

# Historic building recording at 11 Trinity Street, Colchester, Essex, CO1 1JN

May-June 2016



report prepared by **Chris Lister & Laura Pooley**

commissioned by **Stephen Platten, Whybrow**  
on behalf on **Mr Alan Gilchrist**

NGR: TL 99603 25054 (centre)

CAT project ref.: 16/05k

Planning ref.: 160429

Colchester Museum accession code: 2016.52

UAD ref.: ECC3766

OASIS ref.: colchest3-252117



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**CAT Report 990**

August 2016

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## 1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at 11 Trinity Street, Colchester in May-June 2016. The work was restricted to a survey of the roof timbers, exposed during the replacement of the ceiling in one of the first floor rooms. The building dates from the 16th century and the survey showed the roof to be a side-purlin construction.

## 2 Introduction (Fig 1)

This is the archive report on the historic building recording at 11 Trinity Street, Colchester, Essex, in response to an application to replace the first floor ceiling. The work was commissioned by Stephen Platten (Whybrow), and carried out by Colchester Archaeological Trust (CAT) in May-June 2016. The building is Grade II listed (group listed with No. 12-13 Trinity Street, NHLE no. 1337772) and dates from the 16th century, although is considerably altered with a modern brick front. It is centred at NGR TL 99603 25054.

Pre-planning application advice was sought from Colchester Borough Council in regard to the replacement of the ceiling. Given the historic significance of the building, it was recommended that a building record be undertaken before, during and after the replacement. This recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework.

A brief detailing the required work (historic building recording) was issued by Colchester Borough Council's Archaeological Advisor (Tipper 2016). In response to the brief, a Written Scheme of Investigation (WSI) was prepared by Colchester Archaeological Trust (CAT 2016) and agreed with the CBCAA. All work was carried out in accordance with this WSI.

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

## 3 Aims

The aim of the building recording was to provide a detailed record and assessment before, during and after the removal of the existing lath and plaster ceiling, prior to the insertion of the new first floor ceiling. The building recording was carried out to Level 2 (English Heritage, 2006).

In particular the record considered:

- Plan form of the roof.
- Materials and method of construction.
- Date(s) of the structure.
- Function and layout.
- Fixtures and fittings.
- Original and later phasing, additions and their effect on the internal/external fabric and the level of survival of original fabric.

#### **4 Building recording methodology**

The following are included in this report:

- A brief documentary and cartographic survey of the evidence pertaining to the building and its history.
- A large-scale block plan of the site.
- An English Heritage Level 2 descriptive record of the ceiling, interior roof space and exposed timber frame. The description addresses features such as materials, dimensions, method of construction, joinery, spatial configuration, phasing, re-used timbers, carpentry marks/graffiti and any evidence of original fixtures and fittings.
- A photographic record, comprising digital photographs of both general shots and individual features (external and internal). Selected examples of the photographic record are reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

#### **5 Historical background** (Maps 1-6)

11 Trinity Street, along with Nos. 12-13 Trinity Street, are Grade II listed buildings dating from the 16th century (NHLE no. 1337772).

Historic England lists the buildings as:

*C16 origin but considerably altered. Inscribed on the front of No 13, 'the Fleur de Lys circa 1500'. 2 storeys, timber-framed and plastered, tiled roofs. The upper storey projects on the front of Nos 12 and 13, double hung sash windows with glazing bars, 1 ground floor flat bow window. No 11 has a modern brick front.*

The building is currently used as offices and comprises two ground floor rooms and three first floor rooms with a rear single storey extension providing a kitchen and WC.

According to the Heritage Statement (Whybrow, 2016), a newer style ceiling finish of plasterboard has been installed to the front first floor rooms which has been fixed to an



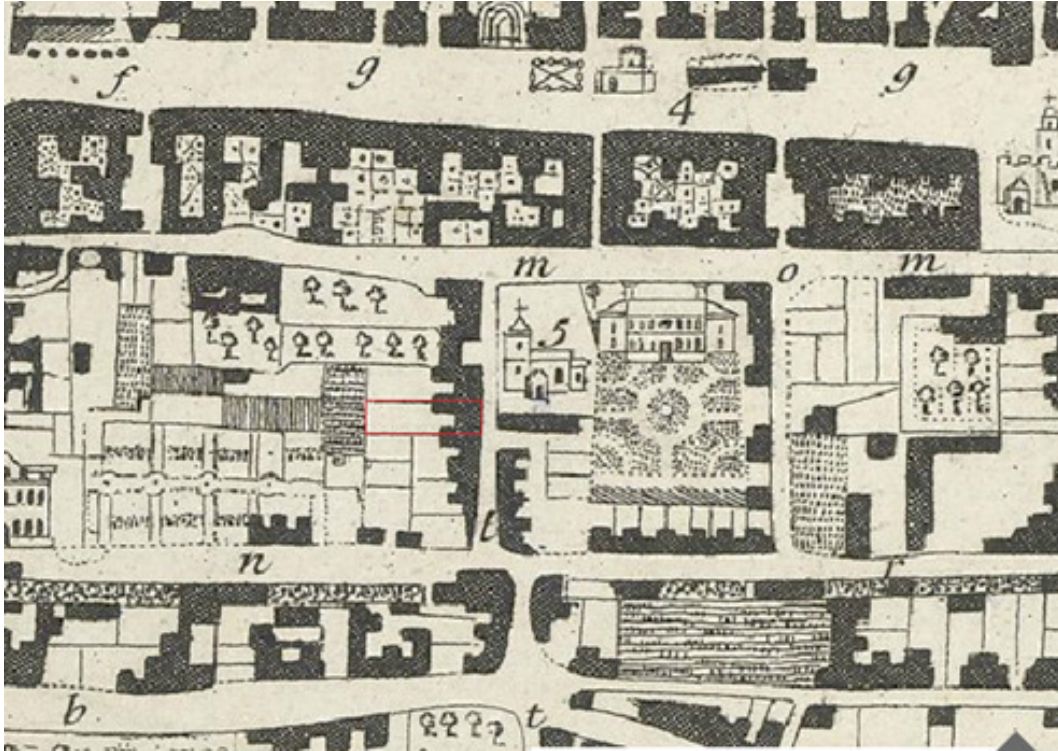
existing joist and bridging beam. The ceiling finish has concealed an earlier lath and plaster ceiling that was fixed to the underside of the rafters and collars. This earlier lath and plaster ceiling has collapsed and is laying upon the new ceiling finish, along with other building debris. This additional weight of the ceiling finish has resulted in causing the tenon joints between the joists and central beam to separate and the ceiling to sag. The current ceiling finish is dangerous and is in risk of collapse.

The building is believed to date to the 16th century and this is supported by John Speed's map of Essex, c.1610 (Map 1) which has a cartouche showing Colchester at that time. Buildings can clearly be seen along the west side of Trinity Street (or Schere Gate Street as it was alternatively known at the time) opposite the church and the inn on the south-west corner. The listing text states that an inscription on No. 13 dates the buildings to c.1500, but the inscription as it exists today actually reads 1550 (see Photograph 3).



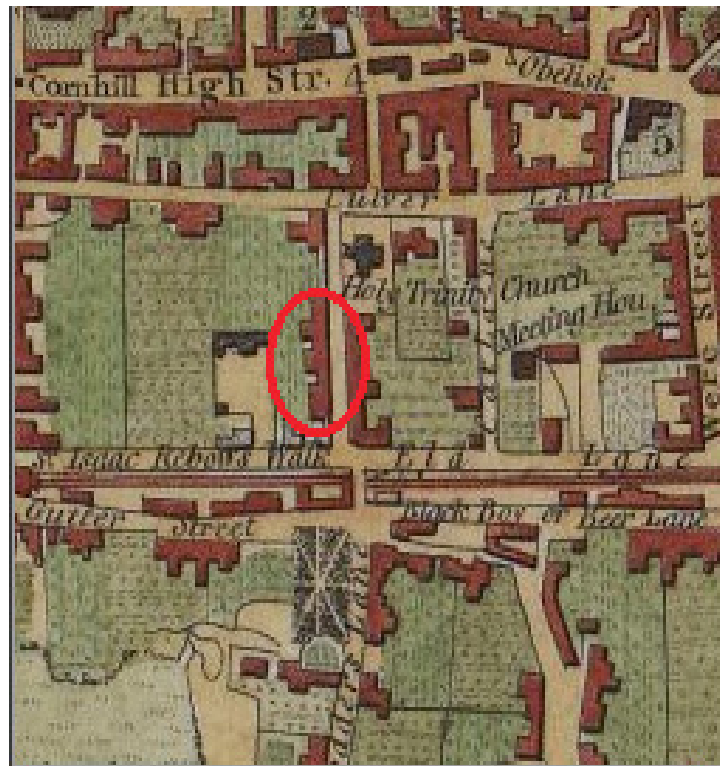
**Map 1** Extract from John Speed's c.1610 map of Essex, clearly showing buildings on the west side of Trinity Street.

Included in the *History and Antiquities of the most ancient Town and Borough of Colchester* by the Reverend Philip Morant, published in 1748, is a map of the walled town and its immediate environs. Entitled *The Ichnography of Colchester* this map shows the plot containing Nos. 11-13 with an additional property to the north (Map 2). No. 11 appears to be shown only as the original range, whilst the property to the north and those to the south are shown with projections to the rear.



**Map 2** Extract from Philip Morant: *The Ichnography of Colchester*, 1748 showing the plot containing 11 Trinity Street.

There appears to be little change to this layout for the next 50 years, as shown by Cole and Roper's map of 1805 (Map 3).



**Map 3** Extract from Cole & Roper's 1805 map of Colchester showing the buildings on the west side of Trinity Street.



The scale of the Ordnance Survey maps of Colchester from the 19th century and the size of the building in question make it difficult to pinpoint the age of the extension to No. 11. The 1875 edition (Map 4) appears to show no extension, whilst the 1896 edition (Map 5) appears to be more blocked in, suggesting the extension was built sometime between these two dates.



**Map 4** Ordnance Survey 6" edition (Essex XXVII) 1875.



**Map 5** Ordnance Survey 6" edition (Essex XXVII.SE) 1896.

The extension to No. 11 is, however, shown on the 1909 Goad Fire Insurance map of Colchester (Map 6). The original range is shown with the extension (and subsequent extensions) projecting westwards from the north end of the building and it is even possible to discern the brick facing to No. 11 that projects into Trinity Street. The map notes that No. 11 was used as a tailor's and dressmaker's premises.



**Map 6** 1909 Goad Fire Insurance map of Colchester showing 11 Trinity Street in use as tailor's and dressmaker's shop but making no differentiation between the original timber-framed range and the later extensions to the rear.

## 6 Descriptive record (Figs 1-4)

No. 11 Trinity Street, together with Nos. 12-13, forms a north-south aligned range fronting directly onto the Street (Fig 1). No. 11 has a brick facing of soft red brick laid in Flemish bond and presents a symmetrical elevation with a central doorway flanked by sash windows (Photograph 1). Although this is believed to be 19th-century in date the windows are unhorned but contain large panes of glass. This is curious as the lack of horns suggests the sash windows are earlier in date but the large window panes suggest a later date.





**Photograph 1** Street frontage of No. 11 showing the symmetry of the probable 19th-century brick facing – view west

The brick facing conceals the jettied first floor to No. 11. However, this is still present behind the brickwork as shown by Photograph 2, which also shows the exposed jetty of No. 12.

The ridge line of the group is continuous and gives an indication that these buildings were constructed at the same time. The only difference is where the roof flares out over the brickwork of the 19th-century façade. This flaring is covered with slates rather than peg-tiles and is a strong indicator that the brick facing dates to the middle of the 19th century, when slate from Welsh quarries became easily available due to the expansion of the railway network.

No. 13 has an inscription on the jetty recording “THE FLEUR DE LIS CIRCA 1550” (Photograph 3). Although this inscription probably dates to the 20th century it is presumed to be an accurate date for the building group.



**Photograph 2** Brick facing to No. 11 with the jettied first floor of No. 12 showing what is concealed by the brick facing – view north-west



**Photograph 3** Inscription on jetty of No. 13 – view west



Photograph 4 shows the sagging ceiling in the first floor room prior to any repair works being undertaken. The bridging beam is clearly bowed and the ceiling has a pronounced central bulge. Access into the roof space showed this to be caused by the weight of debris lying on the surface of the ceiling, deriving from an earlier ceiling's gradual collapse, as shown in Photograph 5.



**Photograph 4** Sagging ceiling, with bowed bridging beam in first floor room – view west



**Photograph 5** Interior of roof space showing debris from earlier ceiling on top of existing ceiling – view east

After contractors had stripped away the modern plasterboard ceiling, exposing the joists, an inspection of the roof space was undertaken. The joists were a mixture of machine-cut and hand-sawn timbers, aligned east-west across the original building and jointed at the centrally-located bridging beam (Photograph 6, Fig 2). The joists were jointed to the bridging beam with staggered mortises (Photograph 7). Although modern plasterboard was removed from the ceiling this had been covering lath and plaster, the ghost of which can be seen on the underside of the joists. Despite this lath and plaster covering it is clear that the sagging ceiling was a 19th or early 20th-century insertion to the building as the machine-cut timbers of the joists were contemporary to the ceiling and not later repairs.

Visible above the inserted ceiling were the remains of an earlier lath and plaster ceiling, the deterioration of which had caused the later ceiling to sag and bulge. This was constructed from horsehair plaster applied to laths nailed to the rafters and the undersides of collars. These collars were scarfed to the purlins with birdsmouth joints but were formed from machine cut-timbers (Photograph 8), which suggests that this earlier lath and plaster ceiling dates to the late 18th or early 19th century (machine cut-timbers appear with the advent of the circular saw blade during the Industrial Revolution towards the end of the 18th century).



**Photograph 6** Exposed ceiling joists with earlier lath and plaster ceiling above – view south-east





**Photograph 7** Staggered mortises for the 19th-century ceiling joists in the bridging beam – view west



**Photograph 8** Machine-cut collar with birdsmouth scarf joint to the purlin, to which the earlier lath and horsehair plaster ceiling was nailed – view south-east

A third inspection was undertaken after the remains of the earlier lath and horsehair plaster ceiling was removed and the roof space fully exposed. This showed that the roof timbers are predominantly re-used oak timbers with common rafters of varying dimensions carried on a single purlin to each pitch (Photographs 9, 10 & 11, Figures 3 & 4). The purlins are lightly trenched into the collars at the north gable frame and at the central cross frame and are single-pegged to the principal rafters. The studs of the gable frame and the cross frame are single-pegged to original collar beams.

The gable frame and the cross frame have widely-spaced studs with wattle and daub infill panels. This can particularly be seen in Photograph 12.

There is a wind brace to the street side pitch (Photograph 13) and the purlin on that side displays both toolmarks and empty mortises, indicating it is a re-used timber.

There is no ridge board; instead the heads of the rafters rise to meet each other and are single-pegged (Photograph 14).



**Photograph 9** Interior of the roof space looking towards the central cross frame with the original wattle and daub infill panels. The wind brace can be seen on the left, below the street side purlin which displays toolmarks on its underside and empty mortises, indicating it is a re-used timber – view south





**Photograph 10** Interior of the roof space looking towards the gable frame with the original wattle and daub infill panels – view north



**Photograph 11** Common rafter formed from re-used timber – view south-east





**Photograph 12** Cross frame with the remains of one of the original wattle and daub infill panels – view south



**Photograph 13** Wind brace in street side roof pitch – view east



**Photograph 14** Heads of the common rafters, single-pegged to each other

Where the roof covering flares out on the street side to cover the increased width caused by the brick facing this has been achieved by the insertion of sprockets to the feet of the rafters (Photographs 15 & 16). Why this has been undertaken at the rear of the original building is unclear unless there is a brick skin to the rear of the building, subsequently covered by the 19th-century extension. The sprockets to the rear of the building extend further than those to the front, so it is more likely that the rear had a small extension built at the same time as the brick facing and prior to the construction of the 19th-century extension.

Despite the large number of re-used timbers in the framing of the roof only one set of potential carpenter's marks were observed. Three horizontal lines were scratched into the foot of one of the rafters of the rear pitch (Photograph 17), although these may not be original to either the building or the beam.

After the final inspection of the roof space new joists were inserted, plasterboard attached to these and the new ceiling skimmed (Photograph 18).





**Photograph 15** Sprockets at the feet of the street side rafters, allowing the roof to flare out over the brick facing – note the slate roof covering above the battens – view north-east



**Photograph 16** Longer sprockets at the feet of the rear side rafters, allowing the roof to flare out over the possible earlier 19th-century extension, with the machine-cut timbers of the 19th-century extension behind – view north-west



**Photograph 17** Possible carpenter's mark on the foot of one of the rear side rafters - view north-west



**Photograph 18** The new ceiling prior to painting - view north-west

## 7 Discussion

No. 11 Trinity Street is an important historic building due to its construction techniques and in particular how it displays an amalgamation of different architectural styles applied to a single building. This importance is reflected in its status as a listed building.



Although the survey was limited to an inspection of the roof timbers, the historic building recording did reveal that the plaster ceilings were a late feature of the building's history. This poses the interesting question of whether or not there was an earlier/original ceiling in place or if the roof timbers were on display. There does not appear to be any obvious evidence for the presence of original collar beams, which would surely have been necessary for any original ceiling to be attached to, but it is possible that a more in depth survey of the purlins could reveal evidence of this.

What the survey did provide evidence for is that 16th-century dwellings in Colchester were being constructed from timbers salvaged from other, earlier buildings. This probably reflects the national shortage of construction-grade oak in Great Britain that was beginning at this time, a consequence of the large number of timber-framed buildings constructed in the preceding centuries. This shortage caused a change in timber-framed building techniques, widening the distance between studs and creating a market for reclaimed materials.

The survey serves to remind us that no matter how altered an historic building is there often remains the core of the building behind modern alterations and that survey works can expose this resource to inform the historic record.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Stephen Platten (Whybrow) and Mr Alan Gilchrist for commissioning and funding the building recording.

Plans are based on surveys compiled by MLM UK and site measurements carried out by the author.

The building recording was carried out by the author.

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

## 9 References

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

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

CAT	2016	<i>Written Scheme of Investigation (WSI) for historic building recording at 11 Trinity Street, Colchester, Essex, CO1 1JN</i>
CBC	2016	<i>Brief for Continuous Archaeological Recording at 11 Trinity Street, Colchester, CO1 1JN</i> , by Jess Tipper
CIfA	2008	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> , East Anglian Archaeology, Occasional Papers 14, ed by D Gurney



English Heritage	2006	<i>Understanding Historic Buildings, A guide to good recording practice</i>
Morant, P	1748	<i>History and Antiquities of the most ancient Town and Borough of Colchester</i>
MoRPHE	2006	<i>Management of research projects in the historic environment</i> (English Heritage)
Whybrow	2016	<i>Heritage Statement</i>

**Websites consulted include:**

<https://historicengland.org.uk/listing>

## 10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
collar	a horizontal member in a roof spanning between a pair of inclined members – blades, principal rafters or common rafters – and located about halfway between wall-plate level and apex
EHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
feature	an identifiable thing like a pit, a wall, a floor; can contain ‘contexts’
HE	Historic Environment
medieval	period from AD 1066 to Henry VIII
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
post	in wall frames vertical members which rise the full height of the frame, being either main posts at the bay divisions or intermediate posts within the bay
post-medieval	from Henry VIII to c AD 1800
purlin	a longitudinal member giving support to the common rafters of a roof and normally set at right angles to the slope of the rafters
sprocket	short piece of timber projecting from the feet of common rafters to carry the roof covering over the head of a wall and to provide eaves protection
stud	lightweight timber members running vertically to help divide a wall or partition into panels.

## 11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with Colchester Museum under accession code 2016.52.

## 12 Contents of archive

One A4 document wallet containing:

### 1 Introduction

- 1.1 Copy of brief issued by CBCAA
- 1.2 Copy of WSI produced by CAT
- 1.3 Risk assessment

### 2 Site archive

- 2.1 Digital photographic record.

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

### **3 Research archive**

- 3.1 Client report
- 

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checked by: Philip Crummy  
date: 01/08/2016

## Appendix 1

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

- 11 Trinity Street 001.jpg Street frontage – view south-west
- 11 Trinity Street 002.jpg Street frontage – view south-west
- 11 Trinity Street 003.jpg Street frontage – view south-west
- 11 Trinity Street 004.jpg Street frontage – view south-west
- 11 Trinity Street 005.jpg Street frontage – view west
- 11 Trinity Street 006.jpg Street frontage – view north-west
- 11 Trinity Street 007.jpg Street frontage – view north-west
- 11 Trinity Street 008.jpg Street frontage showing 19th-century brick facing – view north-west
- 11 Trinity Street 009.jpg Inscription on street frontage of 13 Trinity Street – view west
- 11 Trinity Street 010.jpg Existing sagging ceiling in Room 1 – view south-east
- 11 Trinity Street 011.jpg Existing sagging ceiling in Room 1 – view south-east
- 11 Trinity Street 012.jpg Existing sagging ceiling in Room 1 – view west
- 11 Trinity Street 013.jpg Existing sagging ceiling in Room 2 – view south-east
- 11 Trinity Street 014.jpg Existing sagging ceiling in Room 2 – view south-west
- 11 Trinity Street 015.jpg Existing sagging ceiling in Room 2 – view north-west
- 11 Trinity Street 016.jpg Debris causing 19th-century ceiling to sag – view east
- 11 Trinity Street 017.jpg 19th-century ceiling joists and bridging beam after removal of damaged ceiling with remains of earlier lath and plaster ceiling exposed above – view south-east
- 11 Trinity Street 018.jpg 19th-century ceiling joists and bridging beam after removal of damaged ceiling with remains of earlier lath and plaster ceiling exposed above – view north-east
- 11 Trinity Street 019.jpg 19th-century ceiling joists and bridging beam after removal of damaged ceiling with remains of earlier lath and plaster ceiling exposed above – view south-west
- 11 Trinity Street 020.jpg 19th-century ceiling joists and bridging beam after removal of damaged ceiling with remains of earlier lath and plaster ceiling exposed above – view north-west
- 11 Trinity Street 021.jpg 19th-century ceiling joists with studs of central cross frame with wattle and daub infill and chimney stack behind – view south-west
- 11 Trinity Street 022.jpg Studs of north gable frame with original wattle and daub infill – view north-west
- 11 Trinity Street 023.jpg Detail of wooden laths and horsehair plaster concealed behind 19th-century ceiling
- 11 Trinity Street 024.jpg 19th-century ceiling joists with earlier lath and plaster ceiling above – view north-west
- 11 Trinity Street 025.jpg Heads of the rafters single-pegged to each other, concealed behind the inserted collars supporting the first lath and plaster ceiling
- 11 Trinity Street 026.jpg 19th-century ceiling joists and bridging beam – view north-west
- 11 Trinity Street 027.jpg Detail of rafter heads
- 11 Trinity Street 028.jpg 19th-century bridging beam with staggered mortises – view west
- 11 Trinity Street 029.jpg Rafter with laths nailed to it and 19th-century roof extension behind – view west
- 11 Trinity Street 030.jpg 19th-century ceiling joists with earlier lath and plaster ceiling exposed beyond – view north-west
- 11 Trinity Street 031.jpg 19th-century ceiling joists with earlier lath and plaster ceiling exposed beyond – view north-east
- 11 Trinity Street 032.jpg Detail of tenon joint to 19th-century joist
- 11 Trinity Street 033.jpg Detail of purlin joining north gable frame
- 11 Trinity Street 034.jpg Detail of inserted collar with bird's mouth joint to purlin
- 11 Trinity Street 035.jpg Central cross frame with wattle and daub infill – view south
- 11 Trinity Street 036.jpg North gable frame with wattle and daub infill – view north
- 11 Trinity Street 037.jpg Underside of purlin displaying tool marks and empty mortise, suggesting the timber was re-used
- 11 Trinity Street 038.jpg Detail of wind brace
- 11 Trinity Street 039.jpg Rafters formed from re-used timbers
- 11 Trinity Street 040.jpg Foot of rafter with sprocket behind, inserted when the brick frontage was added and the roof extended and retiled – view north-east
- 11 Trinity Street 041.jpg Roof timbers with 19th-century roof extension to the right – view south-west
- 11 Trinity Street 042.jpg Re-used timber employed as a rafter backed with an additional timber, inserted when the roof was relaid – view south
- 11 Trinity Street 043.jpg Original rafters with sprockets behind from when the roof was relaid, indicating this was undertaken prior to the construction of the 19th-century extension – view north-west

- 11 Trinity Street 044.jpg Remnants of original wattle and daub infill in the central cross frame – view south
- 11 Trinity Street 045.jpg North gable frame with inserted collars – view north
- 11 Trinity Street 046.jpg Wind brace in east roof pitch – view east
- 11 Trinity Street 047.jpg Detail of stud and wattle and daub plaster in central cross frame – view south
- 11 Trinity Street 048.jpg General shot of roof interior after insertion of replacement joists – view south-east
- 11 Trinity Street 049.jpg General shot of the roof interior – view south-east
- 11 Trinity Street 050.jpg Detail of the heads of the rafters
- 11 Trinity Street 051.jpg Carpenter's mark on rafter
- 11 Trinity Street 052.jpg New replacement ceiling after repairs – view south-east
- 11 Trinity Street 053.jpg New replacement ceiling after repairs – view north-west



Fig 1 Site location.

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Trinity Street  
↓

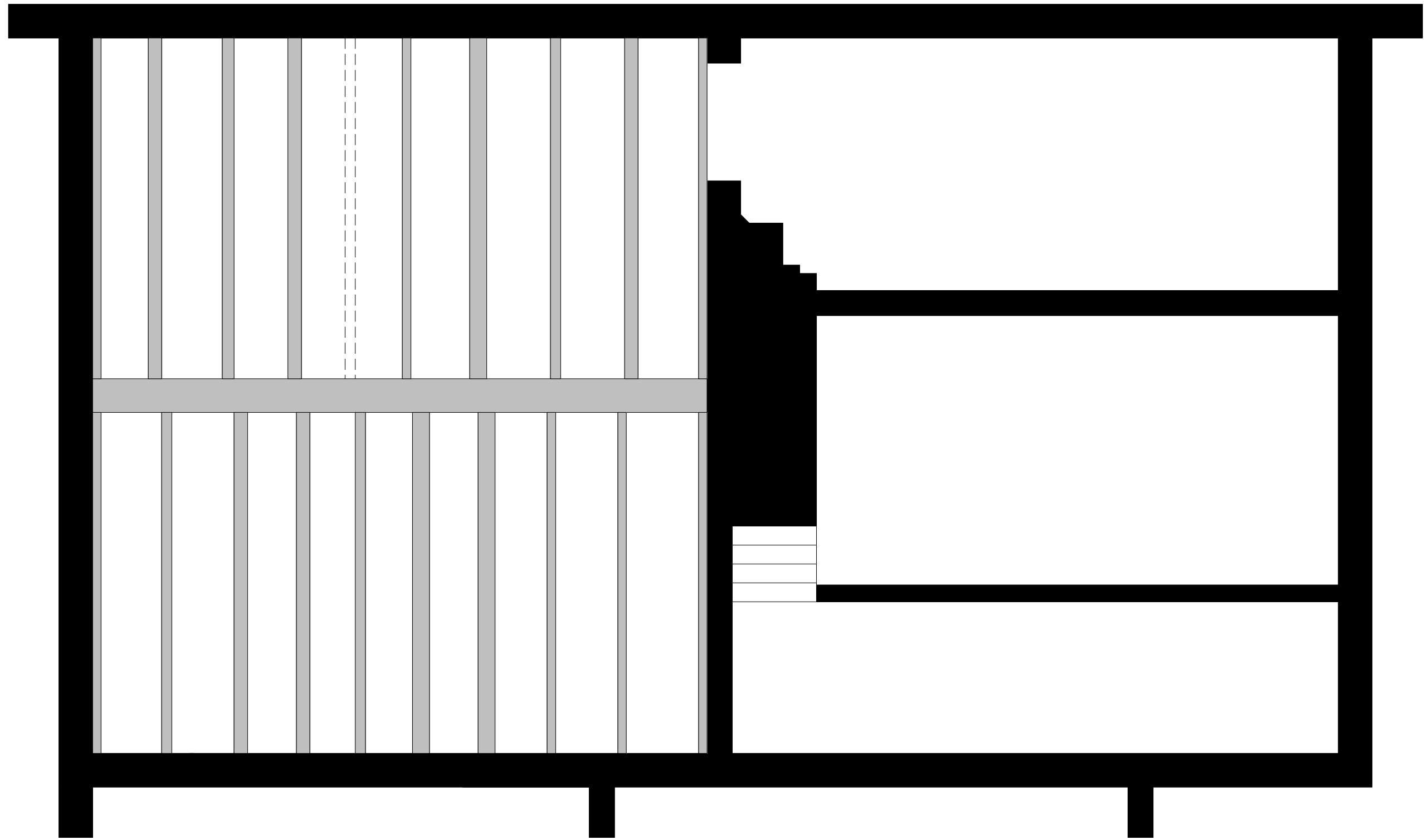


Fig 2 19th-century ceiling joist layout.

0 2 m

Trinity Street  
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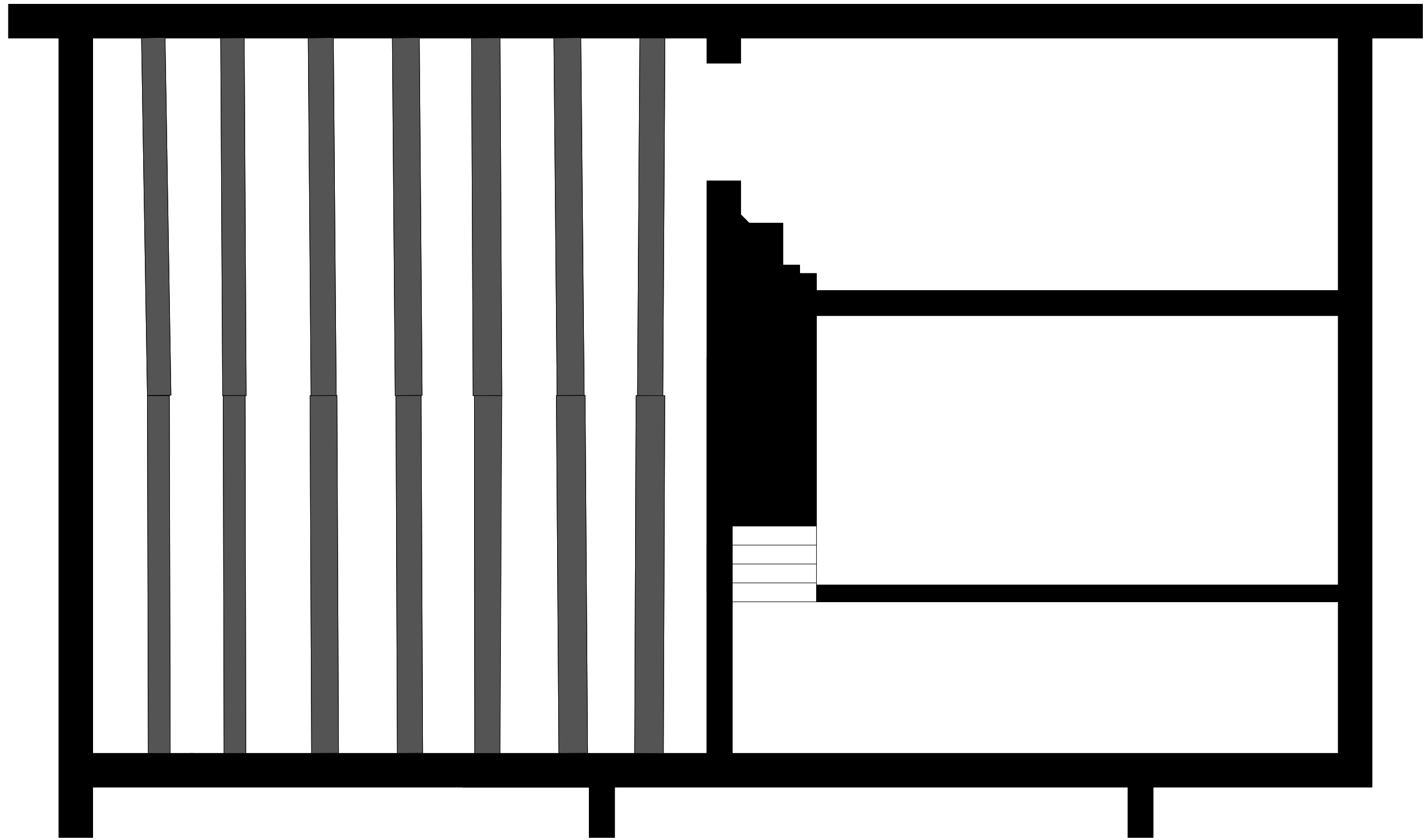


Fig 3 Original rafter configuration.

0 2 m

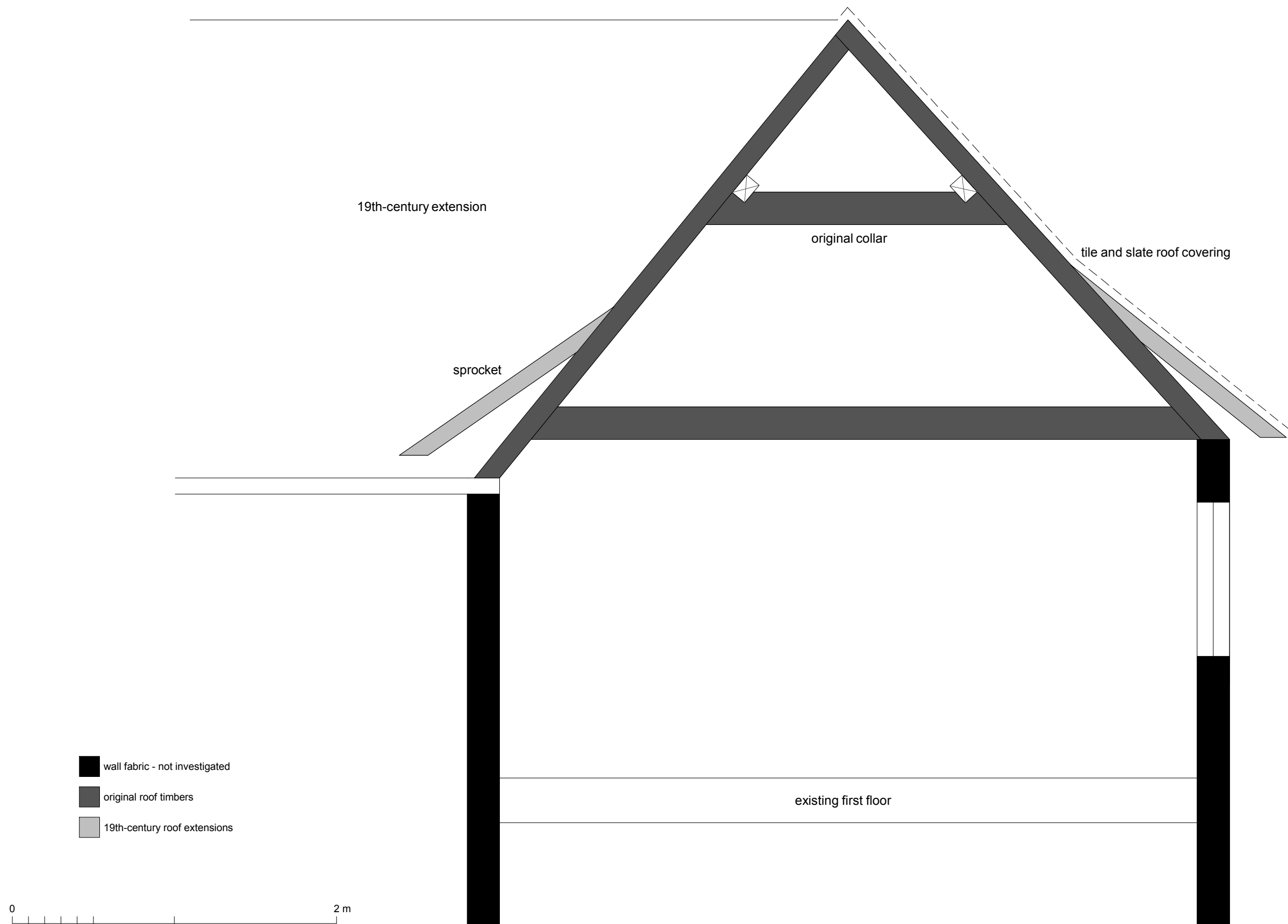


Fig 4 Cross-section of gable end.



## Essex Historic Environment Record/ Essex Archaeology and History

### Summary sheet

<b>Address:</b> 11 Trinity Street, Colchester, Essex, CO1 1JN	
<b>Parish:</b> Colchester	<b>District:</b> Colchester
<b>NGR:</b> TL 99603 25054 (centre)	<b>Site codes:</b> CAT project – 16/05k UAD ref – ECC3766 OASIS ref – colchest3-252117
<b>Type of work:</b> Building recording	<b>Site director/group:</b> Colchester Archaeological Trust
<b>Date of work:</b> May-June 2016	<b>Size of area investigated:</b> n/a
<b>Location of curating museum:</b> Colchester Museum, accession number: 2016.52	<b>Funding source:</b> Client
<b>Monitored by:</b> Jess Tipper, Colchester Borough Council Archaeological Advisor	
<b>Further seasons anticipated?</b> No	<b>Related EHER numbers:</b> 31439
<b>Final report:</b> CAT Report 990	
<b>Periods represented:</b> <i>post-medieval to modern</i>	
<b>Summary:</b> A programme of historic building recording was carried out by Colchester Archaeological Trust at 11 Trinity Street, Colchester in May-June 2016. The work was restricted to a survey of the roof timbers, exposed during the replacement of the ceiling in one of the first floor rooms. The building dates from the 16th century and the survey showed the roof to be a side-purlin construction.	
<b>Previous summaries/reports:</b> <i>n/a</i>	
<b>Keywords:</b> timber-framed building	<b>Significance:</b> *
<b>Author of summary:</b> Chris Lister	<b>Date of summary:</b> 01/08/2016

Written Scheme of Investigation (WSI)  
for historic building recording at  
11 Trinity Street, Colchester, Essex, CO1 1JN

**NGR:** TL 99603 25054 (centre)

**Planning reference:** 160429

**Client:** Stephen Platten (Whybrow)

**Curating Museum:** Colchester

**Museum accession code:** [tbc](#)

**UAD Event number:** ECC3766

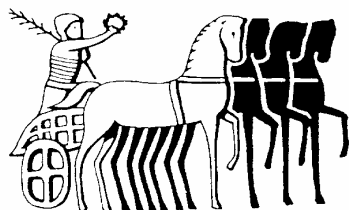
**CAT Project code:** 16/05k

**OASIS Project id:** colchest3-252117

**Site Manager:** Chris Lister

**CBC Monitor:** Jess Tipper

**This WSI written:** 19.05.2016



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## Site location and description

The development site is located in Colchester town centre (Fig 1). The site is centred on NGR TL 99603 25054.

## Proposed work

The proposed work comprises the replacement of the first floor ceiling.

## Archaeological background

The following archaeological background draws on the Colchester Urban Archaeological Database (UAD) and the Essex Historic Environment Record accessed via the Heritage Gateway:

11 Trinity Street (along with 12-13 Trinity Street) are Grade II listed buildings dating from the 16th century (NHLE no. 1337772). Historic England lists the site as:

C16 origin but considerably altered. Inscribed on the front of No 13, 'the Fleur de Lys circa 1500'. 2 storeys, timber-framed and plastered, tiled roofs. The upper storey projects on the front of Nos 12 and 13, double hung sash windows with glazing bars, 1 ground floor flat bow window. No 11 has a modern brick front.

## Planning background

As a listed building, the Colchester Borough Council Archaeological Advisor (CBCAA) recommended that an archaeological impact assessment was required on the proposed work in the form of a Historic England Level 2 building survey.

This recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework, and reads as follows:

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

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

In response to this recommendation, Colchester Archaeological Trust was asked to prepare this Written Scheme of Investigation (WSI) for submission to Colchester Borough Council Planning Department.

Any variations to this WSI will be agreed beforehand with the Archaeological Advisor of CBC (CBCAA).

## Aims

The aim of the building recording will be to compile a Historic England Level 2 descriptive record before, during and after the removal of the existing/original lath and plaster ceiling and prior to the insertion of the new ceiling (and associated repair works). The ceiling and interior roof space and timber frame, exposed by the removal of the ceiling, will be viewed, described and photographed. Any distinctive features must be both described and photographed.

The remains will be described, drawn and photographed. Specifically this will consider:

- Plan form of the roof.
- Materials and method of construction.
- Date(s) of the structure.

- Function and layout.
- Original and later phasing, additions and their effect on the internal/external fabric and the level of survival of original fabric.

## **Building Recording Methodology**

A Historic England Level 2 survey will be undertaken.

A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the building will be made. Sources consulted will include:

- Essex Historic Environment Record.
- Essex Records Office.
- The site owner/developer.

A large-scale block plan will be made of the site using existing architects' drawings or the current OS 1:2500 map extract.

The Level 2 descriptive record will be carried out before, during and after the removal of the existing/original lath and plaster ceiling and prior to the insertion of the new ceiling (and associated repair works). The ceiling and interior roof space and timber frame, exposed by the removal of the ceiling, will be viewed, described and photographed. Any distinctive features will be both described and photographed. The description will seek to address materials, dimensions, method of construction and phasing.

A full photographic record will be made comprising colour digital photographs. This record will include both general shots and details of external and internal features (ie structural detail). A photographic scale will be included in the case of detailed photographs. The photographic record will be accompanied by a photographic register detailing (as a minimum) location and direction of shot.

The completed plans will be clearly annotated to show the location and orientation of photographs taken as part of the survey.

Fully annotated photographic plates supporting the text will be reproduced as colour laser copies.

The guidelines contained in *English Heritage: Understanding Historic Buildings. A guide to good recording practice (2006)* will be adhered to. In addition, RCHME: *Descriptive Specification 3rd Edition*, ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014)* and the appropriate sections of the *Standards for Field Archaeology in the East of England (East Anglian Archaeology occasional paper 14, 2003)* and *Research and Archaeology Revised: A Revised Framework for the East of England (EAA 24, 2011)* and *Management of research projects in the historic environment (MoRPHE)* will be used for additional guidance in the design of the project specification, the contents of the report, and for the general execution of the project.

## **General methodology**

The relevant document of the Chartered Institute for Archaeologists (CIfA) will be followed, i.e. *Standard and guidance for the collection, documentation, conservation and research of archaeological materials (2014)*, *Standard and guidance for archaeological investigation and recording of standing buildings or structures (2014)*. Other guidelines followed are those published in EAA 14 and EAA 24, and MoRPHE.

An accession code for the project will be sought from Colchester museum to identify the project archive when it is deposited at the curating museum.

An Event number for the Colchester Urban Archaeological Database (UAD) will be requested from CBCAA before fieldwork commences.

At the start of work an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms.

All the latest Health and Safety guidelines will be followed on site. CAT has a standard health and safety policy, which will be adhered to (CAT 1999, updated 2014).

## **Staffing**

The number of field staff for this project is estimated as follows: One CAT supervisor (attending least three separate times, before, during and after works).

## **Results**

A copy of the report, detailing the building recording will be submitted to CBCAA within six months of the completion of the fieldwork. Upon approval a .pdf version will be submitted to the UAD.

The building recording report will include:

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

The site archive will be presented to Colchester Museum in accordance with their requirements.

An HER summary sheet will be completed within four weeks and supplied to the Essex Historic Environment Record. This will be completed in digital form and a copy attached to the final report.

Publication of the results, at least to a summary level, will be submitted, accompanied by appropriate resources, for publication in Essex Archaeology & History or another agreed publication within one year of the completion of the fieldwork.

## **Monitoring**

The Colchester Borough Council Archaeological Advisor will be responsible for monitoring progress and standards throughout the project. This will include the fieldwork, reporting, and publication stages.

Notification of the start of work will be given to the CBCAA one week in advance of its commencement.

Any variations of the WSI shall be agreed with the CBCAA before they are carried out.

The involvement of the CBCAA will be acknowledged in any report or publication arising from this project.

## Archive deposition

The full archive will be deposited at Colchester Museum within two months of the completion of the final publication report.

The storage of the archive will accord with Colchester Museum's guidelines.

A summary of the contents of the archive will be supplied to the CBCAA at the time of deposition at the museum.

## References

- |                                 |                        |   |
|---------------------------------|------------------------|---|
| CBC                             | 2015                   | <i>Brief for Historic Building Recording at Cannock Mill, Old Heath Road, Colchester CO2 8AA</i> by Jess Tipper   |
| ClfA                            | 2014a                  | <i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>                                       |
| ClfA                            | 2014b                  | <i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>   |
| Colchester Archaeological Trust | 2014                   | <i>Policies and procedures</i>  |
| English Heritage                | 2006<br>(revised 2009) | <i>MoRPHE: Management of Research Projects in the Historic Environment</i>  |
| English Heritage                | 2006                   | <i>Understanding Historic Buildings. A guide to good recording practice</i>   |
| Gurney, D.                      | 2003                   | <i>Standards for field archaeology in the East of England</i> East Anglian Archaeological, occasional papers 14 ( <b>EAA14</b> )                            |
| Medlycott, M.                   | 2011                   | <i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological Occasional Papers 24 ( <b>EAA 24</b> ) |

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Fig 1 Site location.

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### Printable version

**OASIS ID: colchest3-252117**

#### Project details

Project name	Historic Building Recording for 11 Trinity House, Colchester, Essex, CO1 1JN
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust at 11 Trinity Street, Colchester in May-June 2016. The work was restricted to a survey of the roof timbers, exposed during the replacement of the ceiling in one of the first floor rooms.
Project dates	Start: 25-05-2016 End: 29-06-2016
Previous/future work	No / No
Any associated project reference codes	16/05k - Contracting Unit No.
Any associated project reference codes	160429 - Planning Application No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Industry and Commerce 2 - Offices
Monument type	TIMBER FRAMED HOUSE Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

#### Project location

Country	England
Site location	ESSEX COLCHESTER COLCHESTER 11 Trinity Street
Postcode	CO1 1JN
Study area	0 Square metres
Site coordinates	TL 99603 25054 51.887724953643 0.900852832663 51 53 15 N 000 54 03 E



Point

Height OD / Depth Min: 0m Max: 0m

### Project creators

Name of Organisation Colchester Archaeological Trust

Project brief originator CBC Archaeological Officer

Project design originator Laura Pooley

Project director/manager Chris Lister

Project supervisor Chris Lister

Type of sponsor/funding body Developer

Name of sponsor/funding body Whybrow

### Project archives

Physical Archive Exists? No

Digital Archive recipient Colchester Museum

Digital Archive ID COLEM 2016.52

Digital Contents "none"

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

Paper Archive recipient Colchester Museum

Paper Archive ID COLEM 2016.52

Paper Contents "none"

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

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Historic building recording at 11 Trinity Street, Colchester, Essex, CO1 1JN

Author(s)/Editor(s) Lister, C. and Pooley, L.

Other bibliographic details Cat Report 990

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Entered on 2 August 2016

## OASIS:

Please e-mail [Historic England](#) for OASIS help and advice

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