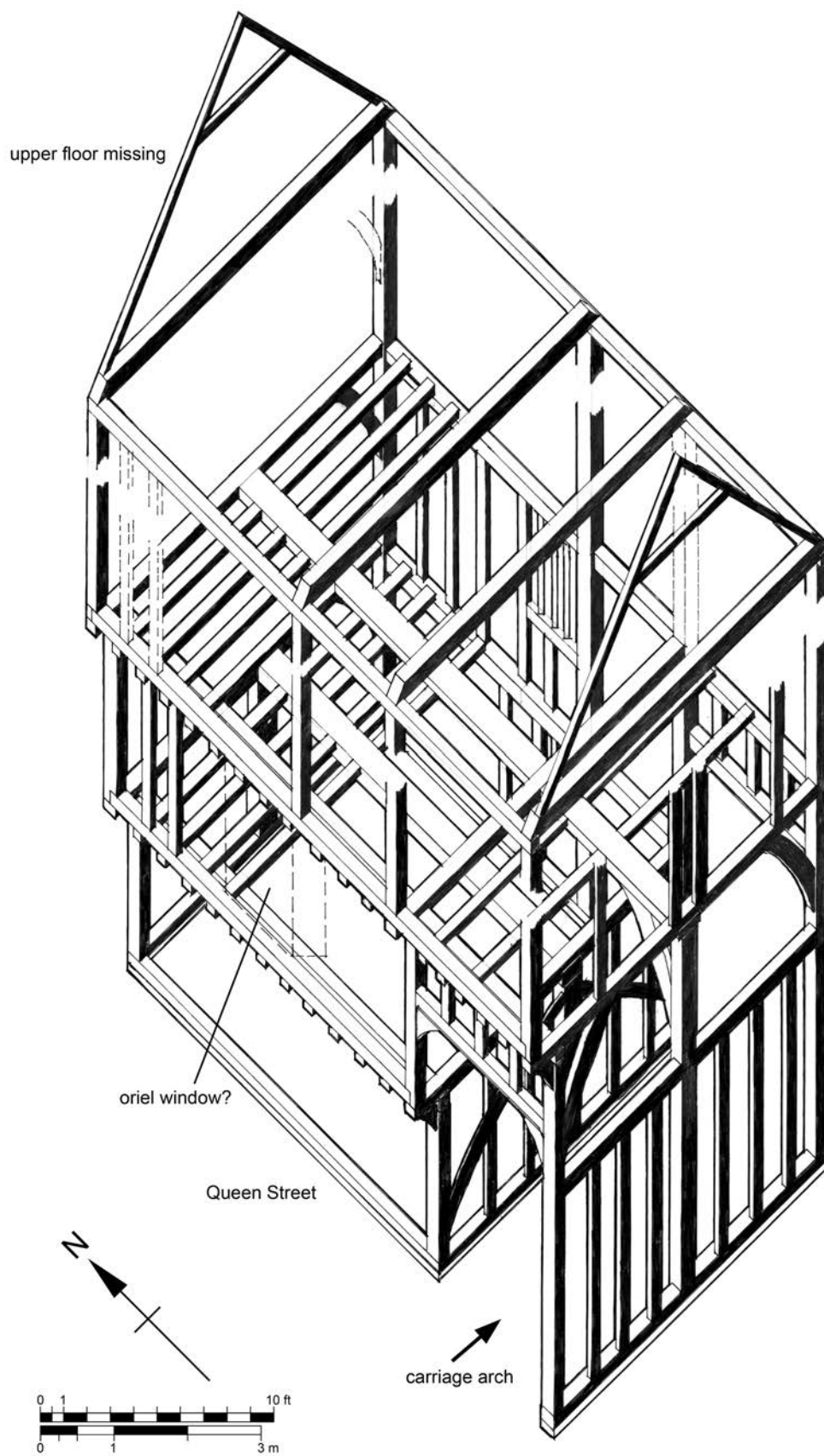


FIGURE 306: Isometric view of 3 Queen Street (corpus no. 81)

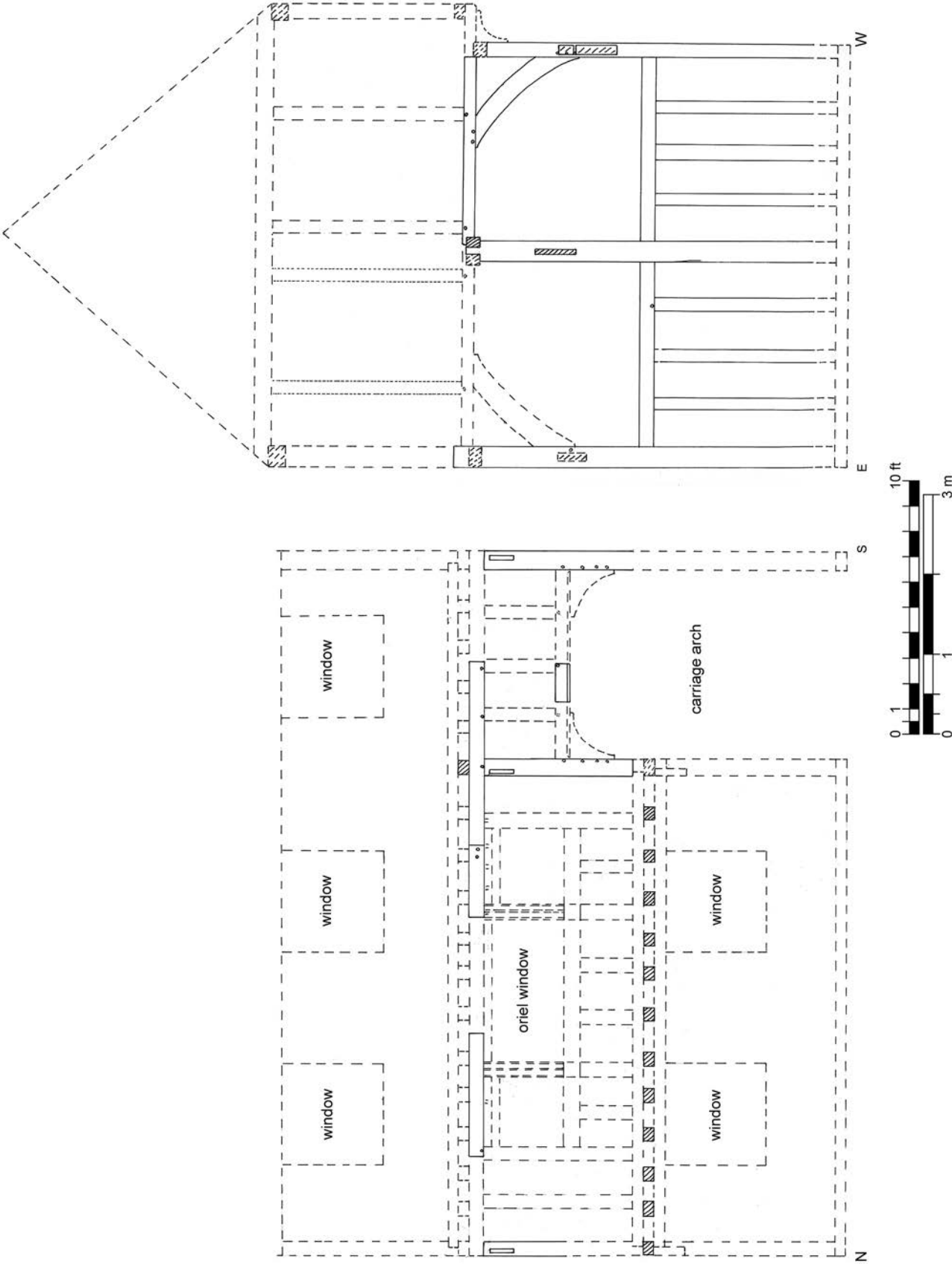


FIGURE 307: (left) Front and (right) side (flanking the carriage arch) elevations of 3 Queen Street (corpus no. 81) (Shackle 2005, Figs. 1 and 3)

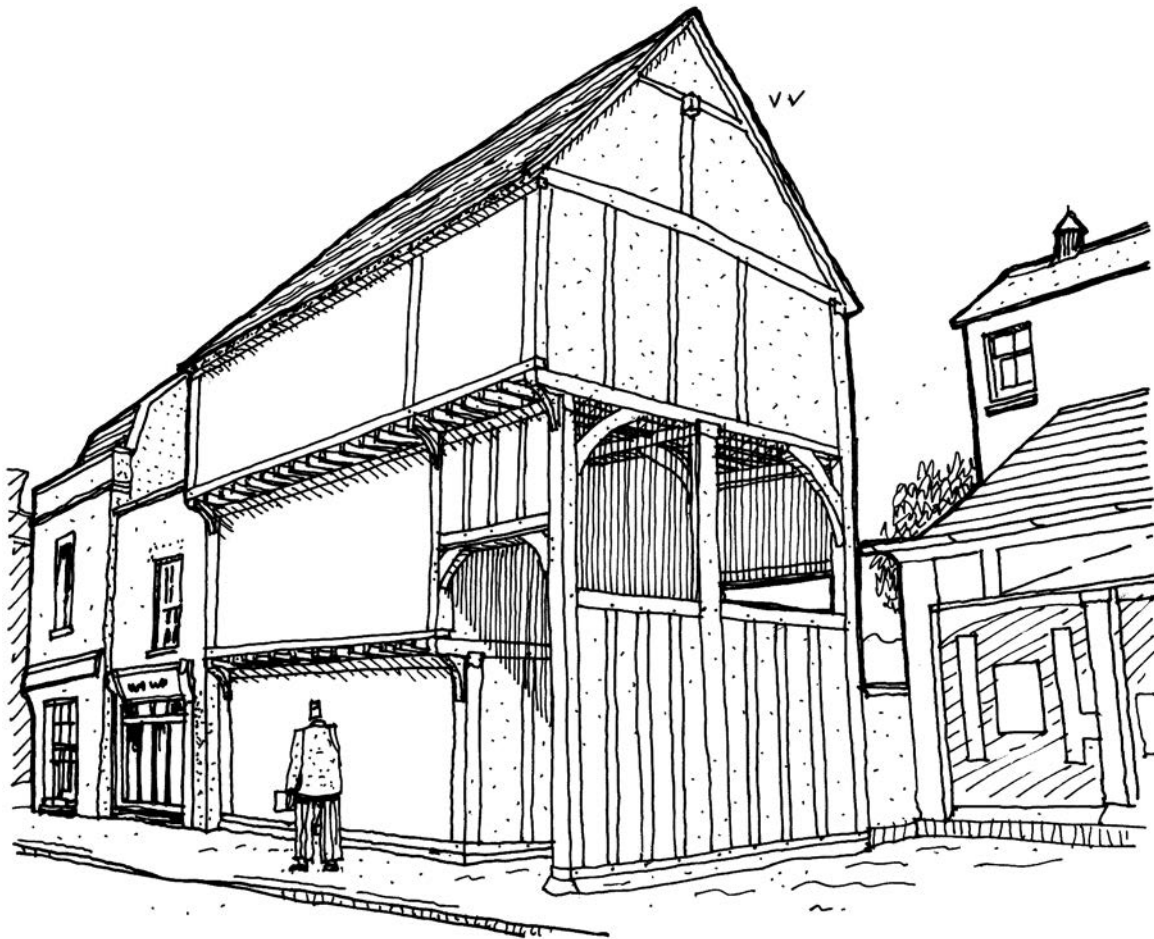


FIGURE 308: Reconstruction of 3 Queen Street (corpus no. 81) (not to scale)



FIGURE 309: 3 Queen Street (corpus no. 81)

82. 7 Queen Street (east side)

(FIGURES 1f, 2l, 310–12)

7 Queen Street is probably the oldest surviving timber-framed building in the town centre, notably archaic and likely to be 14th-century in date. I can recall our excitement when Richard Shackle and myself discovered this little building when minor renovation works were being carried out in 1988 and the half-arched shop-front was exposed (Shackle 1992b).

However, stylistic evidence alone allows only fairly imprecise dating; a building could be somewhat conservative or the very latest thing.

The building comprises a small two-storey cross-wing with jettied front over a slightly asymmetrical shop-front; the hall would have been located on the south side. On the frontage, there is evidence for a coffin door.

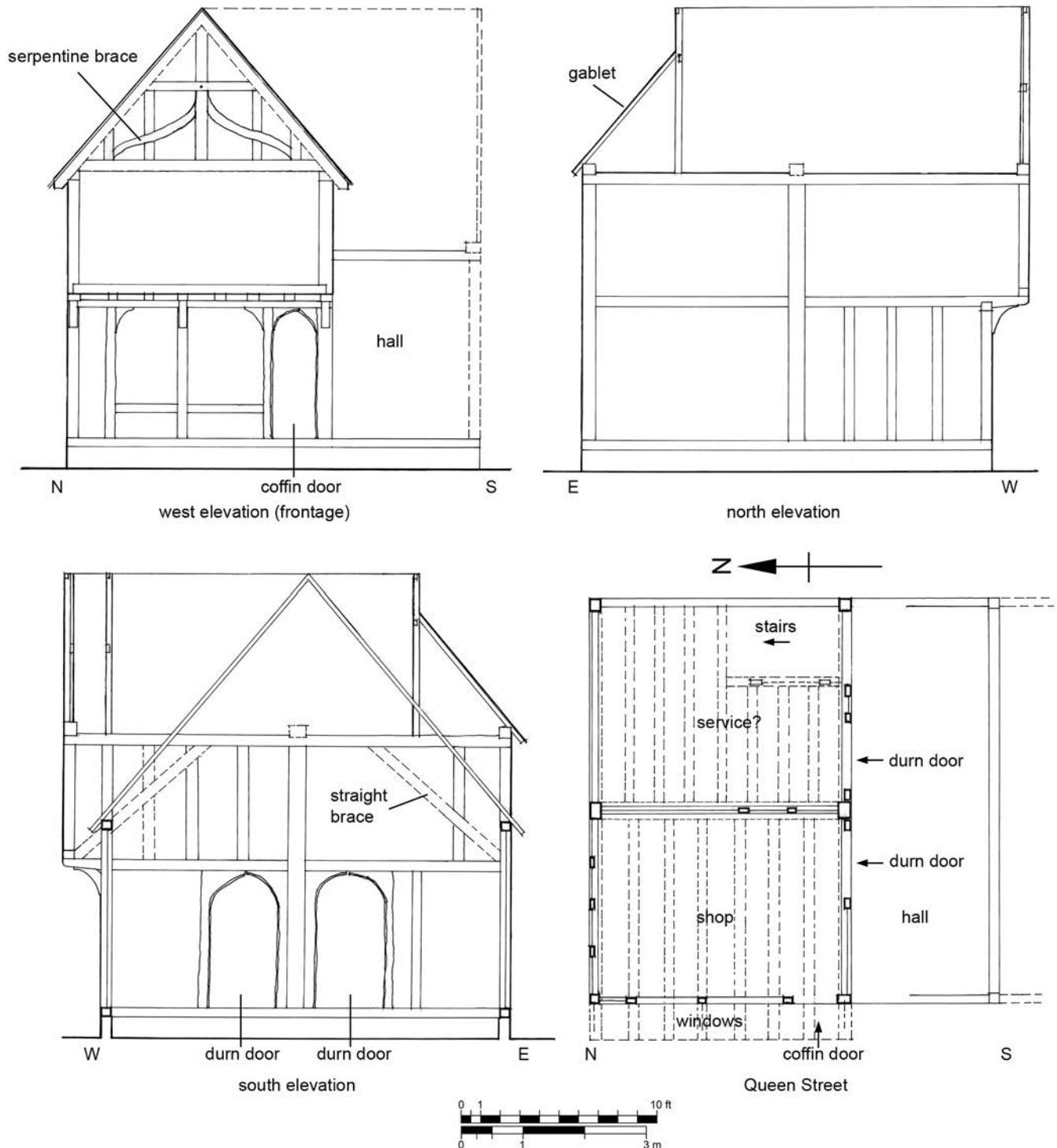


FIGURE 310: Elevations and plan of 7 Queen Street (corpus no. 82)

Fortunately, the front gable of the cross-wing survives, with a pair of substantial crown-stud or crownpost braces of low-strung ogee profile (and 'S' curve). The modest height of the former hall is indicated by the location of the top-plate mortices. A short length of rear top-plate seems to survive in the altered rear wall of a later rebuilding.

7 Queen Street was a 'single-ender' building with a solar over a shop and a parlour / service room, its modesty in size reflecting its modesty of concept. The pair of durn doors in

the south side are a very special survival of this ancient type but they have been now relocated to achieve a more practical interior; a future occupant might well be able to reinstate them to their original positions, so regaining the original spatial layout. As expected, the wall studs were fairly widely spaced and there were (now largely removed) straight arch braces on the south flank. The roof has been rebuilt and may have been gabled to the rear.

Grade II Listed, NHLE no. 1123547 (nos. 7 and 9)

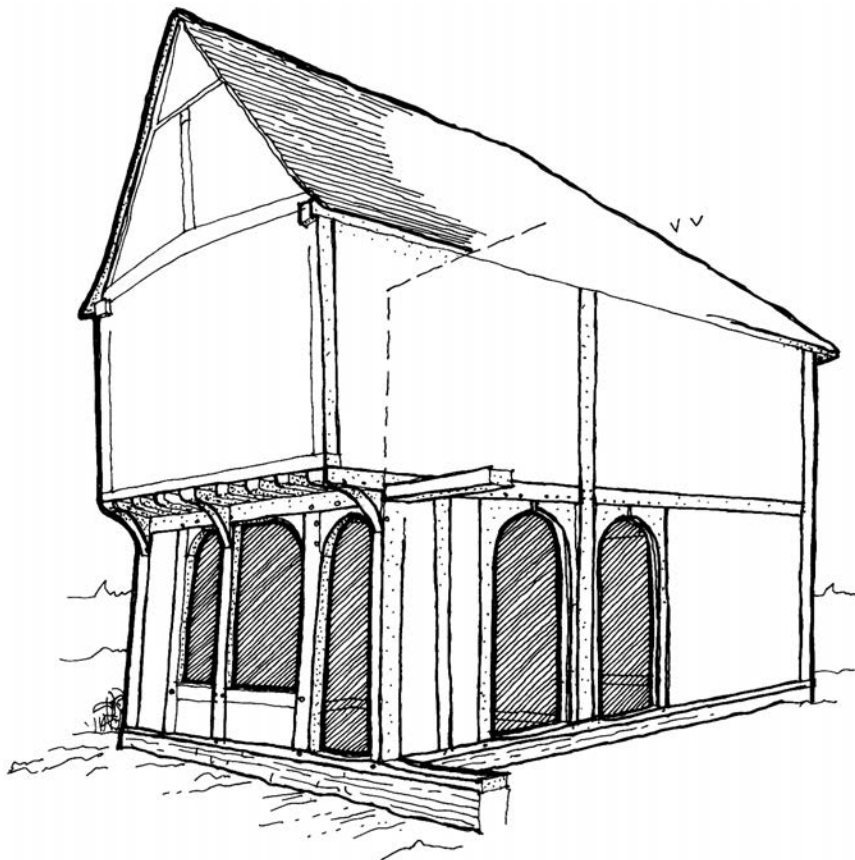


FIGURE 311: Isometric reconstruction of 7 Queen Street (corpus no. 82) (not to scale)



FIGURE 312: 7 Queen Street (corpus no. 82)

83. 39–41 Queen Street, Feathers Hair Salon (east side)

(FIGURES 1f, 21, 313–15)

This building was recorded by Richard Shackle in 1994 when the building was renovated (Shackle 1994).

Part A is the surviving flank-wall of a jettied two-bay and arch-braced cross-wing; there is only one, north side, wall surviving. There are diamond-mullioned windows at the east end, on each floor. Originally, the cross-wing probably had a hall located on the south side.

To the north of A, Part B is a deep cross-wing of a different build and jettied to the south flank. Surprisingly, there is no spine beam within the surviving two bays. When measuring the building during renovation, a further cross-wing flank wall was found, abutting the frontage. Whilst not immediately

apparent, it was likely to be the front panel of Part B, all forming one three-bay structure. The difference of height in the drawings is because there was no consistent datum to record the dimensions. Both Parts A and B are of 16th-century date.

In the late 16th century, a long-wall jetty Part C was constructed between the two existing cross-wings (C is a later infill between A and B), but not a great deal has survived. However, the old exterior flank of Part A was painted with false studwork in the typical blue / grey of the late 16th century, probably to integrate the wing into the new, upgraded, dwelling; blue / grey paint is evident throughout the County and was presumably cheap.

Grade II Listed, NHLE no. 1169371

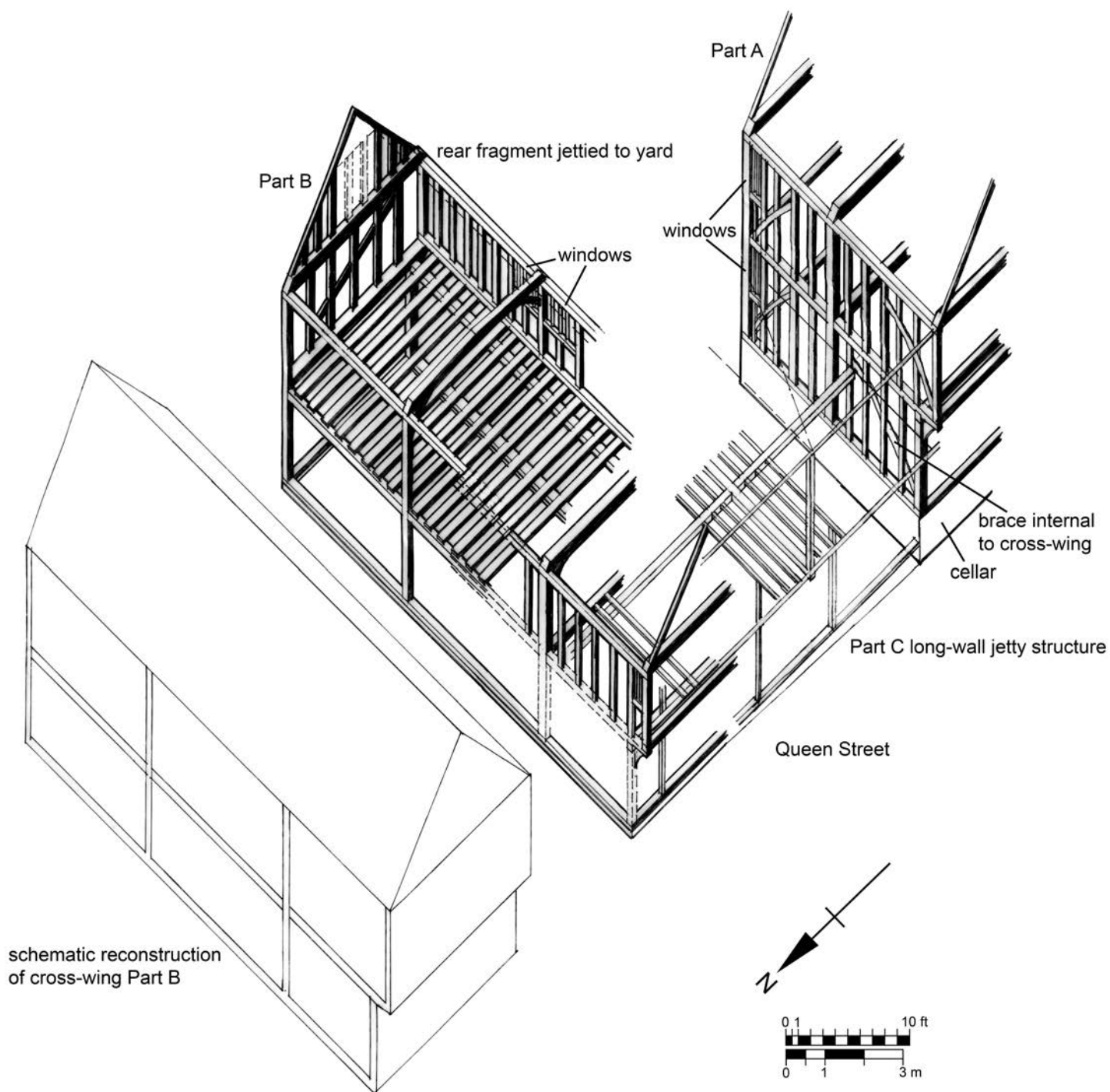


FIGURE 313: Isometric view of 39 and 41 Queen Street (corpus no. 83). The difference of height in the drawing is because there was no consistent datum to record the dimensions

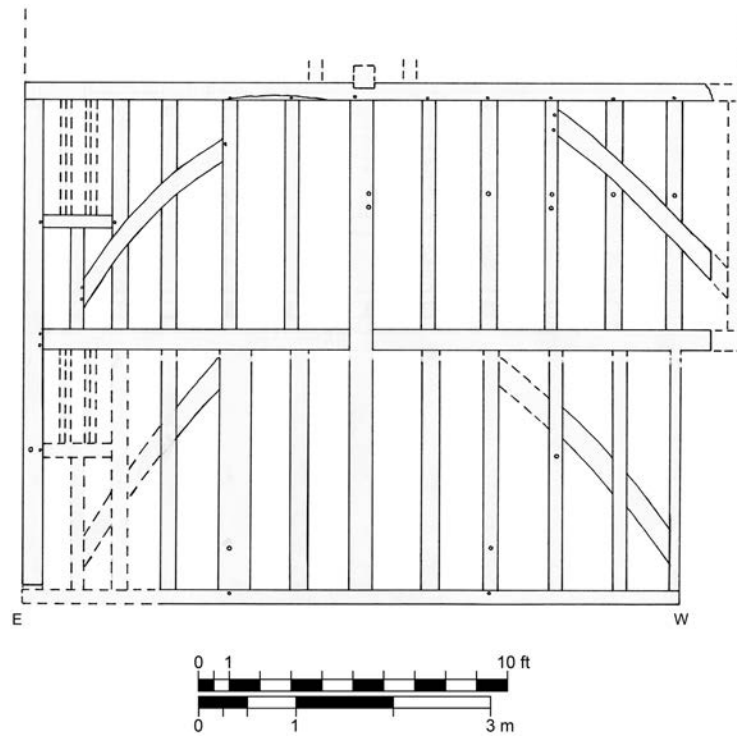


FIGURE 314: North side elevation of 39 and 41 Queen Street (corpus no. 83), Part A, the south cross-wing.
Drawn by Richard Shackle



FIGURE 315: 39 and 41 Queen Street (corpus no. 84). No. 39 is on the left. Jess Tipper

ST BOTOLPH'S STREET

84. 40 St Botolph's Street, Acropolis Greek

Gyros (east side) (FIGURES 1f, 21, 316–18)

A front eaves bracket with foliage and male head, probably early 17th-century in date. The building is probably contemporaneous, but it has not been surveyed inside. The RCHME records, 'the projecting eaves on the W. side have two original brackets carved with acanthus ornament and a small head' (RCHME 1922, No. 159, 66).

Locally listed. HER local list no. DCC25636



FIGURE 316: (right) Decorative eaves bracket on 40 St Botolph's Street (corpus no. 84) (not to scale)



FIGURE 317: 40 St Botolph's Street (corpus no. 84)



FIGURE 318: Decorative eaves bracket on 40 St Botolph's Street (corpus no. 84)

ST JOHN'S STREET

85. 1 St John's Street, The Fox and Fiddler

Public House (south side) (FIGURES 1e, 2f, 319–22)

A two-storey building with a jetty on the west flank, dating to the c.1630s. This is a rear range backing onto the frontage block, which was probably earlier; the current front is probably 19th-century in date and has not been surveyed. The range is

set at a right angle to the frontage and is jettied to the west flank. Only minimal structure is visible and there is a certain amount of decorative, recent introduction; the bridging joists do not line-up with the major rear posts. The first floor and roof have not been surveyed. The jetty brackets are good survivors and there were clearly more on this elevation; these are first phase, semi-classical, jetty brackets dating to c.1600.

Grade II Listed, NHLE no. 1123511 (Headgate Hotel)

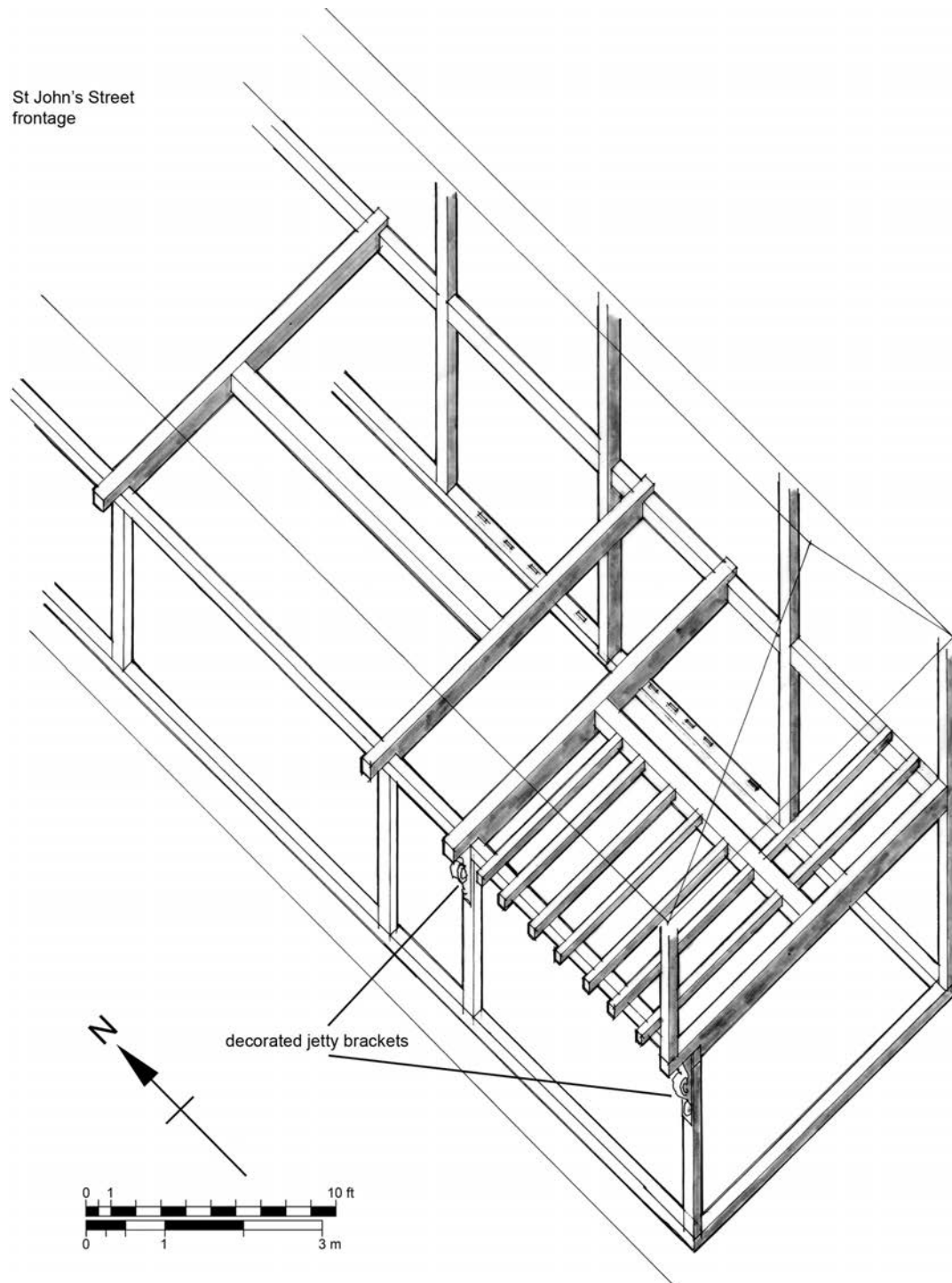


FIGURE 319: Isometric view of 1 St John's Street, The Fox and Fiddler (corpus no. 85)



FIGURE 320: (above) Decorative jetty bracket on 1 St John's Street, The Fox and Fiddler (corpus no. 85) (not to scale)

FIGURE 321: (below) 1 St John's Street, The Fox and Fiddler (corpus no. 85)

FIGURE 322: (right) Decorative jetty bracket on 1 St John's Street, The Fox and Fiddler (corpus no. 85)



86. 44 St John's Street, Cardamon Tea Lounge (north side) (FIGURES 1e, 2f)

The remains of a substantial building of at least three bays, on the north side of the street, dating to *c.*1700, and with long tapering jowl posts, recorded by Richard Shackle in 1986 during renovations (Shackle 1986). The west gable end has the remains of pargetting, with a scallop pattern partially surviving.

Grade II Listed, NHLE no. 1337768 (nos. 41–44)

ST NICHOLAS STREET

87. 5–6 St Nicholas Street, formerly Jacks (east side, corner with Culver Street East)

(FIGURES 1e, 2g, 323–7)

Old pictures reveal that 5–6 St Nicholas Street was located in a rich area of timber-framed buildings and it is now the only survivor. We first looked at the structure in its relatively complete form in 2016, before the frame had been revealed during restoration in 2018. At the time, this was a dark and

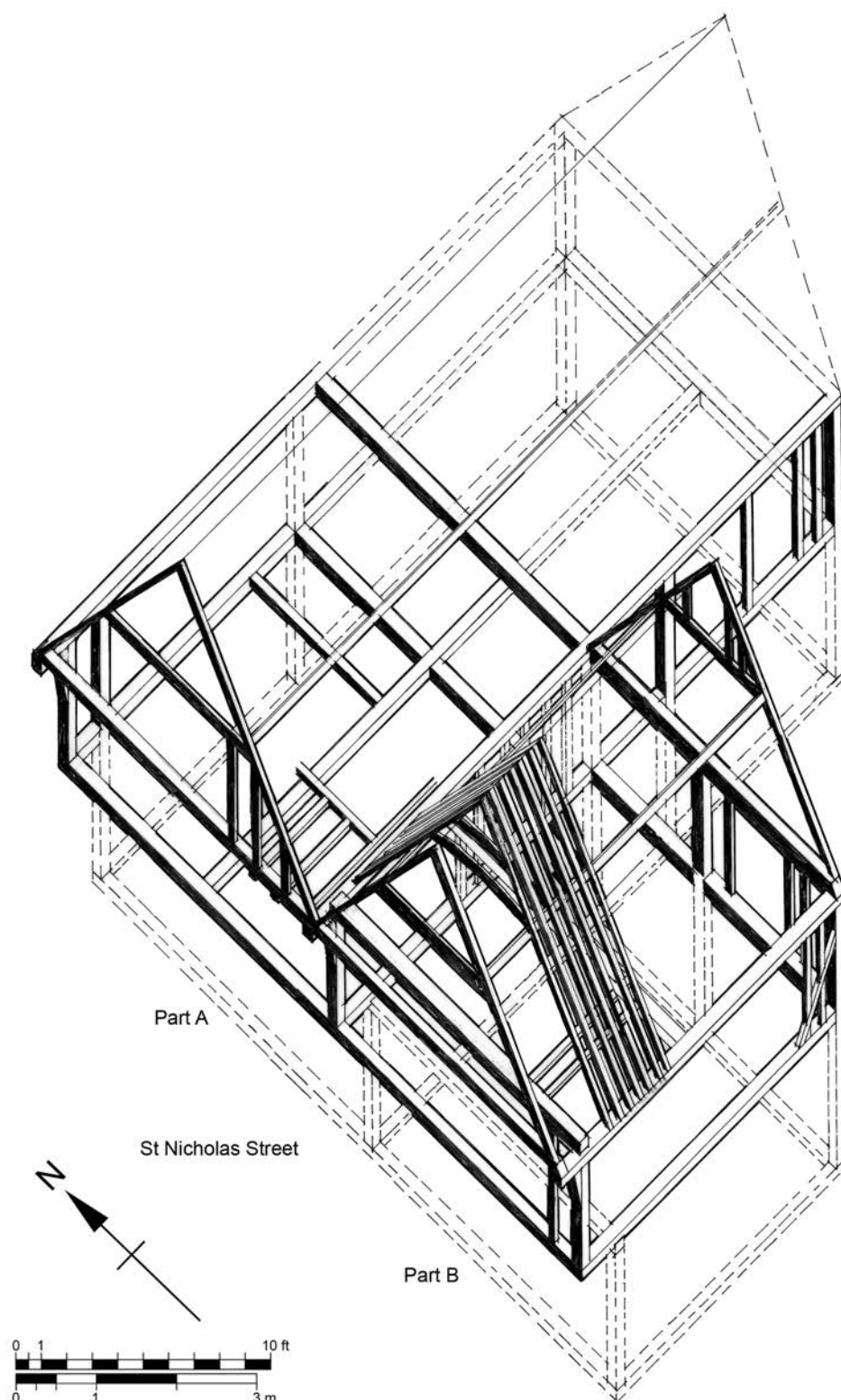


FIGURE 323: Isometric view of 5–6 St Nicholas Street (corpus no. 87), formerly Jacks, showing the 17th-century phase (Part B) as well as the earlier 15th-century phase (Part A), prior to strip-out in 2016

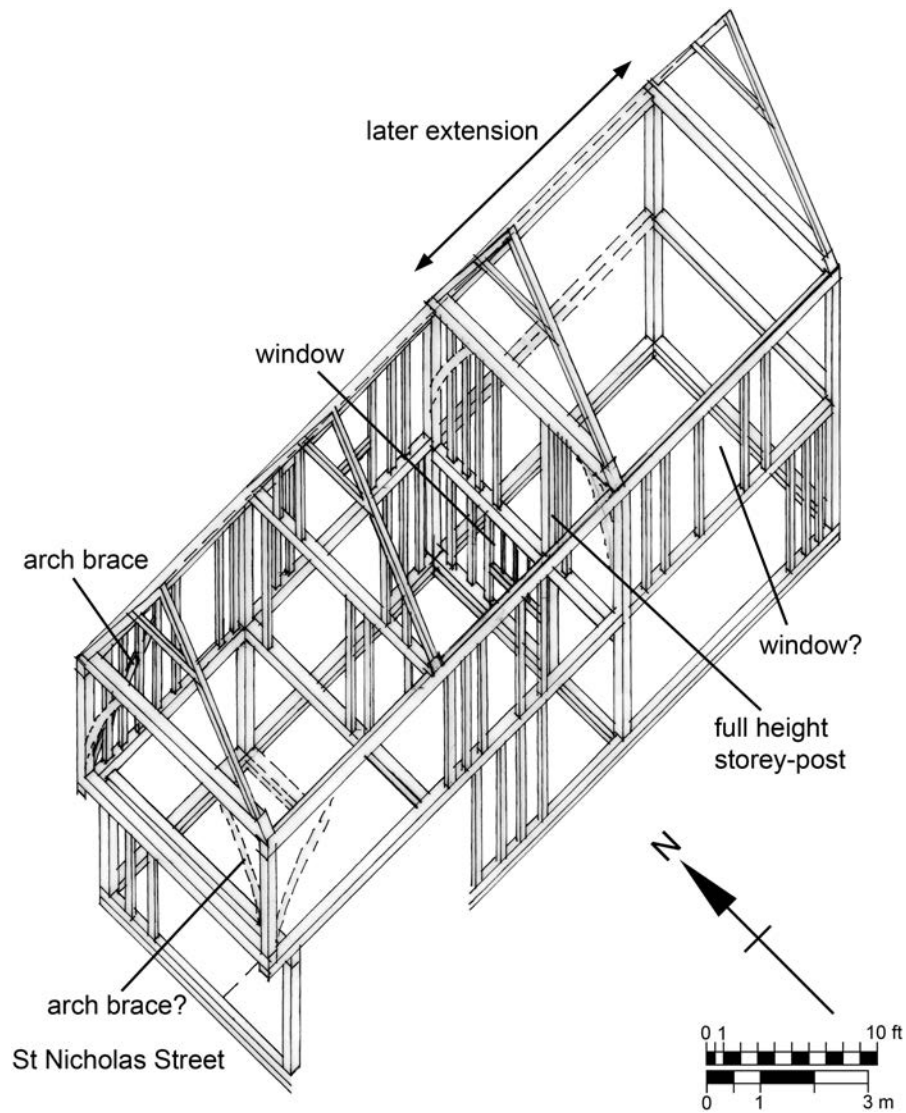


FIGURE 324: Isometric view of the north 15th-century cross-wing (Part A), 5–6 St Nicholas Street (corpus no. 87), formerly Jacks, following the strip-out in 2018

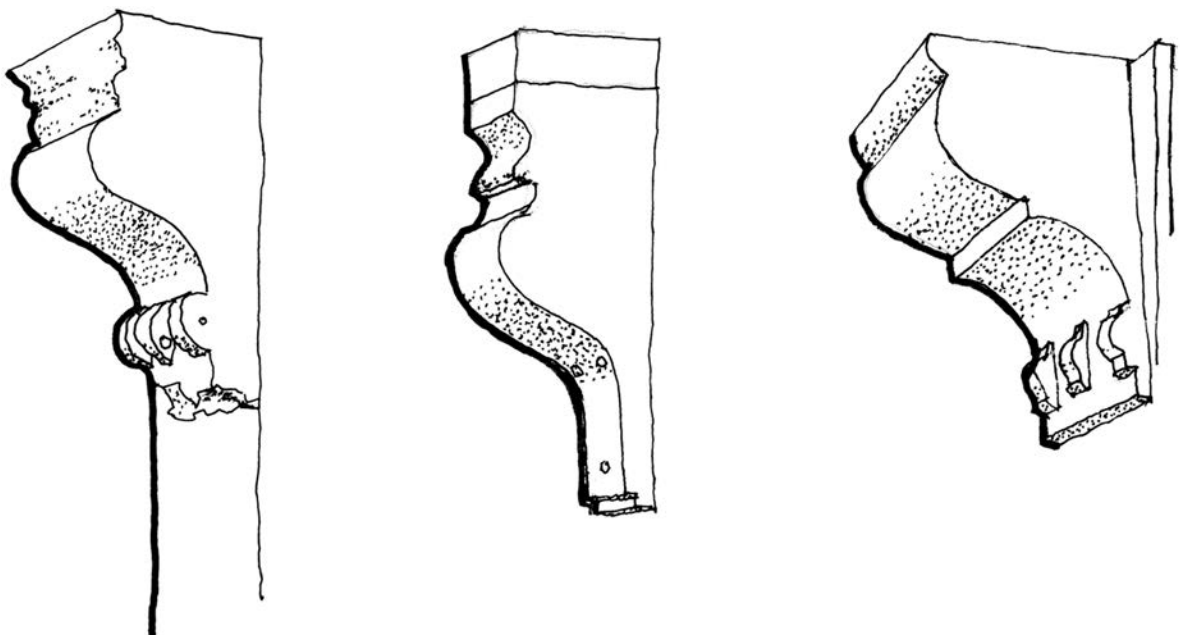


FIGURE 325: Decorative eaves brackets on 5–6 St Nicholas Street (corpus no. 87), formerly Jacks (not to scale)



FIGURE 326: 5–6 St Nicholas Street, formerly Jacks (corpus no. 87). The range of windows on the first floor of the north, and earliest, cross-wing was inserted during the first half of the 20th century (post 1908 and pre 1936). No. 5 is on the left



FIGURE 327: South wing of 5–6 St Nicholas Street, formerly Jacks (corpus no. 87), showing decorative eaves brackets

intimidating site, which somewhat deterred our efforts. It was already apparent that this was a two-phase building but there was too little to see that would confirm our suspicions with clarity. Whilst from the exterior it seemed to be all early 17th-century in date, it is only the south jettied wing that is of this date and the north wing is much earlier. The jettied frontage of the north wing must have been remodelled and moved forward to match the later addition; both wings have a projecting gable over similar, but not identical, eaves brackets.

The north cross-wing (Part A) comprises two relatively deep bays and is probably mid-15th-century or earlier in date. The roof of this wing survives fairly complete, excepting that the likely crownpost and collar purlin have been removed, victims of the desire for an attic. There are arch braces in the flanks and a four-light window in the rear ground floor. There is also an off-centre storey-post in the rear wall, indicating a less-than-standard plan. To the rear of the north cross-wing, there is a later two-storey rear extension with a probable window in the east flank wall, which blocked the window in the earlier building. Although the extension is clearly later, because it blocks a window, it is inseparable in terms of dating (based on the carpentry). The front and rear elevations of the first phase had arch braces (one survives), as previously noted, and these are usually an early feature and the oldest means of structural triangulation. It is possible, bearing in mind the unusual rear post, that there was an overshot cross-passage as is found so often elsewhere.

The later, south wing (Part B), dated to the early 17th century, proved to be of poor and second-hand timber, over a likely contemporary brick cellar (infilled during the first half of the 20th century, before 1936, and defined during the renovations in 2018).²³ This wing would have probably replaced an open hall, given the location of the surviving earlier cross-wing to the north, as is the expected historic progression.

Locally listed. Colchester HER local list no. DCC25681

SCHEREGATE

88. 4a Scheregate / 28a St John's Street
(west / north side, Made & Found / De New You) (FIGURES 1e, 2f, 328–32)

This is a late example, dating to the late 16th century, of a double-jettied cross-wing with decorative elements very much of this period. There is seemingly little of significance apart from the carved jetty bracket, two carved eaves brackets and dragon post, dating to c.1600. The jetty and eaves brackets are of the first phase, c.1590–1600 in date. The dragon post is also of the sub-classical type and retains a slight resemblance to earlier corner posts. There is a horned jetty bracket surviving on the front of the unrevealing building to the west, 28a St John's Street, and this indicates a slightly later date in the early 17th century for this building. An inscribed date of 1656 seems late and may represent a remodelling of the building.

Grade II Listed, NHLE no. 1306530

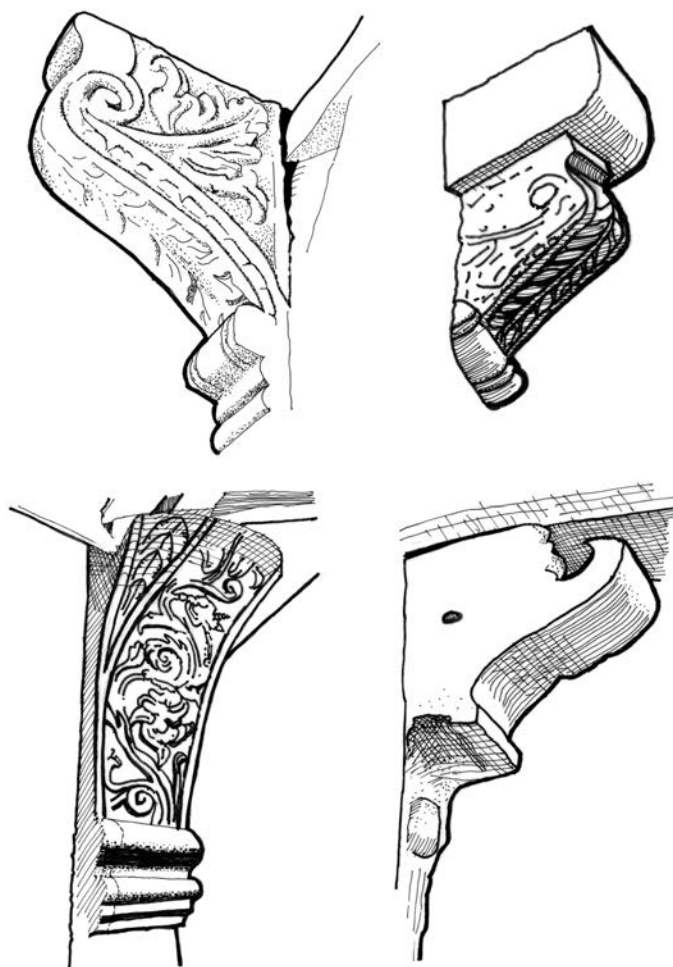


FIGURE 328: Decorative jetty bracket (top left), eaves bracket (top right) and dragon post (bottom left) on 4a Scheregate and horned jetty bracket (bottom right) on 28a St John's Street (corpus no. 88) (not to scale)



FIGURE 329: 4a Scheregate / 28a St John's Street (corpus no. 88). No. 28a St John's Street is on the left



FIGURE 330: (above) Decorative jetty bracket on 4a Scheregate and horned jetty bracket (right) on 28a St John's Street (corpus no. 88). Jess Tipper



FIGURE 331: Decorative dragon post on 4a Scheregate (corpus no. 88)

FIGURE 332: (below) View looking north up Scheregate, 1903. 4a Scheregate (corpus no. 88) is on the left (west) side (Studd's Grocery Stores). Courtesy of Colchester and Ipswich Museums



SIR ISAAC'S WALK**89. 1–2 Sir Isaac's Walk, Timpson
(south side, corner with Scheregate Steps)**

(FIGURES 1e, 2f, 333–5)

The illustration shows the overall building composition, which has gained in attractiveness with each layer of history as a result of incremental change. At each end, there is a small

cross-wing. Their shallow depth is the result of the proximity of the Town Wall, to the rear (south). The west cross-wing is the earlier of the two, and probably 15th-century in date, with good framing on its west flank. The other is probably 16th-century in date and contained evidence for a shop-front and coffin door. The central part would have been a small open hall, superseded by the present jettied structure.

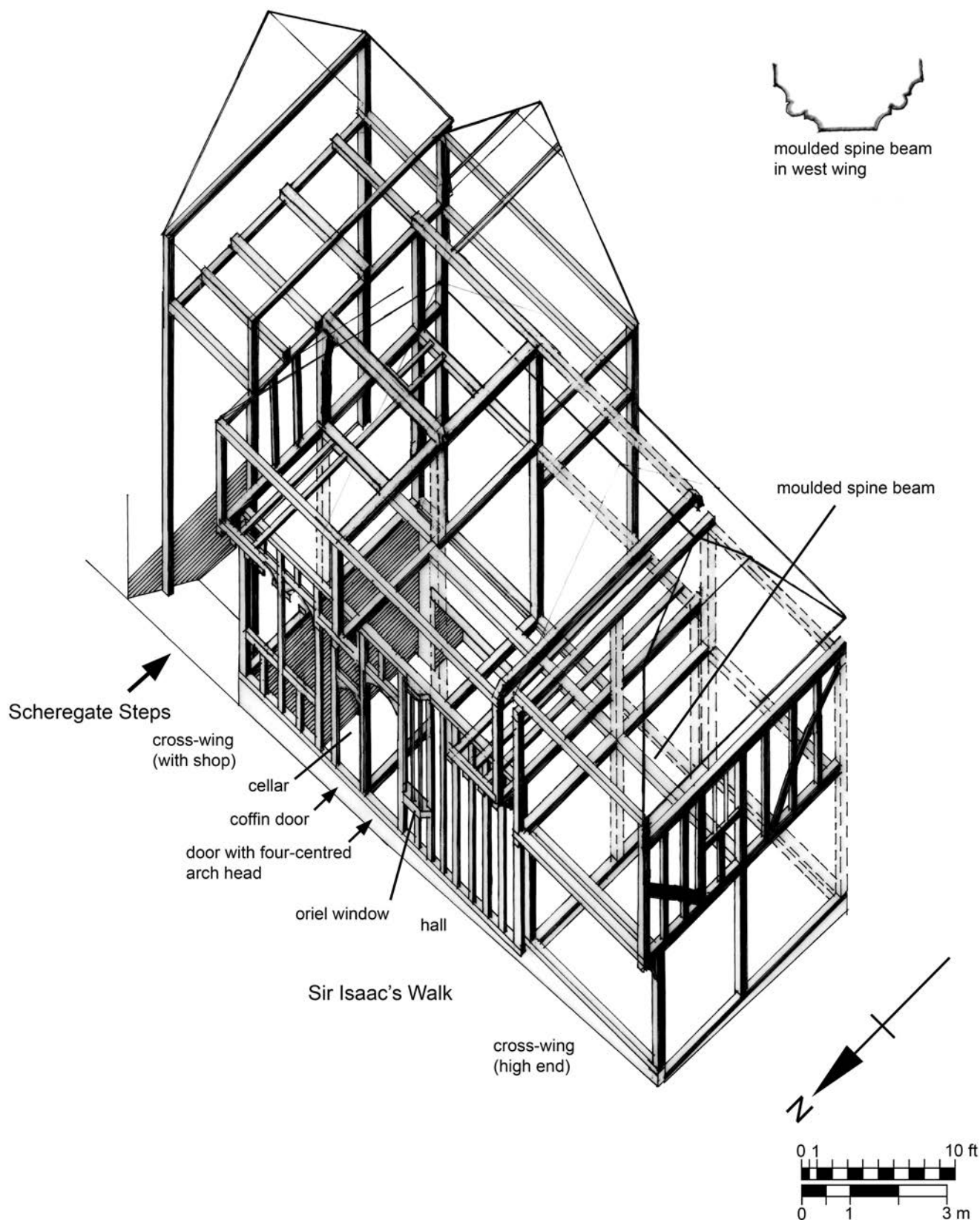




FIGURE 334: (above) 1–2 Sir Isaac's Walk
(corpus no. 89)



FIGURE 335: Door frame with four-centred
arch head, 1–2 Sir Isaac's Walk
(corpus no. 89)

The original door frame, with its four-centred arch head, has survived the frequent revisions to the shop-front. Adjoining this door, there was a small oriel window betrayed mostly by a gap in the studwork. The east cross-wing stands over a contemporary cellar with a surprisingly generous fireplace, with smoke exiting through a flue in the Town Wall.

The dramatic room and roof, bridging the steps, is a late but undatable example of framing.

Grade II Listed, NHLE no. 1169437 (6A and 6B Sir Isaac's Walk)

90. 6 SIR ISAAC'S WALK (NORTH SIDE)

(FIGURES 1e, 2f, 336–7)

This is a very narrow two-bay cross-wing (10ft 4in wide), c.1500 in date, made of inferior timber; the ground floor part is largely missing. It is undivided and has arched wall

FIGURE 336: Isometric view of 6 Sir Isaac's Walk (corpus no. 90)

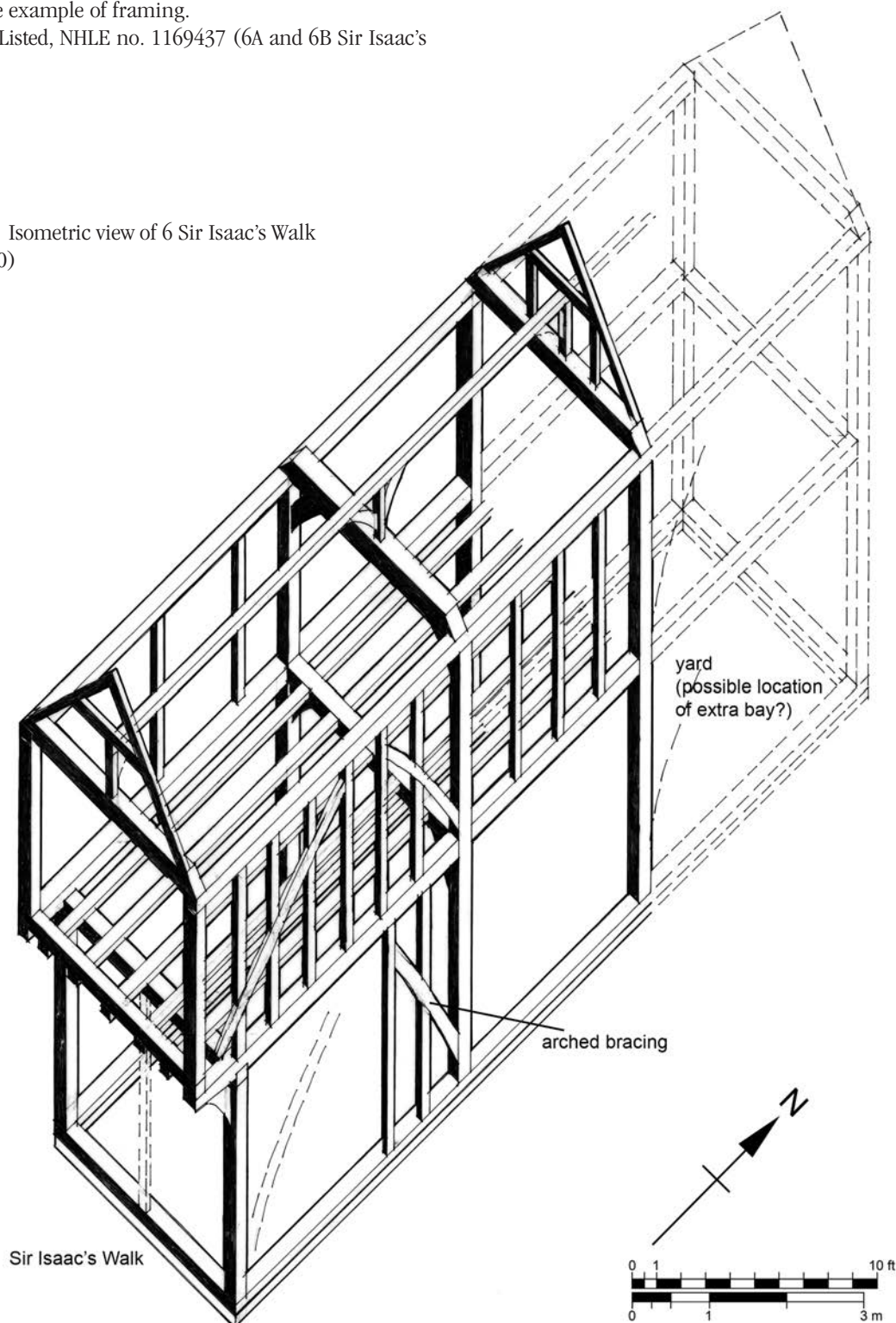




FIGURE 337: 6 Sir Isaac's Walk (corpus no. 90), now brick-fronted

bracing. The central post has a pair of braces on one flank and seemingly none on the other. This suggests that it may originally have been of three bays with the equivalent bracing in the rear bay; an extra bay, in the small yard to the rear, would have made up for the narrow span of the building. The house must have formed a small encroachment into what at the time would have been 'Tymperleys land'.

Grade II Listed, NHLE no. 1110912

STOCKWELL

91. 3 and 5 Stockwell (south side)

(FIGURES 1d, 2d, 338–40)

This Stockwell structure is of two storeys and three relatively equal bays, c.1500 in date. The front, to the street, was arcaded and there is an 'open frame' against a pre-existing building to the west, which was rebuilt in the 19th century. To the rear of the broad arcade, there were two small narrow rooms, one of which contained a stair to the first floor, possibly manufacturing workshops. The upper-floor three-bay chamber seems to be without original window openings along the street frontage and has a late-looking crownpost roof which was hipped with a gablet to the east.

To the rear of the building, there was a common washing area. The Stock Well, from which the street takes its name, was located, most likely, a short distance to the north-east towards East Stockwell Street and on the north side of Stockwell (although it is not marked on any early maps), and was a communal well, enclosed in the 17th century when water needed to be purchased (Morant 1768, Vol. I, Book II, 115).

Morant states, that it had been a common well 'from time immemorial' but was leased to Alice Lambe in 1670 so 'that Well or Fountain called Stockewell, situated in the common street and waste ground in the parish of St Martins, Colchester, and so much of the waste ground on the north and west sides of that well, as might be sufficient for inclosing and fencing in of the said well' (Morant 1768, Vol. I, Book II, 115). In return, Alice Lambe was required to set up a pump and permit the neighbourhood to pump and take water, levying a charge towards maintenance and repair of the well and pump.

A 17th-century deed describes this unusual building as 'The Old Wool Hall' (Stenning 2013c, 346; the deed was in the possession of an earlier owner and shown to the main author). Consequently, the upper chamber, which is quite utilitarian in character, may have been used as a warehouse for wool storage above the workshop. The purpose of the arcade, beyond providing shelter, could possibly have been used for spinning, which sometimes took place outside, or for some other function relating to wool production.

Grade II Listed, NHLE no. 1169541 (1 to 7)

TRINITY STREET

92. 6 Trinity Street, Trinity House (west side)

(FIGURES 1e, 2f, 341–2)

To the rear of the existing harmonious 18th-century red-brick facade, there is a five-bay jettied cross-wing, which probably dates to the early 16th century and presumably fronted on to a rear courtyard. It is currently of two storeys although the very substantial central post might indicate the existence of another

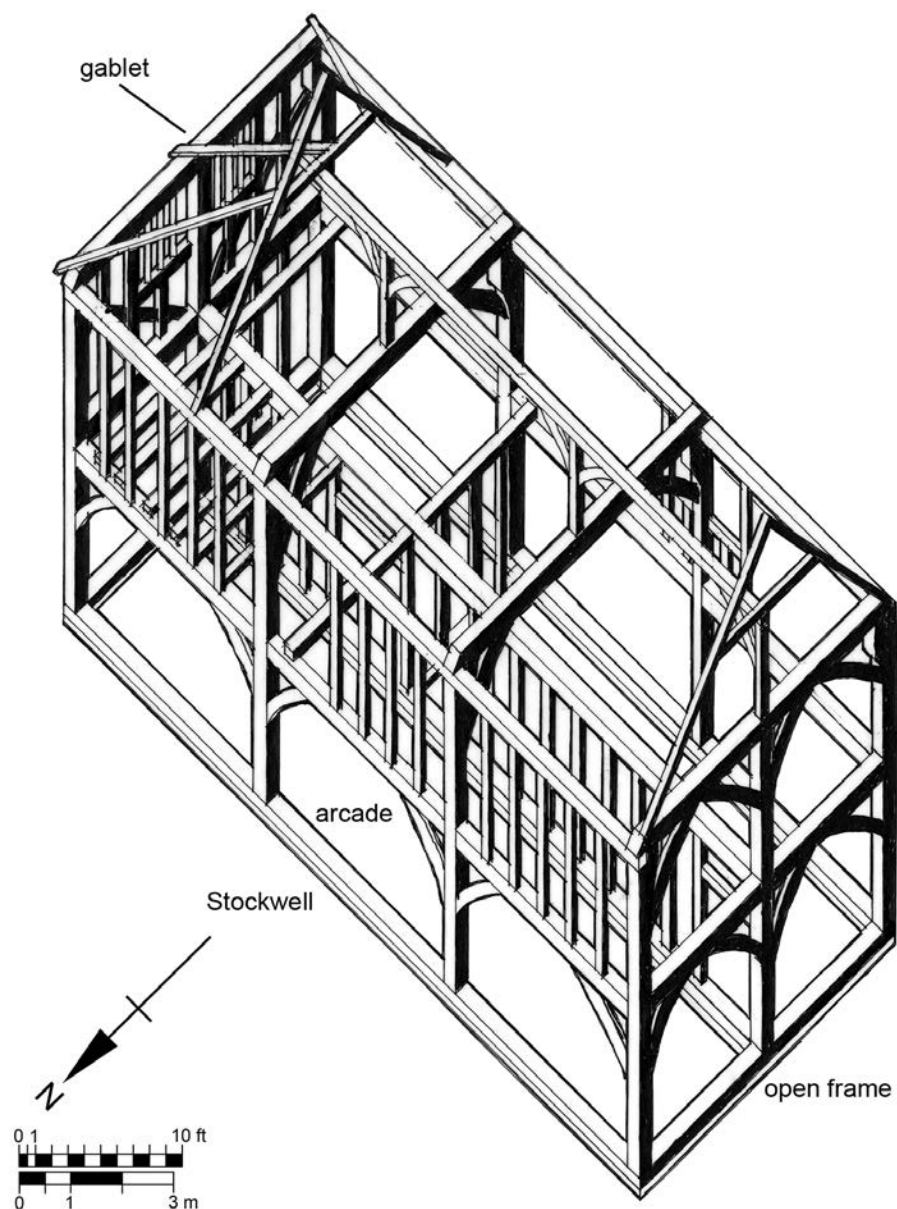


FIGURE 338: Isometric view of 3 and 5 Stockwell (corpus no. 91)

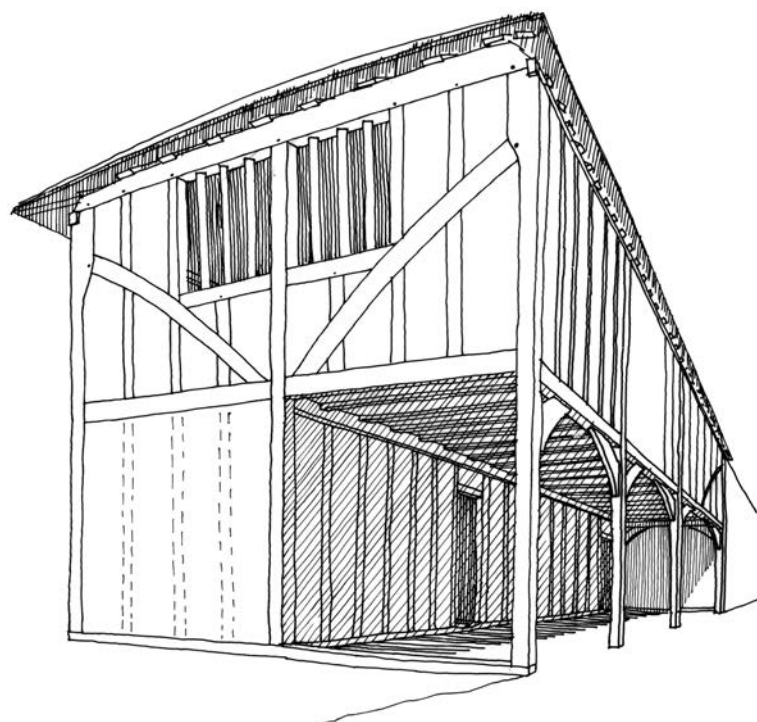


FIGURE 339: Isometric reconstruction of 3 and 5 Stockwell (corpus no. 91) (not to scale)



FIGURE 340: 3 and 5 Stockwell (corpus no. 90). (The Stockwell Arms, 18 West Stockwell Street (corpus no. 101) is on the right, on corner of the street)

storey. To the south, against the back wall, there are the remains of a 17th-century stair-tower with primary bracing. The hall (which does not survive), associated with this cross-wing, would have been located to the north. The ground floor of the north elevation has an odd pattern of openings, possibly suggesting a shop off a cross-passage. A combined service / parlour seems likely. The 18th-century house has a substantial butt-purlin roof.

Grade II* Listed, NHLE no. 1337771

**93. 7–9 Trinity Street, Tymperleys
incorporating Tymperleys Tea Room, GfB,
The Colchester Bookshop and The Art Café
(west side) (FIGURES 1e, 2f, 343–55)**

Tymperleys in Trinity Street, the Colchester residence of William Gilbert or Gilberd, is one of the most important groups of buildings in the town centre, dating from c.1400 onwards. The group, and discussion, has been divided into four parts (A to D).

Part A, 7 Trinity Street (GfB, the Colchester Bookshop), along and parallel to the street frontage, represents the hall part of a major domestic group, possibly a public building and certainly made by specialist craftsmen employed by a wealthy patron. Part A is the surviving part of a raised-aisled hall, dating to c.1400, of the type mostly found in central and north-east Suffolk, although there are a small number of such raised-aisled buildings in north Essex and Herts.; the

raised-aisled format was devised to avoid obtrusive arcade posts within the hall (Stenning 2003; Walker 2014). Only the queen-post roof and part of two tiebeams survive but, with careful analysis, it is possible to reconstruct much of the structure of this remarkable building even after restoration and extension that has confused the sequence. The roof has queen-posts of cross-quadrant crownpost type and double-ogee moulded triangular section purlins.

The raised-aisled hall seems to have been built with two bays against an earlier cross-wing, of which one side wall remains at the north end of the hall, and measured c.32ft (9.75m) long x c.28ft (8.5m) wide (based on the measured drawing). It was then provided with a further aisled bay as parlour / solar at the north end, giving a total length of c.48ft (14.6m). None of this third bay survives. However, its 'ghost' remained to shape the later works, which could have been fitted around its timbers. A single timber in Part A provided a likely felling date range of c.AD 1396–1428 and could not be more closely dated. Note that the illustrations show the building with aisle posts, because the drawings were prepared before the building was re-interpreted as a raised-aisled hall.

At the south end of the (probably earlier) raised-aisled hall (Part A), there is a five-bay service wing dating from the 15th century (Part B, 8 Trinity Street). The front bay, now missing, was likely to have been a shop with two service rooms to the rear. The first floor has a two-bay chamber with an attractive octagonal crownpost with moulded capital and base and short

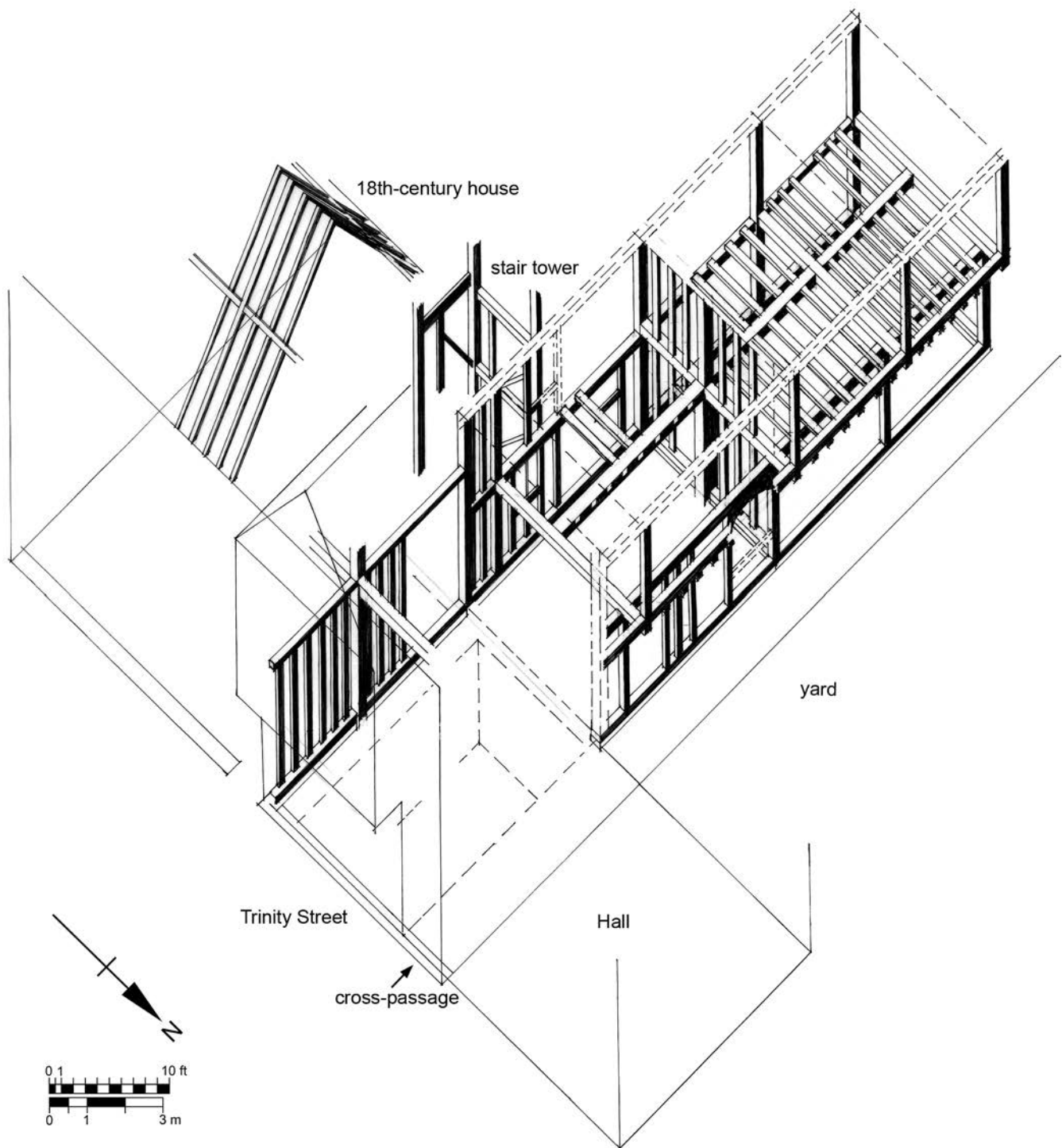


FIGURE 341: Isometric view of 6 Trinity Street (corpus no. 92)

high-mounted braces. The central truss was open with an arch-braced tiebeam. Both ends were gabled with that to the east having tension bracing, suggesting that it was publicly visible. A short distance to the east of the cross-wing, there is a further tiebeam with solid knee-brace. The porch shown on the drawing may be incorrect but uses the timbers still *in situ* and some form of two-storey porch seems likely.

The north elevation of Part B looks impressive, but it is in fact a mishmash of random and relocated timbers; the coffin door-head and shop window have been relocated here at a later date, clearly to mislead later architectural historians!

There is a 15th-century parlour / solar sited, unusually, to the rear of the front range (Part C, Tymperleys tea room). It is of two equal bays with a jetty to the south flank. The south elevation had oriel windows on the ground and first floor and a parlour entrance near the south-east corner. At the east end, there is evidence for an external first-floor door, with a door head, that would have had a staircase to access it. The roof is hipped to the west and there is a good central, octagonal crownpost with four-way bracing. The west end of the parlour / solar range has been extended with much reused timber, which has transformed the character of this building.



FIGURE 342: 6 Trinity Street (corpus no. 92), with decorative brick façade from the 18th century

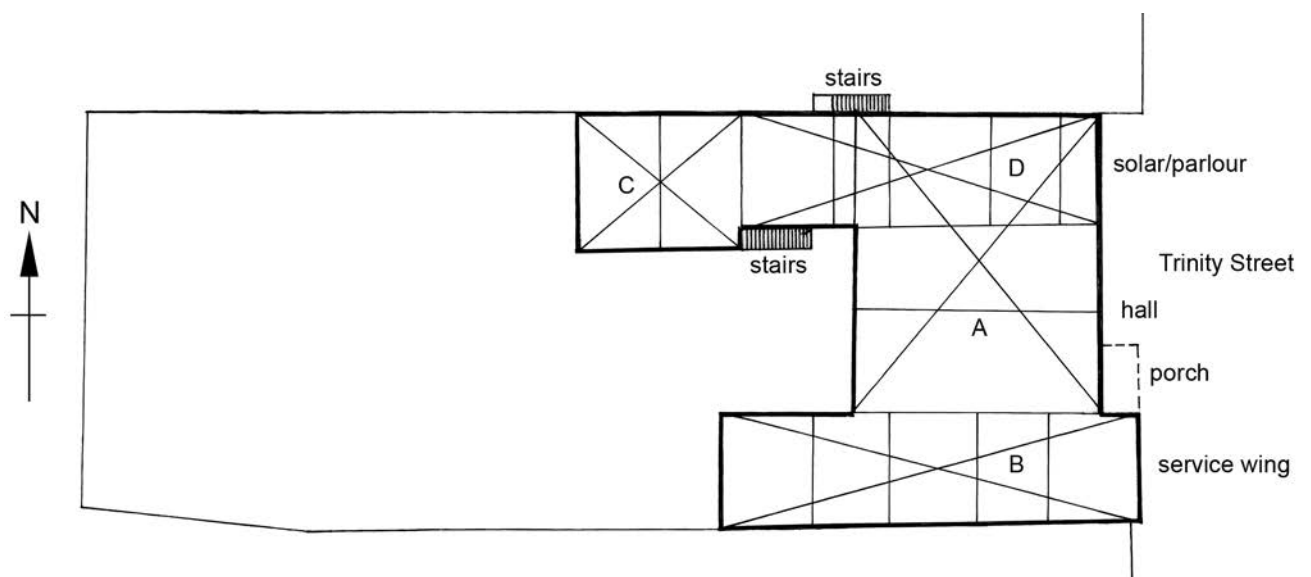


FIGURE 343: Schematic plan showing the components of 7–9 Trinity Street, Tymperleys (corpus no. 93), incorporating Tymperleys Tea Room, GfB, The Colchester Bookshop and The Art Café (not to scale). The current brick carriage arch is through Part D. Part A is the earliest in the sequence (14th century), followed by B and C (15th century) and D (16th century)

Part D (7A Art Café) involves a mid-16th-century extension of (and to the east of) the 15th-century parlour / solar (Part C) with a side jetty to the south. The north elevation has a door to a former external staircase. The wing seems to penetrate through the north bay of the raised-aisled hall (Part A) forming an attractive ground floor chamber with mid-16th

century moulded beams. In the early 17th century an attic storey was added which abutted the roof of the old hall. The later brick carriage arch was constructed in c.1790–1800.

Grade II and II* Listed, NHLE no. 1123524 (No. 7, Grade II), NHLE no. 1169553 (Tymperleys, no. 8, is Grade II*) and NHLE no. 1123525 (Nos. 9–10 are Grade II)

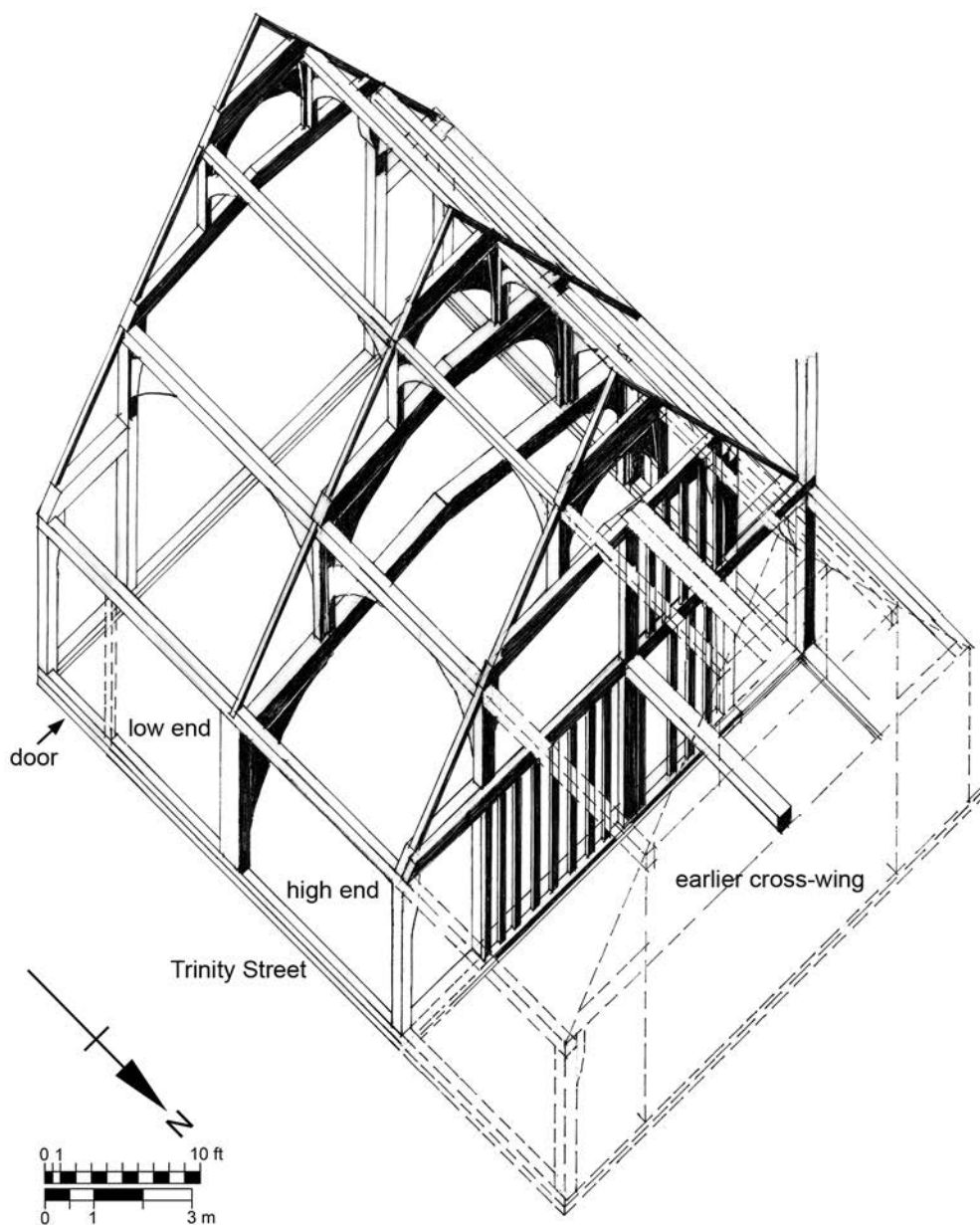


FIGURE 344: Isometric view of Part A (raised-aisled hall), 7–9 Trinity Street (corpus no. 93), Tymperleys (GfB, the Colchester Bookshop)

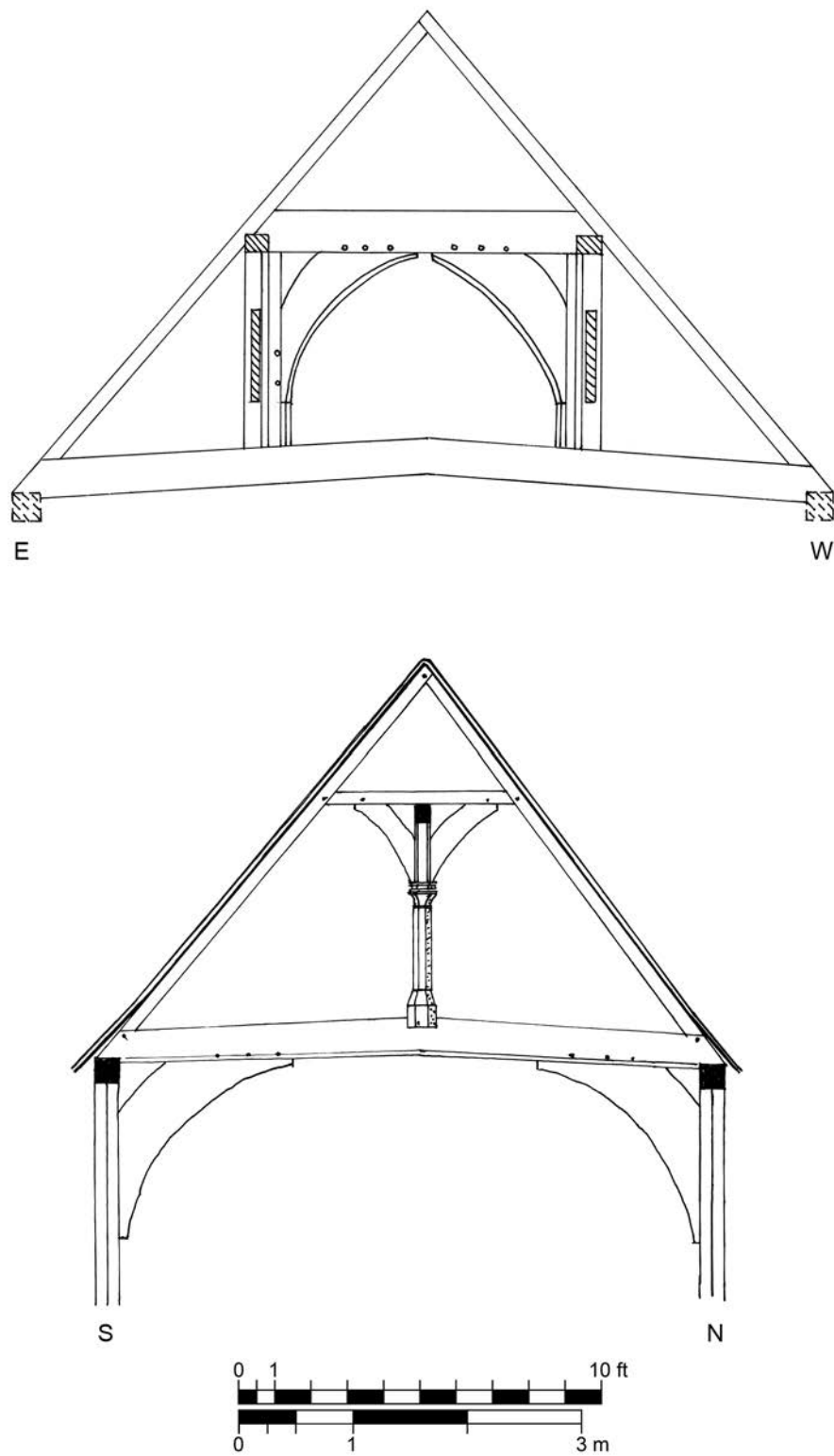


FIGURE 345: Cross-section of the roof of Part A (top) showing the queen-post roof arrangement and Part B (bottom) showing the octagonal crownpost, 7–9 Trinity Street (corpus no. 93), Tymperleys

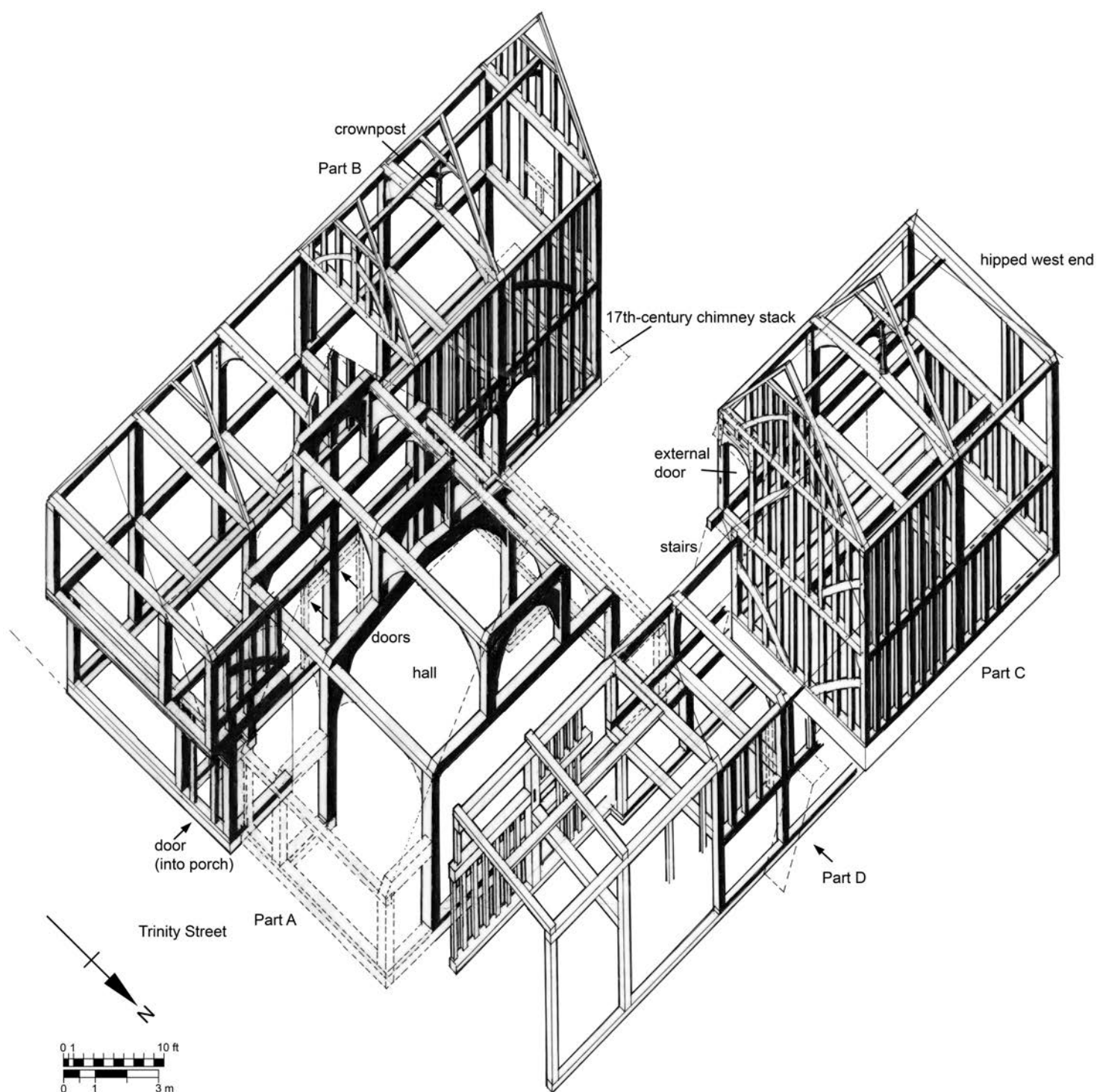


FIGURE 346: Isometric view of Parts C (15th-century service wing) and D (16th-century extensions), with the surviving section of Part A and Part B to the rear, 7–9 Trinity Street (corpus no. 93), Tymperleys (7, GfB, the Colchester Bookshop). Note that the building was originally interpreted with aisle posts (as shown in FIGURE 347) but the raised-aisled hall is now the favoured interpretation of this building

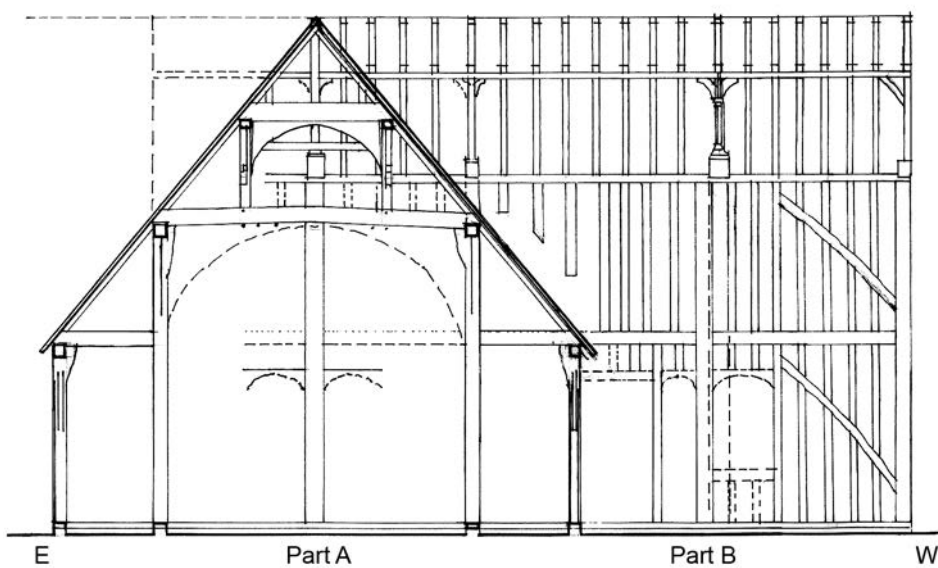
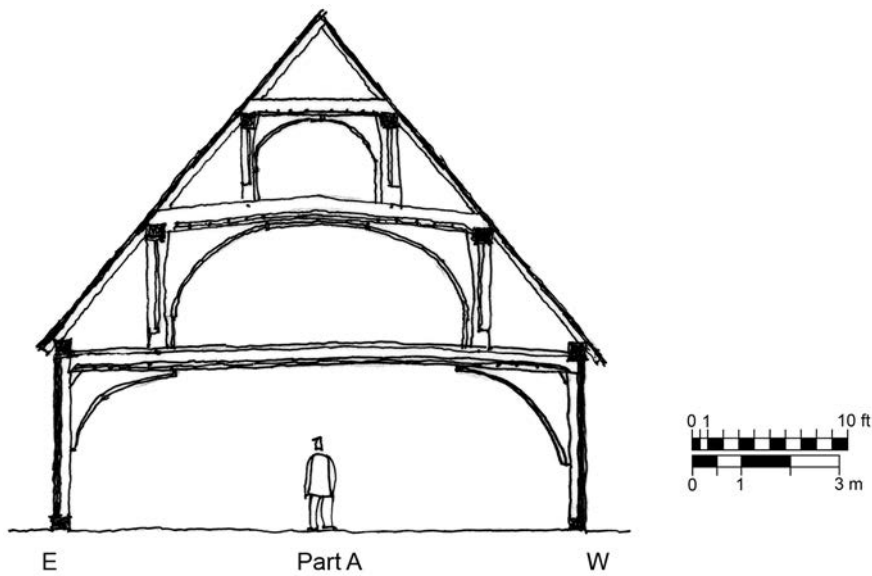
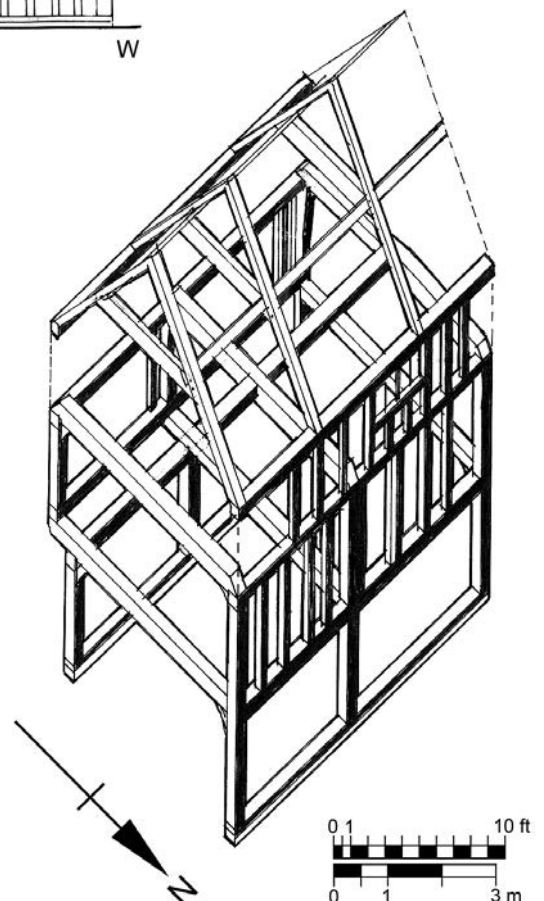


FIGURE 347: (above) Cross-sections of (top) Part A and (bottom) Parts A and B, 7–9 Trinity Street (corpus no. 93), Tymperleys. The illustration of Parts A and B shows aisle posts in the hall, Part A, and these are now considered unlikely

FIGURE 348: Isometric view of Part C, 15th-century parlour / solar, currently Tymperleys tea shop, 7–9 Trinity Street (corpus no. 93), Tymperleys



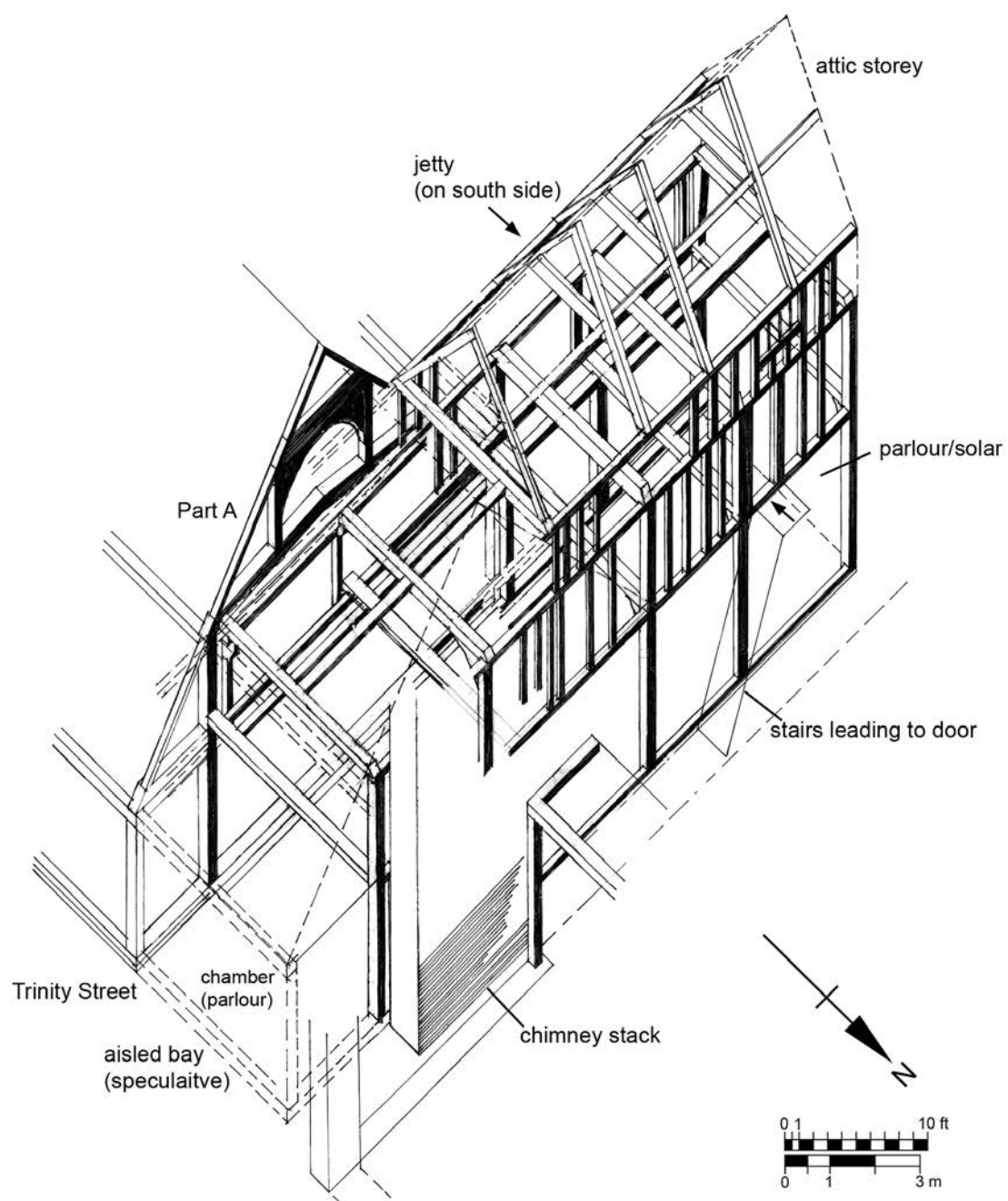


FIGURE 349: Isometric view of Part D (16th-century extensions), 7–9 Trinity Street (corpus no. 93), Tymperleys



FIGURE 350: Isometric reconstruction of 7–9 Trinity Street (corpus no. 93), Tymperleys, from the rear (west), showing (from the left) parlour / solar (C / D), hall (A) and service wing (B) (not to scale)



FIGURE 351: 7–9 Trinity Street, Tymperleys (corpus no. 93). The later brick carriage arch is in the centre



FIGURE 352: View of the roof of Part A showing the queen-post roof, inside GfB, The Colchester Bookshop, 7 Trinity Street, Tymperleys (corpus no. 93). Jess Tipper



FIGURE 353: Rear extension of Tymperleys (now tea shop), 7–9 Trinity Street (corpus no. 93). The east part of this building is Part C (15th-century parlour / solar)



FIGURE 354: Rear extension of Tymperleys (now tea shop), 7–9 Trinity Street (corpus no. 93), taken in c.1920. Courtesy of Colchester and Ipswich Museums



FIGURE 355: Location of the external door (now filled with a small oriel window) to first floor solar at the east end of Part C (15th-century parlour / solar, currently Tymperleys tea shop), 7–9 Trinity Street (corpus no. 93). The door would have been accessed via external stairs. The braces are the result of later restoration

94. 12–13 Trinity Street, The Fleur de Lys, Icarus Hair Dressing and The Tree Room Centre (west side) (FIGURES 1e, 2f, 356–9)

The north half of this little building on the west side of Trinity Street formed a carriage arch, although today the structure is concealed (Shackle 2007). Carriage arches were a feature of the late medieval Colchester townscape and this one probably dates to c.1500. The arch would have facilitated access to the large area of land behind owned by a succession of families, of which the Tymperleys family was one; the building must

have been built by one of these owners. It is a modest structure, open-framed to the north, and the arch forms slightly less than half of the width. The carriage arch had doors on the front. The evidence of open-framing on the north side and the little first floor window indicates there was a pre-existing two-storey, unjettied building to the north, against which this one was constructed. The remainder of the ground floor and the two-bay room above was probably a gate-keeper's lodge.

Grade II Listed, NHLE no. 1337772

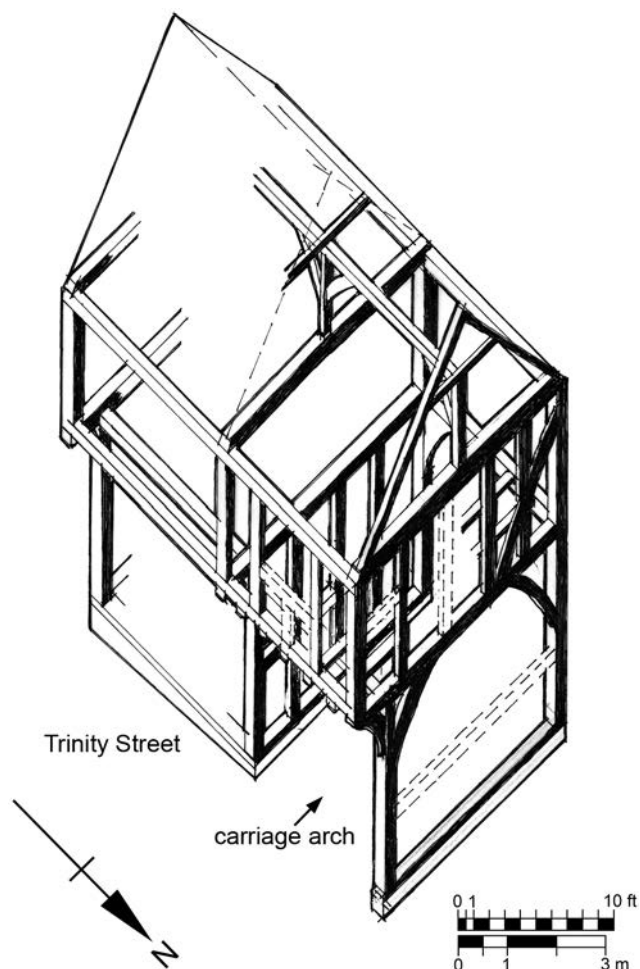


FIGURE 356: Isometric view of 12–13 Trinity Street (corpus no. 94)

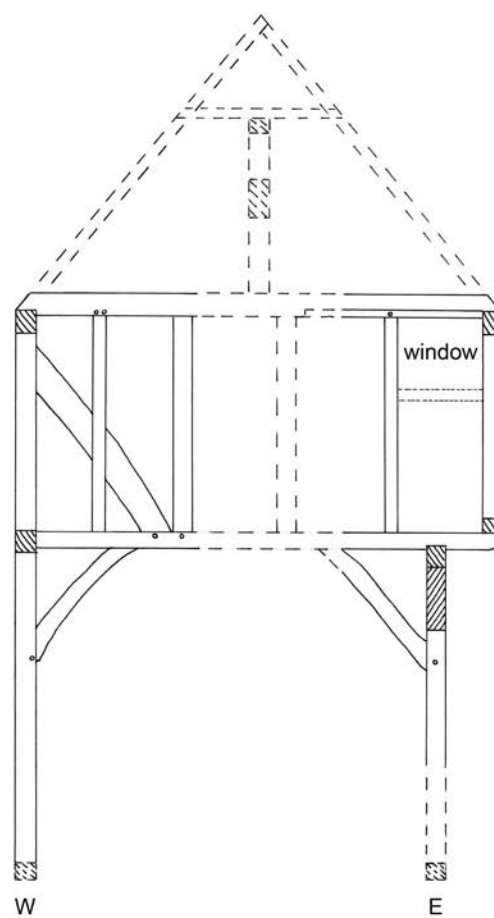
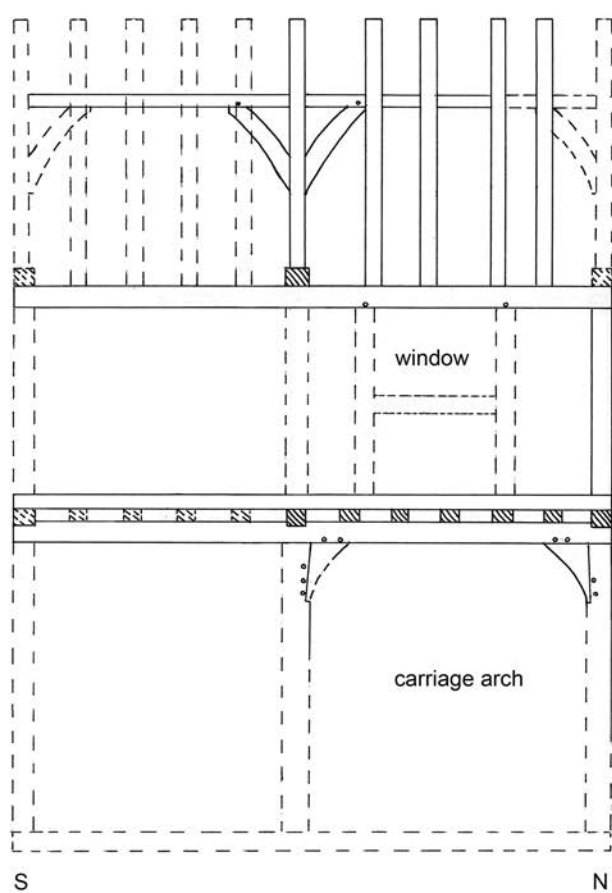


FIGURE 357: (below left) East (front) and (below right) north (side) elevations of 12–13 Trinity Street (corpus no. 94) (Shackle 2007, Fig. 1)



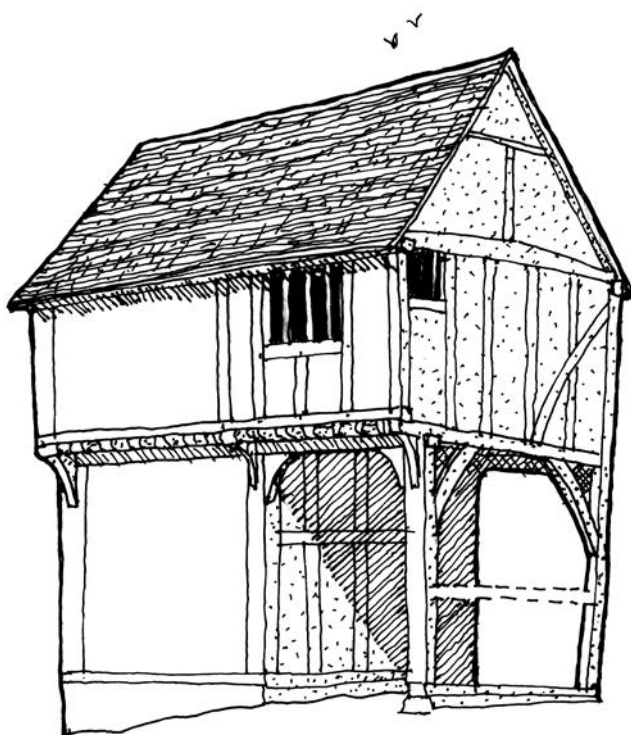


FIGURE 358: Isometric reconstruction of 12–13 Trinity Street (corpus no. 94), viewed from the north-east (not to scale)



FIGURE 359: 12–13 Trinity Street (corpus no. 94)

95. 14 Trinity Street, Natural Health & Beauty (west side) (FIGURES 1e, 2f, 360–1)

This is a little late 15th or early 16th-century building containing a possible two-bay hall parallel to the street (Part A). The height to the eaves (16ft) supports the idea of a modest open hall and there is no evidence for a contemporary first-floor structure. The central truss with a crownpost and both latitudinal and longitudinal (i.e. two-way) bracing is a common vernacular feature in north Essex but a relatively unusual feature within surviving Colchester buildings. To the rear, and perpendicular to the street, there is a small, two-storey early 17th-century block (Part B).

Grade II Listed, NHLE no. 1169562

96. 26 Trinity Street, formerly Eclettico (east side) (FIGURES 1e, 2f, 362–5)

It is possible this two-storey plus attic building is early 17th-century in date. It is of two almost equal bays, with a late jetty on the street front. The chimney stack could be original as the bridging joists allow for a stack bay. The first-floor rear bay has pegged studs and there are the expected primary braces for the period. Otherwise, the wall infill is unknown, although it may have involved some brick. Joists are numbered and pegged and of small square section. A good example of a late hardwood frame with lamb's tongue stops.

Grade II Listed, NHLE no. 1123527

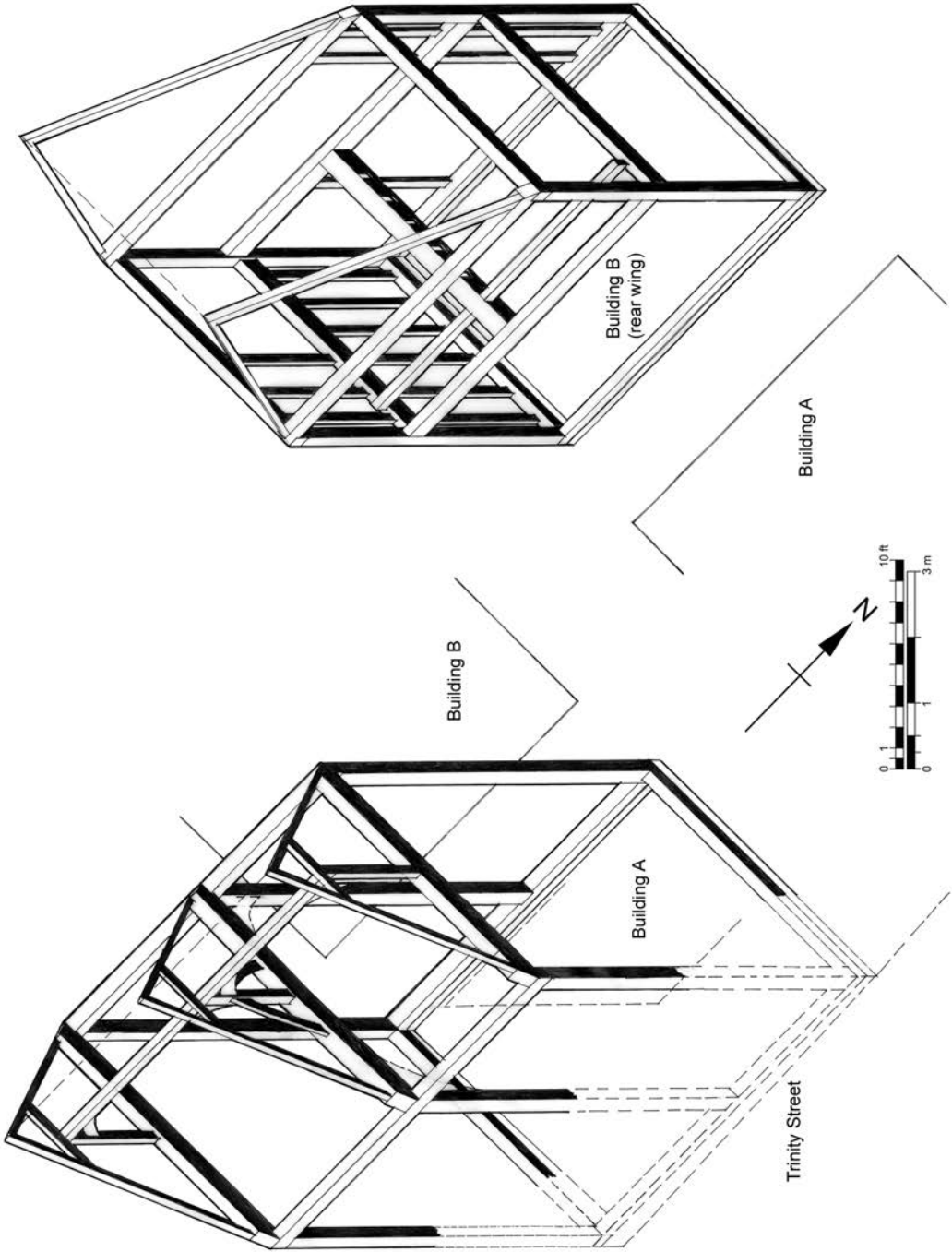


FIGURE 360: Isometric view of 14 Trinity Street (corpus no. 95), Buildings A (left) and B (right); B is located to the rear of A, which is on the frontage



FIGURE 361: 14 Trinity Street (corpus no. 95)



FIGURE 363: 26 Trinity Street (corpus no. 96)

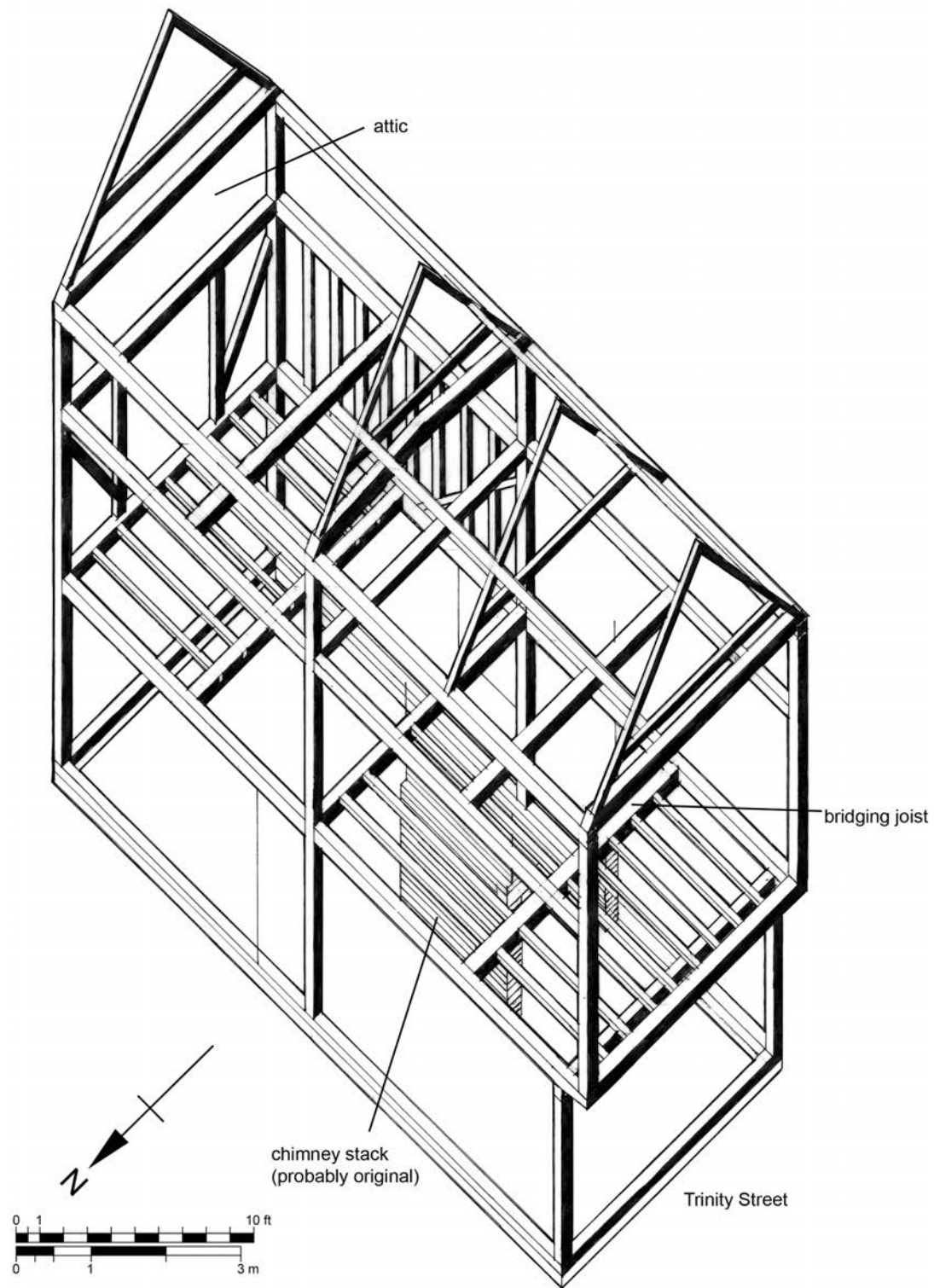


FIGURE 362: Isometric view of 26 Trinity Street (corpus no. 96)



FIGURE 364: View looking north up Trinity Street, (probably) 1897, during the construction of Belcher's Town Hall. The building in the centre (gable-end on to the street frontage) is 26 Trinity Street (corpus no. 96). Courtesy of Colchester and Ipswich Museums



FIGURE 365: Pencil and wash drawing of Trinity Street by Major J.E. Bale in 1894. The drawing shows the group of buildings on the east side of the street, looking south towards Eld Lane and 1 Sir Isaac's Walk (Scheregate Steps) from the entrance to Tymperleys. 26 Trinity Street (corpus no. 96) is the second gable-end (two-storey with attic) building fronting onto the street. Courtesy of Colchester and Ipswich Museums

97. Roof of 15th-century porch, Church of Holy Trinity, Trinity Street (east side)

(FIGURES 1e, 2f, 366–8)

Holy Trinity Church preserves the only convincing surviving pre-Conquest evidence in the town (Gascoyne and Radford 2013, 196–8; Rodwell and Rodwell 1977, 31–2). The tower is dated architecturally to the mid-11th century and was a later addition to the west end of the nave, which contains parts of an earlier stone structure in its west wall and south-east corner. The nave, chancel, south aisle and south chapel are all of 14th and 15th-century date.

The porch, probably 15th-century in date, has a seven-cant Essex roof of six rafter pairs stiffened by ashlar and soulace pieces. The basic concept is that of a sophisticated crownpost roof but neither a crownpost nor a collar purlin were thought necessary over stone walls and a mere 8ft 8in. span. The roof in St. Martin's Church, West Stockwell Street (corpus no. 107), is of a similar seven-cant rafter-pair design but over a much wider span. No doubt this otherwise weak roof design had sufficient longitudinal stability with gabled ends in stone.

Grade I Listed, NHLE no. 1169575

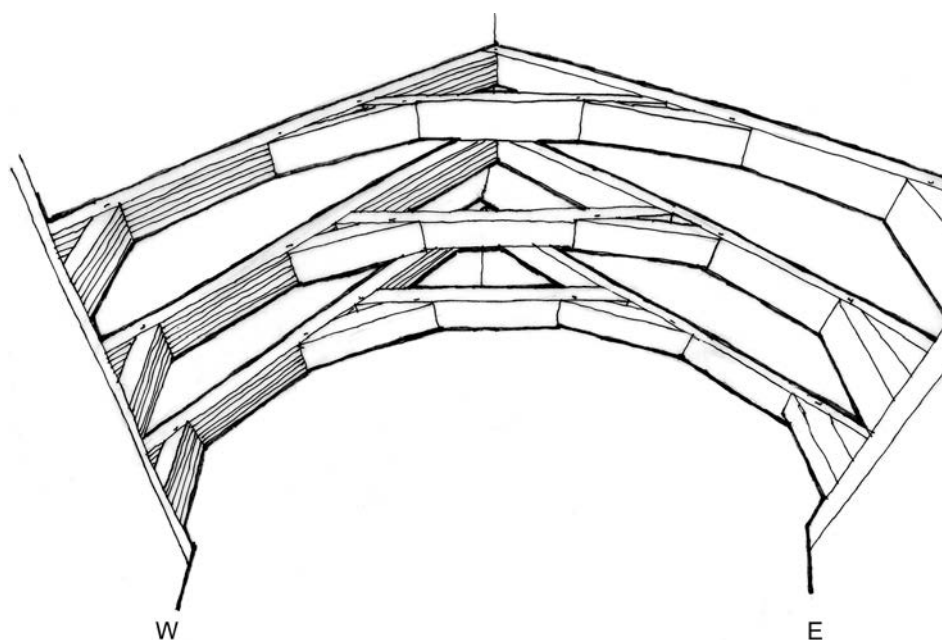


FIGURE 366: Isometric view of the seven-cant porch roof of Trinity Church, Trinity Street (corpus no. 97) (not to scale)



FIGURE 367: Trinity Church, Trinity Street (corpus no. 97)



FIGURE 368: The seven-cant roof in the porch of Trinity Church, Trinity Street (corpus no. 97)

WEST STOCKWELL STREET

98. 3–6 West Stockwell Street, Sparlings Solicitors (east side) (FIGURES 1d, 2d, 369–77)

This 15th-century building is remarkable for its plan form with two cross-passages and two contemporary cross-wings adjoining each other. The principal cross-wing, to the north, is overshot with an impressive moulded spere beam. There are sophisticated internal porches and a flat-roofed merchant's door head (porch canopy), which is again an unusual feature; there is evidence of a similar feature on The Marquis of Granby, 24 North Hill (corpus no. 66). The non-rectangular plan form arose from the shape of the site and presence of a pre-existing Part A, which has thick braces supporting the crownposts. The purpose of Part A is unclear. It seems possible that it contained different family members with one occupying the south wing over a large shop. The 'open' hall is not now visible from the exterior but is clearly contemporary with matching mouldings on its top-plates.

The early 20th-century restoration by Duncan Clark was good for its time but nearly everything in the rear of the

south cross-wing was removed. The building seems likely to be a product of a local carpenter as it involves all the usual Colchester features. The front elevation has a number of shield-bearing angels and these may have provided the old street name of Angel Lane; it was labelled as such on Chapman and André's 1777 map. Probably the name was changed during the gentrification of the Dutch Quarter in the 19th century as the street was labelled as West Stockwell Street on Monson's 1848 map of the town (A. Phillips pers. comm.).

Four timbers from this property were selected for tree-ring dating and these provided a felling date of AD 1429–30, making construction most likely in 1430 or within a year or two after (Bridge 2016e). This is interesting and about half a century before the estimated date of the building based on the stylistic evidence.

The presence of two apparently contemporary cross-wings was probably another way of adapting to the constraints of space within the town centre (Stenning 2013a, 270).

Grade II* and II Listed, NHLE no. 1110922 (Nos. 3–5 are II*) and NHLE no. 1110923 (No. 6 is II)



FIGURE 369: Schematic plan showing the components of 3–6 West Stockwell Street (corpus no. 98), (bottom) a. ground floor, (top) b. first floor

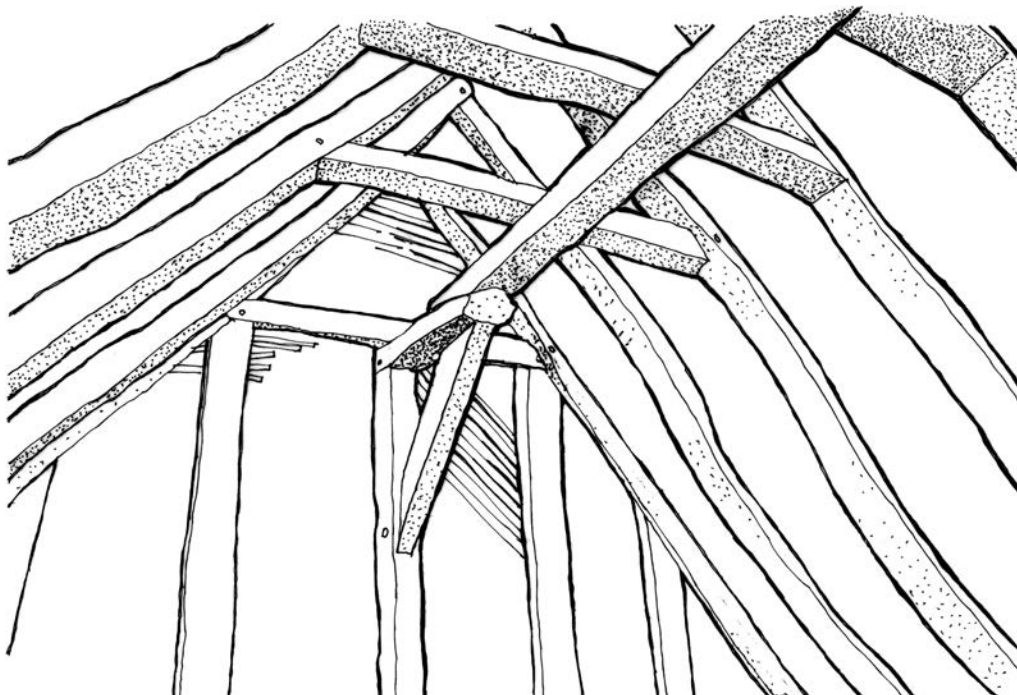


FIGURE 370: Isometric view (looking east) of the roof of Part A, showing a thick brace supporting the crownpost, 3–6 West Stockwell Street (corpus no. 98) (not to scale)

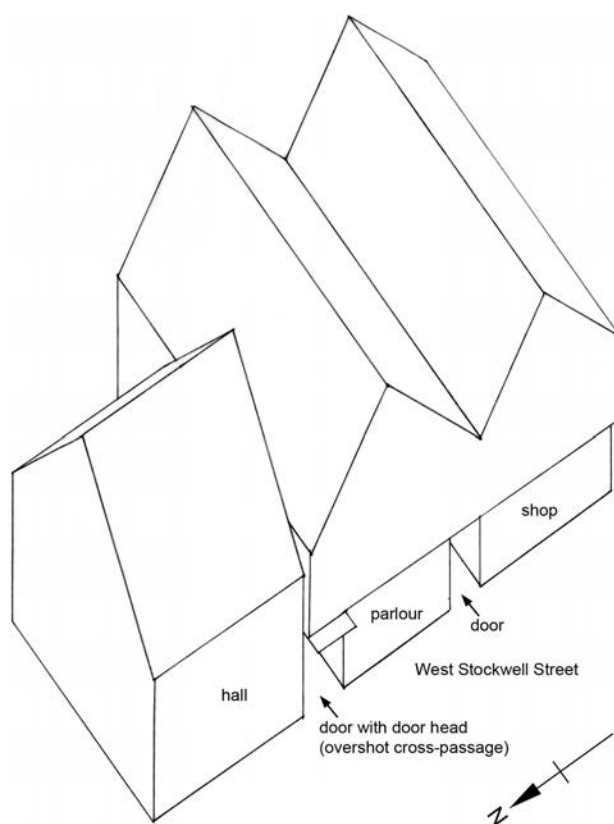


FIGURE 371: Schematic isometric view showing components (without Part A) of 3–6 West Stockwell Street (corpus no. 98) (not to scale)

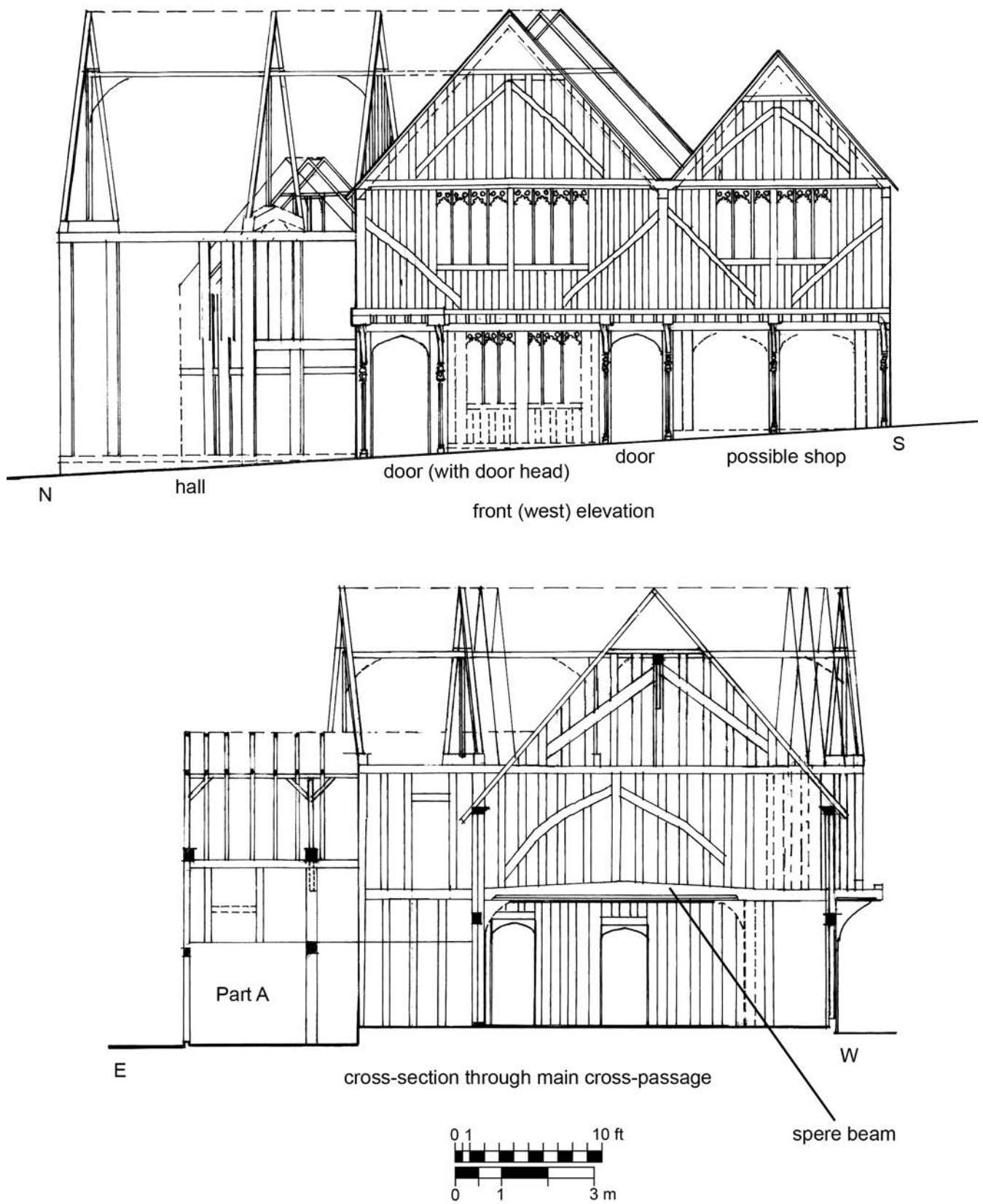


FIGURE 372: (top) Front elevation and (bottom) cross-section through the main cross-passage of 3–6 West Stockwell Street (corpus no. 98)

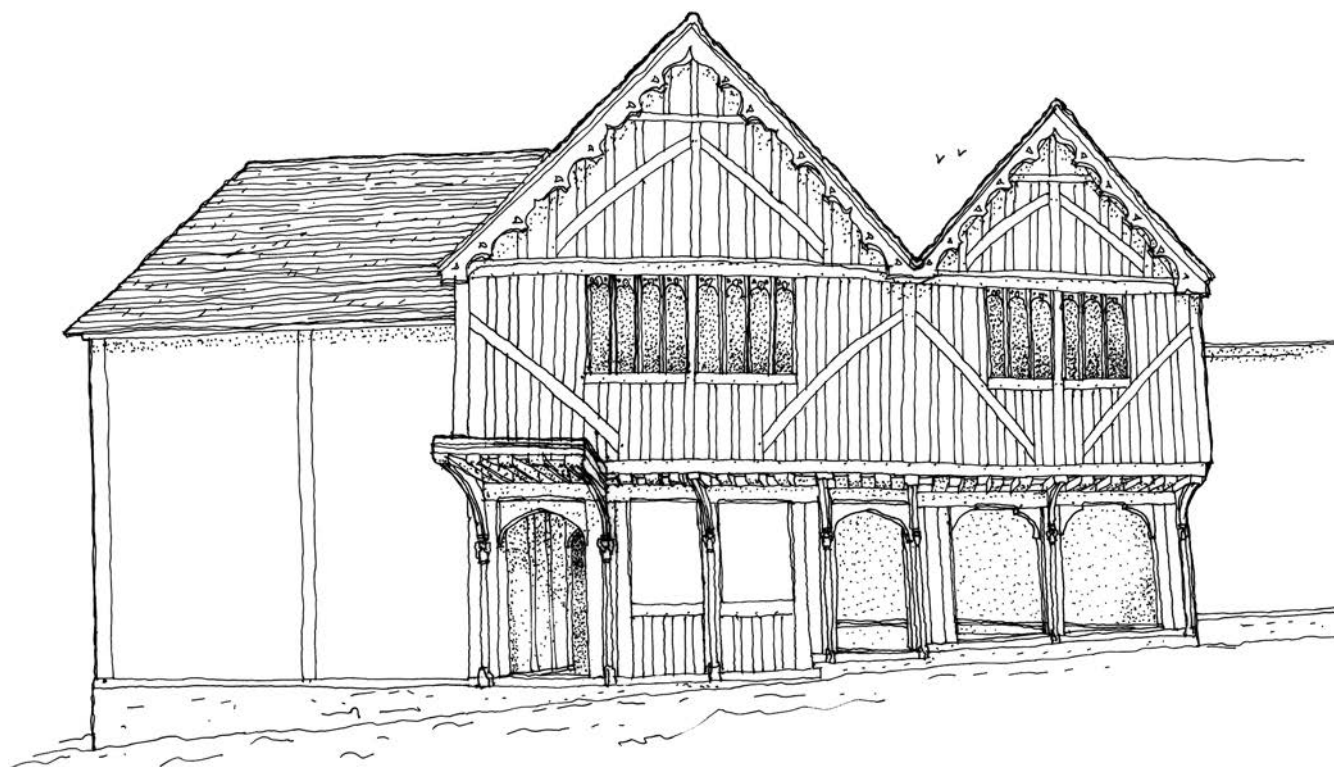


FIGURE 373: Reconstruction of the frontage of 3–6 West Stockwell Street (corpus no. 98) (not to scale)

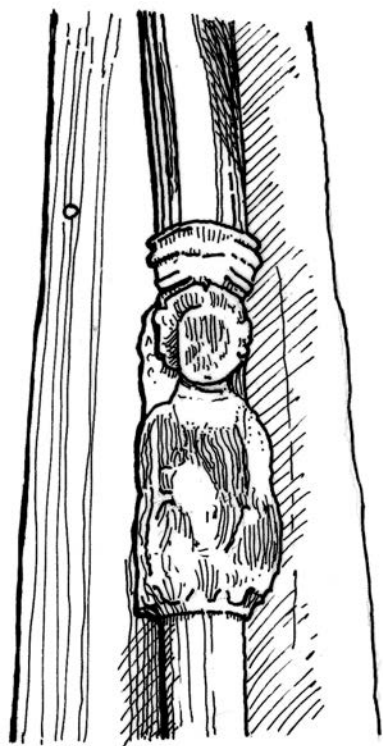


FIGURE 374: Finely-carved (although now weathered) angel holding a shield on the front elevation of 3–6 West Stockwell Street (corpus no. 98) (not to scale). This is one of a number of jetty brackets with similar carved angels, although most are early 20th-century copies



FIGURE 375: 3–6 West Stockwell Street (corpus no. 98)



FIGURE 376: Detail of the front elevation of 3–6 West Stockwell Street (corpus no. 98). The mullion window with a traceried head was inserted during the restoration. The window on the north (left) side was originally a doorway with a flat-roofed merchant's door head (porch). Notice the carved angels each holding a shield, located at the base of each jetty bracket (and top of the pilasters), most of which are early 20th-century copies. The angel motif seems to have been popular with 15th-century merchants

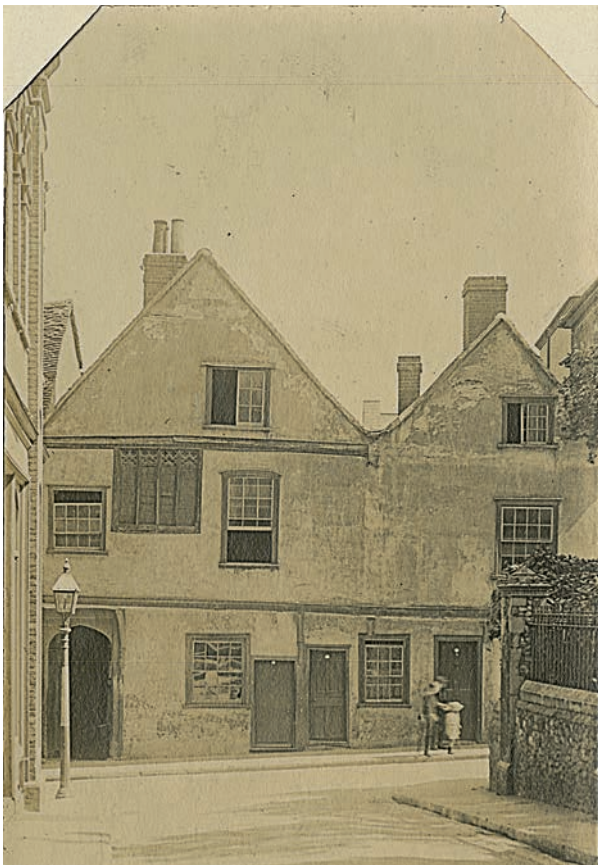


FIGURE 377: Two images of 3–6 West Stockwell Street (corpus no. 98), 1919, prior to restoration by Duncan Clark. The images show the only original and surviving window on the first floor. Courtesy of Colchester and Ipswich Museums

99. 13 West Stockwell Street (east side)

(FIGURES 1d, 2d, 378–80)

Little is known about this short, jettied cross-wing, which probably had a hall to its south, because the building has not been surveyed internally. From the exterior, it is reasonably

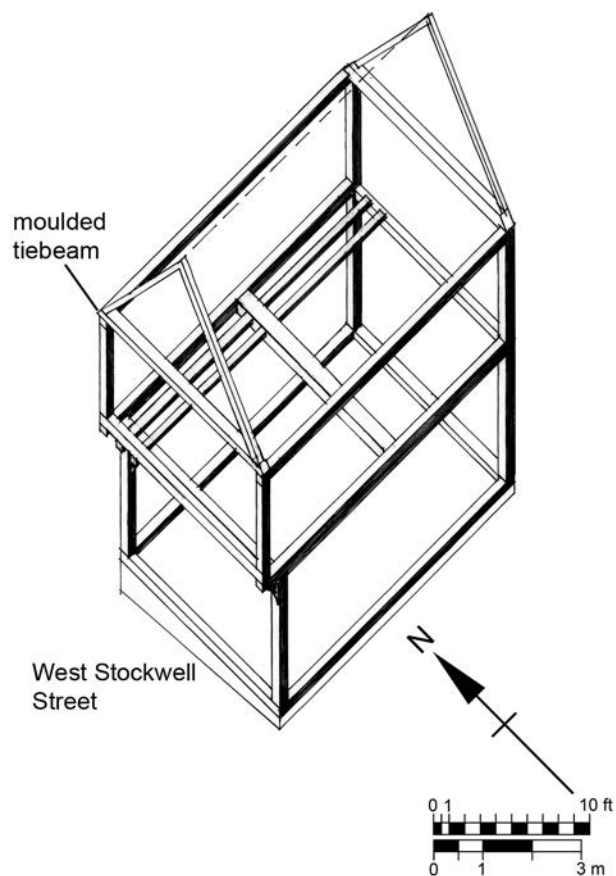


FIGURE 378: Isometric view of 13 West Stockwell Street (corpus no. 99)

impressive with a slightly projecting, moulded tiebeam. It is probably of mid-15th-century date with a large, probably 17th-century, rear extension.

Grade II Listed, NHLE no. 1110926



FIGURE 379: 13 West Stockwell Street (corpus no. 99). Notice the chamfered tie beam on the front elevation



FIGURE 380: Pencil and wash drawing of West Stockwell Street by Major J.E. Bale in 1902. The drawing is looking north down the hill towards Nos. 19–21 (corpus no. 102). The group of buildings to the south of The Stockwell Arms, 18 West Stockwell Street (corpus no. 101), have since been demolished. Courtesy of Colchester and Ipswich Museums

100. 14 West Stockwell Street (east side)

(FIGURES 1d, 2d, 381–3)

This is a long-wall jetty building, long-demolished, that had a jetty bracket and applied fascia of c.1600 type; the entry for this building is based on the RCHME 1922 survey and on early photographs and illustrations. The RCHME records that the house 'was built probably in the 16th century and has a cross-wing at the N. end. The upper storey projects on the N. and W. sides of the cross-wing with a 17th-century shaped

bracket. The gable has moulded barge-boards' (RCHME 1922, Monument no. 89, 62). To the right (south of the cross-wing, corpus no. 99) there was a likely in-line hall, similar to that at 18 West Stockwell Street (to the north), with one very shallow cross-wing. The shallow depth of the properties in this area indicates that plots were deliberately laid out, as speculative development, or that they were rapidly sub-divided due to commercial pressure.

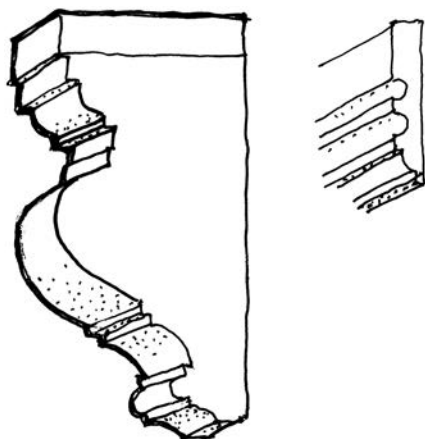


FIGURE 381: Decorative jetty bracket and moulded fascia on 14 West Stockwell Street (corpus no. 100) (not to scale). Based on a sketch by the RCHME survey by Mr L. Logan in January 1921, when the condition of the building was recorded as poor



FIGURE 382: View looking north down West Stockwell Street, taken in 1898. The building in the centre of the image (gable-end on to the street frontage and with the moulded bargeboard) is 13 West Stockwell Street (corpus no. 99). The inscription on the 18th-century brick front of Nos. 11–12 (NHLE no. 1110925) reads, 'In these houses lived Jane and Ann Taylor, Authors of original poems for infant minds 1796–1811.' Courtesy of Colchester and Ipswich Museums



FIGURE 383: View looking north down West Stockwell Street in a similar location to FIGURE 382: taken by Harold Poulter in 1940. Notice how the street has changed in 40 years, with the demolition of No. 14, to the north of 13, and also with the demolition of No. 17, to the south of 18 (The Stockwell Arms, corpus no. 101). Both were recorded by the RCHME in 1922 (Monument Nos. 90–1, 62). Courtesy of Colchester and Ipswich Museums

101. 18 West Stockwell Street, formerly The Stockwell Arms (east side, corner with Stockwell) (FIGURES 1d, 2d, 384–92, 397)

18 West Stockwell Street offers a good example for the typical development of a late medieval merchant's house (Stenning 2014 and 2017). The building comprises a 15th-century house, in its full plan form, with two jettied cross-wings (Part A), adjoined by the jettied cross-wing of a second house to the south (Part B); these were originally separate houses and that on the south side (Part B) is possibly the older because the flank top-plate has a splayed halved and bridled scarf joint. The building was recorded during extensive renovations in 2011, and, as various layers were revealed, our interpretations had to be revised. Such an exercise demonstrates the limitations of surveying substantially covered-up structures as were the majority of those in this project.

Part A started life as a modest 'in-line' open hall house with a single roof covering hall and ends; there were probably many similar houses in this part of the town. The site area was extremely restricted, tapering from south to north, and it required a tapering building form to fit the plot, demonstrating

the skill of this carpenter. It may be for this reason that the crownpost roof of the hall had soulace pieces, an otherwise unlikely method in a building of this type but which did allow a tapering roof with an even horizontal ridge; the carpenter was faced with an unusual problem because of the tapering roof.

The modest building was then updated in an elaborate and expensive manner to provide a highly decorative building. The in-line high end at the north end of the building was rebuilt as a cross-wing, with a high-end recess under a richly-moulded beam. There is a super-abundance of jetty brackets, a large, expensive-looking, moulded mullion window with a traceried head and a corner post decorated with an angel and scroll, suitable in what was then Angel Lane. There were oriel windows on the west flank, fronting West Stockwell Street, and other windows had projecting cills, an extremely unusual feature. The wing was open-framed to the east (along Stockwell), against an earlier building, no longer extant, probably another cross-wing.

Slightly later, although probably using the same carpenter, the service (south) end became a cross-wing with overshot

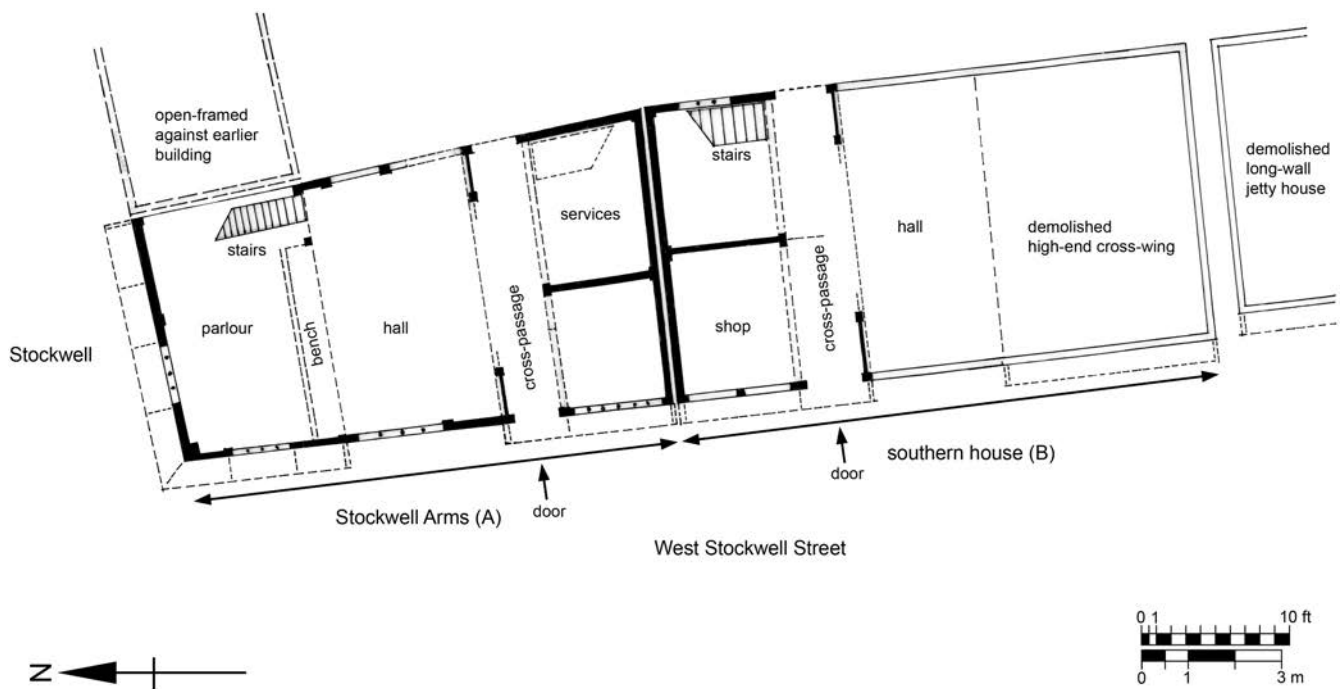


FIGURE 384: Schematic plan showing the components of The Stockwell Arms, 18 West Stockwell Street (corpus no. 101), including the second house (Part B) to the south with shop

cross-passage, appropriate on such a limited site. Curiously, the overshoot cross-passage, devised to reduce frontage width, can occasionally be found in rural situations where space was unrestrained. This wing was also provided with an oriel window; almost always the projecting elements of oriel windows have been later removed. Both cross-wings have outer jetty bressumers of two superimposed timbers, also a very unusual technique.

Part B, attached to the south of the preceding building (Part A), has probably passed through a similar evolutionary process. It is another overshoot cross-wing but contains the remains of a half-arched shop-front, demonstrating that shop use was still popular away from the High Street (in this case nearly 200m to the north). It also had a first-floor oriel window but, as often the case, this has been shaved off. There was a small hall and another cross-wing (at the south end) which can be seen in old photographs and early maps, but now removed. To the south was a long-wall jetty house, also now

demolished, of similar frontage width to the other two houses to the north, indicating that the plot widths were standardised. It is possible that these sites attracted decent houses because of the presence of the nearby well, from which Stockwell presumably takes its name. The open area to the east of these properties was used, amongst other things, as a public washing place associated with the historic Stockwell and the wool hall (nos. 3 and 5; corpus no. 91) fronting that street. A stone-lined well (F13), built (probably) in the medieval or early post-medieval period, was discovered during investigations in 2012, just to the south-east of Part B (Wightman 2012, 4). The well was constructed primarily of septaria and Kentish ragstone, with occasional Roman brick / tile fragments, peg-tiles and lumps of Roman mortar (*opus signinum*) also used in the well lining.

Grade II Listed, NHLE no. 1110927 (this Listing includes Parts A and B discussed above)

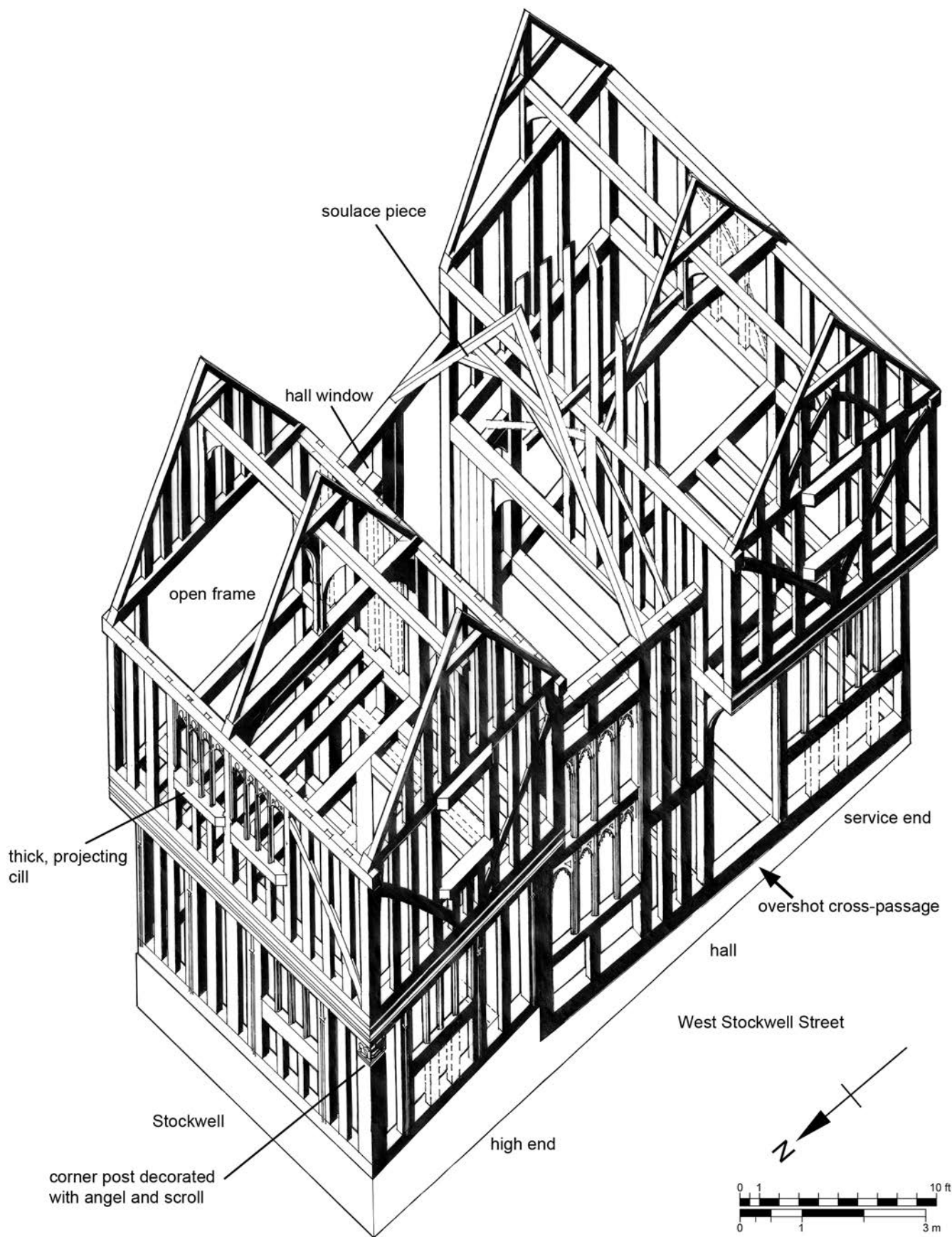


FIGURE 385: Isometric view of The Stockwell Arms, 18 West Stockwell Street (corpus no. 101) (Part A)

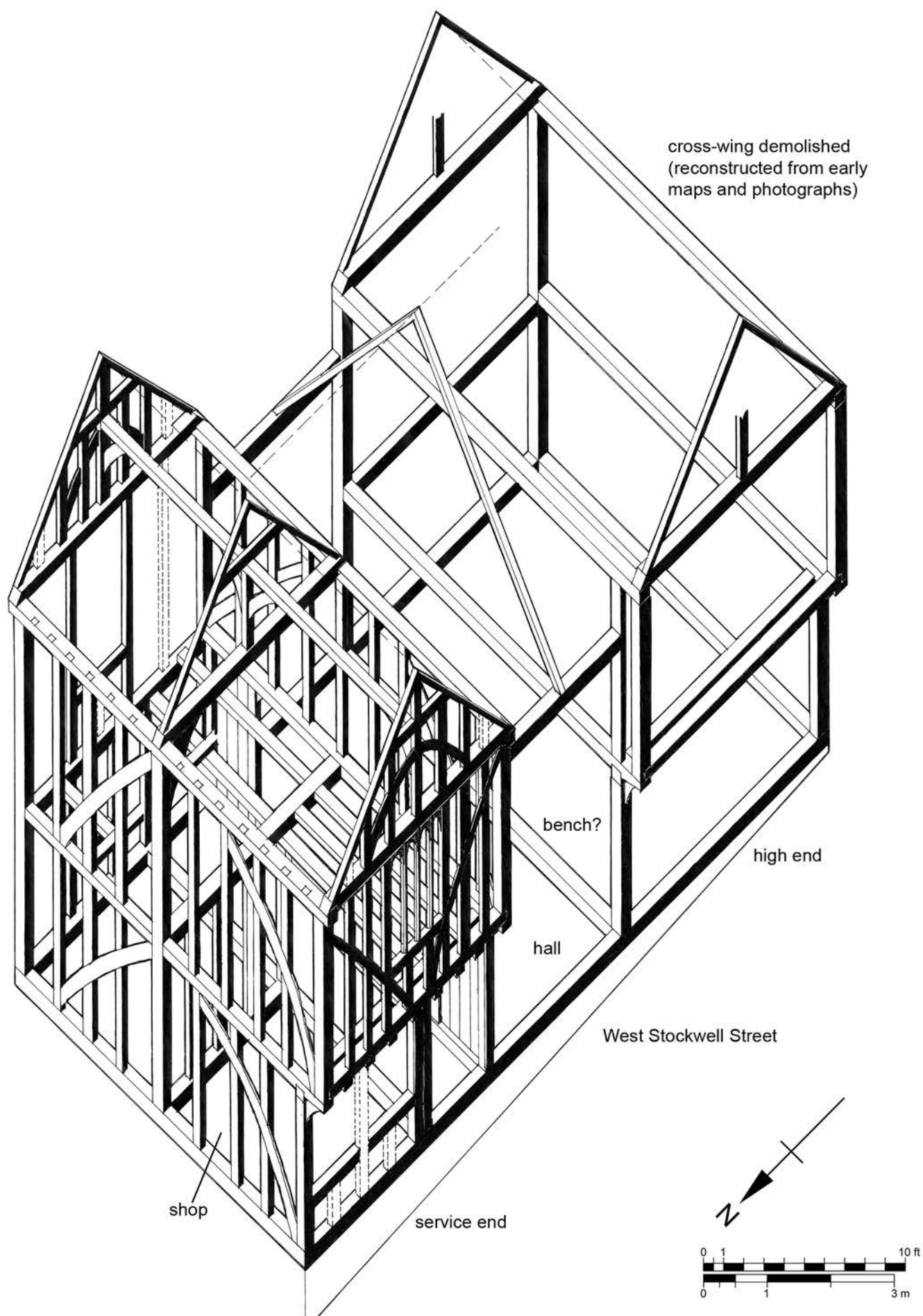


FIGURE 386: Isometric view of the second house (Part B) to the south with shop and reconstructed south cross-wing, 18 West Stockwell Street (corpus no. 101)

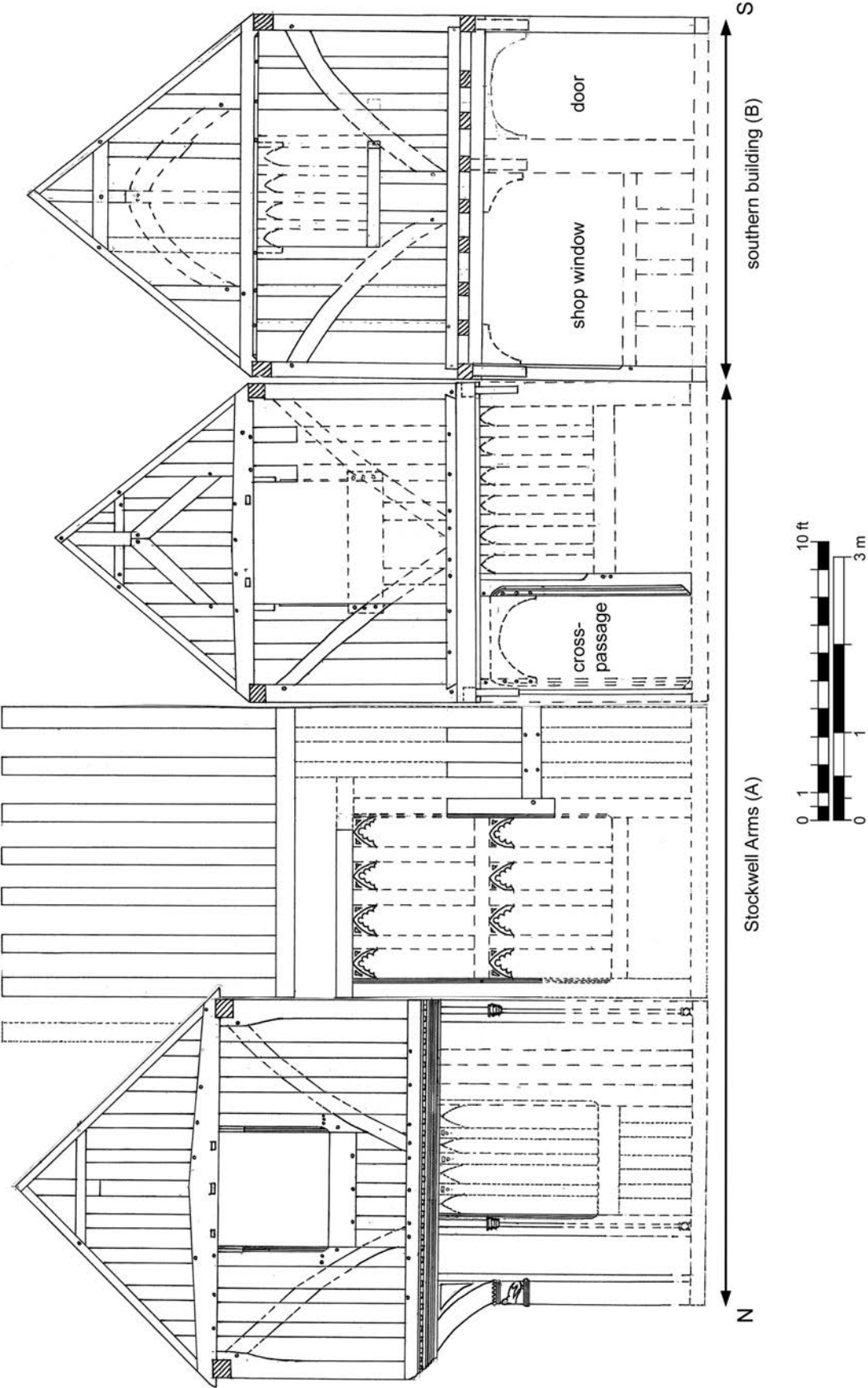


FIGURE 387: West (front) elevation of The Stockwell Arms, 18 West Stockwell Street (corpus no. 101) (including the house to the south, Part B). Drawn Richard Shackle

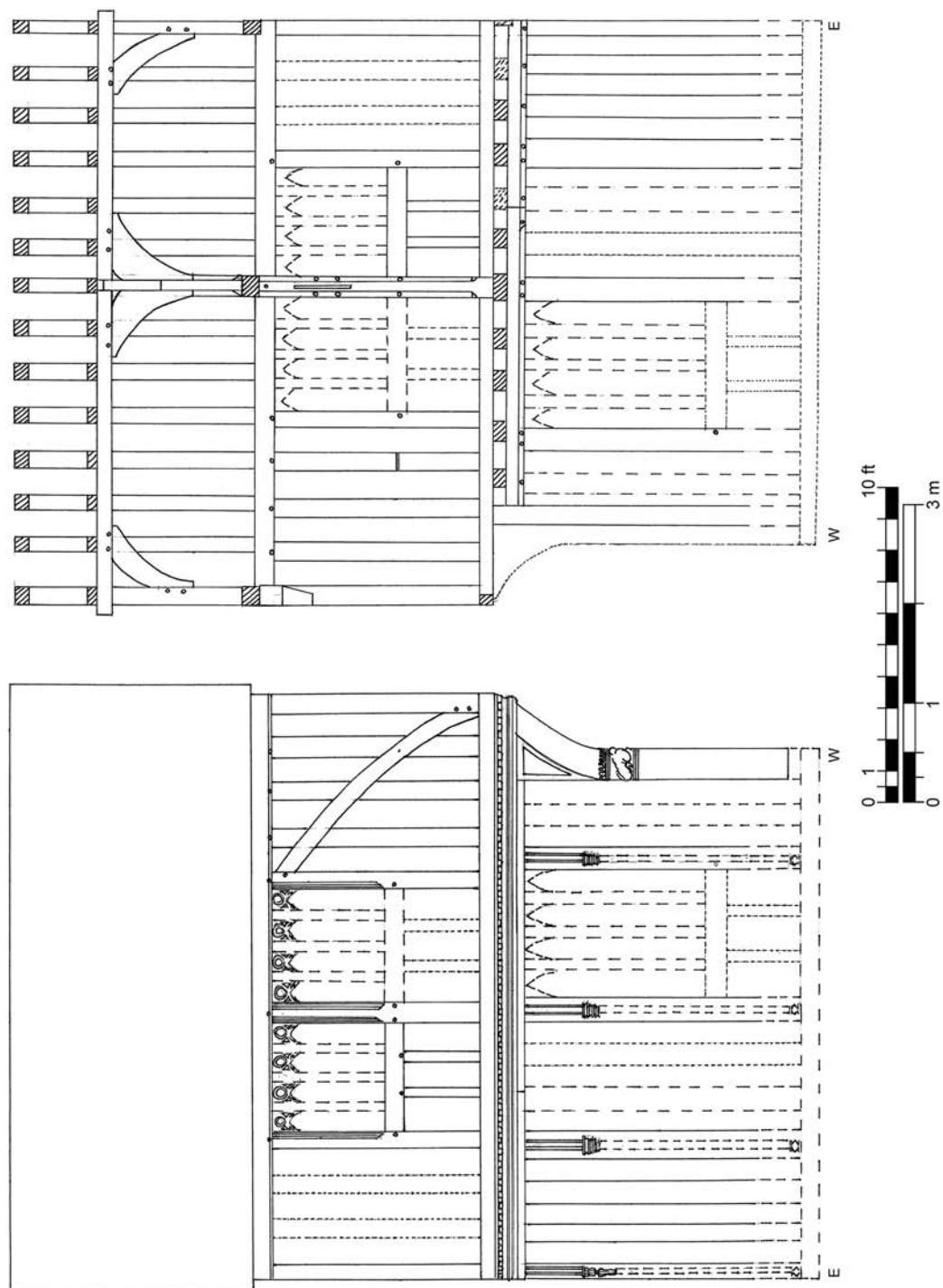


FIGURE 388: (left) North (side) elevation and (right) E to W section of Part A high end cross-wing, The Stockwell Arms, 18 West Stockwell Street (corpus no. 101). Drawn by Richard Shackle

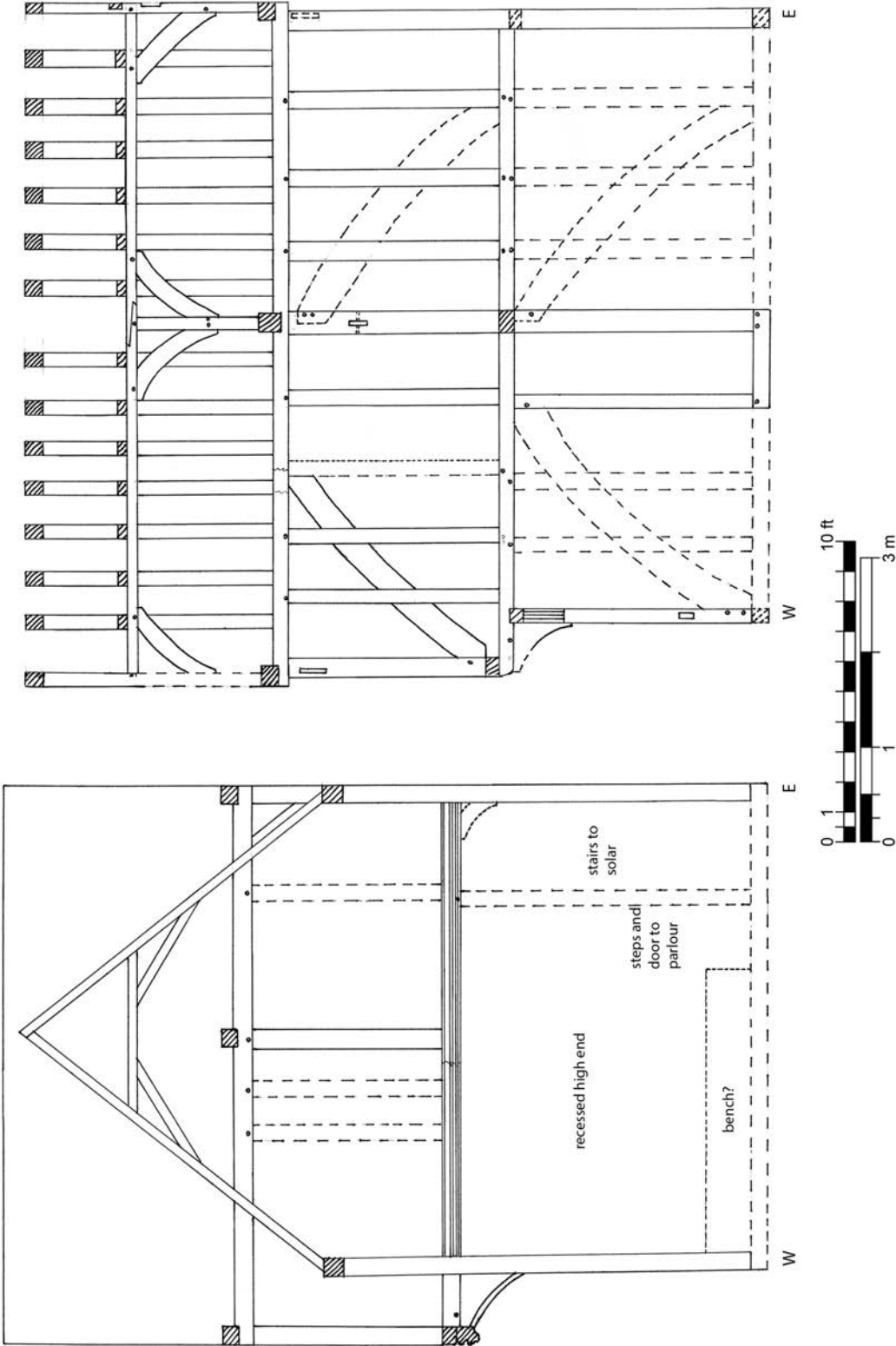


FIGURE 389: (left) and (right) E to W section of Part A high end cross-wing and hall and (right) section of Part B service cross-wing, The Stockwell Arms, 18 West Stockwell Street (corpus no. 101). Drawn by Richard Shackle



FIGURE 390: Isometric reconstruction of The Stockwell Arms, 18 West Stockwell Street, viewed from the north-west (corpus no. 101) (not to scale)



FIGURE 391: The Stockwell Arms, 18 West Stockwell Street (corpus no. 101). Jess Tipper



FIGURE 392: Carved dragon post on The Stockwell Arms,
18 West Stockwell Street (corpus no. 101)

102. 19–21 West Stockwell Street (north-east side) (FIGURES 1d, 2d, 393–5)

20–21 West Stockwell Street was originally two cross-wings, Parts A and B, dating from the 15th century; 19 West Stockwell Street (Part C), to the east, is probably the associated open hall for Part A but it was not surveyed. The cross-wings have both been somewhat altered but their basic structure survives. Part A is the earliest and has a simple crownpost roof. Part B was built against the earlier west flank of A without the usual open-framing. It would seem to be the high-end parlour / solar of a possible Wealden-style house. The Wealden house is characterised by a hall flanked by jettied cross-wings under a single, continuous roof, with the eaves carried on braces in line

with the jetties so that the hall is recessed behind. In particular, they provided the ability to build rows or terraces, often for rent, during the 15th century. They are most commonly found in Kent and Sussex, although a small number have been recorded in Essex (Alcock 2010; Andrews and Stenning 1989; Stenning 1996, 140–1; Walker 2011, 11–12). The building extended to the west (now demolished), and it formerly had a hipped and gabled roof at the east end; Part A of the group to the north-west of No. 21 may have been part of the same building (see below). Later, a gable was clearly added to the front so the building now has the appearance of a conventional wing.

Nos. 19–21 are together Grade II Listed, NHLE no. 1110928

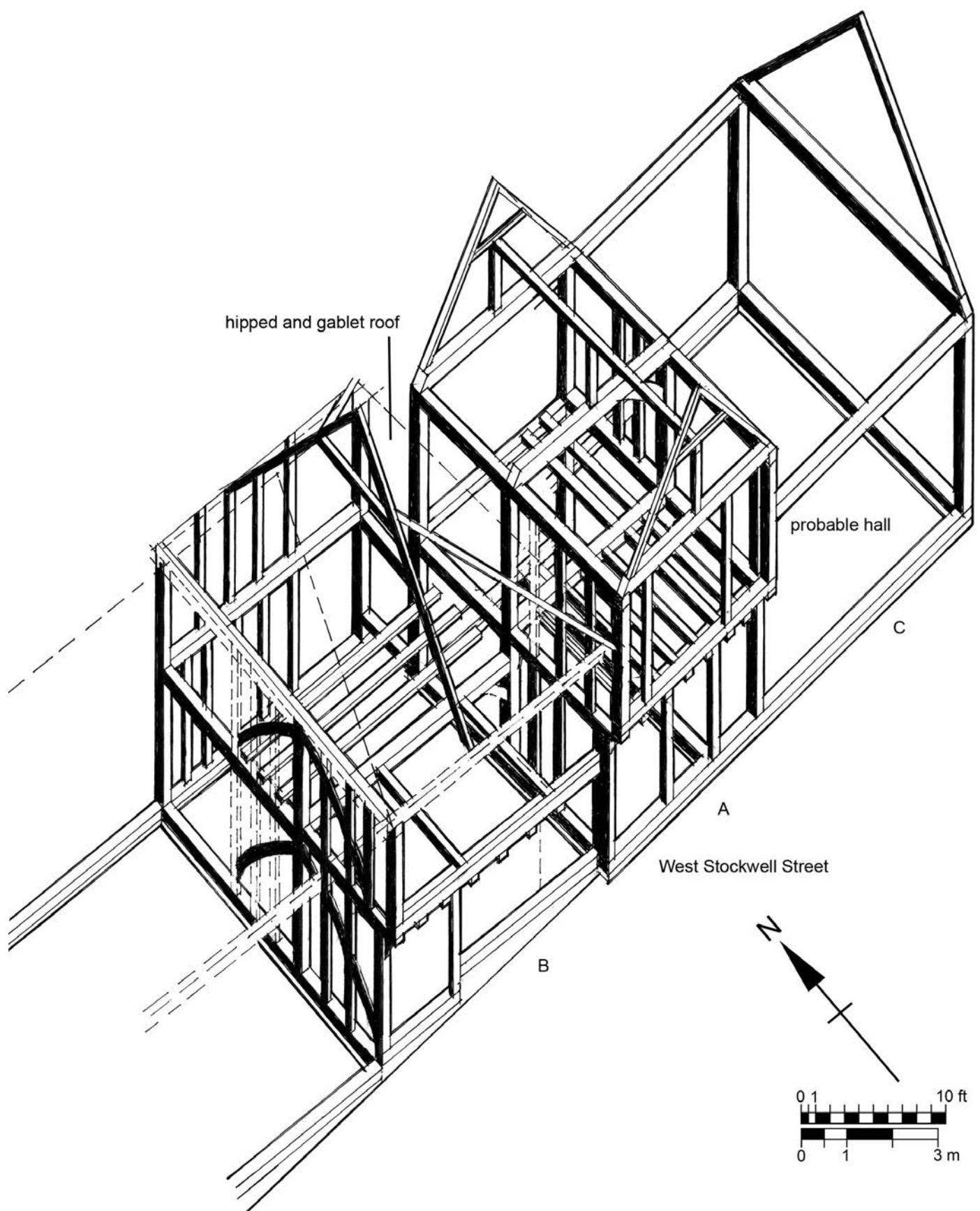




FIGURE 394: 19–21 West Stockwell Street (corpus no. 102). No. 19 is on the right



FIGURE 395: 19–21 West Stockwell Street (corpus no. 102), taken in 1940 by Harold Poulter. Courtesy of Colchester and Ipswich Museums

103. BUILDINGS TO THE NORTH-WEST OF 21 WEST STOCKWELL STREET (NORTH-EAST SIDE)
(FIGURES 1d, 2d, 396–7)

This group of buildings was demolished in the 1970s in advance of redevelopment and it was not recorded in detail prior to demolition. A range of buildings are shown in old photographs and their plan form is indicated on old maps. The RCHME viewed and described these buildings in the early

20th century but knowledge of timber-framing was relatively basic at that time (RCHME 1922, Monument Nos. 94 and 95, 62). The report states that Nos. 23–4 West Stockwell Street ‘was built in the 15th century and has a cross-wing at the east end. The upper storey projects on the S. front on curved brackets. The E. Side has exposed timber-framing and an original doorway with a four-centred arch’. For Nos. 25–7, the report states, ‘The upper storey projects on the S.W. front of the two

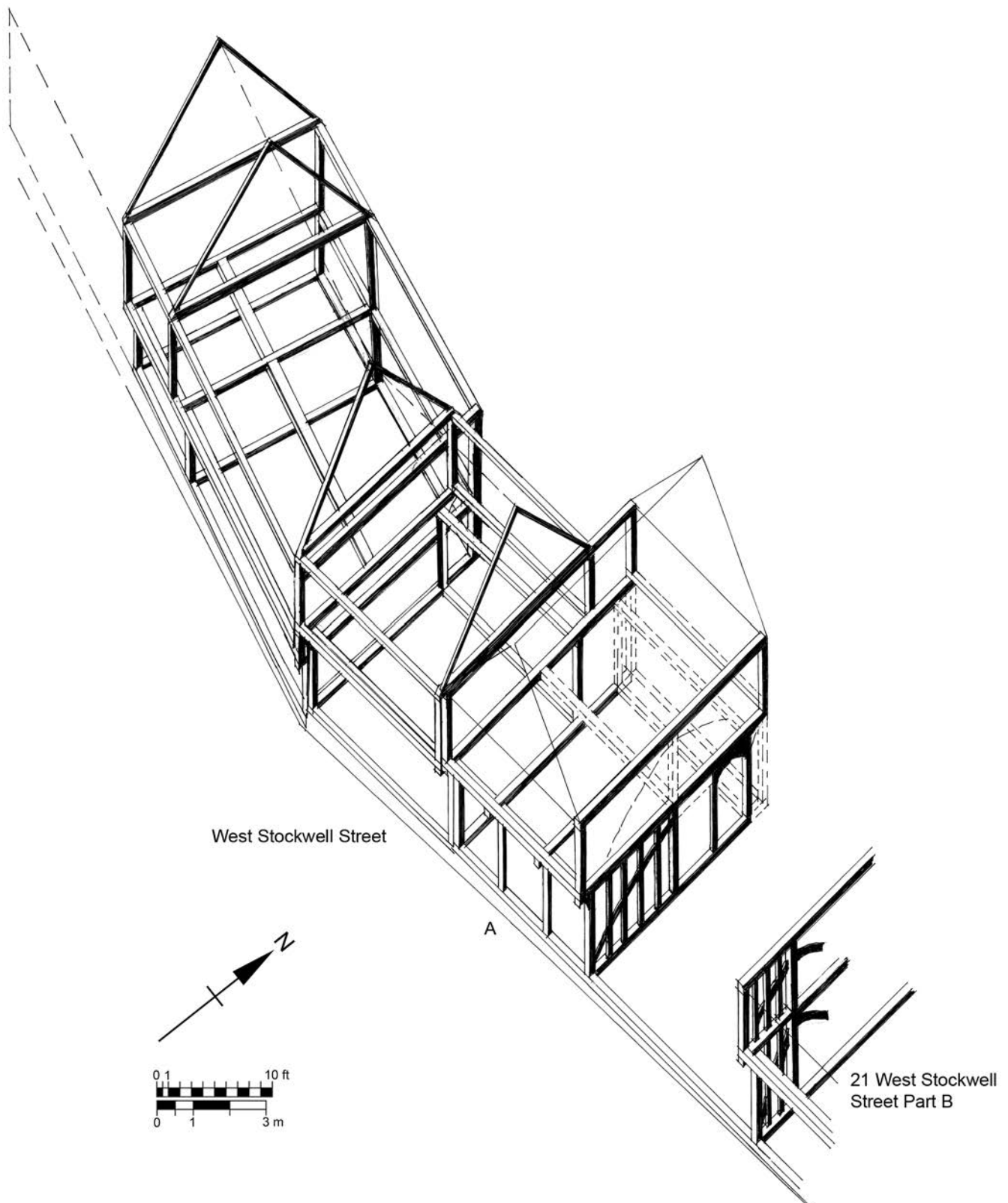


FIGURE 396: Isometric view of buildings to the north-west of 21 West Stockwell Street (corpus no. 103)



FIGURE 397: View looking east along West Stockwell Street towards The Stockwell Arms, 18 West Stockwell Street (corpus no. 101), 1897. The sign on the building reads 'Daniell & Sons' Breweries. Fine Old and Mild Ales'. The row of buildings on the left (north) side of the street were demolished in the 1970s (corpus no. 103). Courtesy of Colchester and Ipswich Museums

eastern tenements'. The original RCHME record card (for No. 95) records, 'probably all of early 17th century date but much altered in modern times'.

Part A was a two-bay cross-wing jettied at front and rear. With Part B of 21 West Stockwell Street, it was possibly part of a Wealden-style house with a single roof over hall and wings. The gap between this wing and No. 21 had, on the evidence early photographs, a two-storey building of uncertain date, which may represent one or two open halls.

104. 29–31 West Stockwell Street (east side)
(FIGURES 1d, 2d, 398–401)

A typical 17th-century house, dating to c.1630, with long-wall jetty. The building is jettied on the front and at eaves level with elaborate brackets. There appears to have been no internal structural partitioning, which is unusual and suggests light-weight partitioning, and the bridging joists are not aligned with posts. This disruption of the bay system, i.e. where posts and horizontal joists do not coincide, is a feature of some late carpentry. The front range roof is complete with three attractive display gables planted on, which suggests they are later additions to the building. Unusually, no attempt was made to employ the gables as usable attic space. To the south-east, there is a probable extension of peculiar structural form that is difficult to interpret.

Grade II* Listed, NHLE no. 1110929

105. 35 West Stockwell Street (21 Northgate Street, east side, corner with Northgate Street)
(FIGURES 1d, 2d, 402–03)

A substantial late 17th-century house with central hall and end rooms, with a surviving structural partition. Little of the structure is visible but clearly the idea of a bay system has now disappeared, with posts and bridging joist offset to avoid the joints weakening the structure. Small floor joists and one substantial primary rafter are visible. The principal rafters are attached to the wall-plate with a birds-mouth joint. The original stack position is unknown.

The building was a public house from 1764 to 1843 when it became the Locomotive, with the arrival of the railway in the town, and then The Victory from 1894 until closure in 1912 (Jephcott 1995, 276–7).

Grade II Listed, NHLE no. 1123569

106. 55–6 West Stockwell Street / 2 Walters Yard (west side) (FIGURES 1d, 2d, 404–09)

2 Walters Yard (Part A) is a 15th-century two-bay and two-storey house with a jetty on the south side fronting on to Walters Yard. At some point, one bay was demolished and seemingly re-erected in the yard, possibly for storage. Probably at the same time, the first floor was recessed, removing the jetty and leaving an asymmetrical crownpost roof. The existing west flank wall has a partition and a door now forming an outside wall. The first floor was clearly one open chamber.

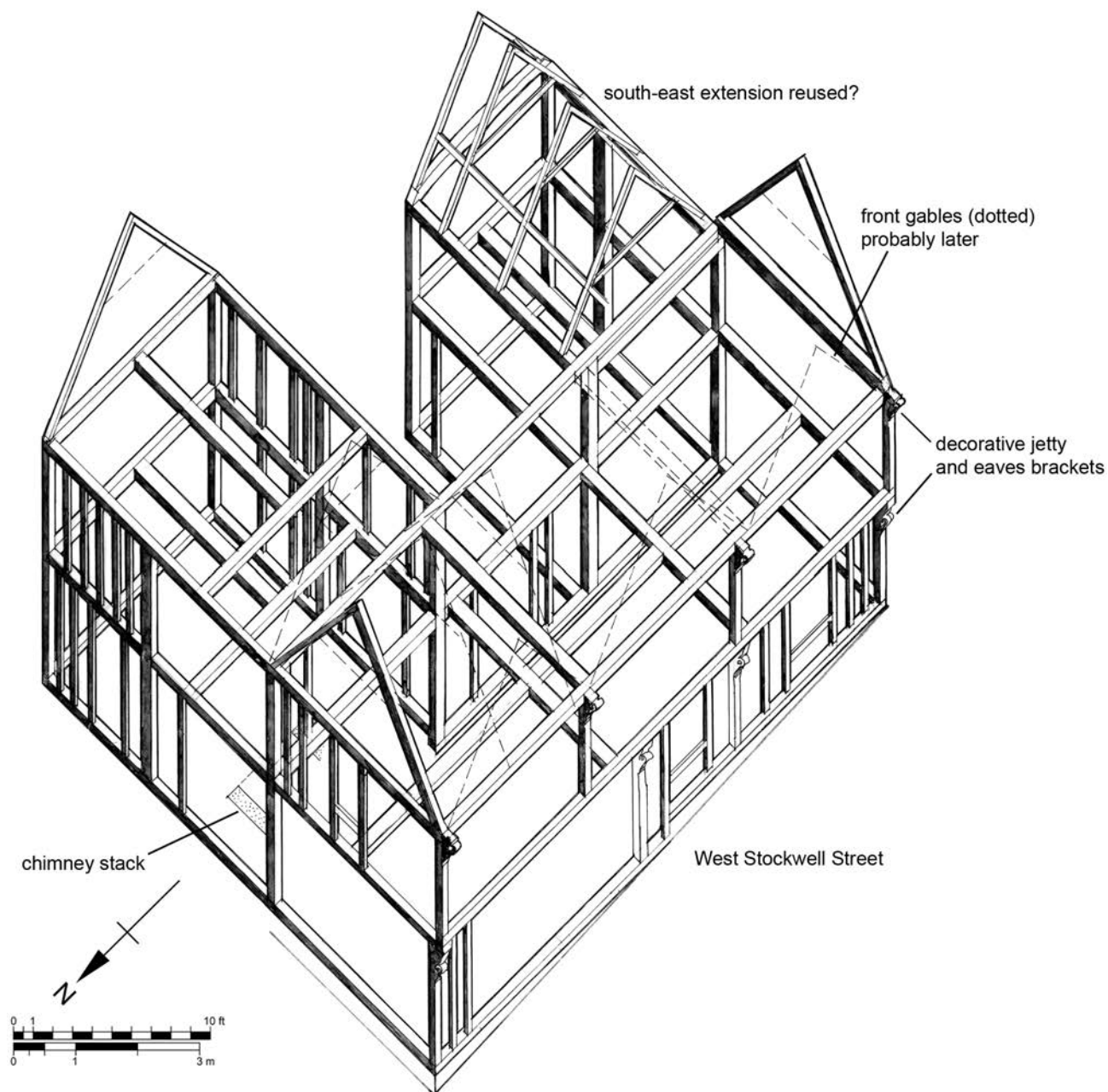


FIGURE 398: Isometric view of 29–31 West Stockwell Street (corpus no. 104)

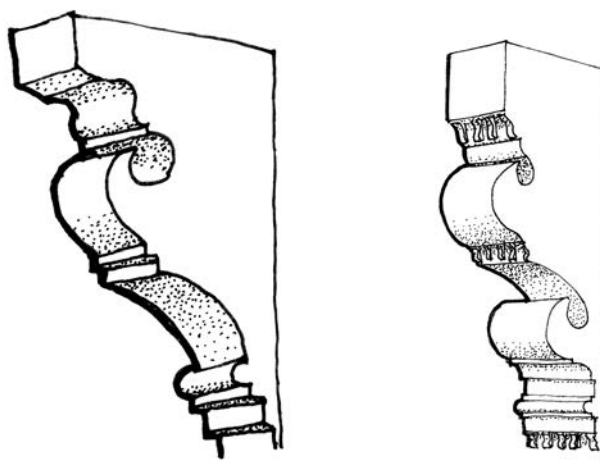


FIGURE 399: Decorative (phase 3) horned eaves (left) and jetty (right) brackets on 29–31 West Stockwell Street (corpus no. 104)



FIGURE 400: 29–31 West Stockwell Street (corpus no. 104). No. 29 is on the right



FIGURE 401: Decorative jetty brackets on 29–31 West Stockwell Street (corpus no. 104)

56 West Stockwell Street / 2 Walters Yard (Part B) is one of the most noticeable and most photographed buildings in the Dutch Quarter, dating from the 15th century. In fact, it is an extension of 2 Walters Yard (Part A, which is located to the west) as the structure is joined onto the earlier building. This two-storey dwelling is jettied to West Stockwell Street over what is likely to have been a cellar (although there is no mention

of a cellar in the List description). It is of three unequal bays with a simple, longitudinally-braced, crownpost roof. There is a relatively old chimney stack in the second bay which is unlikely to belong to the first phase. The south flank has been extensively rebuilt and there is little evidence for its original design. The north wall is more complete and has a ground-floor door opening and a double window at the west end that looks surprisingly like that for a shop (there is no evidence for mullions). The tiebeam has a remarkably long arch brace that may relate to the original heating system, which might have involved a plaster smoke hood. The jettied elevation on the West Stockwell Street frontage probably had oriels – certainly on the ground floor and possibly on the first floor – and the bressumer is moulded. Both buildings are fully joisted and there are ‘Colchester’ tension braces in the north wall. Was there formerly an open hall to the north?

It is unclear whether the little jettied cross-wing, 56 West Stockwell Street Part C, was an extension to the north of no. 56 Part B or a new building, which blocked the ground floor door in the north flank of Part B. There is a new door from the earlier building into the first floor, which suggests the former. Whichever, this extension / building relied on no. 56 Part B for one of its walls and there is evidence for openings in its north wall. There was an oriel window on the ground floor and possibly one on the first. As built, probably in c.1500, it may have extended further to the rear (i.e. to the west). Like so many of the building groups in this survey, only very limited parts of their timber-frames were visible and the interpretation is contingent on the available and somewhat limited evidence.

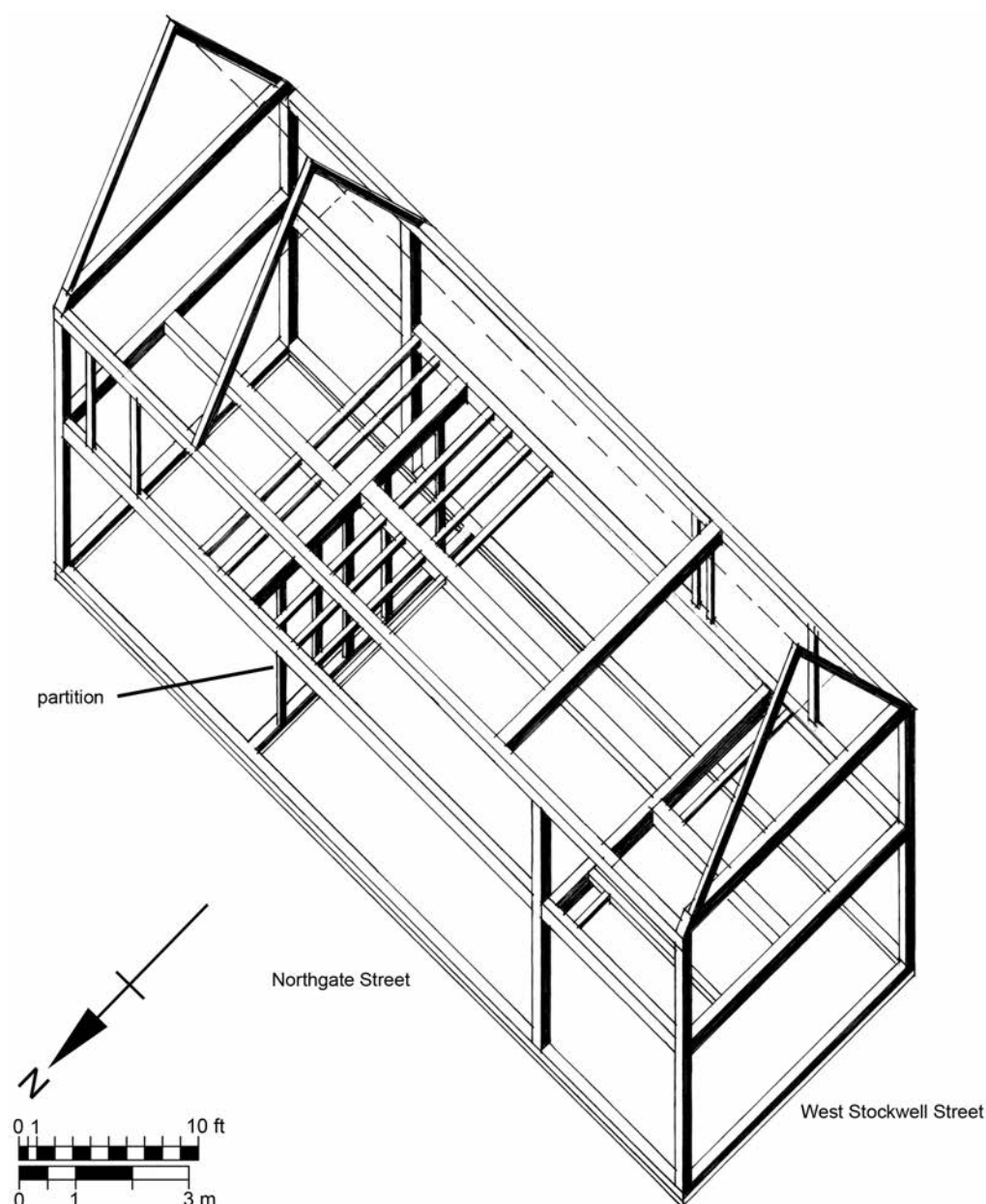


FIGURE 402: Isometric view of 35 West Stockwell Street (corpus no. 105)

55 West Stockwell Street is also a little two bay jettied cross-wing from a typical cross-wing house, which was revealed during renovations. It is a narrow (10 ft wide) high-end wing with centre-tenoned floor joists (c.1400?). The timbers of the upper storey on the front gable have V-bracing indicative of

the late 14th and early 15th centuries (Alston 2016c, 10–11). Alston has observed that the original wing may have extended to the rear by an additional bay, truncated in the 17th century when the hall on the north side was rebuilt (before being extended once again in the 19th century) (Alston 2016c,



FIGURE 403: 35 West Stockwell Street (corpus no. 105)



FIGURE 404: Schematic sketch plan showing the components of 53–6 West Stockwell Street (including Walters Yard); only 55–6 and 2 Walters Yard have been recorded in this corpus (corpus no. 106). Based on the RCHME survey drawing by G.E. Chambers, made in January 1921

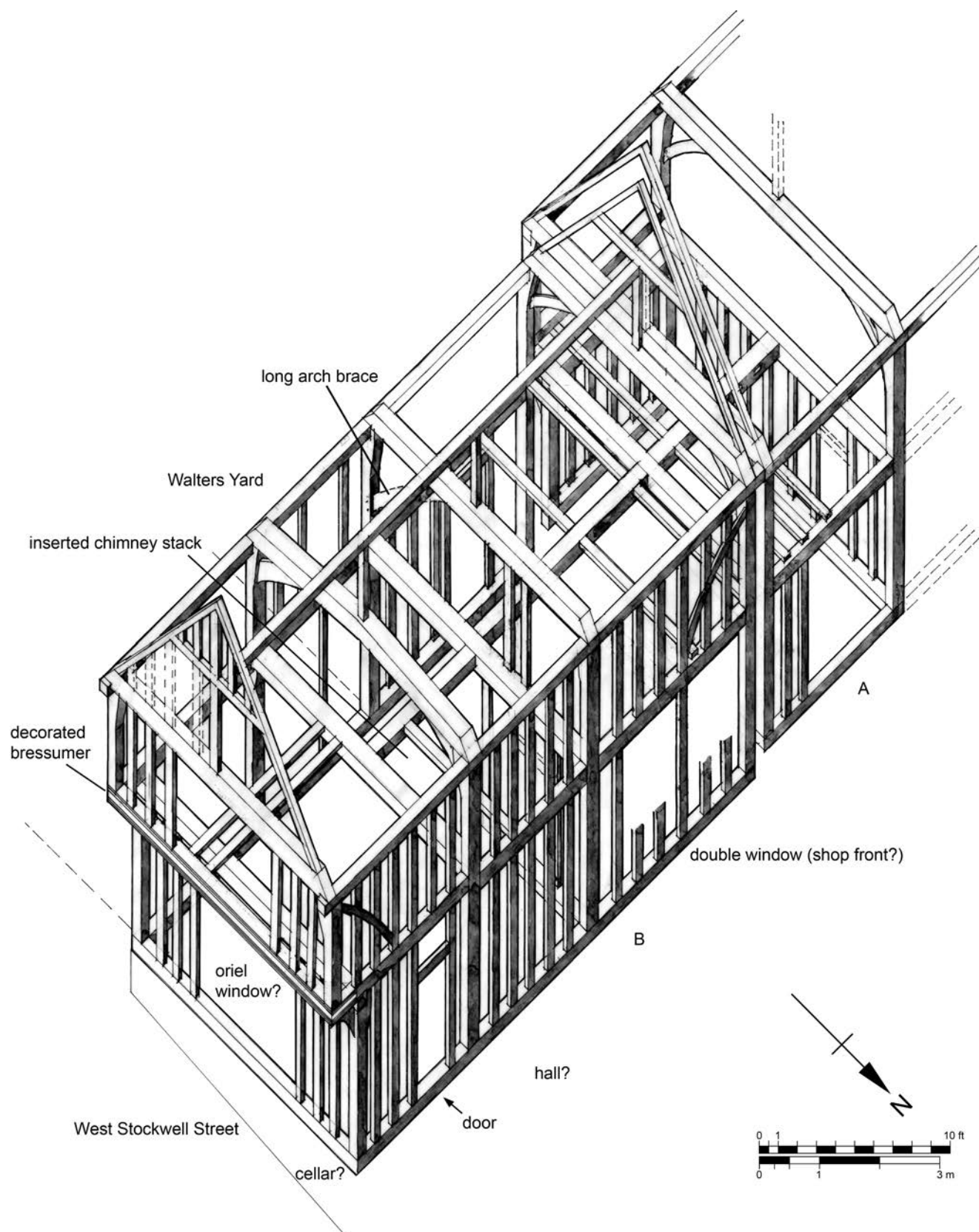


FIGURE 405: Isometric view of Walters Yard and the corner of 56 West Stockwell Street (Parts A and B) (corpus no. 106)

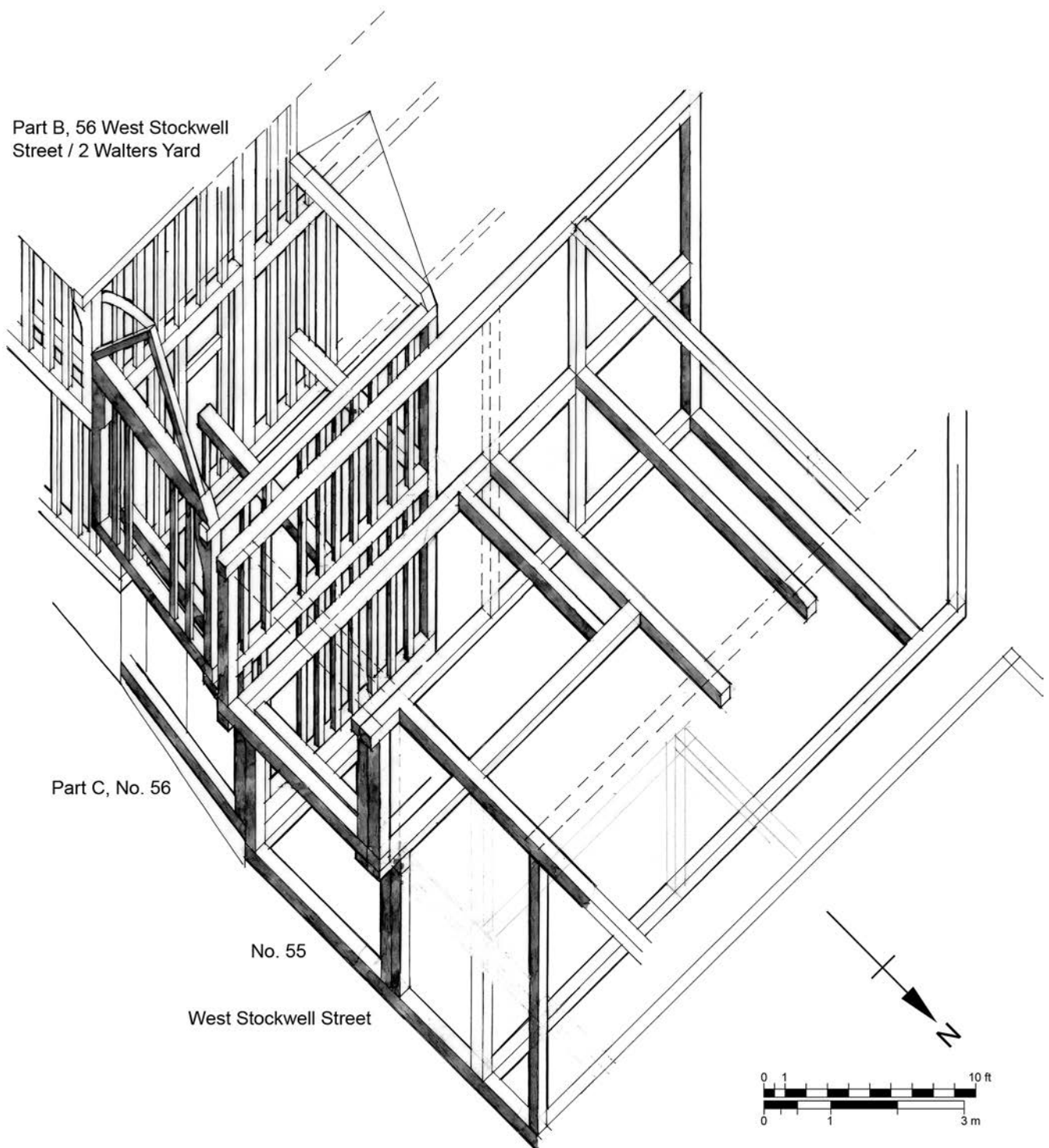


FIGURE 406: Isometric view of Part C, 56 West Stockwell Street (corpus no. 106). No. 55 is shown in its 17th-century configuration, recorded before stripping out

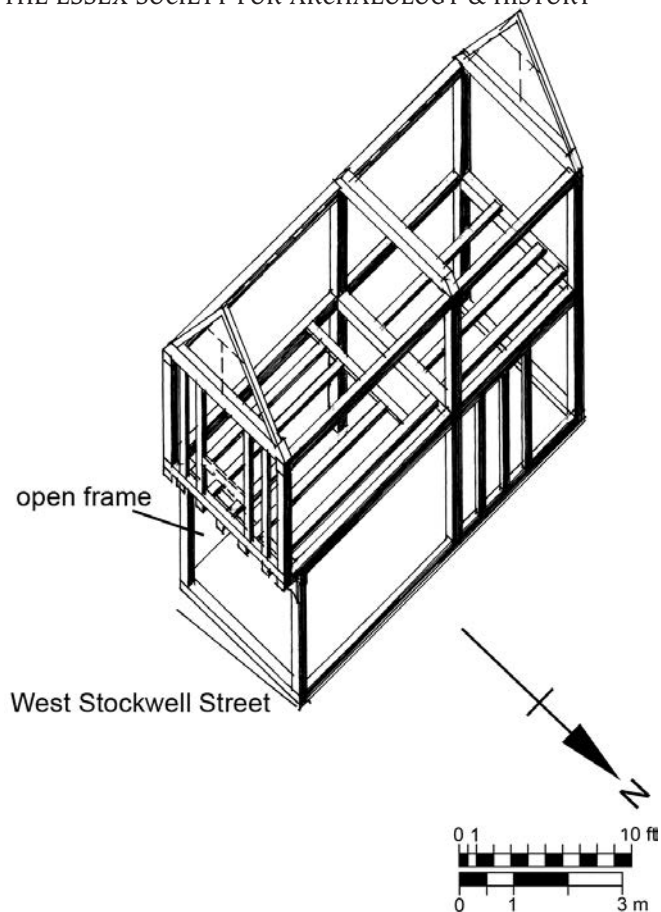


FIGURE 407: Isometric view of 55 West Stockwell Street (corpus no. 106), recorded following stripping out



FIGURE 408: Isometric reconstruction of 55-6 West Stockwell Street (corpus no. 106), viewed from the south-east (not to scale)



FIGURE 409: West Stockwell Street (corpus no. 106). No 56 is on the corner

11–12). He suggests the cross-wing's front room could have operated as a shop from the outset, with a domestic parlour to the rear; the joists of the two bays differ with old whitewash to the former and what appears to be soot encrustation to the latter (Alston 2016c, 12). The south flank wall is open-framed against a building that was earlier than its current neighbour (56 West Stockwell Street Part C). The posts are unjowled and a stair void or trap survives; the ceiling (with stair trap) on the ground storey is nearly complete (Alston 2016c, 10–11). Unfortunately, the roof was replaced during extensive renovations in the 20th century. The plan form in *c.*1700, following the reconfiguration in the 17th century, is unclear. The little two-storey hall to the north (no. 54) was not recorded in this survey.

Grade II Listed, NHLE nos. 110932 (nos. 53–5) and 1110933 (no. 56)

107. Church of St. Martin, West Stockwell Street (east side) (FIGURES 1d, 2d, 410–16)

The history of this parish church has proved somewhat controversial, with seemingly contradictory documentary and physical evidence (Andrews 2003). The Listing description (based on the RCHME 1922, 37–9) records that the nave is early 12th-century in origin with the west tower (containing much reused Roman brick) added later in the century. According to the Listing description, the rest of the building is largely 14th and 15th-century in date with considerable 19th-century restoration. Rodwell and Rodwell (1977, 29), however, have suggested that it could be earlier and an Anglo-Saxon foundation.

The chancel may have had its origins as a private chapel in the early 14th century. It is an extremely curious building, with stone walls and with (originally) six full-height posts

immediately abutting the walls. Each pair carries a tiebeam and crownpost with big arch braces. Presumably, the client wanted the appearance of timber-framing, together with the permanence of stone walling. There are two bays with a central truss that largely survives but now without its original, half-octagonal attached shafts; central trusses do not occur in conventional chapels. The decorated carpentry is of exceptional quality with pierced spandrels and octagonal crownposts with upwards braces to collars and purlin. Such high-quality work rarely survives, making this an especially significant building.

Shortly after the mid-14th century (based on the tree-ring dating evidence), the roof was upgraded. The end pair of posts were removed, and a new set of rafters was added with curving, inner soulace-pieces forming a wagon roof-like arrangement. The ashlar area above the stonework was renewed with somewhat less emphatic arcading and members. It is exceptional to find the updating, like this, of an existing roof, rather than complete rebuilding. The rest of the parish church was roofed at the time with utilitarian seven-cant rafter pairs.

The adjoining transepts, again, seem to incorporate earlier stonework and the late 12th-century tower base could be the work of masons working elsewhere in the town, given the similarity of the work to other buildings including St Botolph's Priory, founded in the late 11th century.

Dendrochronological investigation was undertaken in 1998 during repairs and restoration (Tyers 1998). The results suggested that the chancel roof rafters (three of which provided dates), the single surviving fragment of decorated panel (found to be of Baltic oak), and the nave tiebeam all date from shortly after the mid-14th century (*c.*AD 1357–62).

Grade II* Listed, NHLE no. 1337393

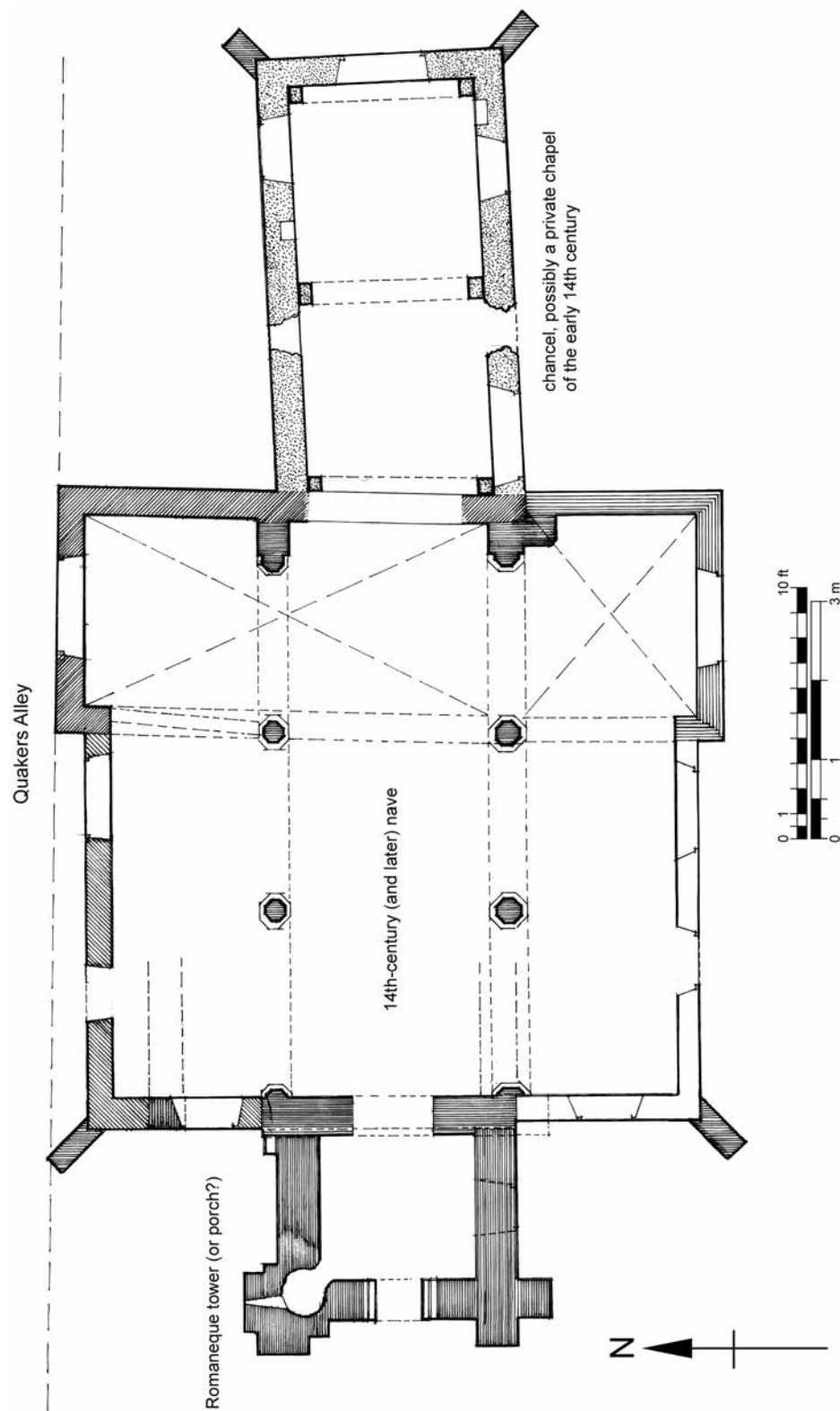


FIGURE 410: Phased plan of St Martin's Church, West Stockwell Street (corpus no. 107). Based on the Royal Commission's measured drawing (RCHME 1922, 38), without the 17th-century south porch and later additions

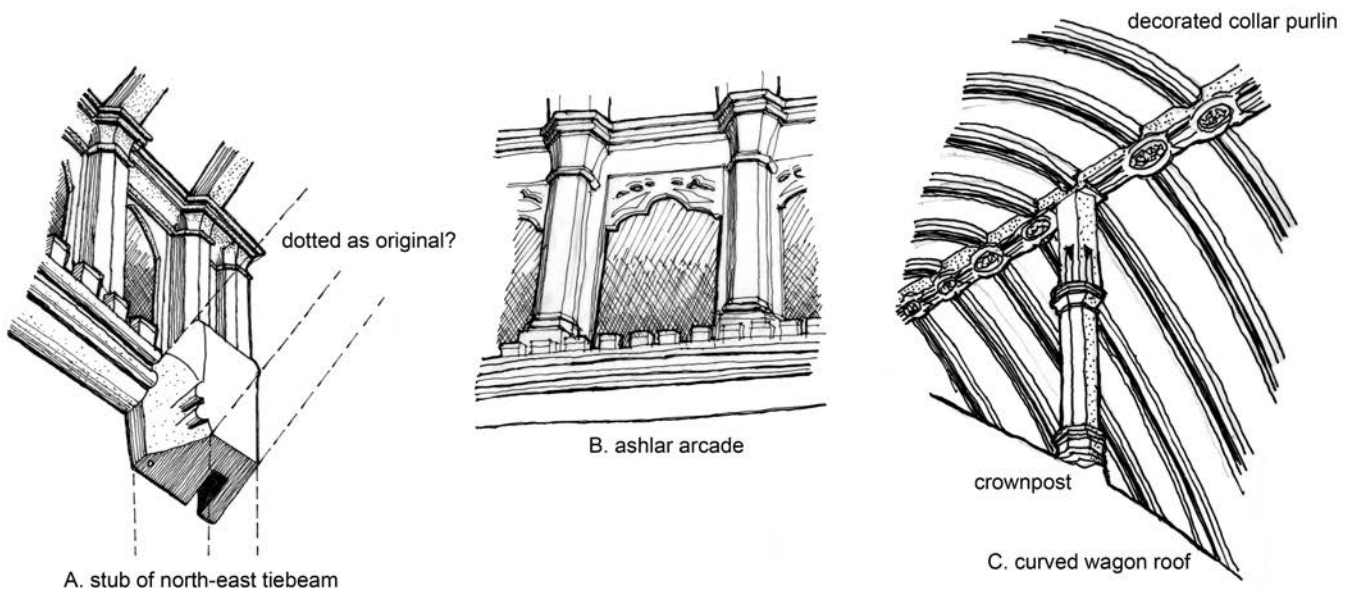


FIGURE 411: Details of the chancel roof of St Martin's Church, West Stockwell Street (corpus no. 107) (not to scale), a. stub of north-east tie beam, below ashlar arcade, b. moulded ashlar arcade and cornice, c. curved wagon roof with decorated collar purlin, drawn as intended without braces



FIGURE 412: Isometric internal view from the nave towards the chancel of St Martin's Church, West Stockwell Street (corpus no. 107)

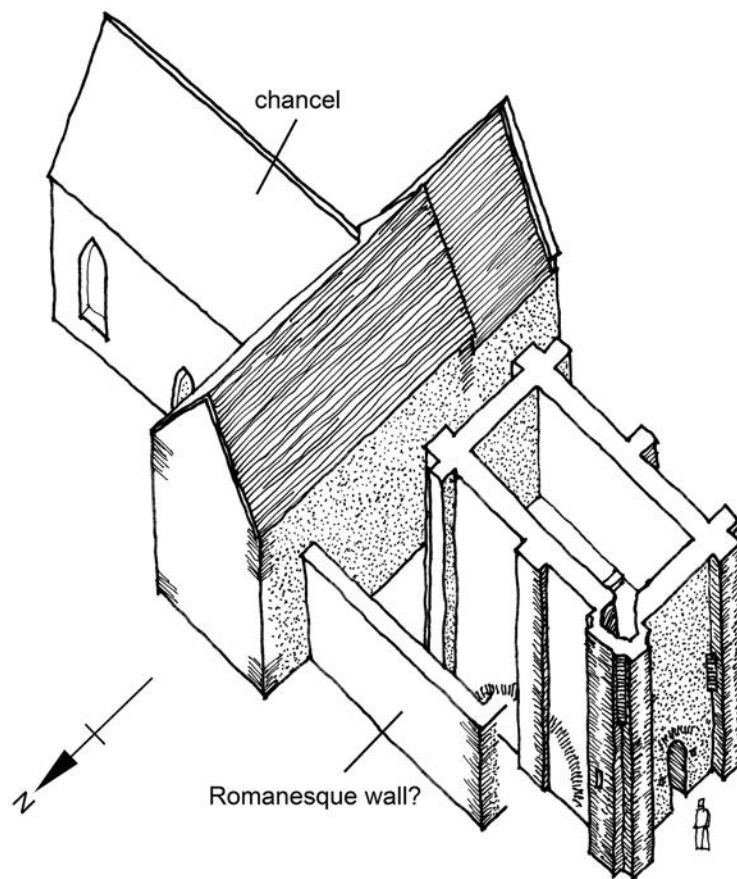


FIGURE 413: Isometric reconstruction of St Martin's Church, West Stockwell Street (corpus no. 107), viewed from the north-west (not to scale)



FIGURE 414: St Martin's Church, West Stockwell Street (corpus no. 107)



FIGURE 415: West end of St Martin's Church, West Stockwell Street (corpus no. 107), showing the north elevation of the tower and west elevation of the north aisle. The corner of the early 12th-century north aisle, formed in Roman brick, is preserved in the extended wall of the 14th-century aisle. A relieving arch, also in Roman brick, is visible at the base of the late 14th-century tower



FIGURE 416: The chancel of St Martin's Church, West Stockwell Street (corpus no. 107), showing the 14th-century roof truss forming an open screen in the chancel, the arch below with traceried spandrels, octagonal crownpost with moulded four-way bracing and wagon roof with curved ribs



Endnotes

- 1 National Heritage List for England (NHLE).
- 2 Royal Commission on the Historic Monuments of England (RCHME).
- 3 Designation highlights a building, site or area's special interest and value to this and future generations and gives it protection under law. The National Heritage List for England (NHLE) of designated heritage assets is maintained by Historic England: <https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>. In a number of cases, for example, corpus nos. 64 and 69, the timber-framed building (or element) discussed in the corpus relates to only part of the listed building, whereas the list descriptions often include later elements and alterations. It is also the case that some list descriptions may need to be reviewed and amended as a result of the current study.
- 4 Locally listed or undesignated heritage assets that, although perhaps not suitable for designation nationally, are valued by the local community and make a significant contribution to the heritage of Colchester and the surrounding villages: <https://colchesterheritage.co.uk/about-the-local-list-and-other-heritage-designations>.
- 5 The Council maintains the evidence base for the historic environment in an Historic Environment Record (HER). This is a detailed inventory of recorded heritage assets in the Borough. The HER is accessible online via the Colchester Heritage Explorer: <https://colchesterheritage.co.uk>.
- 6 Victoria County History (VCH).
- 7 The 13th-century owner of the house was Joan, daughter of Richard Marcan, one of the town's leading men of the time (Cooper 1994e, 41).
- 8 A number of differences have been identified between the list descriptions and this survey. 133 Hythe Hill, for example, is recorded in the list description as 15th-century in date (NHLE no. 1337720) while this survey identifies it as 16th-century in date (corpus no. 53). Conversely, 7 Queen Street is recorded as 17th-century in the list description (NHLE no. 1123547) while this survey identifies it as, potentially, 14th-century in date (corpus no. 82).
- 9 112 High Street does not have a gabled roof, rather the roof is parallel to the street.
- 10 Pearson (2009), for example, has argued the need for the form of medieval houses in towns to be considered in their specific socio-economic context, in terms of, for example, the history and importance of the town, of the location of houses within a town, of the people who occupied the houses and the work they did. King (2009) has argued that merchants' houses in Norwich were used as a form of cultural capital to negotiate and maintain communal and individual identities and political authority.
- 11 Summerson defines Artisan Mannerism style as the 'natural successor to the 'Jacobean''. 'It is broad and coarse and has none of the naïf intensity or exciting contrasts of the preceding style, nor the fine taste and exquisite balance of Jones. It is strongly Mannerist in character and related to types of Mannerism flourishing in France and, more particularly, the Netherlands after the year 1600. There appear to be no 'masters' of the style and, as far as one can judge, it was sponsored by the abler masons and carpenters' (1993, 142).
- 12 60–4 East Street was previously sampled in 2003 (19 samples) and 3 Queen Street in 2005 (9 samples), but these also failed to date due to their lack of sufficient tree-rings for analysis. 112 High Street has been also sampled and, likewise, failed to produce a date (Ian Tyers pers. comm.). In addition to these secular buildings, nine timbers (out of 11 sampled in 1998) from St Martin's Church have been dated to the mid-14th century (Tyers 1998). The timbers in the main range of Tymperleys (corpus no. 93) were sampled for tree-ring dating and proved to be undatable (Bridge 2016d).
- 13 In terms of the chronological sequence, the earliest part of the building (Part A), which dates from the mid-14th century, equates to Philip Aitkens' Zone 3 (1998) and Leigh Alston's Phase 1 (2004a). Part B (15th century) equates to Aitkens' Zone 1 and 2 and Alston's Phase 2. Part C relates to Aitkens' Zones 4 and 5 (Alston's Phase 3) and Part D relates to Zones 6 to 8 (Alston's Phase 4); both are dated to the 17th century with the former slightly earlier in the sequence than the latter.
- 14 Elevations of the building were drawn by Richard Shackle.
- 15 The RCHME survey states, 'the cellar has rubble walls and a cross-wall about 12 ft. back from the street frontage. In the cross-wall is a mid-14th century doorway with widely chamfered jambs and segmental-pointed arch with moulded label and one head-stop with a liriepipe hood; further E. is a window of the same date and a single pointed light; W. of the door is a pointed niche' (1922, Monument No. 31, 57).
- 16 Richard Shackle accidentally reversed the building numbers and recorded this as 86 High Street rather than No. 68.
- 17 Alston dates the hall and shops to the late 14th century (2016b, 16).
- 18 Some of the timbers from the west unit, including a crownpost, were saved and reused in the replacement, steel-framed structure.
- 19 Gascoyne, A. and Radford, D., 2013, *Colchester: Fortress of the War God. An Archaeological Assessment*, ed. P.J. Wise. Oxford, Oxbow Books.
- 20 The RCHME survey of 1922 records that the S. porch 'has a boarded ceiling with moulded cornice and ribs have flowered bosses at the intersections; much of this appears to be modern but part of it is late 15th century date' (1922, Monument No. 10, 45).
- 21 The original survey records only H.M.
- 22 Samples taken by Martin Bridge in 2005 for tree-ring dating failed to date.
- 23 The building was also recorded by Colchester Archaeological Trust (Baister 2018). Baister dated the north cross-wing (Building A) to the late 15th century and the south wing B to the early 17th century.



Glossary

Aisled hall: a medieval hall house which has a central hall open to the roof and one or two aisles, separated from the hall by arcade posts.

Arcade plate: plate set along the tops of the arcade posts in an aisled building.

Arcade post: vertical post of an aisled hall which carries a brace to tiebeam and arcade plate, separating the central 'nave' from the aisles. Usually the braces are curved, suggesting arches.

Arch brace: brace rising from a post to an upper horizontal timber, to provide triangulation and strength.

Arched shop-front: shop window opening with full arch, usually four-centred.

Bay: the area of a timber-framed building between trusses, defined by square or rectangular groups of opposed major or principal posts.

Bench: at the high end of an open hall there was usually a bench fixed to the wall for the householder and his family.

Bracing: diagonally set timbers to triangulate and strengthen a wall or open frame, sometimes used decoratively.

Brasier: an iron receptacle which contains burning charcoal to warm a room.

Brattishing: a trefoil-like crest.

Bressumer: a jetty bressumer is a horizontal timber forming the outer part of a jetty, housing the jointed ends of the projecting floor joists, and generally moulded.

Birds-mouth joint: triangular joint (the shape resembling a bird's mouth) used to connect the lower part of a rafter to the upper corner of a top-plate.

Bridging joist: an internal principal flooring timber linking opposed storey posts.

Butt purlin roof: a roof in which the side purlins are tenoned into the principal rafters. In Essex such roofs are most typical of the 16th and 17th centuries.

Buttery (or butttery): a service room at the low end of the hall where drinks and liquids were stored and prepared.

Chamfer: where the otherwise sharp corners of a timber have been cut away, generally to remove the vulnerable sapwood but often for decorative effect.

Clasped-purlin roof: a roof in which two longitudinal purlins are supported by collars attached to the principal rafters about every nine feet. Each collar clasps the purlin in a notch at the outer end of the collar.

Coffin door: narrow, usually front, door used for access to a shop frequently employed next to the location of the cross-passage entry. Such a feature might imply a security intention, where its narrowness would prevent rapid access or egress, or, more likely, it might have been a measure to maximise space for merchandise within a shop.

Collar: a horizontal timber which ties two rafters together, usually two-thirds of the way up the roof triangle.

Collar purlin: a horizontal longitudinal timber on the centre-line of a roof, supported by the crownposts on the tiebeams and itself supporting the collars between the rafter trusses.

Cross-passage: Also overshot cross-passage. An area of space between front and rear opposed doors, sometimes a passage defined by a partition or screen (spere wall) to the hall, and usually separating the hall and the services. Overshot means that it is within a cross-wing.

Cross-wing: usually jettied, two-storey block with a roof at right angles to the adjacent main range.

Crownpost roof: a roof with a vertical post at the centre of (and on top of) each tiebeam supporting a collar purlin, to which it is connected by braces. Sitting on the collar purlin at regular intervals are the collars of the rafter pairs. This type of roof was very popular from c.1250–1600 in Essex.

Diamond mullions: square window mullions set at 45 degrees, the prevalent form of unglazed window opening.

Diminished haunch: a distinctive type of angled joint with a soffit tenon, to provide strength. Used on floor joist joints after c.1500 (see Hewett 1969, Fig 105).

Double studding: wall framing with two staggered rows of studs, one inner and one outer. A rare feature of quality and the studs are visible (and look impressive) on both faces of the wall. A way of having exposed studs to inside and outside but uses less timber as the studs are only half thickness.

Dragon post: a large, shaped corner post to support a dragon beam (dragging beam), carrying the corner of a double jettied house, i.e. where a building is jettied on two adjacent sides.

Durn door: made of two timbers, with jamb and a half-arch together cut out of a single timber. Unlikely to be later than 1400 in Colchester.

External brace: brace trenched across the wall studs and exposed on the external face of the wall.

Fascia: an applied moulded timber attached to a wall above a jetty, often difficult to distinguish from a jetty bressumer.

Four-centred arch: an arch struck from four compass centres.

Frieze window: a high-level shallow window usually under the eaves of jetty and usually associated with an adjoining oriel window. This feature is also found at ground and first floor level on an un-jettied façade. Usually employed from the mid-16th to early 17th century but probably originated somewhat earlier.

Gablet: a small gable at the top of a hipped roof, to act as a ventilator or let smoke out, often referred to as a hip gablet, or hip bonnet.

Garderobe: small rectangular projecting latrine, usually at first-floor level at the back or side of a cross-wing.

Girt: principal horizontal timber marking a storey height on the exterior of a timber-frame.

Half-arched shop-front: shop window opening strengthened by short curve arched corner brackets each side.

Hammerbeam: a roof truss where effectively the centre of the tiebeam is cut out, leaving two short beams at each end. The end beams are called hammerbeams, each of which is supported on a brace, which support short, vertical hammer posts that terminate at the collar.

High end: the end of a hall furthest away from the cross-passage, where the owner of the house sat and dined, reflecting a hierarchical use of space.

High end recess: where the high-end bench of the open hall is set back into the parlour and under the parlour chamber, which in effect forms a canopy over it, representing an economical use of space in cramped urban conditions, or to be more impressive.

In-line plan: a simple house plan where there is one single roof, covering the parlour, hall and service end, usually parallel to the street.

Internal brace: brace trenched across the face of the studs and exposed on the internal face of the wall. Usually changing from external in the 16th century in Essex.

Jetty: where the upper floors of a building project out over the ground floor, the floor joists being supported by and extending beyond the lower jetty beam.

Joggled-side purlin: short purlin morticed into principal rafters that are positioned at different heights in each bay.

Joist: common joists are minor intermediate flooring timbers, usually jointed in a spine beam and pegged, or rested on a wall girt or bressumer. Both they and the major bridging joists and spine beams may have chamfered or moulded edges.

Jowled post: a vertical post with a swelling or projection at the top obtained by inverting the tree trunk, making it possible to form a three-way joint between the post, top-plate and tiebeam. Posts without jowls are typical of the timber-framing of Colchester.

Lobby-entry plan: house plan common from c.1600, in which typically there is a central, or almost central, chimney stack, dividing the ground floor into two rooms, usually a kitchen and a parlour. On one side of the chimney there is the front door and an entrance lobby, and on the other side a winding stair to the first floor.

Long-wall jetty house: house with an upper floor throughout and a jetty running along the entire front of the house. They became prevalent from the mid-15th century and are found in commercial buildings earlier than domestic examples.

Louvre: a form of smoke outlet on the ridge of the roof.

Low end: the end of the hall including the cross-passage and service rooms.

Mullion: vertical window bar, which may be set diamond-wise, or moulded, commonly from the 16th century with ovolo or quadrant mouldings.

Ogee door head: arched head formed of four inverted curves. Generally, a 14th-century form, reflecting the decorated style in masonry architecture.

Open frame: the end of a timber-frame where it abuts an existing building and, therefore, it did not require a studwork infill, i.e. infilling timbers are avoided where an existing wall frame acts as a partition wall.

Oriel window: projecting window, usually a moulded head and cill.

- Pantry: at the low end of a medieval house there were normally two service rooms, one was the pantry where dry goods such as bread were stored. The other room was the buttery where wet goods were stored.
- Parlour: the best downstairs room in a traditional house plan.
- Passing brace: long timber that is halved over a series of intermediate timbers.
- Pegs: large oak pins which hold a medieval house together. Up until the 17th century every stud would be pegged top and bottom. In the 17th century, with the introduction of pegged primary bracing, the pegging of studs became less frequent; they started pegging every other stud and sometimes even less frequently than that. In many medieval buildings, particularly in the roof, the pegs were not trimmed and allowed to project several inches either side of the joint.
- Pilaster: vertical, decorative architectural wall feature, usually some form of column worked on the face of a wall or structural timber.
- Post: a main vertical timber supporting a building.
- Primary brace: a feature of later framing, from the end of the 16th century, in which the brace is the full thickness of the wall and interrupts the studs.
- Purlin: a longitudinal timber running below the rafters to strengthen the roof.
- Queen-post roof: in this type of roof, two posts equally spaced rise up from the tie beam and support square set purlins which are tied together by a collar.
- Rafter: one of a pair of inclined timbers (common rafters) that make up a truss forming the triangular shape of the roof. In late medieval Essex buildings, the normal pitch is about 50 degrees.
- Raised-aisled hall: a means of avoiding intrusive arcade posts by mounting the arcade posts on a horizontal beam just above head height.
- Scissor bracing: distinctive crossed bracing above the roof collars, tying pairs of rafters together.
- Scarf joint: a carpenter's joint that joins two timbers end to end horizontally, where the individual timbers would be otherwise too short.
- Serpentine brace: double curved braces, sometimes of the mid to late 14th century but revived in the later 16th century.
- Service rooms: in the traditional medieval house plan, there was a pair of service rooms at the low end of the hall, often referred to as the buttery and pantry, for storage of liquid and dry goods respectively.
- Shop: a small room on the ground floor of a building with a shop window opening on to a street. The word can mean either a retail shop or a workshop or both.
- Shutter: constructed from boards to exclude the weather from an unglazed window or shop front.
- Shutter groove or rebate: slot or rebate in the soffit of a horizontal timber to house an internal shutter.
- Single scantling: most timbers being of a similar size.
- Smoke louvre: a structure on the roof of an open hall to let the smoke out.
- Soffit: the underside of a timber or feature.
- Solar: the best upstairs room in a traditional house. Sometime found at the low end because of the constraints of space in an urban context.
- Sole-plate: a horizontal beam at the base of a wall, in which the studs and posts are tenoned. It usually rests on a plinth wall made of flint, tile or brick.
- Soulace: brace from rafter to collar.
- Spere: two posts or short screens which separate the hall from the cross-passage, acting as a draught screen.
- Spine beam: a principal horizontal timber running down the centre-line of a building.
- Splayed scarf joint: an early type of scarf joint, with a diagonal cut in each timber and pegged to secure the joint, mostly restricted to the 13th and 14th centuries but can be later in collar purlins.
- Stair tower: a tower attached to a house containing a staircase, which would be much easier to use than the usual ladder stair found in medieval houses.
- Storey post: major vertical timber which defines the 'bays' of a building.
- Studs: vertical intermediate timbers in a wall, the spaces between them filled with wattle and daub or, exceptionally, brick infill.
- Tension brace: brace rising from a horizontal timber to a vertical post.
- Tiebeam: a principal timber running across the shortest dimension (i.e. the width) of a building, at roof level.
- Top-plate: a horizontal timber at the top of the wall which supports the rafters and tiebeams.
- Traditional plan: fully developed medieval plan with high end and service end. It involves hall, parlour, solar and two service rooms.
- Trait-de-Jupiter* scarf joint: usually 13th / 14th century splayed with angled ends and horizontal wedge (tabled splay) to prevent the joint from pulling apart. The strongest scarf joint, but it needs complicated carpentry and relatively long lengths of timber.
- Transitional house: where the traditional tripartite plan of the medieval house, parlour / solar (high end), hall, cross passage and buttery / pantry (low end) end has been abandoned with the introduction of brick chimneys. This gives rise to new plans, such as a large kitchen / hall with a big brick chimney and smaller unheated parlour.
- Truss: timber components that define a bay, typically comprising a pair of storey or principal posts, wall-plates, tiebeam or collar and a pair of rafters. An open truss lacks any studs or wall infilling; they are common where a building abuts an earlier structure.
- Undershot cross-passage: where the cross-passage of the open hall runs under the side of the cross-wing which projects over it. The frontage width is reduced without encroaching on the communal space of the hall. A typical feature of urban plans, representing an economical use of space, and resulting in a condensed plan.
- Undersquinted (reverse cut) stop scarf joint: as *Trait-de-Jupiter* scarf joint.
- Wagon roof: a roof made up of close-set series of double arch-braced trusses giving the appearance of a barrel vault.
- Wall-plate: topmost horizontal timber in the wall of a timber-framed building on which the roof trusses rest.
- Wealden house: house-type centred in, although not restricted to, Kent and East Sussex (the Weald), with an open hall flanked by a two-storey and jettied bay at each end, roofed in line. The hall roof projects in front of its wall and is carried on a flying wall-plate.



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