

**Historic building recording at  
5 and 6 St Nicholas Street (formerly 'Jacks'),  
Colchester  
CO1 1LB**

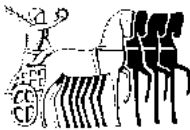
**September 2017**



**report prepared by  
Mark Baister**

**commissioned by  
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**Colchester Archaeological Trust**  
Roman Circus House,  
Roman Circus Walk,  
Colchester,  
Essex, CO2 7GZ

tel.: 01206 501785  
email: [mb@catuk.org](mailto:mb@catuk.org)

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## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust at 5 & 6 St Nicholas Street, Colchester in September 2017.*

*Five buildings were recorded on the site. The most historically significant were two jettied timber-framed buildings on the street frontage: 6 St Nicholas Street, a late 16th-/early 17th-century structure, which was built off the frame of 5 St Nicholas Street, a late 15th-century building. The jetties on 5 St Nicholas Street are a later addition, and the building may have originally had its origins as a single room open hall. Other buildings recorded included a late Victorian extension, with a third-floor added in the early 20th century, and the remains of a late 16th-century brick extension.*

## 2 Introduction (Figs 1 and 2)

This is the report on historic building recording at 5 & 6 St Nicholas Street (formerly 'Jacks'), Colchester, Essex in response to an application for the sites partial demolition and conversion into flats and a retail property. The work was commissioned by Colchester Borough Council, and carried out by Colchester Archaeological Trust (CAT) in September 2017. There are five buildings detailed in this report, ranging in date from the 15th to the 20th century (Fig 2). The site is centred on NGR TL 9982 2517.

A planning application (planning ref. 161296) was submitted to Colchester Borough Council in May 2016 proposing partial demolition of the site and a change of use into seven flats and a retail space. Given the historic importance of the buildings, and their local significance, the Colchester Borough Council Archaeological Advisor (CBCAA) recommended that a Historic England Level 3 building survey be made of them prior to their partial demolition and conversion. This recommendation was made based on the *National Planning Policy Framework* (DCLG 2012).

A brief detailing the required work (historic building recording) was issued by the CBCAA (CBC 2017). In response to this brief, a Written Scheme of Investigation (WSI) was prepared by Colchester Archaeological Trust (CAT 2017) 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 the collection, documentation, conservation and research of archaeological materials* (2014a), *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2014b), *Management of research projects in the historic environment* (MoRPHE), *Standards for field archaeology in the East of England* (EAA

14) and *Research and Archaeology Revised: A Revised Framework for the East of England* (EAA 24). In addition, the guidelines contained in *Understanding Historic Buildings, A guide to good recording practice* (Historic England 2016) were followed.

### 3 Aims

The aim of the building recording was to provide a detailed record and assessment of the buildings prior to their conversion. The building recording was carried out to Level 3 (Historic England 2016).

In particular the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structures.
- Function and internal layout.
- Original and later phasing, additions and their effect on the internal/external fabric and the level of survival of original fabric.
- Any surviving fixtures and fittings.
- The context of the buildings within their immediate contemporary landscape.

### 4 Building recording methodology

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the present buildings.
- A large-scale block plan of the site using existing architects drawings and the current 1:2500 OS map extract. The position of each building, structure and significant boundary has been indicated.
- Annotated floor plans at a scale of 1:50 and elevations at a scale of 1:100, tied into the descriptive text and photographic record.
- A detailed description of the buildings. The description addresses features such as materials, dimensions, method of construction including brickwork, joinery, fenestration, spatial configuration, phasing, re-used timbers, carpentry marks/graffiti and any evidence of original fixtures and fittings.
- A discussion of the history and development of the buildings, including their design, date, form and function and any significant modifications/reuse.
- A photographic record, comprising digital photographs of both general shots and individual features (external and internal). Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).



## 5 Historical background

The following historical background draws on the Colchester Archaeological Trust report archive, the Colchester Historic Environment Record (CHER) and the Essex Historic Environment Record (EHER), accessed via the Heritage Gateway. A documentary and cartographic search was also undertaken at the Essex Records Office (ERO).

The site is located in Colchester town centre, on the junction of St Nicholas Street and Culver Street East (Fig 1).

The site was recently the subject of a desk-based assessment (Purcell 2016), which provided the following summary:

*'5-6 St Nicholas Street comprises two timber-framed structures, connected by a single peg-tile roof. The building is two storey plus an attic floor, the gable ends of which front St Nicholas Street. The layout of this two-storey building is L-shaped, with the north block (No.5) extending to the east. Buildings adjoin the site to the north and east, completely enclosing the property on two sides.*

*The buildings are jettied on the first and second-floor and feature shop fronts at ground-floor. The site is accessed from St Nicholas Street via shop doors to No.5 and a door to No.6.*

*The south elevation fronts Culver Street and has been underbuilt in brick. Adjoining the main building is a two storey brick wing which provides access to the rear of the shop. Adjoining this building to the east is 60 Culver Street East, a brick two storey building with attic floor. The building backs onto a single storey structure with roof terrace above, which was formerly an open yard.*

*Internally, the ground-floor is largely in use as retail space. No. 5 is open plan with retail space extending the entire length of the block. The ground-floor of 60 Culver Street is in use as a store room.*

*The first-floor of 60 Culver Street is divided into two stores with a small kitchen. Above this, the attic floor is partitioned into two rooms, connected via a corridor running east to west with WCs at either end.'*

At the time of the historic building recording, the buildings were unoccupied and a 'soft-strip' of the interior had occurred, partially exposing the original fabric of the structures.

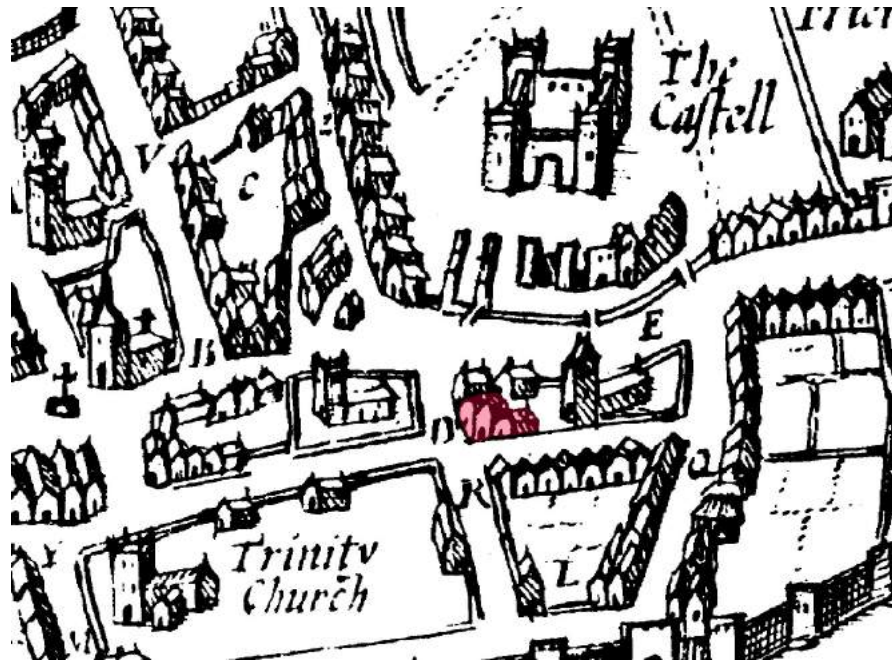
The five buildings detailed in this report, as identified in the desk-based assessment, are as follows (Fig 2):

- At the north of the site, fronting onto St Nicholas Street, a large three-storey timber-framed building (5 St Nicholas Street: Building A).
- At the south of the site, again fronting onto St Nicholas Street and adjacent to Building A, a smaller three-storey timber-framed building, with a brick-built cellar (6 St Nicholas Street: Building B).
- A two-storey brick-built building infilling between Building A and B, fronting onto Culver Street East (Building C).
- To the east of Building C on Culver Street East, a large three-storey brick-built building (60 Culver Street East: Building D).
- To the north of Building D and the east of Building A, a single-storey brick built structure, enclosing a former yard (Building E).

Of these five buildings, the two timber-framed structures, Buildings A and B, are the most important from a historical standpoint. They have been locally listed as dating to the 17th century or earlier, and recognised for the contribution their external elevations make to the character of the Colchester Town Centre Conservation Area (<http://www.colchesterhistoricbuildingsforum.org.uk/drupal/node/1932>).

None of the buildings are currently in use, although they were the home of 'Jacks Famous Supplies Store' from 1946 to 2013 (Purcell 2016).

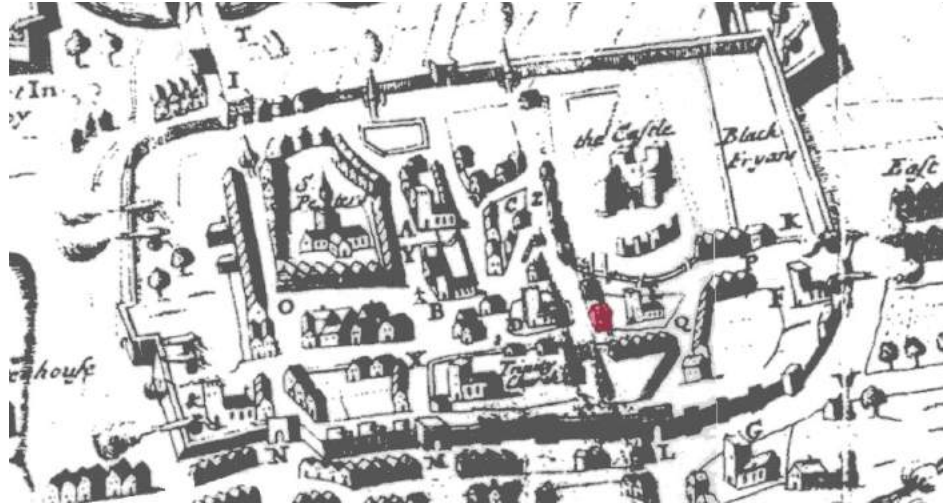
The earliest known map of Colchester, by John Speed in 1610 (Map 1), shows buildings in the location of 5 and 6 St Nicholas Street.



**Map 1** John Speed's 1610 map of Colchester. Location of 5 St Nicholas Street in red.

Given the isometric view of the map and the lack of detail, it is difficult to positively ascertain if the buildings shown on Speed's map are the same as those currently standing. The map does, however, depict buildings bordering both St Nicholas St and Culver Street East, in the same location as the timber-framed buildings still on site (Buildings A and B). Also visible appears to be a building extending to the east of the structures, which may still partially survive today as a portion Building C (see below).

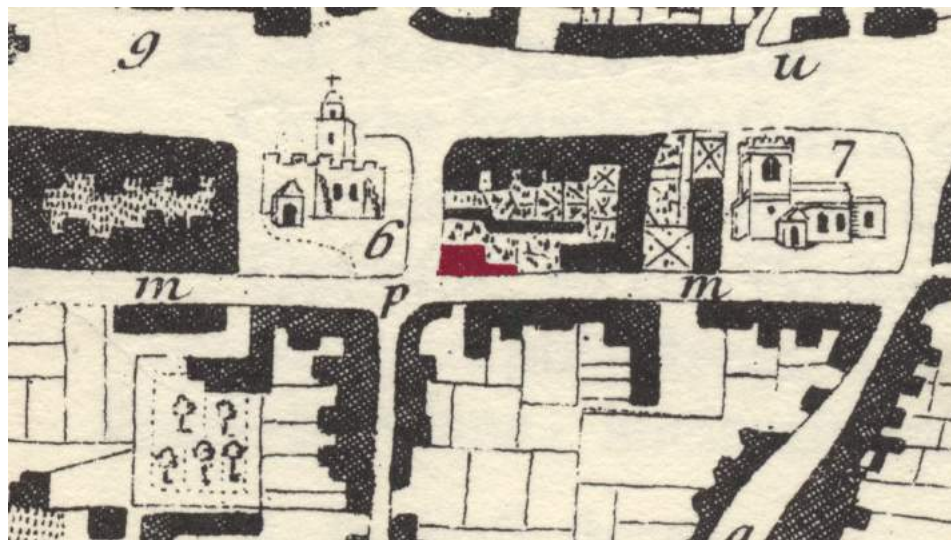
Colchester was next depicted on a 1648 map commissioned by Lord Fairfax, detailing the siege of the town during the English Civil War (Map 2). This map uses Speed's as a base, and as a result differs very little in details. Buildings can still clearly be seen in the location of 5 and 6 St Nicholas Street, although the extension to the east seen on Speed's map is no longer visible. Given that this extension appears again in the next map in the cartographic sequence (see Map 3 below), the fact it is missing from Fairfax's map is probably due to it being a poor copy of Speed's, rather than the extension having been demolished.



**Map 2** Lord Fairfax's 1648 siege map of Colchester. Location of 5 & 6 St Nicholas Street in red.

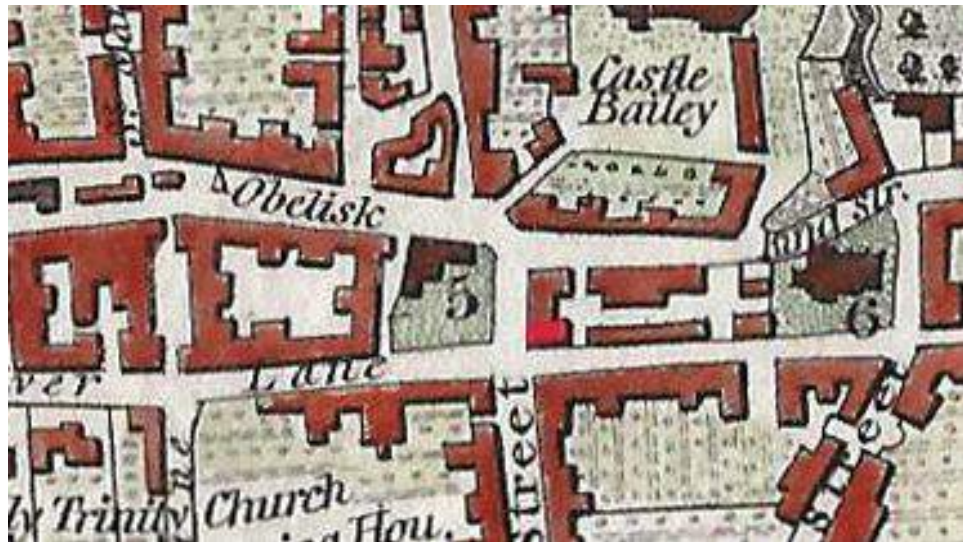
In 1748 the clergyman and historian Philip Morant included the first truly orthogonal and detailed map of the town in his *The History and Antiquities of Colchester*, with building footprints and streets accurately illustrated (Map 3).

The structures at 5 & 6 St Nicholas Street are shown as free-standing and the extension to the east is again visible.



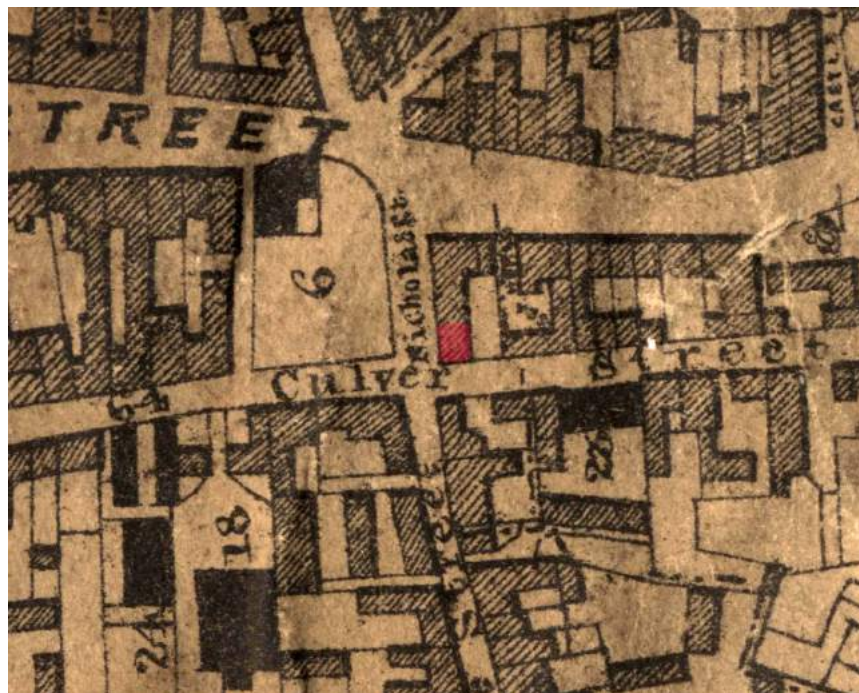
**Map 3** Philip Morant's 1748 map of Colchester. Location of 5 & 6 St Nicholas Street in red.

An 1807-1810 map of Colchester by John Cole and George Roper also shows the buildings (Map 4). Although this map is less detailed than Morant's, it shows that 5 & 6 St Nicholas Street have been incorporated into row of buildings and are no longer completely free-standing.

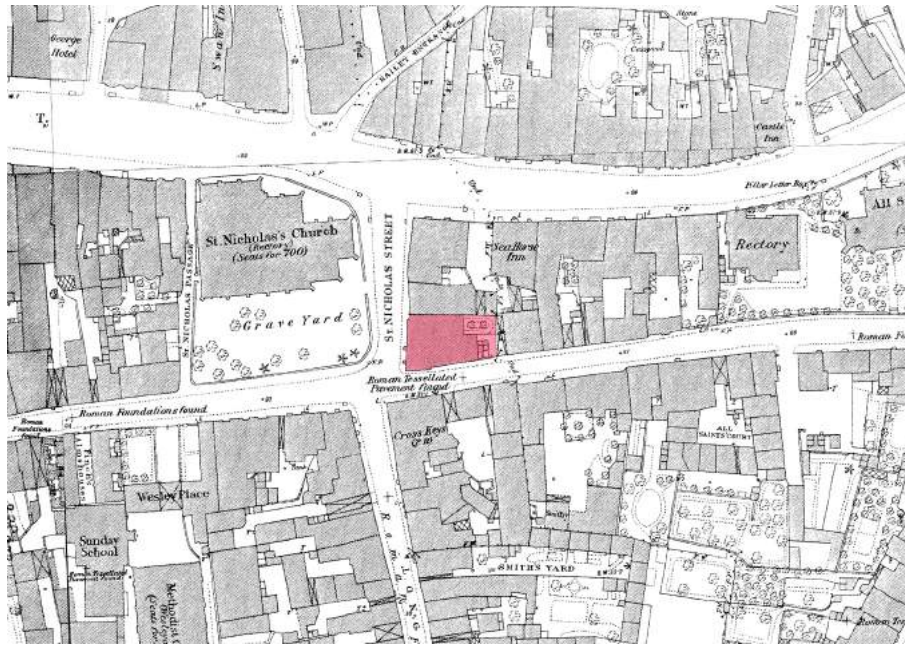


**Map 4** Cole and Roper's 1807-1810 map of Colchester. Location of 5 & 6 St Nicholas Street in red.

The next map, printed in 1848 by E. Monson, again shows 5 & 6 St Nicholas Street as part of a range of buildings, but no longer shows a building extending to the east. The area between Buildings A and B remains infilled, however, so it is possible that the extension was reduced in size. The structure forming the infilling seen on this map, whether it is a truncation of the one seen in earlier mapping, or a completely new building, partially survives today as the ground-floor of Building C (see description on pg 53).

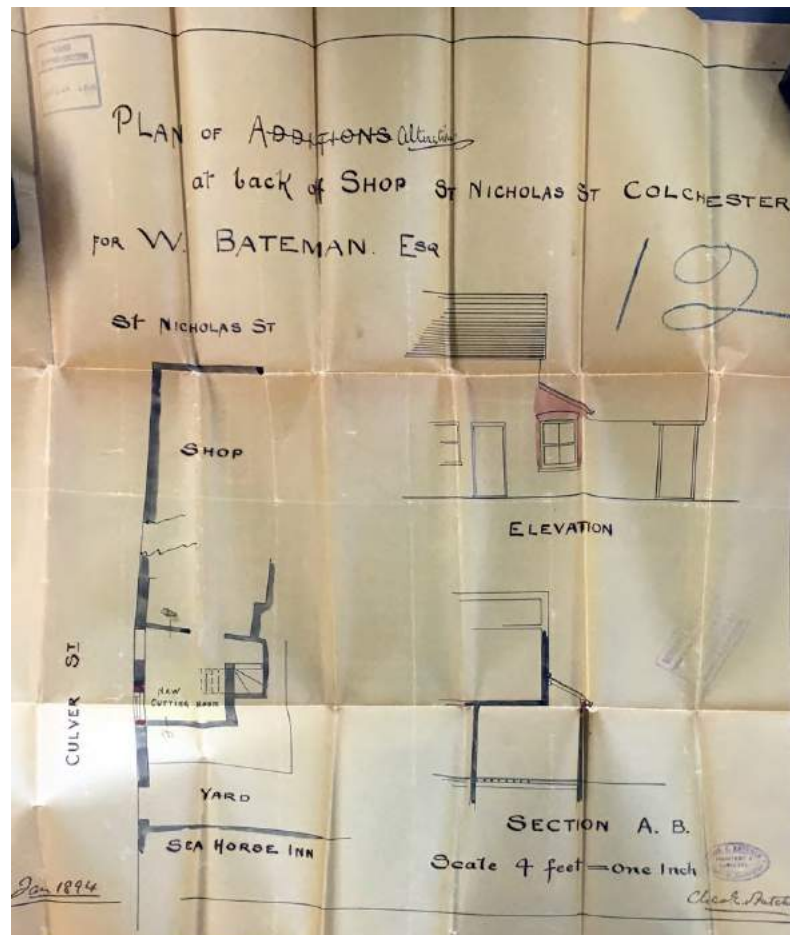


**Map 5** Monson's 1848 map of Colchester. Location of 5 & 6 St Nicholas Street in red.



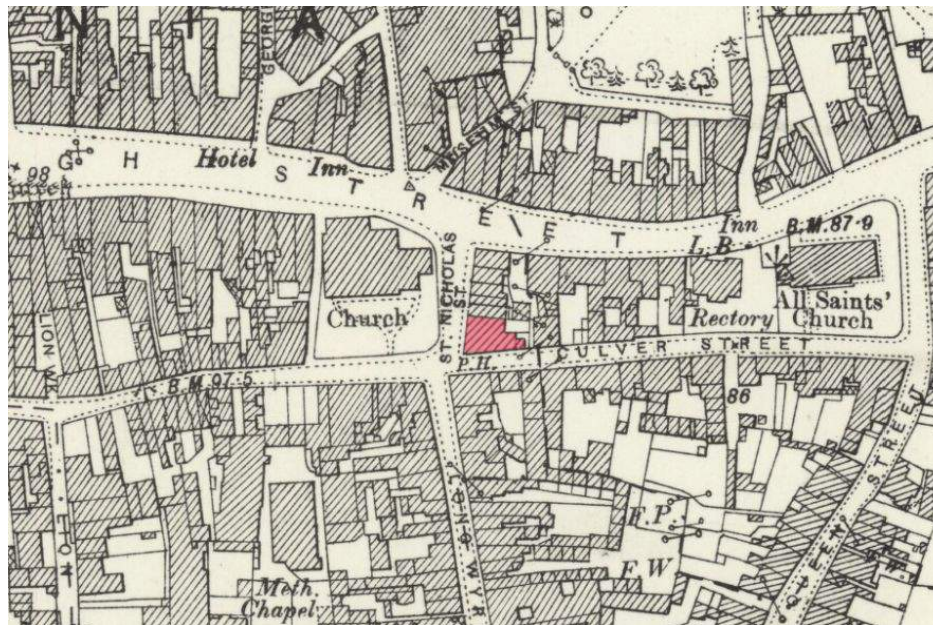
**Map 6** 1:500 1876 OS map. Location of 5 & 6 St Nicholas Street in red. Note extension to east.

The first large scale OS map of Colchester in 1876 (Map 6) shows the site with a new extension to the east. This extension is shown in more detail in 1894 plans for the insertion of a new window (Plan 1).



**Plan 1** 1894 plan submitted to planning department. ERO D/B 6 pb3/732. Shows first-floor of Building C and since demolished extension.

This plan shows Building C's second storey in section and a small extension in plan (labelled as 'new cutting room': it has since been demolished). Judging from the cross-section, both the first-floor and the extension were probably constructed at the same time, sometime between 1848 (Monson's Map) and 1876 (the first OS map). This plan also names the owner as "W. Batemen Esq", who is (or whose family is) involved with the site until at least 1930 (see below).



**Map 7** 1:2500 1896 OS map. Location of 5 & 6 St Nicholas Street in red.

The 1:2500 1896 OS map (Map 7) shows the site as much the same as in the 1876 OS map, with no new extensions or alterations visible.



**Plan 2** 1897 plan submitted to Colchester planning department. ERO D/B 6 pb3/1081. Shows new two-storey extension on Culver Street (Building D).

A plan from 1897 (Plan 2) shows the details of a new two-storey extension (Building D) to the east of the site, replacing the much smaller one-storey extension shown in previous mapping (the 'new cutting room' shown in Plan 1), and in the process demolishing part of the upper storey of Building C. The owners are now listed as Bateman and Wyncoll, which corresponds with a photograph of the site taken in 1908 (Photograph 1).





**Photograph 1** Western elevation of 5 & 6 St Nicholas Street (Buildings A and B), taken in 1908. Note different windows and shop front (and lack of pargeting) compared to modern appearance (Photograph 2). Taken from [www.gazette-news.co.uk/history/1528359.NOSTALGIA\\_Pictures\\_of\\_the\\_1d\\_JacksHardware\\_store\\_as\\_it\\_used\\_to\\_be](http://www.gazette-news.co.uk/history/1528359.NOSTALGIA_Pictures_of_the_1d_JacksHardware_store_as_it_used_to_be) Labelled as being from a Colchester Guide book in 1908.



**Photograph 2** Current western elevation of Buildings A (left) and B (right).

Comparing the 1908 photograph (Photograph 1) with the current frontage of Buildings A and B (Photograph 2), shows that the facade of the building has changed significantly in the last century, with the entire lower floor shop front and signs having been completely replaced, and a large range of windows inserted in the first-floor of Building A. These

alterations were presumably all made at a similar time, and we know for certain that the new shop frontage was added before 1936 (see below).

In 1909 Colchester was surveyed by Charles E. Goad Ltd for a fire insurance map. This map shows the town in great detail, and lists, amongst other things, the current use of each building, the number of stories, internal divisions within structures and roofing materials (Map 8). The five buildings are depicted as follows:

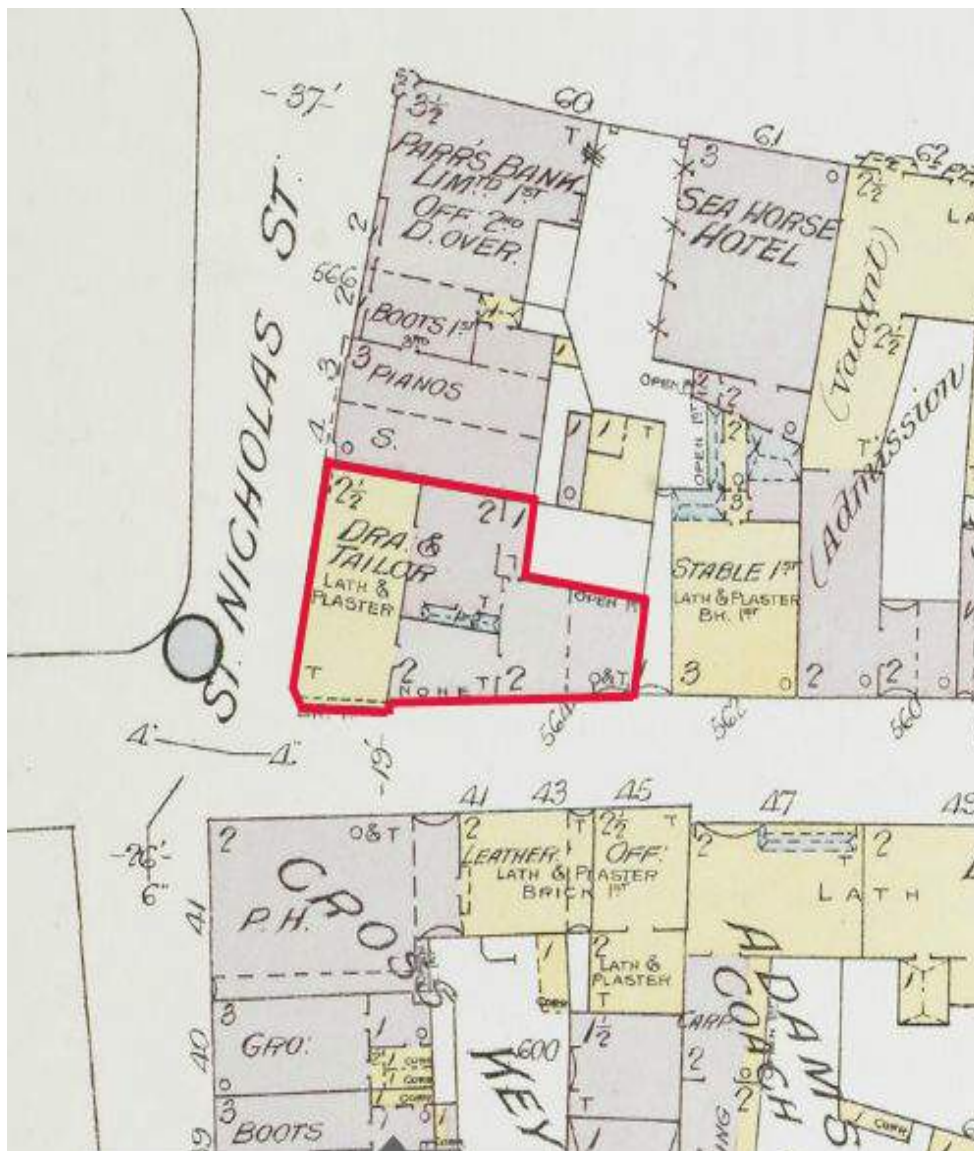
- Building A is shown as having an internal division in the centre of the structure, aligned with the exterior wall of Building B. There is an entrance in this division allowing access to the eastern half of the building. The western half of the building is marked as timber-framed, while the eastern half is marked as brick-built. This probably indicates that the timbers constituting the ground-floor of Building A had already decayed by the time this survey was undertaken, and had been replaced by brick walls. The western half of the building is grouped with Building B, and is marked as two-and-a-half storeys tall, presumably indicating the cellar in Building B was still in use at this point. Finally, the map shows a skylight in the location of the current stairs between Buildings A and B.

- Building B is shown as a timber-framed structure, two-and-a-half storeys tall and roofed in tile. It has a division with, and an entrance into, Building C. Along with Building A it is occupied by a "Draper & Tailor" (as evidenced by previous plans and Photograph 1, this would have been the business of Bateman and Wyncoll). The 'half' floor noted in this plan is presumably the cellar, as mentioned above.

- Building C is shown as a brick-built structure, two storeys tall and roofed in tile. It has an entrance into Building A and Building D, but has no entrance onto Culver Street.

- Building D is shown as a brick-built structure, two storeys tall and roofed in tile and slate. It has an entrance into Building A and Building C, and an entrance onto Culver Street.

- Building E is not yet constructed, but there is a smaller one storey brick structure built up against Building A in the open yard, and roofed with metal.

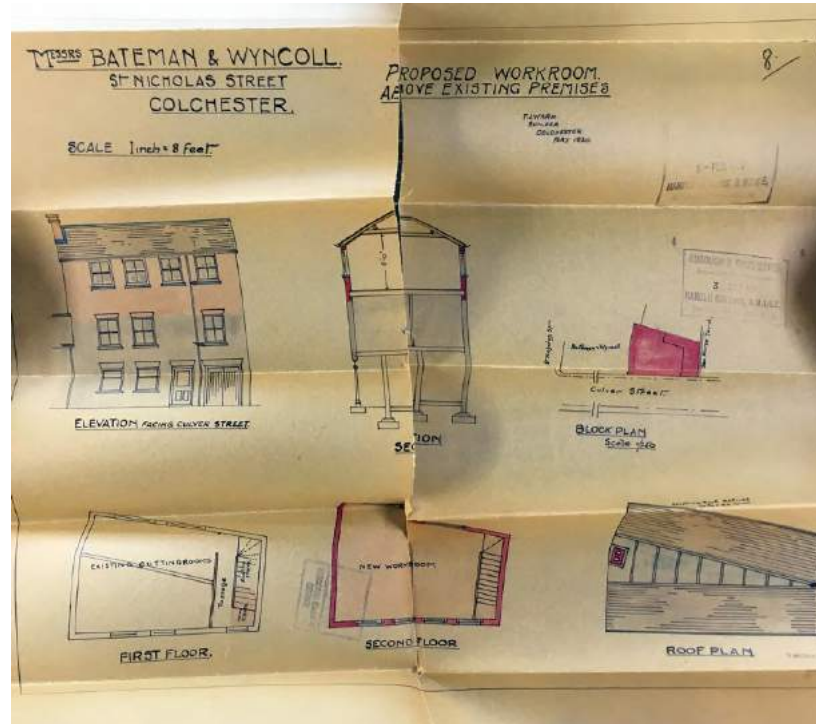


**Map 8** 1909 fire insurance map by Charles E. Goad Ltd. Location of 5 & 6 St Nicholas Street in highlighted in red.

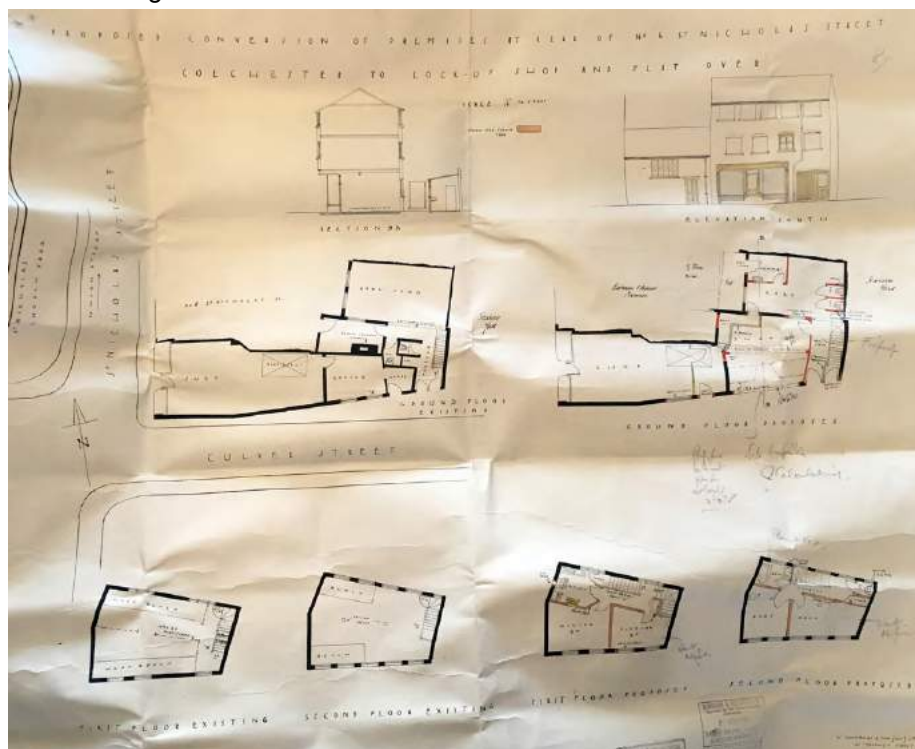
In 1920 the size of property was increased further, with a third storey added to Building D for a new workroom (Plan 3).

In 1935 all five buildings were put up for sale by the trustees of the late Mr F.H Wyncoll. The Sale Catalogue (ERO D/DJ 2/19/62) details Buildings C and D as part of 6 St Nicholas Street (Building B), and lists the rooms within each building, noting that Building A has 'four attics'. This presumably means that the second-floor of Building A was subdivided in a different fashion than it is today (see descriptive record below). There continues to be no mention of the cellar in Building B, reinforcing the notion that it must have been infilled before this date. Building A was sold with a pre-existing tenant, and Building B sold with vacant possession. The buildings were purchased for a sum of £3500 by a Mr C.W. Chambers, who in 1936 commissioned a significant number of

alterations to Building D, including the conversion of the ground-floor into a self-contained shop and the two upper floors into a series of flats. He also commissioned the construction of a new store in the yard now covered by Building E, as well as new W.Cs (Plan 4). A window was also inserted into the southern elevation of Building C. Visible on this plan is the curved glass frontage of Building B, meaning that its insertion, and the presumably other alterations to the front of Buildings A and B, must have been carried out before 1936.

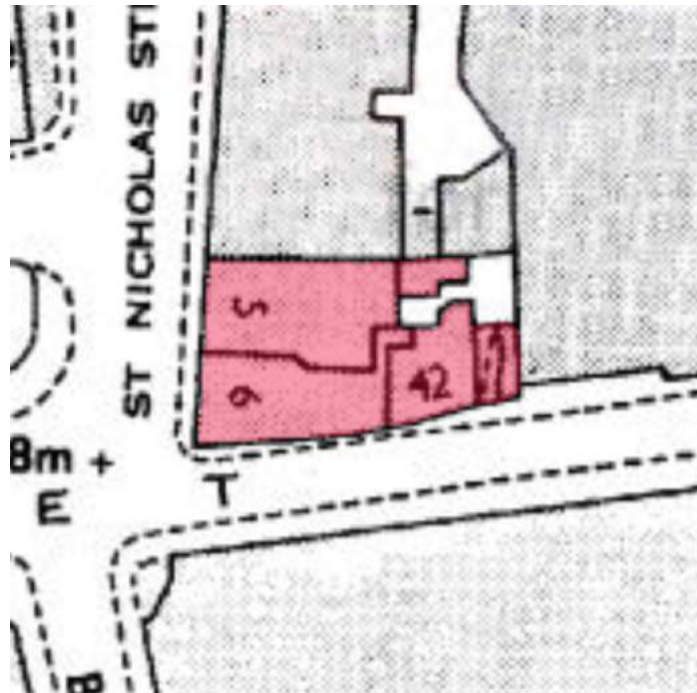


**Plan 3** 1920 plan submitted to Colchester planning department. ERO D/B 6 pb3/3660. Shows the addition of a second-floor to Building D.



**Plan 4** 1936 plan submitted to Colchester planning department. ERO D/B 6/pb3/7184. Shows numerous alterations to Building D and yard to north. Also visible in plan is curved glass frontage of Building B.

In plan, the buildings on site remain much the same after this point until the 1970 OS map (Map 9). A small extension has been added to the north of Building D, but apart from that the site appears to have been the subject of no new construction.



**Map 9** 1:1250 1970 OS map. Location of 5 & 6 St Nicholas Street in red.

Since the 1970s, all the buildings within the confines of the yard to the north of Building D have been demolished, and Building E constructed in their place. The entire site is now enclosed by buildings (Fig 2). Several internal alterations of Buildings A and B have taken place in the 20th and 21st century, including the construction of additional dividing walls and supporting brick pillars, particularly on the ground-floor.

## **6 Descriptive record** (Figs 3-11)

The five buildings detailed in this report are described individually below. Prior to this investigation being carried out the buildings were soft-stripped, with almost all non-structural features removed. Any vestiges of the modern interior of the building (nailed together timber-frames for plasterboard walls, for example) are not as a rule detailed in the descriptive text unless deemed relevant for the interpretation of the original structural features.

Although Buildings A and B were originally entirely timber-framed, damage to their structure and alterations since their construction means that very little remains of their original timber-frames. This is particularly notable on the ground-floor, where no studs survive at all in either building. Several of the major structural timbers within the buildings have also been removed, damaged, shortened, or obscured by modern repairs, most clearly on the western, jettied, elevation. The description that follows details as best as possible the original fabric of the buildings, but is inherently limited by the damage the structures have sustained.

### **Building A**

Building A is a rectangular timber-framed three-storey building with two bays, 10.5m long x 6.2m wide x 8.5m tall, aligned east-to-west and fronting onto St Nicholas Street (Photograph 2). It is constructed from hand-sawn hardwood timber, very little of which remains on the ground-floor, where the building is supported by brick pillars and recently installed akrow props. The building has a peg-tile covered, gabled-ended roof, with the gables rendered over. The original timber-frame of the building is pegged together.

#### *Exterior* (Figs 8 and 10)

The northern elevation of the building is entirely obscured by the adjacent brick-built 4 St Nicholas Street, with only the peg-tile covered roof visible.

The eastern gable-end of the building is rendered over and contains four inserted wooden-framed windows of varying sizes (Photograph 3). The lowest of these three is partially obscured by the roof of Building E. Within Building E the surviving first-floor eastern elevation of Building A has been stripped, exposing the original timber-frame as well as modern timbers nailed onto it. Nothing remains of the ground-floor elevation.



**Photograph 3** Eastern elevation of Building A. Photograph taken facing west.

The southern elevation of Building A does not survive at the ground-floor level, but at the first-floor there is an inserted wooden-framed six-light fixed window (Photograph 4). An entrance has also been formed adjacent to this window by removing a stud. Some of the plaster has been removed below the inserted window on this elevation, exposing a section of lath and plaster. Adjacent to Building B on the first-floor, most of the exterior is covered with modern plasterboard, with the exception of a bricked up and plastered over doorway between the two structures (A and B).



**Photograph 4** Southern exterior elevation of the first-floor of Building A, with exposed lath and plaster below inserted window. Photograph taken inside Building C, facing north.



**Photograph 5** North-west corner-post supporting second-floor jetty. Note carved top. Photograph taken facing north-east.

The western elevation of Building A is jettied on the first- and second-floor, with both overhanging the floor below (Photograph 2). The corner-post supporting the second-floor's jetty has a carved decoration at its apex (Photograph 5). There is simple pargetting on this rendered gable-end, which contains an off-centre inserted four-light sash window. Below this the entire first-floor wall has been removed and five large windows have been inserted (two fixed twelve-lights, two fixed 42-lights and one 36-lights casement). The ground-floor on this elevation is a windowed shop front, wooden-framed with large panes of glass and a double door. The pargetting, windows and shop front on this elevation have all been added to the building since 1908 (see historical background pg 11).

### *Interior*

#### Ground-floor (Fig 4)

The ground-floor of Building A is open plan, with no surviving divisions (Photograph 6). It has a modern concrete floor. As mentioned previously, very little of the building's original fabric survives at this level, with brick-built walls and pillars, as well as some replacement timbers, now supporting the upper floors. It seems likely that most of the structure's stability is the result of it being directly adjacent to the large brick-built structure to the north (4 St Nicholas Street).





**Photograph 6** Ground-floor of Building A. Photograph taken facing north-west.

Three of the four corner-posts are still present, but none survive to ground level, either being supported by brickwork, or, in some cases, not being supported at all (Photograph 7 and 8). The corner-post in the south-west corner is not visible, and has probably been replaced by a metal girder (see Building B below). No studs survive. Only one small section of the northern sill-beam survives. Beneath this is a section of brick plinth that may be original to the building: it is in very poor condition, with three courses of indeterminate bonding and bricks measuring 170 x 100 x 60mm (Photograph 9).

The girding-beam of Building A only partially survives. To the west of the northern and southern elevations it is either completely missing (northern), or has been replaced by a metal beam (southern). Additionally on the entire western elevation, although largely obscured by the modern shop front, it appears to have been replaced by another metal beam. These replacement beams were probably inserted when the shop front was rebuilt in the early 20th century.



**Photograph 7** Remains of north-east corner-post of Building A at the ground floor. Photograph taken facing north-east.

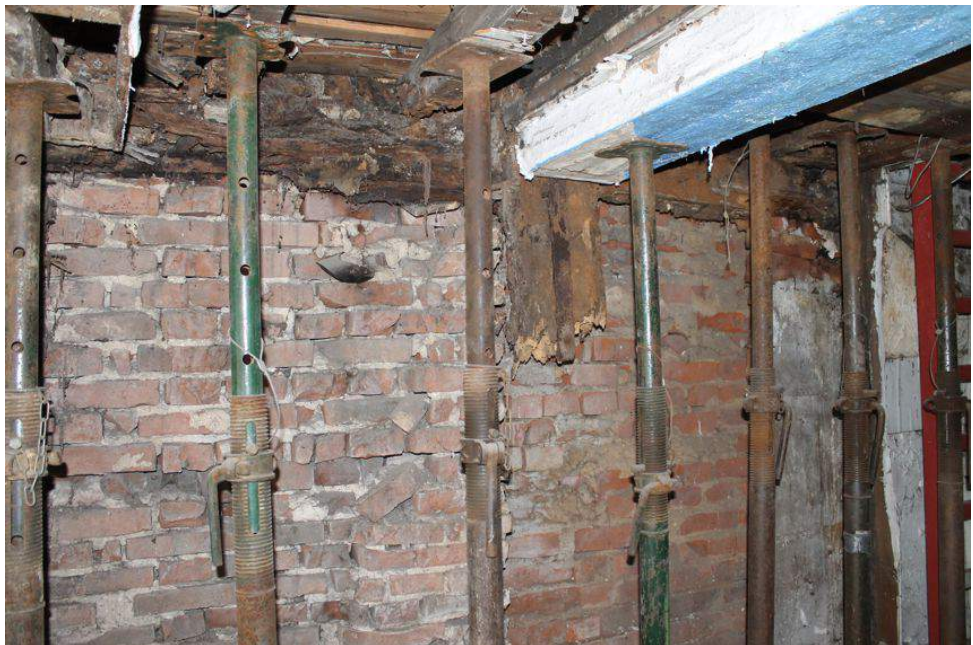


**Photograph 8** Remains of south-east corner-post of Building A at the ground floor. Photograph taken facing north-east.

The northern elevation of the ground-floor is largely dominated by a very irregular English-bond and un-pointed red brick wall. This is the southern wall of the adjacent building (4 St Nicholas Street), and in some places brickwork protrudes from this wall to support the girding-beam of Building A (Photograph 10). It would seem that at the time of 4 St Nicholas Streets construction that the lower floor of Building A had already lost much of its original timber, necessitating the underpinning of the girding-beam in this fashion. Also visible in this elevation is a bricked-in doorway that would have originally joined the two structures at ground-level.



**Photograph 9** Remains of sill-beam and brick plinth on northern elevation of Building A. Photograph taken facing north.



**Photograph 10** Remains of principal-post on ground-floor on the northern elevation of Building A. Underpinning of girding-beam by brickwork also visible. Photograph taken facing north.

Also on the northern elevation is an inserted red brick chimney stack and blocked fireplace. Evidence of this chimney stack is seen again on the first- and second-floors, but its associated chimney is not longer extant. The principal-post on the northern elevation is broken and does not reach ground level (Photograph 10).

Towards the west of the north elevation, adjacent to the damaged north-west corner-post and in the location of the section of missing girding-beam, a timber is visible projecting from the floor above (Photograph 11).



**Photograph 11** Remains of current corner-post (left) and possible original corner-post projecting from first-floor (centre) on ground-floor on the northern elevation of Building A. Photograph taken facing north.

The eastern elevation of the ground-floor is devoid of any features, and largely opens up into Building E (Photograph 12). The south-east corner of the structure is supported by a later rendered-over brick wall. The principal-post in this elevation is entirely absent. Of note on this elevation, however, is the intact girding-beam, and on the underside of it a series of diamond window mullions and a shutter groove, as well as mortices for studs (Photograph 13). These features are remnants of an unglazed opening on this elevation, a feature found in buildings up to the early 16th century, but typically dating to the 15th century or earlier (Historic England 2017, 8). The implications of the date of this feature is examined in the discussion.



**Photograph 12** Eastern elevation of Building A at ground level. Photograph taken within Building E and facing west.

The southern elevation of the ground-floor is, like the eastern, devoid of features. A brick pillar encases and reinforces the surviving principal-post in this elevation but no studwork remains. The underside of the girding-beam, where visible, has mortices spaced 250-300mm apart. No gaps in the mortices were observed that could indicate an opening into the building. To the west of the southern elevation (below where the

girding-beam has been replaced by a metal beam), the studs have been replaced by a modern plasterboard wall.



**Photograph 13** Underside of girding-beam on eastern side of Building A. Diamond window mullions visible.

The western elevation of the ground-floor entirely consists of the glass store front (Photograph 6) inserted into the building sometime between 1908 and 1936 (see historical background pg 14). As a result there is no surviving principal-post.

Above this level, the first-floor is supported by a large chamfered binding-beam that would have been jointed into the principal-posts of the western and eastern

elevations when they were extant (Photograph 14). It is now supported by an iron strap at its eastern, and, presumably, western end, although the modern shop frontage masks any evidence of it on the western elevation. Jointed to the centre of this binding-beam are two more smaller chamfered binding-beams that are jointed to the principal-posts in the north and south elevations. There is a replacement modern post supporting these beams where they meet in the centre of the building.



**Photograph 14** Underside of first-floor in Building A. Chamfered binding-beam and supporting iron strap visible. Photograph taken facing west.

#### First-floor (Fig 5)

The first-floor of Building A is mostly open plan (Photograph 15). There is a single modern plasterboard division that extends 2.2m into the main room from the eastern wall, and the stairwell leading to the second-floor occupies part of the floor space, but apart from these two the features the first-floor is a single room. The floor is partially exposed floorboards, partially modern plasterboard, and partially concrete (in the south-east corner).

More of the original fabric of the building survives on this floor than the ground-floor, but it is still heavily damaged, with several areas of modern insertion and repair. The wall-plate survives around most of the building, although it is completely obscured by modern plasterboard on the western elevation, above the row of large inserted windows. Like the binding-beams, the wall-plate is chamfered. Several studs on the northern elevation are missing or have been replaced by modern machine-cut timbers. All four corner-posts, rising from the ground-floor, are intact at this level.



**Photograph 15** First-floor in Building A. Photograph taken facing north-east.

The northern elevation, like on the ground-floor, is dominated by the red brick wall of the neighbouring building; 4 St Nicholas Street. As with the floor below, several sections of brick wall are providing additional support to the timber-frame on this elevation. The chimney stack continues up through the first-floor, and has a modern metal cast fireplace inserted into it (Photograph 16). Also on this elevation a section of the wall-plate has been cut between the location of two studs (one of which is now missing), and lath and plaster added behind it, bonded to the brick wall (Photograph 17). Few studs are surviving, but those that are have dimensions of 150 x 110mm. The surviving mortices are spaced 330-350mm apart.



**Photograph 16** Chimney-stack and later fireplace in first-floor of Building A. Photograph taken facing north.

The north-west corner-post on the northern elevation has a large unused mortice in its face, probably for an arched brace (Photograph 18). Above this corner-post on the wall-plate is a large and rudimentary scarf joint; an edge-halved scarf with square abutments (Photograph 19). This joint connects the main wall-plate of the building with that of the jetty overhanging onto St Nicholas Street. Having a scarf joint in such a location would provide little structural stability to the jetty and would put a lot of pressure on the wall-plate and corner-post. This feature is one of the few instructive and diagnostic elements left in the building's frame, and is examined in detail in the discussion.



**Photograph 17** Wall-plate cut and lath and plaster added behind on first-floor of Building A. Photograph taken facing north.



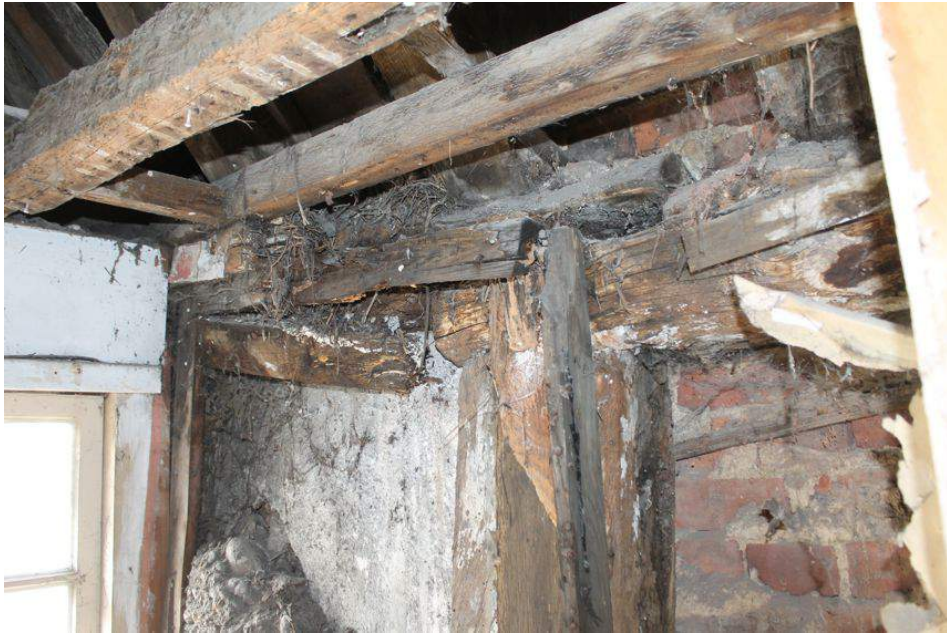
**Photograph 18** North-west corner-post of Building A, showing unused mortice for arch brace and scarf joint above. Photograph taken facing north.

The eastern elevation of the first-floor has three inserted windows: one small two-light fixed window, one small two-light awning window and one six-light fixed window with a larger single light awning above it. The timber-frame of the building is largely obscured by wooden panelling and plaster on this elevation, but some lath and plaster work is visible that could be original to the structure.

The southern elevation of the first-floor is also mostly rendered over, but some original studs



(and later machine-cut replacements) are visible. Also visible towards the west of the this elevation, nearby the inserted door between Buildings A and B, is some lath and plaster on the exterior of the building (Photograph 20).



**Photograph 19** Detailed photograph showing scarf joint in wall-plate above north-west corner-post in Building A. Photograph taken facing north-west.



**Photograph 20** Photograph of internal southern elevation of first-floor in Building A. Exposed lath and plaster render visible on exterior of building, as well as bricked over inserted door between Buildings A and B. Photograph taken facing south.

The western elevation is entirely taken up by the row of modern windows inserted into this elevation between 1908 and 1936 (Photograph 2).

Above this level, the second-floor is supported in much the same way as the first: by three chamfered binding-beams, that are jointed onto the principal-posts of each elevation. The larger one is jointed on the east and west elevations, and two jointing out from it to the north and south (Photograph 21). Like on the ground-floor, there is a modern post supporting these beams in the centre of the building. Unlike on the ground-floor, however, the two smaller binding-beams between the north and south elevations have mortices on their underside, suggesting that this floor was originally divided in two (Photograph 22). There is no gap between any of the mortices that would suggest an entranceway, but the binding-beam jointed to the southern elevation is partially covered by modern boards, obscuring several mortices. The west binding-beam is supported by an additional modern post.



**Photograph 21** First-floor of Building A, with binding-beams visible supporting floor above and modern post in centre of building. Photograph taken facing south-east.



**Photograph 22** Underside of north-south binding-beam supporting the second-floor, showing unused mortices. Photograph taken facing north.

#### Second-floor (Figs 6)

The second-floor is in the rafters of Building A and is divided into three rooms (Fig 6), with two large rectangular rooms to the east and west, either side of a narrower central room containing the stairwell and a modern roof-light. The floor consists of floorboards, although in the room to the west several of these are absent. The second-floor has a high number of later machine-cut timber and lath and plaster additions, partially masking the original timber-frame.



**Photograph 23** West room on second-floor of Building A. Photograph taken facing east.

Building A has a collar rafter roof, constructed with no ridgeboard or purlins. Each pair of rafters meets at the apex of the roof and are jointed together by a peg (Photograph 24). A collar connects each pair of rafters, and again is pegged into place (Photograph 25).

Most of the rafters have evidence of smoke blackening, particularly at their apex (Photographs 26 and 27). The smoke blackening seems most concentrated in the centre of the roof, becoming less prominent towards the eastern and western ends of the building (Photograph 27). The pair of rafters on the extreme western end of the building (above the jetty) are made of a noticeably different wood to the rest, and have no evidence of smoke-blackening at all.



**Photograph 24** Detail of rafters in Building A. Peg at apex visible, along with scarf joint/repair to rafter.



**Photograph 25** Detail of peg joining collar and rafter in east room of Building A. Photograph taken facing north-east.



**Photograph 26** Detail of smoke-blackening on rafters in centre of Building A. Photograph taken facing south-west.



**Photograph 27** Smoke-blackening on rafters in Building A. Shows variation in smoke-blackening from centre of building (right) outwards. Photograph taken facing north-west.



**Photograph 28** Carpenter's mark "IV" at apex of rafters in Building A.

Two distinct series of carpenter's marks were observed on the rafters. These marks were only observed in the western room, as the eastern room had more recent timber covering large percentages of the frame, and in the central room the roof was totally obscured.



**Photograph 29** Carpenter's mark "IIII" on side of rafters in Building A.

The carpenter's marks (Fig 6) were observed either at the apex of the rafters (Photograph 28), or more centrally-placed on their inner face (Photographs 29 and 30). Of the two, the centrally-placed marks were the more common, with 10 observed, compared to only 3 at the apex. The 3 apex marks did not appear to have a matching

mark on the opposing rafters, although there is a chance it is on the outer face of the timber and is obscured by the batons and tiles.



**Photograph 30** Carpenter's mark "XIII" on side of rafters in Building A.



**Photograph 31** Queen and king-posts nailed in place on the two westernmost collars in Building A.

The three eastern-most pairs of rafters in the western room had matching carpenter's marks on their inner faces (Fig 6). The remainder only had the mark on one of the two rafters, most commonly the northern one of the pair (Fig 6).

Notably, on rafter pairs that have both sets of carpenter's marks, they don't match (Fig 6). Some rafters have very rudimentary splayed scarf joints, or possibly repairs (Photograph 24).

The western room on the second-floor (Photograph 23) measures 5.3 x 5.7m. The western gable end has several hand-sawn studs and a beam, all of which have thinner planks nailed to them which until recently were rendered in lath and plaster. These studs and beam are all pegged into place. In this room all the collars between each pair of rafters have a later collar nailed in place just below them, which was rendered in lath and plaster until quite recently, just like the gable end. The westernmost two collars (the ones above the jetty) both have nailed in place queen-posts and king-posts (Photograph 31).

As well as these king and queen-posts, there is also a very thin and wide collar purlin projecting out from the western gable, that ends some short distance before the second collar. This collar-purlin is resting on the lower collars, and was probably inserted at the same time. These additions to the western gable (the queen- and king-posts and the collar purlin) were all presumably

added in order to provide more stability to the jetty.



**Photograph 32** Small timber room in the joining section of roof between the second-floor of Buildings A and B. Arched collar used as part of the structure. Photograph taken facing north.

The southern elevation of the western room has four rafters that have been cut off to allow access into the second-floor of Building B. The joining section of roof between Buildings A and B has a small timber room within it, which uses the hand-sawn arched collar of the joining section of roof as one of its structural timbers (Photograph 32). The purpose of this room is unclear, but presumably it was used for storage.

The rafters forming the joining section of roof are partially hand-sawn and partially machine cut, suggesting either some repair-work or possibly re-use of hand-sawn timbers (or indeed both). Either way the joining section of roof must have been added after the construction of Building B (rather than contemporary with it), as the cut rafter on the northern elevation of Building B demonstrates (see below).



The central room on the second-floor of Building A measured 4.3 x 1.5m and is almost entirely taken up by the stairwell down to the first-floor and the skylight, which opens to the first-floor. The dividing walls between the three rooms on the second-floor are mostly made of wooden panels. Projecting from the northern elevation on both sides of the central room, however, is 850mm of quite rudimentary lath and plaster render (Photograph 33 and 35). This suggests that this division on the second-floor, at least to the north of the building, are original, or early additions, to the structure.

The eastern room on the second-floor of Building A measures 3.6 x 6.1m (Photograph 34). A low lath and plaster wall obscures the lower part of the rafters on the southern elevation. The eastern gable end is likewise covered with render, with only a modern machine-cut girding beam, nailed to the end-rafters, visible. Like the western room,



**Photograph 33** Possible original rudimentary lath and plaster on west side of the modern skylight in Building A. Photograph taken from first-floor looking up.

most of the exposed timbers in this room have a thinner plank of wood attached to them, which until recently was covered in lath and plaster. Unlike the western room, however, there are no lower collars nailed in place below the original ones.

In the northern elevation of the eastern room is the chimney stack (as observed in the lower floors) surviving to a height of four brick courses above the floorboards (Photograph 35).



**Photograph 34** East room on second-floor of Building A. smoke-blackened rafters visible. Photograph taken facing north-west.



**Photograph 35** Remaining top of chimney-stack in Building A. Possible original lath and plaster on east side of modern skylight visible to left. Photograph taken facing north.

### **Building B**

Building B is a timber-framed three-storey building with a single bay, 6m long x 5.6m wide x 8.5m tall, fronting onto St Nicholas Street to the west and Culver Street East to the south (Photograph 36). It is essentially a square, with the exception of the southern wall, which follows the alignment of Culver Street East and makes the building marginally wider at its western end compared to its eastern (Fig 4). Beneath the building is a brick-built cellar on the same alignment, which would have supported the structures principal timbers when they were extant (Photograph 37).



**Photograph 36** Entire site, showing Buildings A, B, C and D. Underbuilding in brick below Building B's southern jetty visible. Photograph taken facing north-east.



**Photograph 37** Brick-built cellar below Building B. Photograph taken facing north-west.

The building is constructed from hand-sawn hardwood timber, almost none of which remains on the ground-floor. The building has a peg-tile covered, gabled-ended roof, with the gables rendered over. The original timber-frame of the building is pegged together.

*Exterior* (Figs 7, 8 and 10)

The building is constructed using the southern elevation of Building A as support for most of its principal timbers and roof. As a result Building B has no northern elevation to describe.

The eastern gable-end of the building is partially obscured by Building C, but what is visible is rendered over and featureless. Cracks in the lath and plaster rendering on this elevation have been repaired by later rendering with grey plaster (Photograph 38). Within Building C the surviving first-floor eastern elevation of Building B has been stripped, exposing the original timber-frame as well as an inserted doorway and wooden-framed window (Photograph 39). The entire first-floor has been raised, and is now supported on a reinforced steel girder, also visible on this elevation.



**Photograph 38** Eastern gable-end of Building B, showing repairs to plaster. Photograph taken facing north-west.

The southern elevation of Building B is jettied on the first-floor, but not on the second. This jetty has been under-built in brick (with dimensions of 215 x 100 x 60mm) laid in English-bond and bonded to the wall of Building C (Photograph 40). The first-floor has no features, and is rendered-over.



**Photograph 39** Eastern elevation of exterior of first-floor of Building B, showing inserted doorway and window-frame. Also visible is metal beam supporting raised first-floor. Photograph taken facing west.



**Photograph 40** Southern elevation of Building B, showing brick underbuilding. Photograph taken facing north-east.

The western elevation of Building B is jettied on the first- and second-floor (Photograph 40). Like Building A there is simple pargetting on the rendered gable-end, which contains an inserted off-centre wooden-framed twelve-light sash window. Below this the first-floor is also rendered with pargetting and has an inserted wooden-framed 16-light

casement window. The ground-floor on this elevation is a windowed shop front, wooden-framed with large curved panes of glass and a door. The pargetting, window on the first-floor and shop front have all been added to the building since 1908 (see historical background pg 14).

### *Interior*

#### Basement (Fig 3)

The exterior wall of the basement is constructed from red brick in English-bond, with measurements of 210 x 100 x 50mm. It has two coal chutes on its western elevation, projecting into St Nicholas Street, and two recesses on its southern elevation for shelving (Photograph 41). On its northern elevation is a partially bricked-up opening (Photograph 42) which may be the remains of another coal chute or recess. Also on this elevation is a brick stairway into the cellar. Its treads are made of pavior bricks with (partially surviving) wooden surrounds (Photographs 43 and 44). It leads up out of the cellar into Building A.



**Photograph 41** Cellar beneath Building B, showing recesses for shelving. Photograph taken facing south-east.

On the stairs is a later brick pillar constructed with modern machine-made bricks (the same bricks used to partially block the opening on this elevation). This pillar supports a metal post that in turn supports the girder that forms part of the southern wall-plate of Building A. As this brick pillar partially blocks the stairs its insertion probably coincides with the cellar going out of use. Embossed on the metal post is 'Stanford & Co Colchester'. That company was known by that name from c1882 to 1924 when it closed ([https://www.gracesguide.co.uk/Stanford\\_and\\_Co](https://www.gracesguide.co.uk/Stanford_and_Co)).



**Photograph 42** Bricked-up opening in northern elevation of cellar. Photograph taken facing north.

There is also a significant area of infilling within the brick wall on the northern elevation (Photograph 47). As well as more substantial brickwork (230 x 140 x 110mm) and irregular bonding, there is a large piece of worked stone that has been inserted into the wall (Photograph 48). This infilling appears to be where a post was embedded into the brickwork and has since been removed, with associated damage to the top of the wall.



**Photograph 43** Brick stairway into cellar. Also visible is brick pillar added to support metal post. Photograph taken facing north-east.



**Photograph 44** Detail of steps on stairway. Photograph taken facing north-east.



**Photograph 45** Western elevation of southern room, showing coal chute inserted into an earlier, bricked up, opening. Photograph taken facing west.



**Photograph 46** Western elevation of northern room, showing coal chute replacing an earlier, bricked up, opening. Photograph taken facing west.





**Photograph 47** Northern elevation of cellar, with repaired section of wall highlighted. Photograph taken facing north.

The central wall has two distinct phases of brickwork, with smaller, earlier, bricks (120 x 90 x 50mm in size) making up the bottom 1.3m of the wall, and larger bricks (180 x 90 x 60mm in size) making up the top 0.7m (Photograph 49). Both types of bricks are laid in an irregular bond. Whether this change in brickwork indicates a repair of the wall, or that originally the wall was lower and then increased in height, is unclear.

The floor of the cellar is largely made of pavior bricks, but these vary in size and appearance between the north and south rooms, suggesting

The cellar is divided by a red brick wall aligned west to east. The wall is not keyed into the external wall of the cellar, and so was probably a later insertion. When built, the wall would have divided the cellar, forming two separate rooms. An entranceway has since been added to the brick wall, reconnecting both halves of the cellar. This series of changes in the cellars division can be linked to the changing association that Buildings A and B have had with each other since their construction (see discussion).



**Photograph 48** Detail of worked stone in northern wall of cellar.

that they were laid when the cellar was divided. The western half of the northern room has no paving bricks at all; the floor is just soil. A small strip to the west of the southern room is also unpaved (Fig 3). At the foot of the stairs on the northern elevation there is a concrete surface, presumably inserted because of the increased wear in this location (Photograph 43).



**Photograph 49** Detail of dividing wall in cellar, showing two phases of brickwork. Photograph taken facing south.

Above the dividing wall is a binding-beam that would have supported the joists above the cellar (Photograph 41). This beam is itself supported on two timber posts embedded in the brickwork on the east and west sides of the cellar. The eastern post of these is embedded in a bricked up arched opening, similar to the ones still open on the southern elevation (Photograph 50). This means that this post was a later insertion into the cellar, and might suggest the binding-beam is not original. Alternatively the binding-beam above the cellar could have initially been supported on the brickwork alone.

The mortices on the binding-beam suggest that their associated tenons had a diminished haunch. This technique for framing floor-joists was not developed until the early 16th century and was continued until the late 17th (Hewett 1980, 287). If the binding-beam is original (see above), it can be inferred that the cellar (and subsequently Building B as a whole) was constructed within this date range (see discussion).

One final note of interest concerning the cellar is that the eastern wall appears to be partially built upon a Roman foundation, constructed of lime mortar and septaria (Photograph 51).



**Photograph 50** Highlighted blocked archway in eastern wall of cellar, including post supporting binding-beam. Photograph taken facing east.



**Photograph 51** Eastern wall in southern room of cellar, with Roman foundation at base. Photograph taken facing east.

### Ground-floor (Figs 4)

The ground-floor of Building B is open plan, with no surviving divisions. Its floor is partially modern concrete and partially plasterboard. Almost none of the building's original fabric survives at this level. Some timbers survive on the southern elevation that may be original to the building, but they are largely obscured by later brickwork, (Photograph 52). Short lengths of hand-sawn timber survive supported on the walls of the cellar (Photograph 46 and 50), but whether these are original to the building or later re-use of timber to support the floor is uncertain.



**Photograph 52** Southern elevation of ground-floor of Building B, showing timber-frame partially surviving but obscured by later brickwork. Partially surviving girding-beam visible. Photograph taken facing south-west.

A major reason for this lack of surviving original timber is that the level of first-floor has been raised, with a new floor inserted, the joists of which are reinforced with herringbone strutting (Photograph 53). The raising of the first-floor accounts for the almost complete absence of the girding beam around the structure, and also the replacement of part of the girding-beam in Building A with a metal beam (Building B shares all of its major timbers with Building A on the northern elevation – see Fig 11).

The two southern corner-posts of Building B have been replaced with metal posts, supporting the raised floor (Photograph 52). The north-east corner-post of the building (one of the principal-posts of Building A) is intact within a brick pillar. No stud work survives on any elevation.

The eastern elevation of the ground-floor is devoid of any features, and opens up into Building C.



**Photograph 53** Underside of raised first-floor in Building B, showing herringbone strutting supporting joists. Photograph taken facing west.

The southern elevation, as mentioned above, is largely obscured by later brickwork, but a section of the original girding-beam survives, supported by brickwork and modern timbers (Photograph 52).

The western elevation of the ground-floor entirely consists of the glass store front (Photograph 2), inserted into the building sometime between 1908 and 1936 (see historical background pg 13).

#### First-floor (Figs 5)

The first-floor of Building B is divided by three thin inserted walls covered in lath and plaster (Fig 5). The entire floor level has been raised to create more space on the ground-floor, and is supported on several metal girders (Photograph 39). The result is that this floor is very compact in size, with only 1.5m between the floor and ceiling (Photograph 54).

The floor is partially exposed floorboards, which in places is covered in modern plasterboard.

The timber-frame of the building survives almost complete at this level, in contrast to the ground-floor. All the studs have been shortened, however, due to the raising of the floor level.



**Photograph 54** First-floor of Building B, showing blocked fireplace and raised floor level. Photograph taken facing south-west.

The wall-plate survives around the entire building, although it is partially obscured on the southern elevation by an inserted chimney-stack (Photograph 54). All four corner-posts are intact at this level.

The eastern elevation of the first-floor has an inserted wooden-framed two-light fixed window, with no surviving glass (Photograph 55). Also on this elevation is an inserted entrance into Building C, formed by removing a stud to the north of the principal-post (Photograph 39). There is a section of diagonal primary-bracing on this elevation which stylistically dates from the end of the 16th century onwards (Stenning 2013, 130).

On the wall-plate on the eastern elevation is a face-halved and bladed scarf joint (Photograph 56) with one visible edge peg (although in actuality it probably has two or more that are not visible beneath remaining render and the roof timbers of Building C). This style of scarf joint is first seen in the late 16th century and continues in use right through to the present day (Hewett 1980, 269).



**Photograph 55** Detail of inserted window-frame in east wall of Building B's first-floor. Photograph taken facing west.

The southern elevation of the first-floor contains a blocked in brick-built fireplace and chimney stack. The original timber-frame survives intact to either side of the fireplace, and includes one stud that is a re-used timber (Photograph 58). The studs on this floor have divisions of 400mm, and have average dimensions of 150 x 80mm. They are smaller and have bigger divisions between them than the studs in the first-floor of Building A (see above). Visible on this elevation is the back of the lath and plaster rendering covering the exterior of the building.



**Photograph 56** Detail of scarf joint on eastern wall-plate of Building B.

The western elevation has an inserted machine-cut timber on the northern side of the inserted window. To the south of the window the original studs have a double width

division between them, with one infilled with a modern machine-cut stud (Photograph 58). Whether these large division are indicators of earlier windows or not is uncertain. Unfortunately closer examination was impossible due to the unstable nature of the floorboards.



**Photograph 57** Internal southern elevation of first-floor in Building B. Photograph taken facing south.



**Photograph 58** Western wall of first-floor in Building B, showing possible infilled window opening. Photograph taken facing west.

Above this level, the second-floor is supported by a chamfered binding-beam that is jointed into the wall-plates on the north and south elevation. There does not appear to be a principal post in the southern elevation to support this beam, although the insertion



of the fireplace or the floor level being raised may have removed it (and a principal-post would not be expected on the northern elevation, as it is part of the frame of Building A). One of the joists supporting the second-floor is re-used, and has several empty mortices on its northern side (Photograph 59).



**Photograph 59** Unused mortices on joist of second-floor of Building B. Photograph taken facing south-west.

#### Second-floor (Figs 6)

The second-floor is in the rafters of Building B and consists of a single room with no divisions. The floor consists of floorboards, some of which are covered in plasterboard.

Building B has a roof supported with five large arched collars irregularly spaced across the rafter pairs (Fig 6). Further supporting the rafters are two large clasped-purlins (Photograph 60). Nailed to the purlins are 19 hand-sawn braces; they not attached to the rafters and as a result are not collars in the strictest sense. They appear to be later additions to the building and were probably added to the purlins in an attempt to prevent the roof racking. The building has no ridgeboard, and each pair of rafters are pegged at their apex (Photograph 61). Several rafters have simple splayed scarf joints, or possibly repairs, often with large numbers of face pegs and nails keeping them together (Photograph 61).

Like Building A, several of the rafters have evidence of smoke blackening. Several rafter pairs are heavily blackened, but, unlike in Building A, are adjacent to rafter pairs that are not blackened at all (Photographs 61 and 62). This suggests that the smoke-blackened rafters are re-used and that the roof has been built using rafters from an earlier building that had an open fire. Additionally, several of the non-blackened rafters

have evidence they were originally from another building in the form of empty mortices (Photograph 62).

Two carpenter's marks (Photograph 63) were observed on the rafters. Both had a match on their opposing rafter, but they do not make sense sequentially (since they are 'II' and 'III' and are two rafter pairs away from each other). As with the smoke blackening and the unused mortices, these carpenter's marks are probably a result of the rafters being re-used from an earlier building.



**Photograph 60** Roof of Building B, showing original collars and purlins, as well as later braces. Photograph taken facing west.



**Photograph 61** Roof of Building B with scarf joints on rafters. Photograph taken facing south-east.



**Photograph 62** Reused timber in roof of Building B, and evidence of smoke-blackening. Photograph taken facing south.

The eastern elevation of the second-floor has an inserted window opening, that has been covered the lath and plaster rendering (Photograph 64). This means that the lath and plaster currently on the building is not original, and has been redone.

On the southern elevation is the remains of the chimney stack observed on the first-floor, levelled off to be the same height as the floorboards.

The western elevation has an inserted window supported by a modern timber to the south, and by two cut off original studs

below. One of these cut studs has evidence of re-use in the form of diamond mullions on its northern face (Photograph 65).



**Photograph 63** Carpenter's mark "III" at apex of roof in Building B.  
**Photograph 63** Carpenter's mark 'III' at apex of roof in Building B.



**Photograph 64** East gable end in Building B, showing inserted window opening that has been covered in lath and plaster. Photograph taken facing east.



**Photograph 65** Cut studs beneath inserted window in west gable end of Building B. Diamond mullions visible on left stud. Photograph taken facing south-west.

The northern elevation has a cut rafter, allowing access into the second-floor of Building A. In addition, two of the rafters on this elevation rise from one point on the wall-plate (Photograph 66). This may have been a later alteration to allow better access into Building A.



**Photograph 66** Two rafters rising from one point on wall-plate to north of Building B. Photograph taken facing north-west.

### **Building C**

Building C is an oblong brick-built two-storey building, 6.2m long x 4.1m wide x 4.8m tall, aligned east-to-west and fronting onto Culver Street (Photograph 67). The building has a slate covered, gabled-ended roof.

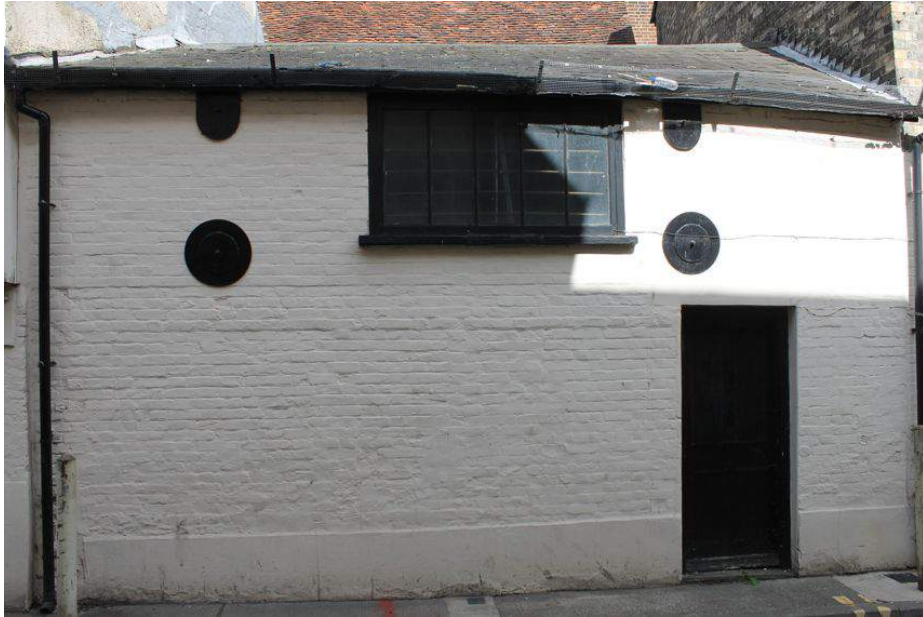
#### *Exterior (Figs 7)*

Building C has no elevation to the north, east or west. In each instance it is built up against other buildings and supported by them. Only the southern elevation of the building remains intact.

The southern elevation has an inserted wooden-framed four-panel door, and an inserted five-light fixed window (Photograph 67). These were both added to the structure in 1936, when several other alterations were carried out to Building D (see historical background pg 13).

The southern elevation has two distinct phases of brickwork (Photograph 67). The lower 2.25m of bricks are smaller, measuring at 200 x 95 x 70 mm. The top 1.3m of brickwork is made of larger bricks, measuring at 230 x 110 x 75 mm. The upper bricks are laid in Flemish bond, whereas the lower bricks are laid irregularly (although in some areas

resemble a form of Sussex bond). The larger bricks represent a second-storey that was added to the building between 1848 and 1876 (see historical background pg 9).



**Photograph 67** Southern elevation of Building C. Photograph taken facing north.

#### *Interior*

##### Ground-floor (Fig 4)

The ground-floor of Building A is open plan, with no surviving divisions. Two large metal posts are set into concrete in the centre of the building and go through the first-floor to support the roof (Photograph 68). The floor is plasterboard laid on floorboards.



**Photograph 68** Ground-floor of Building C, showing modern timber-frame in inside brickwork exterior. Photograph taken facing south-east.

As with the exterior, nothing remains of three of the four elevations in this structure. The wall on the eastern elevation is the exterior wall of Building D, and will be described when detailed that building (see below). A modern stairway on the ground-floor until recently was the location of a skylight (see historical background pg 12). The southern elevation is rendered over and has a modern timber-frame in front of it that until recently would have supported a plasterboard wall (Photograph 68).

#### First-floor (Fig 5)

The southern wall is plastered over at this level as well. Again the floor is plasterboard. The roof is supported by metal posts and a purlin along the northern pitch (Photograph 69). There are no collars or braces. The northern pitch of the roof is constructed of modern machine-cut timber, and until recently was the location of a skylight. The original outline of the northern pitch of the roof is visible against the wall of Building D to the east (Photograph 69).

No carpenters marks were visible on the roof, although some may be on the exterior of the timbers, hidden by the slates.



**Photograph 69** First-floor of Building C, with original outline of roof against Building D visible. Photograph taken facing south-east.

### **Building D**

Building D is an 8.5m long and 8.8m tall oblong brick-built three-storey building fronting onto Culver Street (Photograph 70). It narrows as it goes eastwards, being 6.6m wide at its western end and 4.5m wide at its eastern (Fig 4). The building has a slate covered gambrel roof with a flat apex, that narrows to a gable at the eastern end.



**Photograph 70** Southern elevation of Building D in foreground, with Buildings D and B in background. Photograph taken facing north-west.

### *Exterior* (Figs 7 and 9)

The ground-floor of the northern elevation of Building D is within Building E. On the ground-floor level are three doorways leading into the structure, all of which have been inserted. Above the westernmost doorway is a large arch, showing it was originally a window opening (Photograph 71). Outside Building E, the northern (and every other) elevation of Building D has two distinct levels of brickwork, corresponding with the addition of the second-floor in 1920 (see historical background pg 13). The brickwork in both levels has dimensions of 230 x 110 x 70mm and is laid in Flemish bond.

On the first-floor of the northern elevation are two wide wooden-framed sash windows, both of which are original to the first phase of the building. The northernmost one of these windows has had a door inserted into it, leading onto the roof of Building E (Photograph 72). Clearly this would have been inserted at the same time Building E was constructed. On the second-floor level of the northern elevation are five wooden-framed awning windows (4 four-light and 1 two-light), all original to the second-floor addition.





**Photograph 71** Archway above inserted doorway in northern elevation of Building D, showing location of original window. Photograph taken facing south.



**Photograph 72** Northern elevation of Building D. Photograph taken from roof of Building E, facing south-east.

The eastern elevation of Building D is totally obscured by the adjacent structure.

The southern elevation of Building D has an inserted shop front (including a wooden-framed door) on the ground-floor, the glass frontage of which has since been filled with cinder-blocks. Also on the ground-floor is a wooden-framed double door (Photograph

70). The first-floor level on this elevation has four wooden-framed four-light sash windows. All of these are later insertions into existing openings, with the exception of one that is into an inserted opening (Fig 7). These windows and the new opening were added in 1936 during general alterations carried out to the building (see historical background pg 13). The second-floor level of this elevation has five four-light awning windows, all of which are original to the second-floor addition.

The western elevation of Building D is entirely rendered over on the ground-floor (within Building C) and the first and second-floors are featureless brickwork apart from some air bricks.

### *Interior*

#### Ground-floor (Fig 4)

The ground-floor of Building D is divided into two rooms: one square room that was altered into a shop in 1936, and a corridor with a stairway (Fig 4). Both rooms have a



**Photograph 73** Blocked door in western wall of ground-floor of Building D. Photograph taken facing west.

modern concrete floor, but in the shop the concrete is covered with floorboards. Most of the structures original internal divisions at this level have gone, having been removed in 1936. The shop room has two doors, one on the western elevation that is original to the structure and was blocked in 1936 (the door survives: Photograph 73), and one on the eastern elevation that was added in 1936. The joists of the floor above are supported by a large metal beam positioned east/west across the shop room and itself supported on brick pillars.

### First-floor (Fig 5)

The first-floor of Building A is divided into four rooms, all of which are separated by plastered over hollow-tile block walls (Photograph 74). Again, all these divisions date from the 1936 alterations. The floors is made of floorboards, with no covering.



**Photograph 74** First-floor of Building D, showing internal divisions. Photograph taken facing north-east.



**Photograph 75** Four-paneled door on first-floor of Building D. Photograph taken facing north-west.

All the walls on this level are rendered over and painted, with little surviving in the way of features. The four-paneled doors separating the rooms are wooden (Photograph 75). The stairs leading up to the second-floor are entirely wooden, including the baluster and handrail. They are shown on the alterations plan of 1936 as having been moved from their original location in the east of the building. As a result they are unique in being original to the building, but not in their original position.

Second-floor (Fig 6)

The second-floor of Building D is divided into five rooms, all of which are separated by plastered over hollow-tile block walls. Once again, all these divisions date from the 1936 alterations.

Like the floor below, all the interior walls on this level are rendered over and painted, with little surviving in the way of features. The southern exterior wall is exposed brickwork (Photograph 76), although until the soft-strip it would have been covered in plasterboard. As with the floor below, the four-panel doors are wooden. Exposed behind the plaster on some internal walls are hollow-tile blocks, used to facilitate the plaster adhering to the walls (Photograph 76).



**Photograph 76** Second-floor of Building D. Hollow-tile bricks visible beneath plaster to right. Photograph taken facing south-west.

The roof has a collar between every pair of rafters and consists entirely of machine-cut timber (Photograph 77). It narrows down to a gable at the eastern end, in contrast to the gambrel at its western end.

No carpenters marks were observed on the timbers making up the roof, as would be expected from a modern building.



**Photograph 77** Detail of roof in Building D, showing the tapering of the gambrel roof to a gable. Photograph taken facing east.

### **Building E**

Building E is a brick-built rectangular one-storey structure, measuring 9.1 x 4.3m and aligned east to west (Fig 4). It encloses what until recently was a yard to the rear of the other buildings (see historical background p15). It has no exterior elevations.



**Photograph 78** Interior of Building E. Photograph taken facing north-west.

The western part of the northern wall of Building E is the remnants of an earlier building in the yard that has since been demolished, and is laid in Flemish-bond (Fig 4). The

remaining modern brickwork of the northern wall is also laid in Flemish-bond (Photograph 78). The eastern wall of Building E is the wall of the adjacent structure. The southern wall is the northern wall of Building D (see description above), the western part of which is, again, originally part of an earlier building in the yard that has been demolished. There is no western wall of Building E, it just opens into Building A.

The roof of Building E is flat and made of modern machine-cut timber and chipboard, covered in felt. The roof is access from an inserted door in the first-floor of Building D (see above).

## 7 Discussion (Fig 12)

The five buildings forming the property detailed in this report vary in their historical importance.

Building E is clearly of limited interest, being a recent (post-1970) roof inserted above a yard.

Building D is slightly more interesting, being late Victorian in date. It was constructed late enough, however, that its entire history is detailed in a planning documents (from 1897 onwards - see historical background pg 10), leaving little to be discussed or interpreted.

The three remaining structures (A, B and C), all appear on the earliest cartographic source (Map 1), so unpicking their history is a more challenging task. It is made all the more difficult to untangle their structural sequence due to the limited amount of original fabric, and therefore dating evidence, surviving in the timber-framed structures (Buildings A and B). As a result many of the conclusions presented here should be regarded as tentative interpretations.

Of the three older buildings, Building C is clearly the latest, being a brick-built structure infilling between two timber-framed ones. The two stages of brickwork on its external elevation and the evidence from the planning documents (historical background pg 8) suggest that the lower 2.5m of brickwork on its southern elevation might be all that remains of a structure shown on Speed's 1610 map (Map 1). If it is a remnant of that structure, originally it would have been one-storey high and extended further to the east, in the place now occupied by Building D. The purpose and use of this building is fairly inscrutable, given the small amount of its original fabric remaining and the lack of any surviving fixtures or fittings. The upper floor is datable to between 1848-76 based on historical documents and mapping, while the lower floor can only be said to tentatively date before 1610. Indeed, there is the possibility that the lower phase of brickwork is in fact later in date, and nothing remains of the structure infilling between the two timber-framed buildings shown on Speed's map. Regardless, given that the structure was clearly constructed after Building B, the date of that building's construction must be the earliest date Building C could have been erected (pg 67).

Buildings A and B have been considerably altered in the ensuing centuries since they were built. Like Building C the most that can be said using historical and cartographic sources is that they pre-date 1610, so one must look to structural evidence to date their construction. Given they are clearly closely related (with Building B being built off the frame of Building A), it seems prudent to discuss both structures together.

The first, most pertinent question to be addressed is: are the two buildings contemporary?

There is no question that Building A must have been extant when Building B was constructed. The southern principal-post and south-west corner post of Building A form the two northern corner-posts of Building B, and part of the southern wall-plate of Building A forms the northern wall-plate of Building B.

The lack of re-used structural timbers in Building A, compared to the more frequent appearance of re-used timbers in Building B, certainly suggests a later date for the latter. The more recent a building is, the more likely it is to have re-used timbers. As sources of woodland and new timber decreased in size it would have encouraged the re-use of timbers from earlier buildings.

There is another factor that relates to this decrease in available timber. The studs on first-floor of Building B are smaller and have bigger divisions between them than the studs in the first-floor of Building A. As prices of timber increased and availability dropped, carpenters would begin reducing the overall amount of timber used in the construction of buildings in an effort to reduce costs. Although of course this practice is relative, varies depending on location in the country, and is by no means universal in its adoption, the differences between the studwork in both buildings is still suggestive.

It seems likely, then, that Building B was constructed at a later date than Building A. Consequentially, anything stylistic or typological in Building B that could date it would serve to provide a *terminus ante quem* for Building A's construction.

The cellar in Building B is presumably original to the structure, and provides some minor typological dating evidence. The first cellars adopted in medieval towns were only sunk half into the ground and often used as shops, and it was not until the latter half of the medieval period that cellars began to be completely subterranean and used for storage (Brunskill 2000, 175). These early cellars, however, would have been constructed of stone, and bricks remained very much a high status material until around the beginning of the 17th century (Brunskill 1990, 130). This suggests that Building B and its cellar was constructed around this time.

As well as dating evidence, the cellar also provides an insight into the relationship between Buildings A and B. The stairway into the cellar leads into Building A, rather than the structure above it. This suggests that when the cellar (and Building B) was constructed the two buildings were a single property. That the dividing wall was then added to the cellar then suggests that the two buildings were separated for a time.



Finally, when an entrance was made in the dividing wall, the two properties were combined again. During the period where the southern half of the cellar was not accessible via the stairway it was presumably accessed by a trapdoor and stairs.

The later infilling of the cellar and its putting out of use can be dated to within a short time-frame between when it was recorded as a half floor on the 1909 insurance map (Map 8) and when it failed to be mentioned in the sales catalogue for the property in 1935 (ERO D/DJ 2/19/62). This time-frame also serves to date the insertion of the raised floor and metal posts and beams into Building B, as the brick pillar constructed in the cellar supports these alterations, and partially blocks the cellars access (pg 40).

The jetties in Building B appear to be original to the building, and provide another indicator of its construction date. The practice of jettying buildings started in the medieval period but rose dramatically in popularity in the 16th century, and didn't die out until the late 17th (Brunskill 1994, 59). Although, obviously, Building B's appearance on Speed's map of 1610 limits its construction to the early 17th-century rather than any later.

The mortices on the binding-beam above the cellar provide corroborating evidence (see pg 44) to that of the jettying, again stylistically dating from the early 16th to the late 17th century (Hewett 1980, 287).

The scarf joint on the eastern wall-plate of Building B (pg 48) can narrow this date range further. This style of scarf joint is not seen until the late 16th century, from about 1575 onwards (Hewett 1980, 269). In addition to this joint, the through-bracing observed in the eastern elevation of Building B first appears at the end of the 16th century (Stenning 2013, 130).

Individually any of the architectural techniques noted above might not be conclusive enough to date Building B, but when combined they can at least present a convincing argument that the structure dates to the late 16th/early 17th century (and clearly pre-1610).

What, then, of Building A's date? Unfortunately, unlike Building B, no diagnostic scarf joints or bracing survive in Building A, making assigning it an accurate date much more difficult.

The diamond mullions observed on the underside of the building's western girding-beam (pg 22) provide the most important dating evidence in Building A. Assuming this timber is original to the structure then it means the building was initially constructed with

unglazed openings, rather than glass windows. Unglazed openings were common until the early 16th century, when windows became cheap and common enough to be used in privately owned houses, rather than exclusively ornate public buildings (Historic England 2017, 8). This would seem, then, to indicate that Building A pre-dates the 16th century.

The rudimentary scarf joint above the north-west corner-post on the first-floor (pg 26) provides nothing in the way of structural stability. It supports the second-floors jetty and is an architectural liability – the only explanation for its positioning is that there was no other choice, ie. that the wall-plate has been extended and the current jetties in the building are later additions to the structure.

This would also explain the unused mortice on the corner-post below the scarf joint (that appears to have housed an arched brace - pg 26). There is no surviving timber that this brace could have jointed to. However, if the northern wall-plate has been extended it means that presumably the original western wall-plate of the building (prior to the later jetties construction) was jointed to this corner-post, and would have had the corresponding mortice for the arched brace.

If this reading of the building is correct, both the current jetties are later additions to the structure, and the original western elevation would have ended at this corner-post with the arched brace. This means that the second-floor must have had no jetty at all originally, a fact that is reinforced by the anomalous rafters, the collar-purlin and additional queen- and king-post supports in the roof above the jetty (pg 34).

Unfortunately, because the girding-beams do not survive to the west of the building (pg 19) and no studs survive at all on the ground-floor, there isn't enough structural evidence surviving to conclusively determine whether the first-floor was originally jettied or not. However, the smoke-blackened rafters in Building A, if they are original to the structure, suggest the building originally had an open hearth. This would have necessitated no floors, allowing the smoke from the fire to rise to the top of the roof. Clearly, if the building originally had no floors, then it would not have had a jetty.

Some traditional medieval buildings (usually within a rural setting) with a central open hearth are known as 'hall-houses', and the conventional form was that of a single-ended or double-ended hall, with two central bays open to the roof and either one or two one-bay wings attached (Brunskill 2000, 104). Building A, with only two bays, no end-wings and an urban location does not initially appear to fit neatly into this vernacular style.

However, while town buildings did not precisely follow the evolution of their rural equivalents, there are significant parallels. Brunskill (2000, 175) describes a typical house and workshop in a medieval town as fundamentally similar in style to that of a hall-house: "two-storey ends to a single storey hall in the medieval rural manner but roofed with a gable facing the street". Certainly the gable facing the street and the single storey hall both could be used to describe Building A (Fig 12), but again we encounter the issue of a lack of two-storey bays at either end of the structure.

Hall-houses were initially large and expensive to construct, making them the exclusive purview of the upper classes of society. However, after the Black Death in the mid 14th century, and the changed economic climate that followed it, the lower classes began to have the wealth necessary to construct houses that required professional knowledge of carpentry (Quiney 1990, 77).

Many houses constructed in the later medieval period were smaller than previous hall-houses, and, notably, often constructed in stages rather than as a single entity. Crofton Farmhouse in Bromley, London (NHLE no. 1068867) was initially constructed in the 15th century as a simple open hall of two bays, possibly with some outbuildings. Later, more bays were added to the main structure containing additional floors and service rooms. Later still upper floors with jetties and a chimney were added to the main hall itself (Quiney 1990, 81). These later hall-houses were much less regular in their layouts than the larger buildings that had preceded them, and 'attached chambers and service room in all kinds of ways' (Quiney 1990, 82).

In this context, then, we encounter a potential interpretation for both Building A and Building B. Building A was constructed in the late medieval period, probably towards the end of 15th century, in the traditional style of hall-houses that had preceded it (as a two-bay open hall). It was probably built for a merchant or trader to be used as a workshop and house. Originally the building may have had associated outbuildings that do not survive. There may have been an intention to extend the building from the outset, but it was not until the end of the 16th century (or perhaps the beginning of the 17th) that an extension was constructed (Building B).

When the decision was made to extend the hall with a two-storey wing, the confined nature of the site meant that rather than adding the wing at the end of the building, as would have been the case in a rural setting, the extension was added to the south. This would have had the added advantage of increasing the shop's street frontage. As the jetties of Building A and B match exactly, the construction of Building B probably also coincides with the insertion of the first and second-floors into Building A.

The insertion of floors would also have resulted in the removal of the open hearth and a chimney being constructed within the building. Given that all the rafters in the roof are original, and show no evidence of an inserted opening, the only possible location for a chimney is the opening currently filled by a modern skylight (Fig 6). This suggestion is further supported by the presence of rudimentary, and possibly early, lath and plaster surround on either side of the skylight opening (pg 34).

Based on the smoke-blackened rafters, the diamond mullions on the underside of the girding-beam, and the historical context, it seems possible that Building A was constructed (possibly with ancillary outbuildings) as a two-bay open hall in the late 15th century, before being extended with Building B (and having floors, jetties and a chimney inserted) in the late 16th/early 17th century.

Of course, as mentioned previously, the lack of surviving timber, particularly on the ground-floor, means that no empirical evidence survives that proves Building A was originally an open hall. Certainly, if the smoke-blackened rafters in Building A are re-used from an earlier medieval building, as could perhaps be suggested from the multiple mismatching carpenter's marks (pg 32), then the theory of a free-standing open hall becomes a lot less compelling.

Perhaps the building had three floors from the outset, and the first-floor was always jettied. It would have originally had a chimney, which again could be reasonably ascribed to the location of the modern skylight (as above). When Building B was constructed, the second-floor jetty was added, and the first-floor jetty was extended westwards. This extension and addition would have necessitated an extension to the western binding-beams supporting the floors, something now masked by the modern shop front on the ground-floor, and modern supports and alterations on the first-floor.

This alternative interpretation of Building A, with it originally having a first-floor jetty, conflicts somewhat with the historical context. As discussed above, jetties became popular in the 16th century and died out in popularity the 17th. Conversely, unglazed window openings largely pre-date the 16th century (pg 68). Clearly then, for both the first-floor jetty and the unglazed openings on the underside of the eastern girding-beam to be original to the building, either the jetty is an early example of its type, or the unglazed opening is a late example of its type.

Given the size and location of Building A, with its three storeys projecting onto a street in central Colchester, it is reasonable to assume it was paid for and constructed by a person of reasonably high status. It seems unlikely, in this context, that it would have been a late adopter of glass windows. Similarly, it is entirely feasible that such a

building would have adopted the trend of jettying prior to its mainstream usage – certainly it would have made the street frontage of the building all the more impressive. A logical period for the buildings construction, then, is the late 15th century.

In conclusion, whichever of these two interpretations (the single room hall-house or the two-storeys with original first-floor jetty) is correct, both seem to suggest that the most likely time-period for Building A's construction is the late 15th century.

In many ways 5 & 6 St Nicholas Street are typical examples of historic timber-framed buildings in urban contexts. Over the 400-500 years since their initial construction, they have been significantly altered. They have had multiple extensions (Buildings C, D and E) and alterations to their fabric, they have been re-roofed, and have an ever dwindling amount of their original timber-frame remaining. Their combined jettied exterior, itself a product of the late 16th or early 17th century, belies the late 15th century origin of 5 St Nicholas Street.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Colchester Borough Council for commissioning and funding the building recording.

The building recording was carried out by Mark Baister and Gareth Morgan.

Plans are based on, and amended from, plans and elevations by Randall Surveys LLP.

The author is grateful to David Stenning for input and advice concerning the timber-framed buildings.

The project was monitored by Dr Jess Tipper for Colchester Borough Council.

## 9 References

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

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

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## 10 Abbreviations and glossary

carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
collar members	horizontal member in a roof spanning between a pair of inclined such as principal or common rafters
EHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
gambrel	a type of roof with a steep slope rising from the eaves and a shallower slope reaching the ridge, with an angle between the two
HE	Historic Environment
model farm	A type of farm complex popularised during the Victorian period, designed to implement researched and demonstrated improvements in agricultural techniques, efficiency, and building layout.
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 principal posts at the bay divisions or intermediate posts within the bay
purlin	longitudinal roof timber, intermediate between wall plate and ridge, carried by roof trusses and giving support to rafters
racking	the propensity of timbers to collapse sideways
septaria	a natural mineral concretion collected by the Roman as building material
sill-beam	the beam at the foot of a timber-framed wall from which rise all the studs (and usually the posts)
stud	in wall frames the upright smaller section timbers between the main posts of the frame
tie-beam	beam tying together the post-heads of a timber-framed wall or the upper surfaces of a solid wall
truss	a frame consisting of several pieces of timber, jointed and triangulated in order to retain its shape under load
vernacular	a style of architecture used for domestic and functional buildings of ordinary people. As opposed to public or monumental buildings
wall-plate	a timber running horizontally along the top of a wall to receive the ends of common rafters

## 11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with Colchester Museum (under accession code COLEM 2017.71).

## 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

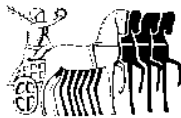
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Roman Circus House  
Circular Road North,  
Colchester,  
Essex CO2 7GZ

tel.: 01206 501785  
email: [mb@catuk.org](mailto:mb@catuk.org)

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date: 08/03/2018



## Appendix 1

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

Colchester, 5 St Nicholas Street (Jacks) HBR 001.JPG	1st Floor of Building A: NE Facing: View of underside of northern bridging beam showing unused mortices.
Colchester, 5 St Nicholas Street (Jacks) HBR 002.JPG	1st Floor of Building A: Detailed view of underside of northern bridging beam showing unused mortice.
Colchester, 5 St Nicholas Street (Jacks) HBR 003.JPG	1st Floor of Building A: NW Facing: View of rudimentary scarf joint above north-west corner post.
Colchester, 5 St Nicholas Street (Jacks) HBR 004.JPG	1st Floor of Building A: SW Facing: View of underside of second-floor, showing joists and bridging beam. Inserted windows in west elevation visible in background.
Colchester, 5 St Nicholas Street (Jacks) HBR 005.JPG	2nd Floor of Building A: NE Facing: View of rudimentary lath and plaster to west side of modern skylight. Photograph taken from 1st floor of Building A.
Colchester, 5 St Nicholas Street (Jacks) HBR 006.JPG	1st Floor of Building A: N Facing: View of gap in frame of building, leading up to modern skylight - possibly the location of a previous chimney?
Colchester, 5 St Nicholas Street (Jacks) HBR 007.JPG	1st Floor of Building A: NW Facing: View from inside Building A 1st floor Adjoining room: View of 1st floor of Building A main room, back of staircase leading to Building A 2nd Floor: Building A 1st floor front windows in the background.
Colchester, 5 St Nicholas Street (Jacks) HBR 008.JPG	1st Floor of Building A: NNE Facing: View from inside Building A 1st floor Adjoining room: View of 1st floor of Building A main room and Victorian Fireplace
Colchester, 5 St Nicholas Street (Jacks) HBR 009.JPG	1st Floor of Building A: NW Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A main room: Building A 1st floor front windows in the background. Possible Overhang
Colchester, 5 St Nicholas Street (Jacks) HBR 010.JPG	1st Floor of Building A: NE Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A main room: Building A 1st floor back half blocked in window in the background.
Colchester, 5 St Nicholas Street (Jacks) HBR 011.JPG	1st Floor of Building A: E Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A main room, staircase to 2nd Floor and Adjoining Room: Building A 1st floor back half blocked in window and other windows in the background: Victorian Fireplace also in background (left)
Colchester, 5 St Nicholas Street (Jacks) HBR 012.JPG	1st Floor of Building A: SSW Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A main room: Building A 1st floor Staircase in view
Colchester, 5 St Nicholas Street (Jacks) HBR 013.JPG	1st Floor of Building A: SW Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A main room: Building A 1st floor front windows in background
Colchester, 5 St Nicholas Street (Jacks) HBR 014.JPG	1st Floor of Building A: WSW Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A front windows: possible overhang
Colchester, 5 St Nicholas Street (Jacks) HBR 015.JPG	1st Floor of Building A: WNW Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A main room: Building A 1st floor windows and top of loft hatch

Colchester, 5 St Nicholas Street (Jacks) HBR 016.JPG	1st Floor of Building A: S Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A main room: Building A 1st floor SW Corner post and possible overhang
Colchester, 5 St Nicholas Street (Jacks) HBR 017.JPG	1st Floor of Building A: N Facing: View of north-west corner-post, showing large unused mortice on face and scarf joint above.
Colchester, 5 St Nicholas Street (Jacks) HBR 018.JPG	1st Floor of Building A: N Facing: View of Scarf Joint on NW Corner post of Building A 1st Floor: Possible Overhang
Colchester, 5 St Nicholas Street (Jacks) HBR 019.JPG	1st Floor of Building A: S Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A N exposed wall
Colchester, 5 St Nicholas Street (Jacks) HBR 020.JPG	1st Floor of Building A: N Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A N exposed wall, Intermediate post and remnants of Chimney breast
Colchester, 5 St Nicholas Street (Jacks) HBR 021.JPG	1st Floor of Building A: N Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A N exposed wall, Skylight from 2nd Floor and remnants of Chimney breast
Colchester, 5 St Nicholas Street (Jacks) HBR 022.JPG	1st Floor of Building A: N Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A N exposed wall, Intermediate post and Victorian fireplace.
Colchester, 5 St Nicholas Street (Jacks) HBR 023.JPG	1st Floor of Building A: N Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A Victorian fireplace
Colchester, 5 St Nicholas Street (Jacks) HBR 024.JPG	1st Floor of Building A: N Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A N wall at E extent
Colchester, 5 St Nicholas Street (Jacks) HBR 025.JPG	1st Floor of Building A: N Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A Victorian fireplace
Colchester, 5 St Nicholas Street (Jacks) HBR 026.JPG	1st Floor of Building A: E Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A Half blocked window at back
Colchester, 5 St Nicholas Street (Jacks) HBR 027.JPG	1st Floor of Building A: E Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A small middle window at back
Colchester, 5 St Nicholas Street (Jacks) HBR 028.JPG	1st Floor of Building A: E Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A staircase leading to Building A 2nd Floor
Colchester, 5 St Nicholas Street (Jacks) HBR 029.JPG	1st Floor of Building A: E Facing: View from inside Building A 1st floor Main room: View of 1st floor of Building A E-W Binding Beam
Colchester, 5 St Nicholas Street (Jacks) HBR 030.JPG	1st Floor of Building A: N Facing: View from inside Building C 1st floor: View of 1st floor of Building A Adjoining room S window: Building A 1st Floor adjoining room visible in background
Colchester, 5 St Nicholas Street (Jacks) HBR 031.JPG	1st Floor of Building A: N Facing: View from inside Building C 1st floor: View of 1st floor of Building A Adjoining room exposed lath and plaster on S Wall
Colchester, 5 St Nicholas Street (Jacks) HBR 032.JPG	2nd Floor of Building A: E Facing: View from inside Building A 2nd floor E room: View of 2nd Floor Building A E Room: E Window visible.
Colchester, 5 St Nicholas Street (Jacks) HBR 033.JPG	2nd Floor of Building A: SW Facing: View from inside Building A 2nd floor E room: View of 2nd Floor Building A E Room with exposed rafters: Skylight Room visible through doorway

Colchester, 5 St Nicholas Street (Jacks) HBR 034.JPG	2nd Floor of Building A: N Facing: View from inside Building A 2nd floor E room: View of Victorian chimney and exposed rafters
Colchester, 5 St Nicholas Street (Jacks) HBR 035.JPG	2nd Floor of Building A: SSE Facing: View from inside Building A 2nd floor E room: View of 2nd Floor Building A E Room with exposed rafters
Colchester, 5 St Nicholas Street (Jacks) HBR 036.JPG	2nd Floor of Building A: W Facing: View from inside Building A 2nd floor E room: View of 2nd Floor Building A E Room: Skylight room visible through doorway.
Colchester, 5 St Nicholas Street (Jacks) HBR 037.JPG	2nd Floor of Building A: Unknown Facing Direction: View from inside Building A 2nd floor E room: View of 2nd Floor Building A E Room rafter through joint.
Colchester, 5 St Nicholas Street (Jacks) HBR 038.JPG	2nd Floor of Building A: N Facing: View from inside Building A 2nd Floor Building A Skylight Stairway: View of 2nd Floor Building A Skylight Stairway.
Colchester, 5 St Nicholas Street (Jacks) HBR 039.JPG	2nd Floor of Building A: N Facing: View from inside Building A 2nd Floor Building A Skylight Stairway: View of 2nd Floor Building A Skylight Stairway down to 1st Floor
Colchester, 5 St Nicholas Street (Jacks) HBR 040.JPG	2nd Floor of Building A: W Facing: View from inside Building A 2nd Floor W Room: View of 2nd Floor Building A W room with exposed rafters
Colchester, 5 St Nicholas Street (Jacks) HBR 041.JPG	2nd Floor of Building A: E Facing: View from inside Building A 2nd Floor W Room: View of 2nd Floor Building A W room with exposed rafters: Skylight Stairway visible through doorway
Colchester, 5 St Nicholas Street (Jacks) HBR 042.JPG	2nd Floor of Building A: NW Facing: View from inside Building A 2nd Floor W Room: View of King and Queen joints at W end.
Colchester, 5 St Nicholas Street (Jacks) HBR 043.JPG	2nd Floor of Building A: NW Facing: View from inside Building A 2nd Floor W Room: View of exposed rafters and joints on possible overhang
Colchester, 5 St Nicholas Street (Jacks) HBR 044.JPG	2nd Floor of Building A: E Facing: View from inside Building A 2nd Floor W Room: View of exposed rafters and use of reused timbers.
Colchester, 5 St Nicholas Street (Jacks) HBR 045.JPG	2nd Floor of Building A: E Facing: View from inside Building A 2nd Floor W Room: View of exposed rafters and scarf joint
Colchester, 5 St Nicholas Street (Jacks) HBR 046.JPG	2nd Floor of Building A: NE Facing: View from inside Building A 2nd Floor W Room: View of exposed rafters and top of chimney breast
Colchester, 5 St Nicholas Street (Jacks) HBR 047.JPG	2nd Floor of Building A: E Facing: View from inside Building A 2nd Floor W Room: View of exposed rafters with scarf joint
Colchester, 5 St Nicholas Street (Jacks) HBR 048.JPG	2nd Floor of Building A: SW Facing: Building A 2nd Floor W Room: View of exposed rafters with smoke blackening
Colchester, 5 St Nicholas Street (Jacks) HBR 049.JPG	2nd Floor of Building A: N Facing: Building A 2nd Floor W Room: View of king and queen-posts inserted above jetty.
Colchester, 5 St Nicholas Street (Jacks) HBR 050.JPG	2nd Floor of Building A: 2nd Floor W Room: View of carpenter's mark "IIII" on rafter.
Colchester, 5 St Nicholas Street (Jacks) HBR 051.JPG	2nd Floor of Building A: 2nd Floor W Room: View of carpenter's mark "III" on rafter.
Colchester, 5 St Nicholas Street (Jacks) HBR 052.JPG	2nd Floor of Building A: 2nd Floor W Room: View of carpenter's mark "XII" on rafter.
Colchester, 5 St Nicholas Street (Jacks) HBR 053.JPG	2nd Floor of Building A: 2nd Floor W Room: View of carpenter's mark "XI" on rafter.
Colchester, 5 St Nicholas Street (Jacks) HBR 054.JPG	ground-floor of Building A: SW Facing: View from inside Building A: View of ground-floor of Building A, exposed timber ceiling, Building A

	shop front, stairs leading from Building D alleyway to Building C 1st floor, Building C and B ground-floors in background.
Colchester, 5 St Nicholas Street (Jacks) HBR 055.JPG	ground-floor of Building A: NW Facing: View from inside Building A: View of Building A ground-floor, Victorian Shop Front and remnants of Victorian Fireplaces on N Wall viewable as green plaster and as yellow plater.
Colchester, 5 St Nicholas Street (Jacks) HBR 056.JPG	ground-floor of Building A: NE Facing: View from inside Building A: View of Building A ground-floor, remnants of Victorian Fireplace on N Wall viewable as green plaster and Building F in background.
Colchester, 5 St Nicholas Street (Jacks) HBR 057.JPG	ground-floor of Building A: NNE Facing: View from inside Building A: View of Modern supporting struts and exposed exterior wall
Colchester, 5 St Nicholas Street (Jacks) HBR 058.JPG	ground-floor of Building A: NNE Facing: View from inside Building A: View of where the base of the Intermediate post on N Wall of ground-floor should be.
Colchester, 5 St Nicholas Street (Jacks) HBR 059.JPG	ground-floor of Building A: NE Facing: View from inside Building D Alleyway: View of SE Corner Post of Building A ground-floor: Wall of Building E ground-floor visable in background.
Colchester, 5 St Nicholas Street (Jacks) HBR 060.JPG	ground-floor of Building A: NNE Facing: View from ground-floor of Building A Shop Front: View of N Wall Plate Scarf Joint of Building A
Colchester, 5 St Nicholas Street (Jacks) HBR 061.JPG	ground-floor: View of Possible Overhang
Colchester, 5 St Nicholas Street (Jacks) HBR 062.JPG	ground-floor of Building A: SW Facing: View from ground-floor of Building A: View of Victorian Shop Front of Building A ground-floor.
Colchester, 5 St Nicholas Street (Jacks) HBR 063.JPG	ground-floor of Building A: WNW Facing: View from ground-floor of Building A Shop Front: View of possible W Wall Plate of Building A
Colchester, 5 St Nicholas Street (Jacks) HBR 064.JPG	ground-floor: View of Possible Overhang
Colchester, 5 St Nicholas Street (Jacks) HBR 065.JPG	ground-floor of Building A: NE Facing: View from inside Building A: View of Green Plastered blocked in Victorian Fireplace which can be view on both 1st and 2nd floors.
Colchester, 5 St Nicholas Street (Jacks) HBR 066.JPG	ground-floor of Building A: W Facing: View from ground-floor of Building F: View of Building A ground-floor E Wall Plate: Victorian Shop Front of Building A in background.
Colchester, 5 St Nicholas Street (Jacks) HBR 067.JPG	ground-floor of Building A: View of underside of Building A eastern girding-beam, showing diamond mullions and shutter groove.
Colchester, 5 St Nicholas Street (Jacks) HBR 068.JPG	Western elevation of Building A (left) and Building B (right): NE Facing: View from road: View of Ground, 1st and 2nd Floors plus side views of Building C, D and E down Culver Street East.
Colchester, 5 St Nicholas Street (Jacks) HBR 069.JPG	Western elevation of Building A (left) and Building B (right): E Facing: View from road: View of Ground, 1st and 2nd Floors: All inserted windows viewable.
Colchester, 5 St Nicholas Street (Jacks) HBR 070.JPG	Western elevation of Building A (left) and Building B (right): SE Facing: View from road: View of Ground, 1st and 2nd Floors: Working Photo: Eastern Wall of Building A: W Facing: View from top of Building F: View of external 1st and 2nd floor of Building A and N edge of Building E: Building A has 3 windows, bottom right half covered by Building F.

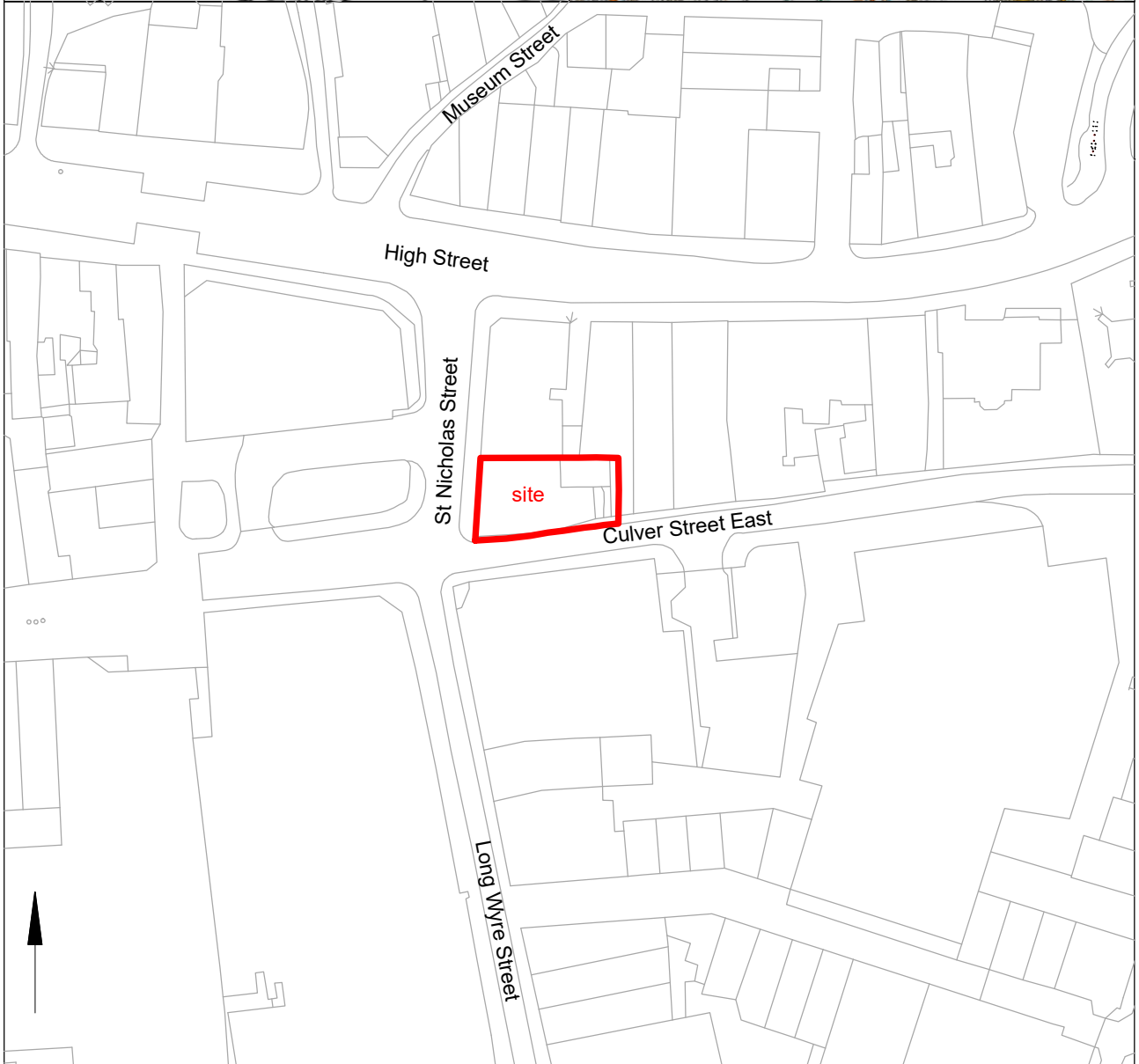
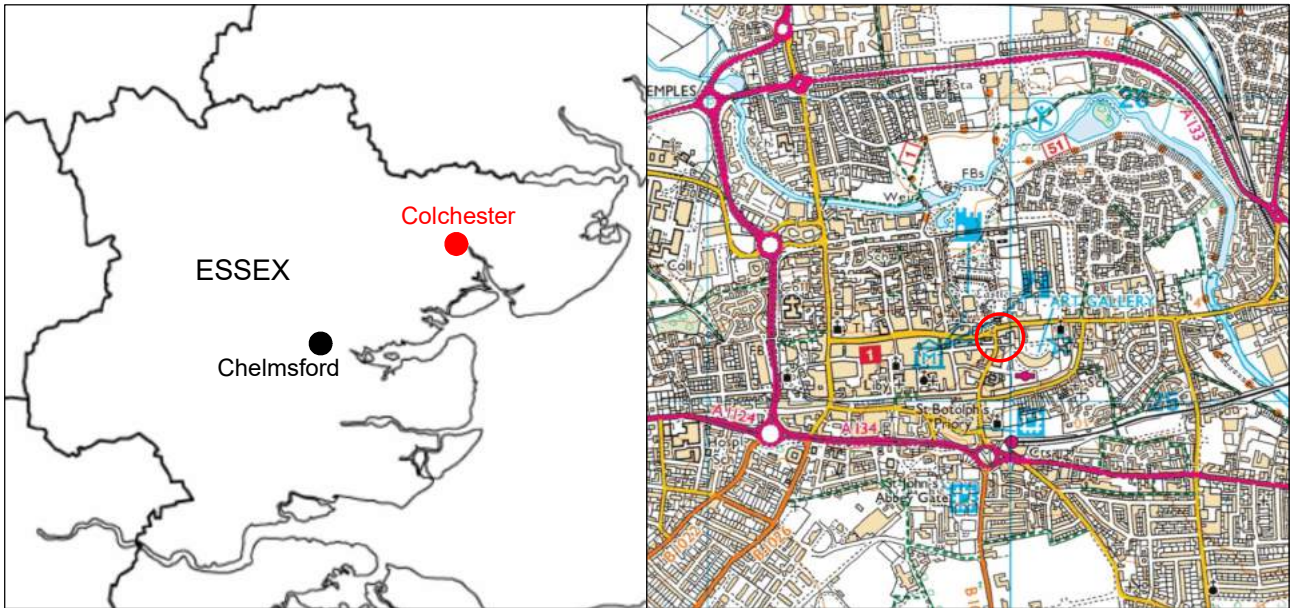
Colchester, 5 St Nicholas Street (Jacks) HBR 071.JPG	Building B Cellar: SW Facing: View from inside Building C ground-floor: View of Building B Cellar N and S rooms and dividing Binding Beam.
Colchester, 5 St Nicholas Street (Jacks) HBR 072.JPG	Building B Cellar: W Facing: View from inside Building B Cellar: View of Building B Cellar N room W Wall and Coal Shute
Colchester, 5 St Nicholas Street (Jacks) HBR 073.JPG	Building B Cellar: E Facing: View from inside Building B Cellar: View of Building B Cellar N room: Part of timber frame and possible arch in bricks
Colchester, 5 St Nicholas Street (Jacks) HBR 074.JPG	Building B Cellar: NE Facing: View from inside Building B Cellar: View of Building B Cellar N room: Stairs
Colchester, 5 St Nicholas Street (Jacks) HBR 075.JPG	Building B Cellar: NE Facing: View from inside Building B Cellar: View of Building B Cellar N room: Stairs
Colchester, 5 St Nicholas Street (Jacks) HBR 076.JPG	Building B Cellar: ESE Facing: View from inside Building B Cellar: View of Building B Cellar N room: Stairs and Floor
Colchester, 5 St Nicholas Street (Jacks) HBR 077.JPG	Building B Cellar: N Facing: View from inside Building B Cellar: View of Building B Cellar N room: N Wall next to Coal shute
Colchester, 5 St Nicholas Street (Jacks) HBR 078.JPG	Building B Cellar: N Facing: View from inside Building B Cellar: View of Building B Cellar N room: N Wall middle section: Inserted Carved stones
Colchester, 5 St Nicholas Street (Jacks) HBR 079.JPG	Building B Cellar: NE Facing: View from inside Building B Cellar: View of Building B Cellar N room: Supporting beams above stairs: reused timbers with Diamond mullions
Colchester, 5 St Nicholas Street (Jacks) HBR 080.JPG	Building B Cellar: SE Facing: View from inside Building B Cellar: View of Building B Cellar N room: Binding Beam with mortices
Colchester, 5 St Nicholas Street (Jacks) HBR 081.JPG	Building B Cellar: W Facing: View from inside Building B Cellar S Room: View of Building B Cellar S room: W Wall and Coal Shute
Colchester, 5 St Nicholas Street (Jacks) HBR 082.JPG	Building B Cellar: S Facing: View from inside Building B Cellar S Room: View of Building B Cellar S Room: S Wall W alcove
Colchester, 5 St Nicholas Street (Jacks) HBR 083.JPG	Building B Cellar: E Facing: View from inside Building B Cellar S Room: Remnants of Roman wall at base
Colchester, 5 St Nicholas Street (Jacks) HBR 084.JPG	Building B Cellar: E Facing: View from inside Building B Cellar S Room: E Wall: view of Roman wall at base of E Wall
Colchester, 5 St Nicholas Street (Jacks) HBR 085.JPG	Building B Cellar: N Facing: View from inside Building B Cellar S Room: Separating wall doorway: N room in background
Colchester, 5 St Nicholas Street (Jacks) HBR 086.JPG	Building B Cellar: ENE Facing: View from inside Building B Cellar S Room: S Room floor
Colchester, 5 St Nicholas Street (Jacks) HBR 087.JPG	Building B Cellar: W Facing: View from inside Building B Cellar S Room: View of Building B Cellar S: Separating Wall: Mortices visible on binding beam
Colchester, 5 St Nicholas Street (Jacks) HBR 088.JPG	Building B ground-floor: SW Facing: View from inside Building C ground-floor: View of Building B ground-floor S Wall: Building B Cellar visible
Colchester, 5 St Nicholas Street (Jacks) HBR 089.JPG	Building B ground-floor: W Facing: View from inside Building C ground-floor: View of Building B ground-floor Shop Front and Jacked up Ceiling
Colchester, 5 St Nicholas Street (Jacks) HBR 090.JPG	Building B 1st Floor: WNW Facing: View from inside Building B 1st Floor E Corridor: View of Building B 1st Floor E Wall: Scarf Joint on E Wall

Colchester, 5 St Nicholas Street (Jacks) HBR 091.JPG	Building B 1st Floor: SW Facing: View from inside Building B 1st Floor Half Room: View of Building B 1st Floor Half Room
Colchester, 5 St Nicholas Street (Jacks) HBR 092.JPG	Building B 1st Floor: SSW Facing: View from inside Building B 1st Floor Half Room: View of Building B 1st Floor Half Room: Blocked in Fireplace
Colchester, 5 St Nicholas Street (Jacks) HBR 093.JPG	Building B 1st Floor: W Facing: View from inside Building B 1st Floor Half Room: View of Building B 1st Floor Half Room: Ceiling
Colchester, 5 St Nicholas Street (Jacks) HBR 094.JPG	Building B 1st Floor: W Facing: View from inside Building B 1st Floor N Corridor and Tiny Room: View of Building B 1st Floor N Corridor & Tiny Room
Colchester, 5 St Nicholas Street (Jacks) HBR 095.JPG	Building B 1st Floor: NW Facing: View from inside Building B 1st Floor N Corridor and Tiny Room: View of Building B 1st Floor N Corridor & Tiny Room
Colchester, 5 St Nicholas Street (Jacks) HBR 096.JPG	Building B 2nd Floor: W Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Exposed Rafters
Colchester, 5 St Nicholas Street (Jacks) HBR 097.JPG	Building B 2nd Floor: SE Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Reused timber with diamond mullion
Colchester, 5 St Nicholas Street (Jacks) HBR 098.JPG	Building B 2nd Floor: N Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Exposed Rafters and Connecting Shack
Colchester, 5 St Nicholas Street (Jacks) HBR 099.JPG	Building B 2nd Floor: E Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Exposed Rafters with carpenter's mark "II" on both rafters.
Colchester, 5 St Nicholas Street (Jacks) HBR 100.JPG	Building B 2nd Floor: WNW Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Exposed Rafters:
Colchester, 5 St Nicholas Street (Jacks) HBR 101.JPG	Building B 2nd Floor: W Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Exposed Rafters:
Colchester, 5 St Nicholas Street (Jacks) HBR 102.JPG	Building B 2nd Floor: E Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Exposed Rafters and blocked in window on E Wall
Colchester, 5 St Nicholas Street (Jacks) HBR 103.JPG	Building B 2nd Floor: NW Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room
Colchester, 5 St Nicholas Street (Jacks) HBR 104.JPG	Building B 2nd Floor: WNW Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Main Room: Connecting Room to the N
Colchester, 5 St Nicholas Street (Jacks) HBR 105.JPG	Building B 2nd Floor: NNE Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Connecting Room
Colchester, 5 St Nicholas Street (Jacks) HBR 106.JPG	Building B 2nd Floor: NNE Facing: View from inside Building B 2nd Floor Main Room: View of Building B 2nd Floor Connecting Room
Colchester, 5 St Nicholas Street (Jacks) HBR 107.JPG	Building B 1st Floor: W Facing: View from inside Building C 1st Floor: View of Building B 1st Floor E Wall and E Corridor: Exposed timbers
Colchester, 5 St Nicholas Street (Jacks) HBR 108.JPG	Building B 1st Floor: W Facing: View from inside Building C 1st Floor: View of Building B

	1st Floor E Wall and E Corridor: View of Jacked up floor
Colchester, 5 St Nicholas Street (Jacks) HBR 109.JPG	Building B 1st Floor: SW Facing: View from inside Building C 1st Floor: View of Building B 1st Floor E Wall and E Corridor: Exposed timbers
Colchester, 5 St Nicholas Street (Jacks) HBR 110.JPG	Building C ground-floor: NE Facing: View from inside Building C ground-floor: View of Building C ground-floor E Wall: Building D Alleyway visible
Colchester, 5 St Nicholas Street (Jacks) HBR 111.JPG	Building C 1st Floor: SE Facing: View from inside Building C 1st Floor: gable end of Building C abutted by Building D.
Colchester, 5 St Nicholas Street (Jacks) HBR 112.JPG	Building C 1st Floor: SE Facing: View from inside Building C 1st Floor: View of Building C 1st Floor
Colchester, 5 St Nicholas Street (Jacks) HBR 113.JPG	Building C 1st Floor: SW Facing: View from inside Building C 1st Floor: View of Building C 1st Floor
Colchester, 5 St Nicholas Street (Jacks) HBR 114.JPG	Building C ground-floor: NW Facing: View from Street: View of Building C down the street: Building B, D and E visible
Colchester, 5 St Nicholas Street (Jacks) HBR 115.JPG	Building C ground-floor: N Facing: View from Street: View of Building C down the street:
Colchester, 5 St Nicholas Street (Jacks) HBR 116.JPG	Western Wall of Building B: NE Facing: View from road: View of ground-floor Shop Front
Colchester, 5 St Nicholas Street (Jacks) HBR 117.JPG	Western Wall of Building B: N Facing: View from road: View of Ground, 1st and 2nd Floors
Colchester, 5 St Nicholas Street (Jacks) HBR 118.JPG	Western Wall of Building B: NW Facing: View from road: View of 1st and 2nd Floors from behind
Colchester, 5 St Nicholas Street (Jacks) HBR 119.JPG	Building D ground-floor: SW Facing: View from inside Building E: View of Building D ground-floor N Wall
Colchester, 5 St Nicholas Street (Jacks) HBR 120.JPG	Building D ground-floor: SW Facing: View from inside Building D ground-floor: View of Building D Shop Front: Cinder blocks visible
Colchester, 5 St Nicholas Street (Jacks) HBR 121.JPG	Building D ground-floor: NE Facing: View from inside Building D ground-floor: View of Building D ground-floor: Doorways to Building E (left) and Building D ground-floor Corridor (right)
Colchester, 5 St Nicholas Street (Jacks) HBR 122.JPG	Building D ground-floor: E Facing: View from inside Building D ground-floor: View of Building D ground-floor: Doorway to Building D ground-floor Corridor
Colchester, 5 St Nicholas Street (Jacks) HBR 123.JPG	Building D ground-floor: S Facing: View from inside Building D ground-floor: View of Building D ground-floor: Shop Frontage
Colchester, 5 St Nicholas Street (Jacks) HBR 124.JPG	Building D Alleyway: S Facing: View from inside Building E: View of Building D Alleyway and Building D ground-floor N Wall: Alleyway through doorway
Colchester, 5 St Nicholas Street (Jacks) HBR 125.JPG	Building D ground-floor Corridor: S Facing: View from Building E: View of Building D ground-floor Corridor
Colchester, 5 St Nicholas Street (Jacks) HBR 126.JPG	Building D ground-floor Stairwell: N Facing: View from Building D ground-floor Stairwell: View of stairs
Colchester, 5 St Nicholas Street (Jacks) HBR 127.JPG	Building D 1st Floor: W Facing: View from Building D 1st Floor Hallway: View of Hallway
Colchester, 5 St Nicholas Street (Jacks) HBR 128.JPG	Building D 1st Floor: NE Facing: View from Building D 1st Floor E Room: View of D Room and Cupboard
Colchester, 5 St Nicholas Street (Jacks) HBR 129.JPG	Building D 1st Floor: W Facing: View from Building D 1st Floor W Room: View of W Room.

Colchester, 5 St Nicholas Street (Jacks) HBR 130.JPG	Building D 1st Floor: NE Facing: View from Building D 1st Floor Kitchen: View of Kitchen Cupboard
Colchester, 5 St Nicholas Street (Jacks) HBR 131.JPG	Building D 1st Floor: W Facing: View from Building D 1st Floor Hallway: View of Hallway Cupboard
Colchester, 5 St Nicholas Street (Jacks) HBR 132.JPG	Building D 2nd Floor: W Facing: View from Building D 2nd Floor Hallway: View of Hallway Windows
Colchester, 5 St Nicholas Street (Jacks) HBR 133.JPG	Building D 2nd Floor: W Facing: View from Building D 2nd Floor east Bedroom: View of east Bedroom
Colchester, 5 St Nicholas Street (Jacks) HBR 134.JPG	Building D 2nd Floor: E Facing: View from Building D 2nd Floor D Bedroom: View of east Bedroom Ceiling
Colchester, 5 St Nicholas Street (Jacks) HBR 135.JPG	Building D 2nd Floor: SW Facing: View from Building D 2nd W Bedroom: View of W Bedroom
Colchester, 5 St Nicholas Street (Jacks) HBR 136.JPG	Building D 2nd Floor: ENE Facing: View from Building D 2nd W Bedroom: View of W Bedroom Ceiling Beams
Colchester, 5 St Nicholas Street (Jacks) HBR 137.JPG	Building F: NE Facing: View from inside Building F: View of Building F:
Colchester, 5 St Nicholas Street (Jacks) HBR 138.JPG	Building F: NW Facing: View from inside Building F: View of Building F: Building A ground-floor in background
Colchester, 5 St Nicholas Street (Jacks) HBR 139.JPG	Building F: SE Facing: View from inside Building F. Building F N Wall





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Fig 1 Site location.



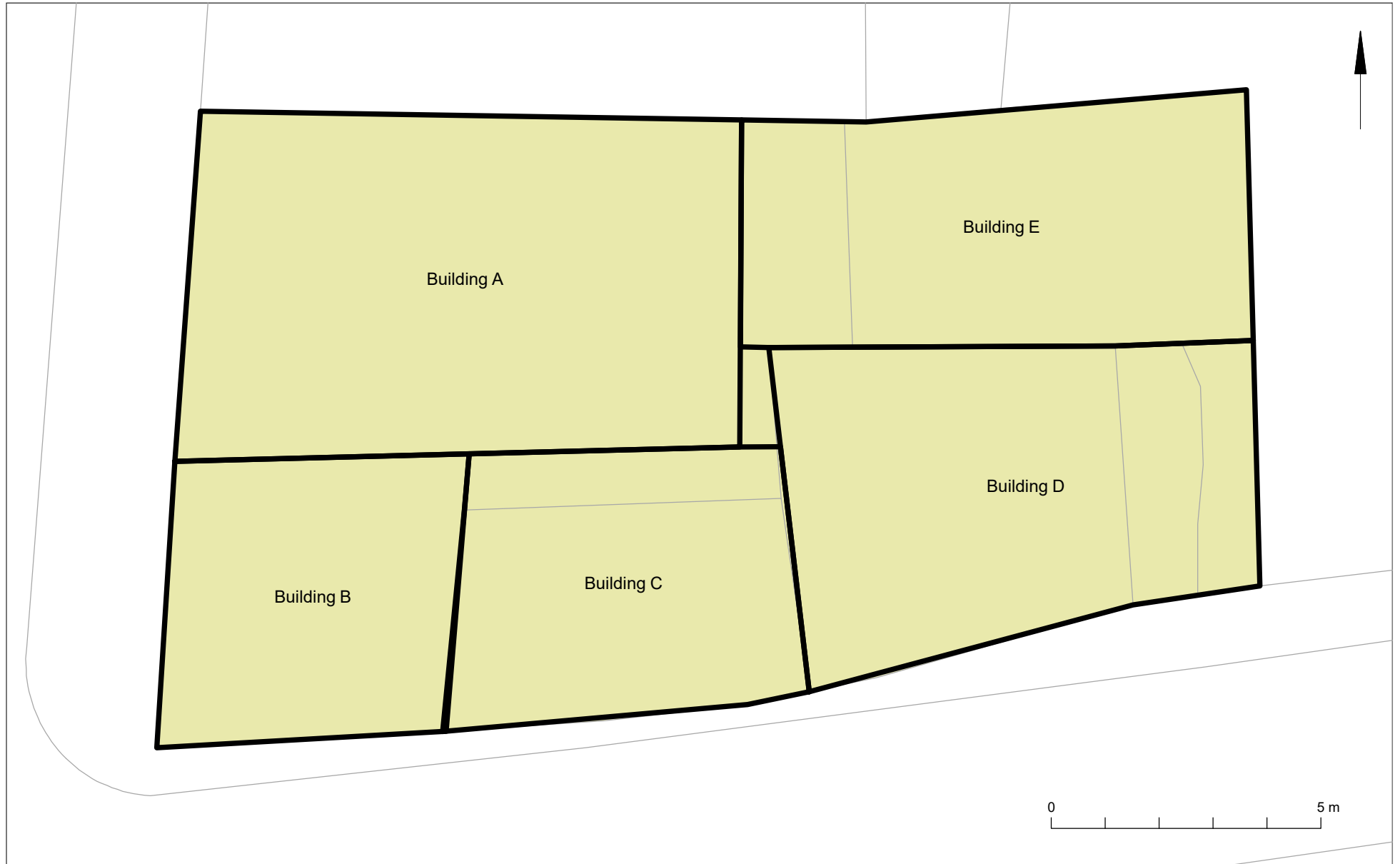


Fig 2 Detailed plan of modern mapping with buildings labelled.

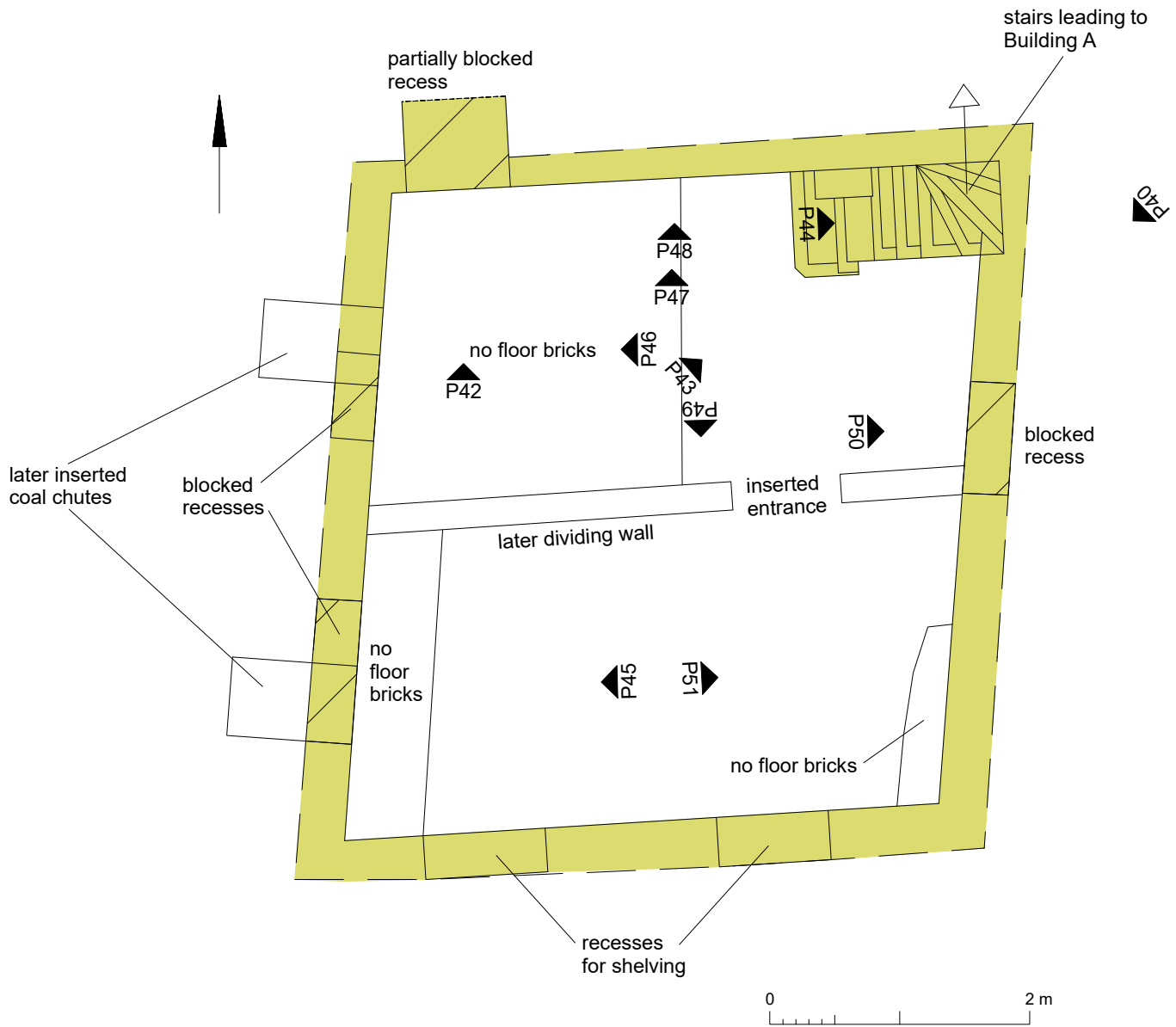


Fig 3 Basement phasing plan (Building B), showing location and orientation of photographs reproduced in text.

key



late 16th/early 17th century



Fig 4 Ground-floor phasing plan, showing location and orientation of photographs reproduced in text. Locations of observed studs and posts marked.

key					
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	late 15th century	<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	1897	<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	post-1970
<span style="display:inline-block; width:15px; height:15px; background-color:yellowgreen;"></span>	late 16th/early 17th century	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	1908 - 1936	<span style="display:inline-block; width:15px; height:15px; background-color:pink;"></span>	undated modern additions
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	pre-1610	<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	1936		
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	1894-1897				



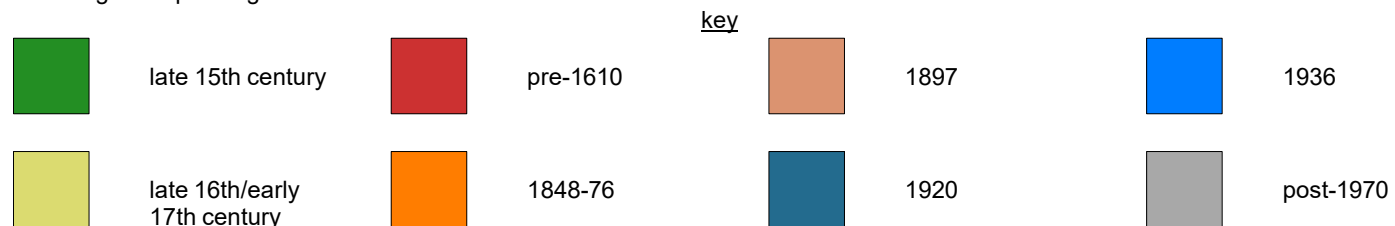
Fig 5 First-floor phasing plan, showing location and orientation of photographs reproduced in text. Locations of observed studs and posts marked.



Fig 6 Second-floor phasing plan, showing location and orientation of photographs reproduced in text. Carpenter's marks on rafters in Building A marked on plan above collars. Locations of observed studs and posts marked.



Fig 7 Southern elevation of buildings with phasing.



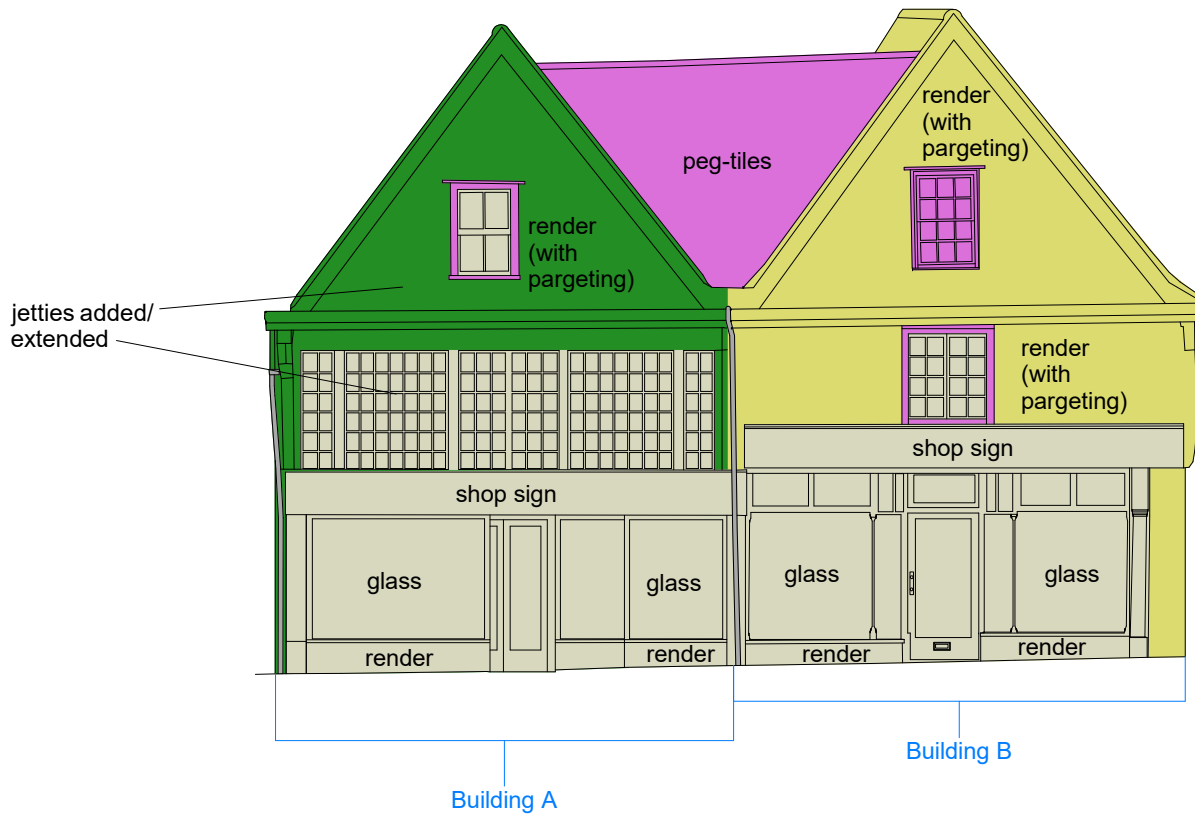


Fig 8 Western elevation of buildings with phasing. 0 5 m

<u>key</u>			
<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span>	late 15th century	<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span>	undated modern additions
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>	late 16th/early 17th century	<span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span>	1908 - 1936



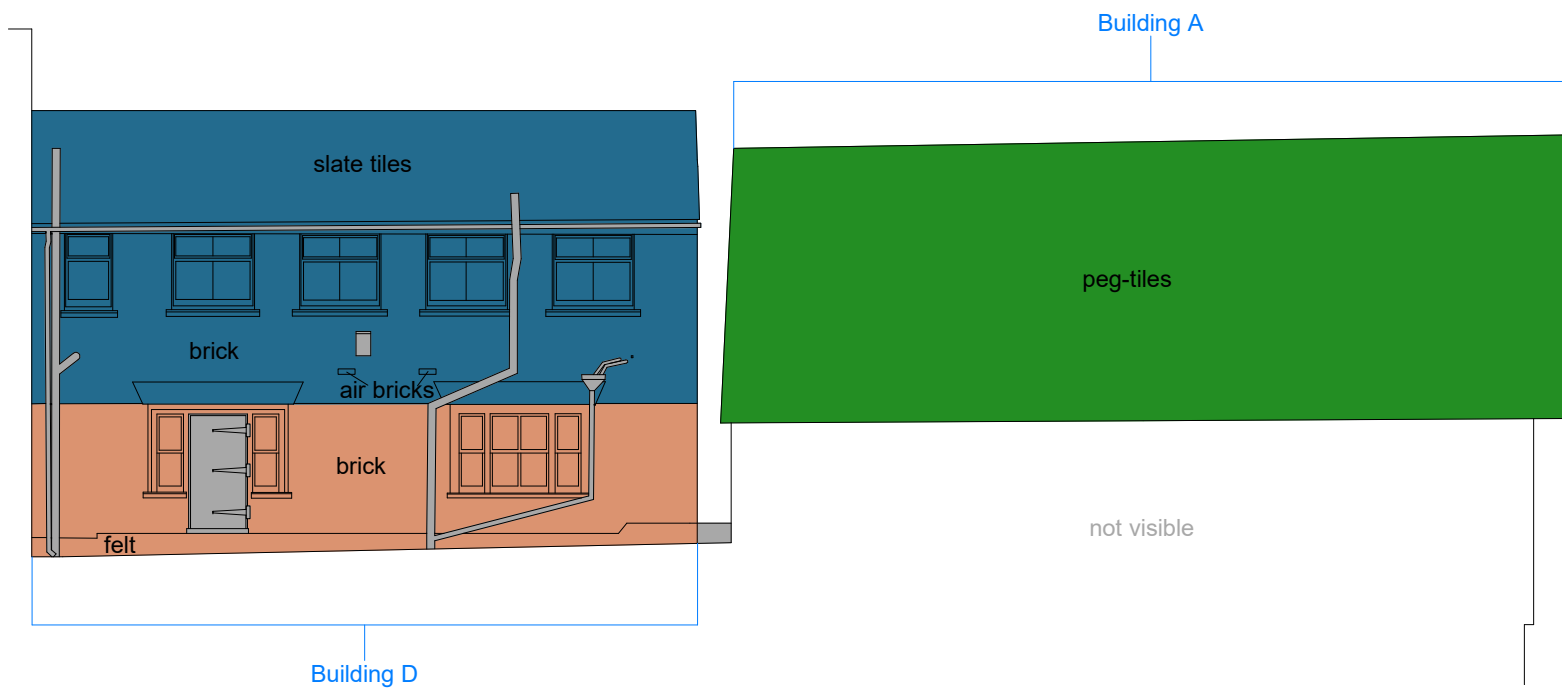


Fig 9 Northern elevation of buildings with phasing.

key

■	late 15th century	■	1897
■	1920	■	post-1970

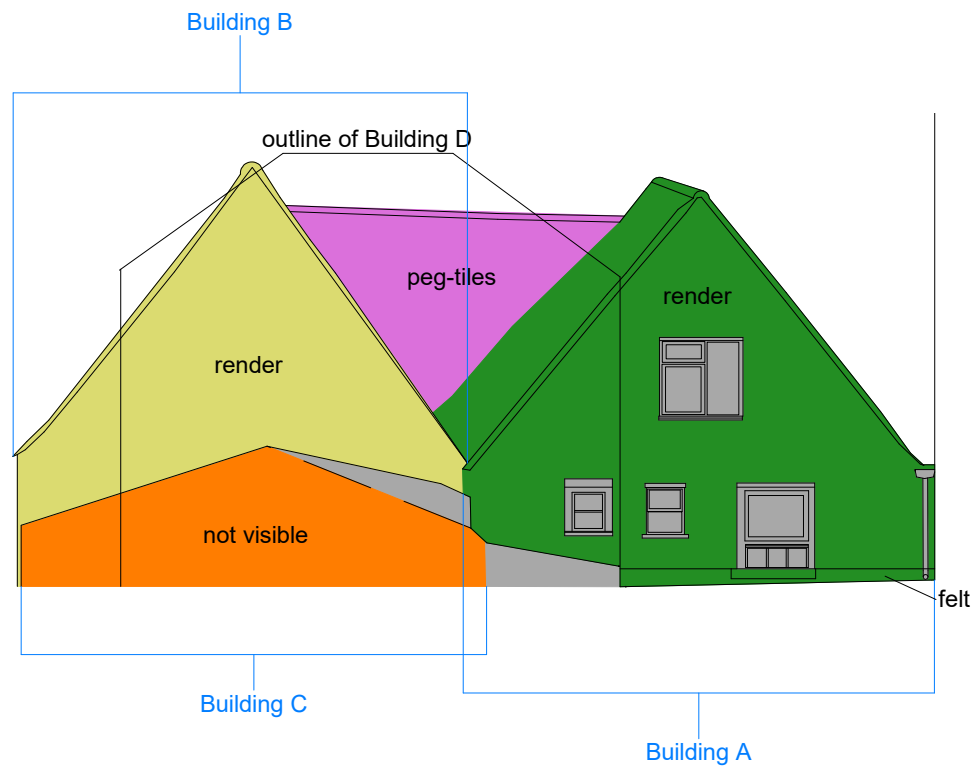
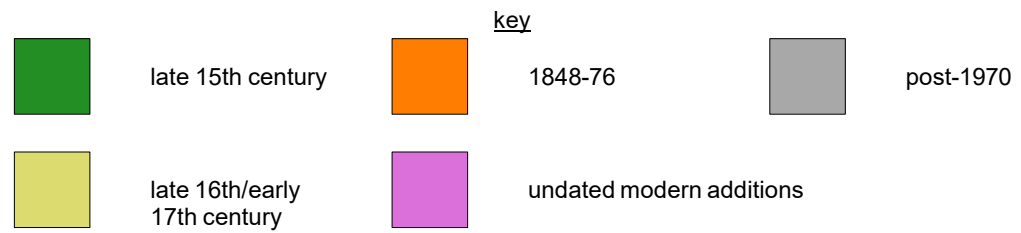


Fig 10 Eastern elevation of buildings with phasing.



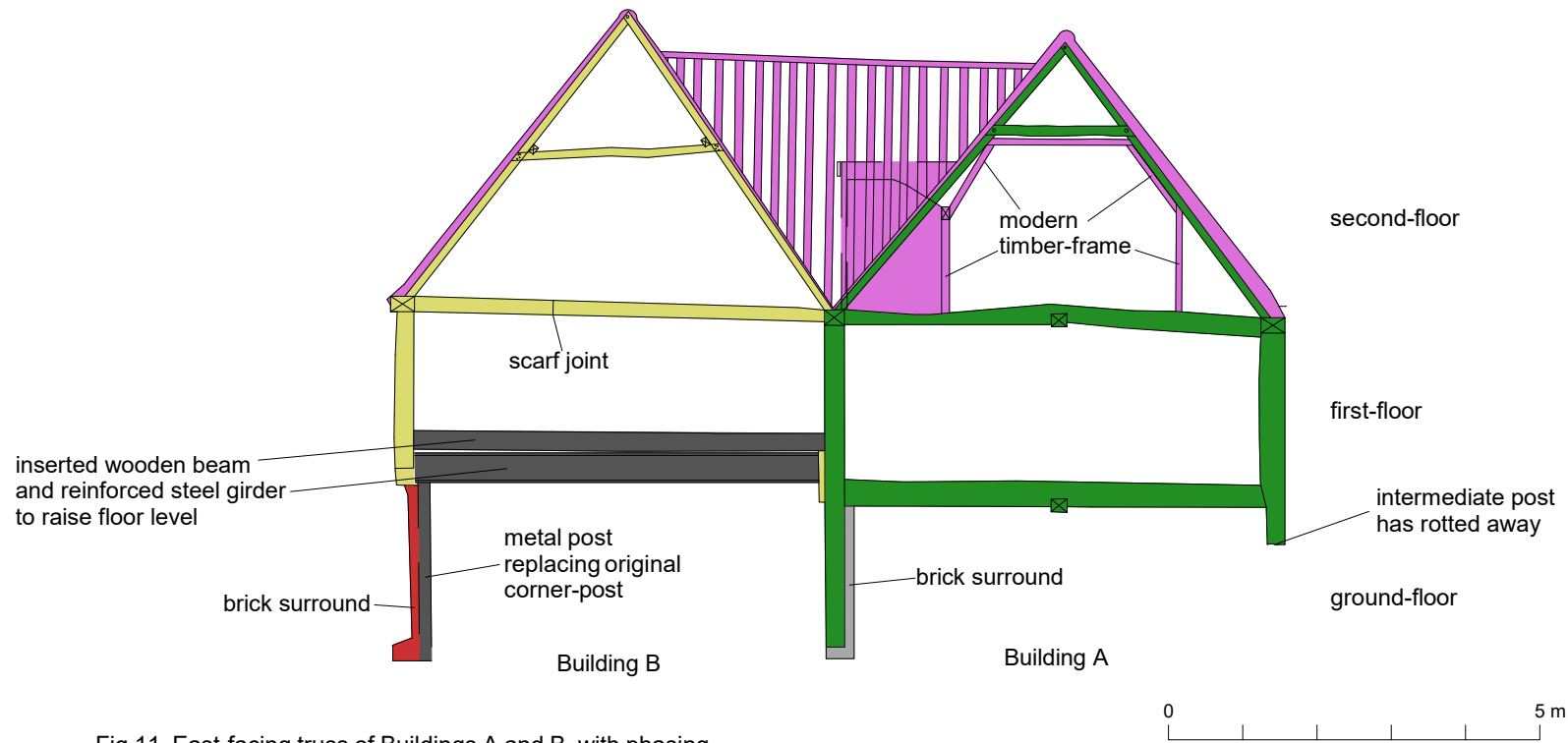


Fig 11 East-facing truss of Buildings A and B, with phasing.

key		
	late 15th century	
	late 16th/early 17th century	
		1909 - 1935
		pre-1610
		undated modern additions

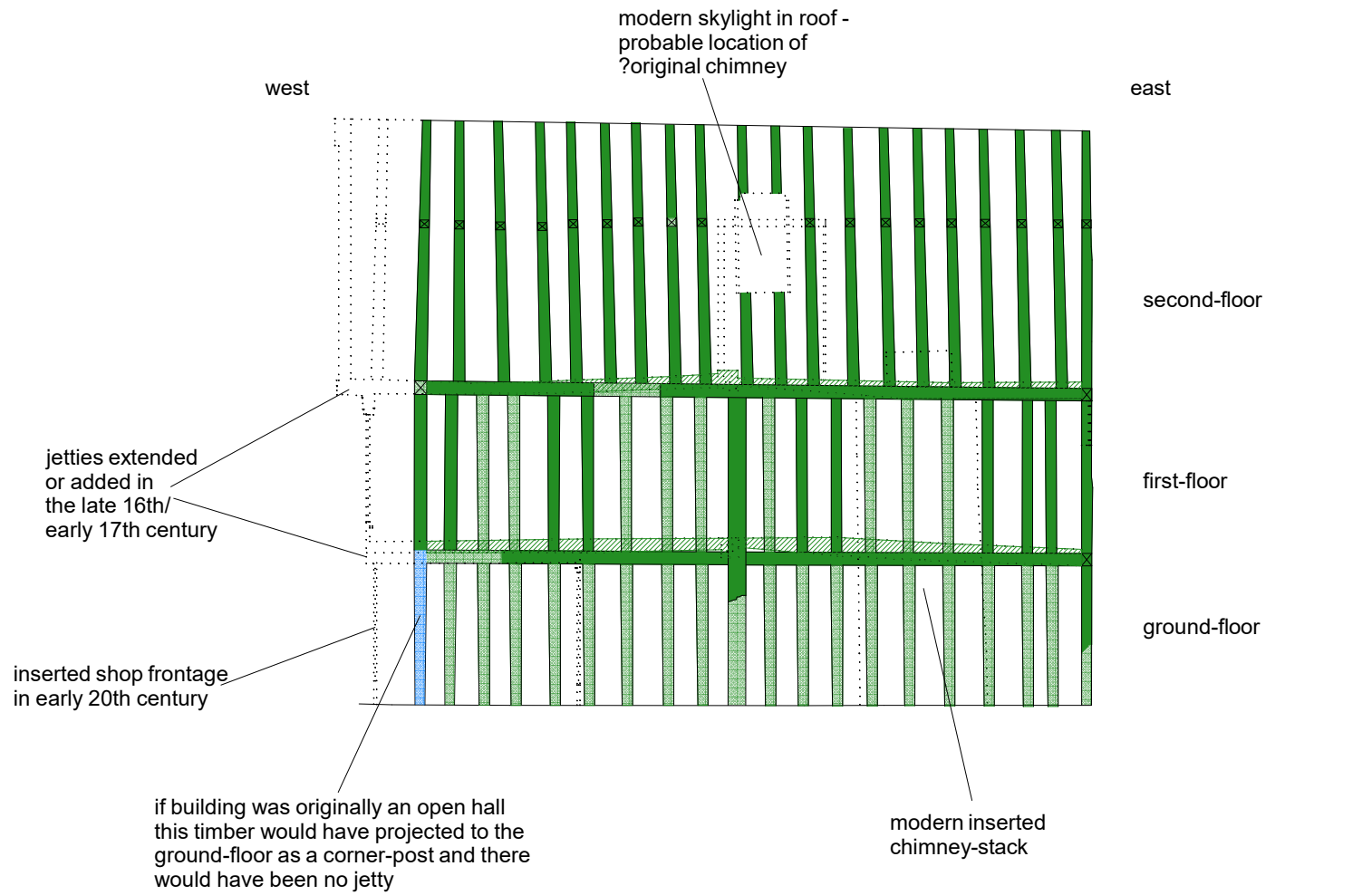
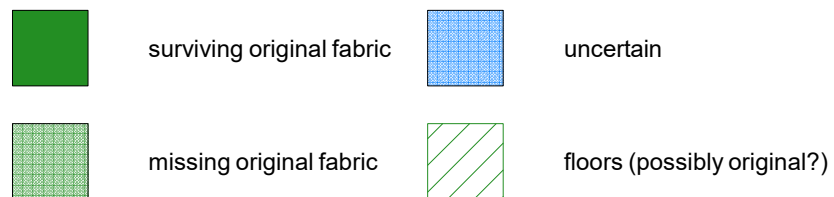


Fig 12 Timber-frame at northern elevation of Building A. Showing original structure and later additions. 0 5 m

key



# Essex Historic Environment Record/ Essex Archaeology and History

## Summary sheet

<b>Address: 5 &amp; 6 St Nicholas Street (formerly 'Jacks'), Colchester CO1 1LB</b>	
<b>Parish:</b> Colchester	<b>District:</b> Colchester
<b>NGR:</b> TL 9982 2517 (centre)	<b>Site code:</b> CAT project ref.: 17/05i CHER ref: ECC4001 OASIS ref: colchest3-285635
<b>Type of work:</b> Historic building recording	<b>Site director/group:</b> Colchester Archaeological Trust
<b>Date of work:</b> September 2017	<b>Size of area investigated:</b> 212 square metres
<b>Location of curating museum:</b> Colchester museum accession code COLEM 2017.71	<b>Funding source:</b> Colchester Borough Council
<b>Further seasons anticipated?</b> No	<b>Related CHER/EHER number(s):</b> ECC861
<b>Final report:</b> CAT Report 1222	
<b>Periods represented:</b> Medieval, Post-medieval, Modern	
<b>Summary of fieldwork results:</b> A programme of historic building recording was carried out by Colchester Archaeological Trust at 5 & 6 St Nicholas Street, Colchester in September 2017.  Five buildings were recorded on the site. The most historically significant were two jettied timber-framed buildings on the street frontage: 6 St Nicholas Street, a late 16th-/early 17th-century structure, which was built off the frame of 5 St Nicholas Street, a late 15th-century building. 5 St Nicholas Streets jetties are a later addition, and it may originally have had its origins as a single room open hall. Other buildings recorded included a late Victorian extension, with a third-floor added in the early 20th century, and the remains of a late 16th-century brick extension.	
<b>Previous summaries/reports:</b> none	
<b>CBC monitor:</b> Jess Tipper	
<b>Keywords:</b> hall-house, timber-framed, jetties	<b>Significance:</b> **
<b>Author of summary:</b> Mark Baister	<b>Date of summary:</b> April 2018

# Written Scheme of Investigation (WSI) for historic building recording at 5 St Nicholas Street (Jacks), Colchester, Essex, CO1 1LB

**NGR:** TL 9982 2517 (centre)

**Planning reference:** 161296

**Commissioned by:** Adam Edwards, Percell

**Client:** Colchester Borough Council

**Curating Museum:** Colchester Museum

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

**CHER project code:** [tbc](#)

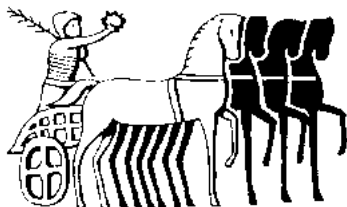
**CAT project code:** 17/05i

**OASIS project id:** colchest3-285635

**Site manager:** Chris Lister

**CBC monitor:** Jess Tipper

**This WSI written:** 22.5.2017



COLCHESTER ARCHAEOLOGICAL TRUST  
Roman Circus House,  
Roman Circus Walk,  
Colchester,  
Essex, CO2 7GZ

*tel:* 01206 501785

*email:* [lp@catuk.org](mailto:lp@catuk.org)

## Site location and description

The development site is located in Colchester town centre, 130m SSW of Colchester Castle, at 5 St Nicholas Street in the former 'Jacks' store (Fig 1). The site is centred on NGR TL 9982 2517.

## Proposed work

The proposed work comprises the conversion of the building into 7 flats and a flexible A1/2 or A3 use.

## Archaeological background

The following archaeological background draws on the Colchester Archaeological Trust report archive, the Colchester Historic Environment Record (CHER) and the Essex Historic Environment Record (EHER) accessed via the Heritage Gateway:

Building nos. 5-6 St Nicholas Street comprises two timber-framed ranges connected by a single peg-tile roof. It is thought to date from the 17th century, though has been successively altered during its lifetime. In the 19th century a new two-storey extension was added to the rear of no.6. By the 20th century this had been raised a further storey and the yard to both properties enclosed. The building is locally listed and is recognised for the contribution the external elevations make to the character of the Colchester Town Centre Conservation Area. The development site is currently in A1 use as a charity shop, though it was the home of 'Jacks Famous Supplies Store' from 1946 to 2013 (Purcell, 2016).

The desk-based assessment for the site (Purcell 2016) states that:

*5-6 St Nicholas Street comprises two timber-framed structures, connected by a single peg-tile roof. The building is two storey plus an attic floor, the gable ends of which front St Nicholas Street. The layout of this two-storey building is L-shaped, with the north block (No.5) extending to the east. A single storey wing with attic storey fronts Culver Street East, known as 60 Culver Street East. Buildings adjoin the site to the north and east, completely enclosing the property on two sides.*

*The buildings are jettied on the first and second floor and feature shop fronts at ground floor. The site is accessed from St Nicholas Street via shop doors to No.5 and a door to No.6.*

*The south elevation fronts Culver Street and has been underbuilt in brick. Adjoining the main building is a two storey brick wing which provides access to the rear of the shop. Adjoining this building to the east is 60, Culver Street East, a brick two storey building with attic floor. The building backs onto a single storey structure with roof terrace above, which was formerly an open yard.*

*Internally, the ground floor is largely in use as retail space. No. 5 is open plan with retail space extending the entire length of the block. The ground floor of 60, Culver Street is in use as a store room.*

*The first floor of 60, Culver Street is divided into two stores with a small kitchen. Above this, the attic floor is partitioned into two rooms, connected via a corridor running east to west with WCs at either end.*

See the DBA for a summary of the history of the building.

## Planning background

A planning application was made to Colchester Borough Council in May 2016 (application No.161296) proposing a change of use to seven flats and a flexible A1/2 or A3 use.

As a locally 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 3 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).

### **Requirement for work**

The archaeological work will comprise a RCHME Level 3 analytical record of the building prior to alteration. The building will be described, drawn and photographed.

Specifically the records will consider:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of the structure.
- Function and internal layout.
- Fixtures and fittings – this should include a more detailed photographic record of the surviving workshop features including tools and equipment with descriptions.
- Context of the site within its immediate contemporary landscape.

### **Staffing**

The number of field staff for this project is estimated as follows: One CAT building recorder for one day.

### **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.

Professional CAT field archaeologists will undertake all specified archaeological work, for which they will be suitably experienced and qualified.

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 2014).

Notification of the supervisor/project manager's name and the start date for the project will be provided to CBCAA one week before start of work.

At the start of work (immediately before work commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details,



Location and Creators forms. At the end of the project all parts of the OASIS online form will be completed for submission to EHER. This will include an uploaded .PDF version of the entire report.

A project or site code will be sought from CBCAA and/or the curating museum, as appropriate to the project. This code will be used to identify the project archive when it is deposited at the curating museum.

## **Building recording methodology**

A Historic England Level 3 survey of the building will be undertaken prior to alteration.

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

- Essex Historic Environment Record.
- Essex Records Office.
- 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 position of the building will be shown and any adjacent buildings will be given a unique number noting date of construction and function (where known).

Based on existing architect's plans and using the RCHME (1996) conventions, floor plans and elevations at a scale of 1:100 will be made of the building. Doors, windows, internal divisions, truss positions, together with any surviving fixtures/fittings must be shown together with any evidence of phasing.

The building (exterior and the interior) will be viewed, described in detail and photographed. The description will seek to address materials, dimensions, method of construction, joinery, fenestration, spatial configuration, phasing, any evidence of original fixtures/fittings.

A full photographic record will be made comprising colour digital photographs and black and white print. This record will include both general shots and details of external and internal features (ie structural detail, joinery, fixtures and fittings joinery/carpenters'/timber marks etc). A photographic scale will be included in the case of detailed photographs. The photographic record will be accompanied by a photographic register detailing (as a minimum) location and direction of shot.

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.

## **Results**

Notification will be given to CBCAA when the recording has been completed.

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

The building recording report will include:

- The aims and methods adopted in the course of the investigation.
- A resume of the history and development of the building and a brief discussion on the design, date, form and function of the building and any significant modifications/reuse.
- Annotated drawings including a location map, an overall plan showing all buildings and copies of all plans and sections. Where appropriate, the plan drawings will be tied into the OS Grid.
- Where appropriate, the discussion and conclusions should be made with reference to the objectives outlined in Brown and Glazebrook (2000) and Medlycott (2011)
- Labelled re-productions of a representative sample of the photographs
- A concise non-technical summary of the project results.

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.

### **Archive deposition**

A copy of the full archive comprising drawings, photographs, negatives and the film register, copies of any correspondence and the full report will be submitted to the curating museum within twelve months of completing the fieldwork.

The archive will be prepared in accord with the curating 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.

### **Monitoring**

The CBCAA 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.

### **References**

- |          |       |   |
|----------|-------|---|
| Brown, D | 2007  | <i>Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation</i>              |
| CAT      | 2014  | <i>Health &amp; Safety Policy</i>   |
| CBCAA    | 2016  | <i>Brief for Level 3 Historic Building Recording at 5 (Jacks) St Nicholas Street Colchester, CO1 1LB, by J Tipper</i> |
| CIfA     | 2014a | <i>Standard and Guidance for an archaeological evaluation</i>   |
| CIfA     | 2014b | <i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives</i>        |
| CIfA     | 2014c | <i>Standard and guidance for the collection, documentation, conservation and</i>                                      |

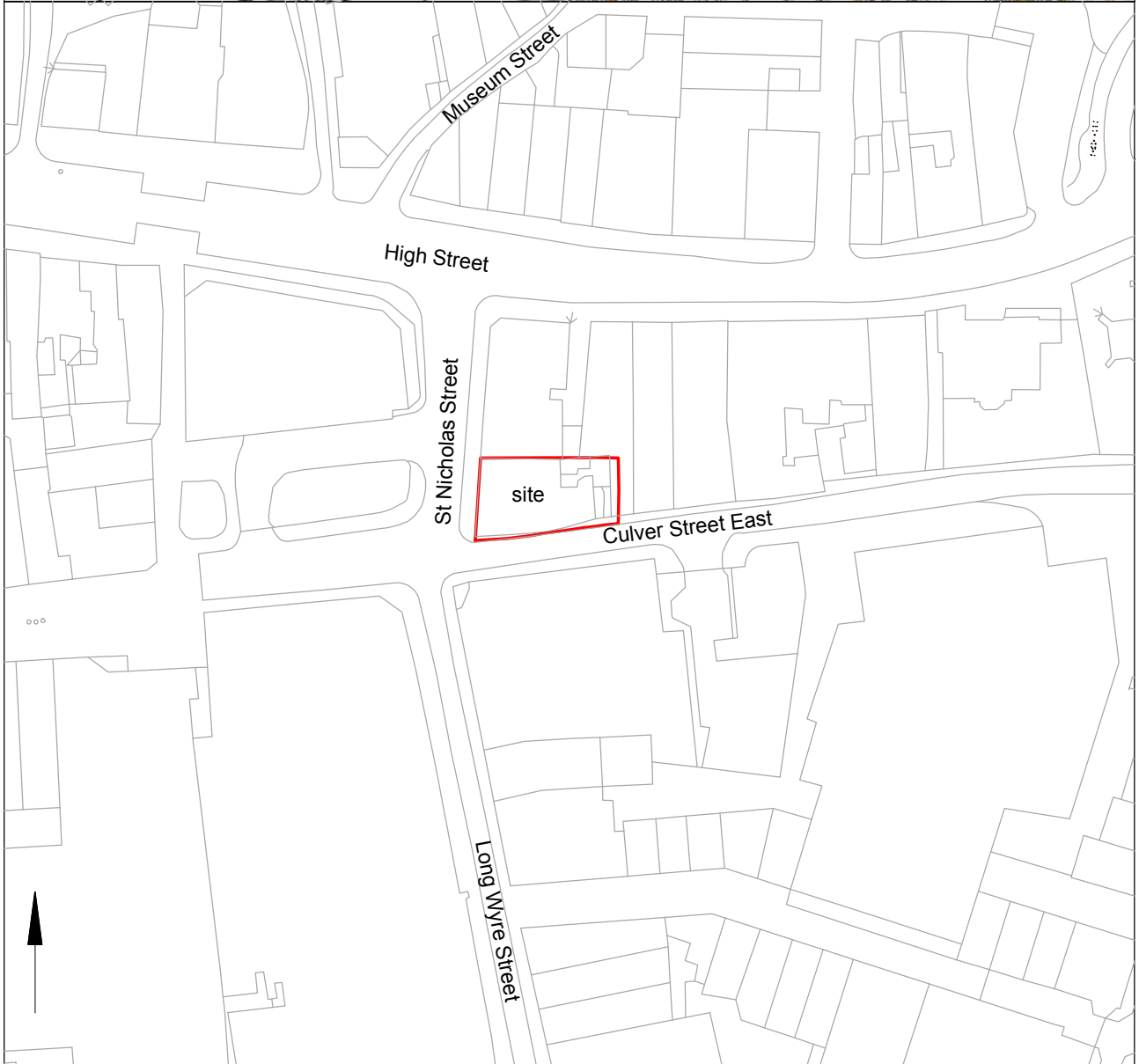
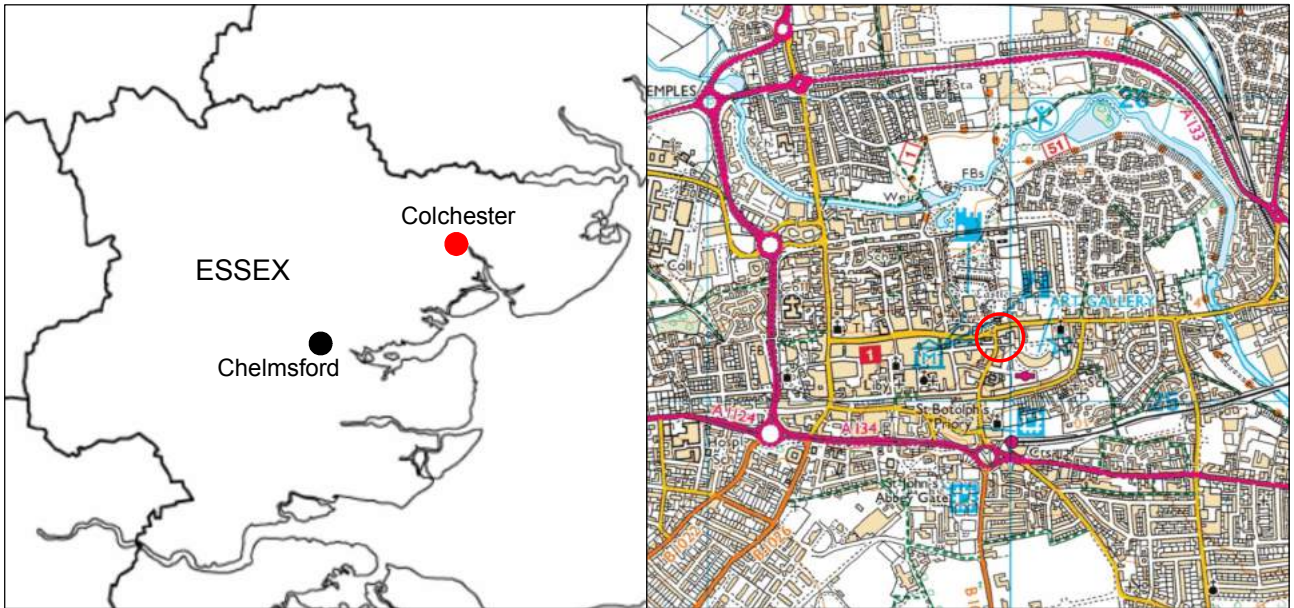
		<i>research of archaeological materials</i>
DCLG	2012	<i>National Planning Policy Framework</i>
English Heritage	2006	<i>Management of Research Projects in the Historic Environment (MoRPHE)</i>
Gurney, D	2003	<i>Standards for field archaeology in the East of England. East Anglian Archaeology Occasional Papers 14 (EAA 14).</i>
Medlycott, M	2011	<i>Research and archaeology revisited: A revised framework for the East of England. East Anglian Archaeology Occasional Papers 24 (EAA 24)</i>
Percell	2016	<i>Jacks, 5-6 St Nicholas Street and 60 Culver Street East Archaeological Desk Based Assessment, Issue 1</i>

L Pooley



Colchester Archaeological Trust  
 Roman Circus House  
 Roman Circus Walk  
 Colchester  
 Essex  
 CO2 2GZ

tel: 01206 501785  
 email: [lp@catuk.org](mailto:lp@catuk.org)



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Fig 1 Site location.



# OASIS DATA COLLECTION FORM: England

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**OASIS ID: colchest3-285635**

### Project details

Project name	Historic building recording at 5 and 6 St Nicholas Street (formerly 'Jacks'), Colchester CO1 1LB
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust at 5 and 6 St Nicholas Street, Colchester in September 2017. Five buildings were recorded on the site. The most historically significant were two jettied timber-framed buildings on the street frontage: 6 St Nicholas Street, a late 16th-/early 17th-century structure, which was built off the frame of 5 St Nicholas Street, a late 15th-century building. 5 St Nicholas Streets jetties are a later addition, and it may originally have had its origins as a single room open hall. Other buildings recorded included a late Victorian extension, with a third-floor added in the early 20th century, and the remains of a late 16th-century brick extension.
Project dates	Start: 03-09-2017 End: 24-04-2018
Previous/future work	Yes / Not known
Any associated project reference codes	17/05i - Contracting Unit No.
Any associated project reference codes	161296 - Planning Application No.
Any associated project reference codes	2017.71 - Museum accession ID
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 3 - Retailing
Monument type	HALL HOUSE Medieval
Significant Finds	CHIMNEY Post Medieval
Significant Finds	FLOOR Post Medieval
Significant Finds	BEAM Medieval
Methods & techniques	""Photographic Survey"", ""Survey/Recording Of Fabric/Structure""
Prompt	Planning condition

### Project location

Country	England
Site location	ESSEX COLCHESTER COLCHESTER 5-6 St Nicholas Street
Postcode	CO1 1LB
Study area	212 Square metres
Site coordinates	TL 9982 2517 51.888688556122 0.904069345952 51 53 19 N 000 54 14 E Point

### 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	Mark Baister
Type of sponsor/funding body	Developer

### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Colchester Museum
Digital Archive ID	2017.71
Digital Contents	"Survey","other"
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	Colchester Museum
Paper Archive ID	2017.71
Paper Contents	"Survey"
Paper Media available	"Correspondence","Miscellaneous Material","Photograph","Plan","Report","Survey "

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic building recording at 5 and 6 St Nicholas Street (formerly 'Jacks'), Colchester CO1 1LB
Author(s)/Editor(s)	Baister, M.
Other bibliographic details	CAT Report 1222
Date	2018
Issuer or publisher	Colchester Archaeological Trust

Place of issue or publication	Colchester
Description	A4 bound report with black opaque back and clear plastic front.
URL	<a href="http://cat.essex.ac.uk/summaries/CAT-1222.html">http://cat.essex.ac.uk/summaries/CAT-1222.html</a>
Entered by	Mark Baister (mb@catuk.org)
Entered on	24 April 2018

## OASIS:

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

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