

**Historic building recording at  
the Rising Sun and Maçonite buildings,  
3 Hythe Station Road,  
Colchester, Essex CO2 8JZ**

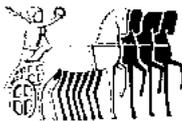
**November 2018**



**report prepared by  
Mark Baister**

**commissioned by  
Steven Higgon (HGN Design Ltd)  
on behalf of  
Prospect Park Property**

CAT project ref.: 18/10g  
NGR: TM 0155 2474 (c)  
Planning reference: 163196  
CHER number: ECC4271  
Colchester Museum accession code: COLEM 2018.105  
OASIS project id: colchest3-3314814



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

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

**CAT Report 1359**  
December 2018

## Contents

1	Summary	1
2	Introduction	1
3	Aims	2
4	Methodology	2
5	Historical background	3
6	Building recording descriptive record	14
	Structure 1: <i>the former Rising Sun public house</i>	14
	Structure 2: <i>house extension to the Rising Sun</i>	23
	Structure 3: <i>outbuilding</i>	31
	Structure 4: <i>W.C. extension</i>	32
	Structure 5: <i>four-storey house</i>	33
	Structure 6: <i>northernmost warehouse</i>	42
	Structure 7: <i>central warehouse</i>	49
	Structure 8: <i>southernmost warehouse</i>	58
	Structure 9: <i>boiler-house extension</i>	64
7	Discussion	66
8	Acknowledgements	71
9	References	71
10	Abbreviations and glossary	72
11	Archive deposition	73
12	Contents of archive	73
	Appendix 1: Full digital photographic record (images on accompanying CD)	74

Figures after p87

OASIS Data Collection Form

EHER Summary Sheet

## List of maps

	pg
Map 1 Detail of the Hythe from Morant's map of Colchester (1748). Hythe Bridge visible but no development on eastern bank of the river.	4
Map 2 1777 Chapman and André map, Plate IV. Hythe Bridge visible but, again, no development to the east.	4
Map 3 1837 tithe map, with Rising Sun, its extension and outbuilding highlighted in red (Structures 1 – 3). Development on eastern side of River Colne (under same ownership) highlighted in blue (ERO D/CT 90B).	5
Map 4 1848 map by E. Monson. Rising Sun, extension and outbuilding highlighted in red.	6
Map 5 1875 6-inch OS map. Structures 1-3 and 5-7 highlighted in red. Structures 4, 8 and 9 not yet constructed. Hythe Station and tram-lines on east bank of River Colne visible.	7
Map 6 1896 25-inch OS map. Rising Sun, extension, outbuilding, house and warehouses highlighted in red. Note the addition of the southern warehouse (Structure 8).	7
Map 7 1921 25-inch OS map. Site appears much as it does today. Structures 1-9 highlighted in red.	10

## List of adverts

	pg
Advert 1 Partial advert appealing for shareholders for the newly created Maponite Ltd. Taken from the London Standard July 16th, 1898.	8

<b>List of plans</b>		<b>pg</b>
Plan 1	1898 plan of extension to warehouses for a W.C. (Structure 4). ERO D/B 6 Pb3/1265. Note passage leading out of the extension onto Hawkins Road.	9
Plan 2	1898 plan of extension to warehouses for a boiler-room (Structure 9). ERO D/B 6 Pb3/1256. The eastern elevation of the boiler-room in this plan is slightly different than its current appearance (see Fig 12). This is likely due to a change in the plan or later alteration. Also visible is the original barrel-roof (now replaced with a single pitch).	9
 <b>List of photographs reproduced in text</b>		<b>pg</b>
Photograph 1	Showing the manufacture and packing of Maпонite golf balls. Photo taken in the top-floor of one of the warehouses (possibly Structure 7?) sometime between 1900-1903. From <a href="http://www.rhodmcewangolf.com">www.rhodmcewangolf.com</a> .	10
Photograph 2	North and east elevations of the Rising Sun in 1925, showing brickwork. Man standing in doorway is presumably landlord Walter S Clements. Sash windows visible on northern elevation, as well as small fenced garden to east. Taken from Jephcott 1999, 252.	11
Photograph 3	Taken from the old Hythe Bridge, this shows Hythe Station Road and the north and western elevations of the Rising Sun (now rendered) in 1945. From <a href="http://www.francisfrith.com">www.francisfrith.com</a> .	11
Photograph 4	West elevation of warehouses in 1956 (Structures 7 and 8), showing original rounded roofs. Shows warehouses were occupied by Crosse and Blackwell Ltd. Also visible is the lift on the frontage of Structure 8. The large chimney in the top right, rising from the adjacent warehouse, is much taller than it is today.	12
Photograph 5	North-west and north-east elevations of the Rising Sun (left of frame; Structure 1) and the house extension (right of frame; Structure 2). Photograph taken facing south.	14
Photograph 6	North-east elevation of the Rising Sun (Structure 1). Photograph taken facing south-west.	15
Photograph 7	South-west elevation of the Rising Sun (right of frame; Structure 1) and the house extension (left of frame; Structure 2). Photograph taken facing north.	15
Photograph 8	Basement of Rising Sun (Structure 1). Showing north-west fireplace and inserted dumb waiter. Photograph taken facing south-west.	16
Photograph 9	Detail of plate screwed to dumb waiter in basement of Rising Sun.	16
Photograph 10	Basement of the Rising Sun, showing inserted brick plinths supporting modern beams in north-east room. Photograph taken facing south-east.	17
Photograph 11	Modern beams, both timber and metal, supporting the ground-floor of the Rising Sun. Photograph taken facing east.	17
Photograph 12	Staircase leading down to basement from ground-floor of Rising Sun. Photograph taken facing south-east.	18
Photograph 13	Modern bar inserted into ground-floor of Rising Sun. Photograph taken facing south-west.	18
Photograph 14	Decorated wooden panels and inserted serving hatch in south-west room on ground-floor of Rising Sun. Photograph taken facing north-west.	19
Photograph 15	Eastern wall of south-west room on ground-floor of Rising Sun. Blocked doorway visible to left of frame, inserted doorway visible to right. Photograph taken facing north-east.	19
Photograph 16	North-east fireplace on ground-floor of Rising Sun, with modern surround. Photograph taken facing north-east.	20

Photograph 17	Exposed English-bond brickwork on first-floor of Rising Sun. Photograph taken facing north-east.	20
Photograph 18	Original brick fireplace in north-east room on the first-floor of the Rising Sun. Photograph taken facing north-east.	21
Photograph 19	Roof structure above southern range of Rising Sun, observed from first-floor. Photograph taken facing east.	21
Photograph 20	South-west elevation of the house extension (Structure 2). Photograph taken facing east.	23
Photograph 21	Rebuilt chimney-stack of Rising Sun, visible in basement of Structure 2. Photograph taken facing east.	24
Photograph 22	Surviving section of pavior-brick floor in northern room of house extension's (Structure 2's) basement. Photograph taken facing south-east.	24
Photograph 23	Detail of wall in northern room of Structure 2's basement, showing inserted brick pillars. Photograph taken facing north-west.	25
Photograph 24	Eastern side of fireplace in northern room of house extension, showing damage. Photograph taken facing south-west.	25
Photograph 25	View of original door on ground-floor from location of removed stairway in basement of Structure 2. Photograph taken facing south-west.	26
Photograph 26	Northern room of Structure 2's basement, showing west wall of Rising Sun. Note the central structural wall of the house extension (to right) is not bonded to the pub's walls. Photograph taken facing east.	26
Photograph 27	Joists supporting ground-floor, view from southern room of basement in Structure 2. Photograph taken facing south.	27
Photograph 28	South-west room on ground-floor of house extension. Showing external entrance, fireplace and exposed brickwork. Photograph taken facing north-west.	27
Photograph 29	Partially boarded over original door to basement in north-east room of ground-floor in Structure 2. Photograph taken facing south.	28
Photograph 30	Southern staircase, view from the first-floor. Note top step is boarded over. Timber to right of frame would have supported boards covering whole staircase. Also visible at bottom of staircase is exposed brickwork with join and ?queen closers. Photograph taken facing north-east.	28
Photograph 31	South-west room on first-floor of Structure 2, showing exposed brickwork and fireplace. Photograph taken facing north-west.	29
Photograph 32	Vertical-planked door on first-floor of the house extension. Photograph taken facing north-west.	30
Photograph 33	Rear of vertical-planked door, showing Bakelite handle and rim latch. Photograph taken facing west.	30
Photograph 34	North-west and south-west elevations of the outbuilding (Structure 3). Photograph taken facing south-east.	31
Photograph 35	Internal division within Structure 3, showing brick pillars. Cement block wall visible behind. Photograph taken facing north-west.	31
Photograph 36	Northern elevation of Structure 6 (northern warehouse). Also shows Structure 4 to right of frame. Photograph taken facing south.	32
Photograph 37	Interior of Structure 4. Photograph taken facing north.	32
Photograph 38	Northern elevation of four-storey house (Structure 5). Photograph taken facing south-west.	33
Photograph 39	Eastern elevation of Structure 5. Photograph taken facing west.	34
Photograph 40	Western elevation of Structure 5. Photograph taken facing west.	34
Photograph 41	Staircase leading up from basement of four-storey house (Structure 5). Photograph taken facing north.	35

Photograph 42	Fireplace in eastern room of basement in Structure 5. Note carved wooden surround. Water heater visible to left. Photograph taken facing north.	36
Photograph 43	Fireplace in western room of basement in Structure 5. Photograph taken facing north.	36
Photograph 44	Brick-built water heater in eastern room of Structure 5's basement, adjacent to fireplace. Photograph taken facing north-west.	37
Photograph 45	Herringbone-strutting supporting the ground-floor in the four-storey house. Photograph taken facing north-west.	37
Photograph 46	Exposed lath and plaster of wall forming division in ground-floor of Structure 5. Photograph taken facing south-west.	38
Photograph 47	Partially blocked fireplace in eastern room on ground-floor of Structure 5. Photograph taken facing north.	38
Photograph 48	Underside of second-floor in Structure 5, showing supporting herringbone-strutting. Photograph taken facing north.	39
Photograph 49	Blocked entrance from second-floor of Structure 5 into northern warehouse. Metal girder supporting roof of northern warehouse visible. Photograph taken facing south-west.	39
Photograph 50	Metal register grate taken from fireplace on first-floor of Structure 5.	40
Photograph 51	Timber roof of Structure 5. Photograph taken facing west.	40
Photograph 52	Top of chimney-stack in Structure 5, having been removed to below the rafters. Note the modern rafters above it. Photograph taken facing north-west.	41
Photograph 53	Eastern elevation of northern warehouse (Structure 6). Photograph taken facing south-west.	42
Photograph 54	Wooden sign above inserted entrance on eastern elevation of Structure 6. Reads "Maponite Building". Photograph taken facing west.	43
Photograph 55	Upper window in east elevation of Structure 6. Rebuilt brick surround visible. Photograph taken facing west.	43
Photograph 56	Western elevation of range of warehouses. Structure 6 to left, Structure 8 to right. Photograph taken facing south-east.	44
Photograph 57	Ground-floor of Structure 6. Photograph taken facing south-west.	44
Photograph 58	Modern brick staircase leading up to first-floor of Structure 6. Photograph taken facing north-east.	45
Photograph 59	Inserted modern features in western end of Structure 6's ground-floor. Stairway leading down from first-floor to external door visible in centre. Staircase up to first-floor of Structure 5 visible to right. Photograph taken facing west.	45
Photograph 60	Recess in southern ground-floor wall of Structure 6, possibly to support a binding-beam for original floor level? Photograph taken facing south.	46
Photograph 61	Inserted entrance with a concrete lintel between Structures 6 and 7 on the ground-floor. Photograph taken facing north.	46
Photograph 62	Original entrance with arch between Structures 6 and 7 at ground-floor level, now bricked over. Photograph taken facing north.	47
Photograph 63	Possible metal-framed ?gas-light holder in recess in south ground-floor wall of Structure 6. Photograph taken facing south.	47
Photograph 64	Metal-beam supporting inserted first-floor of Structure 6, adjacent to a bisected original window. Photograph taken facing north.	48
Photograph 65	First-floor of Structure 6. Photograph taken facing south-west.	48
Photograph 66	East elevation of warehouse range. Structure 8 to left, Structure 6 to right. Photograph taken facing north-west.	49
Photograph 67	East elevation of Structure 7. Photograph taken facing west.	50
Photograph 68	Range of buildings fronting onto River Colne. From left to right; Structure 5, Structure 6, Structure 7, Structure 8 and red-brick warehouses outside the site. Photograph taken facing east.	50

Photograph 69	Vertical-planked door on western elevation of Structure 7 (blocked from the inside. Photograph taken facing east.	51
Photograph 70	Inserted metal fan with brick-surround on west elevation of Structure 7. Photograph taken facing east.	51
Photograph 71	Ground-floor of Structure 7. Photograph taken facing north-west.	52
Photograph 72	Modern skin of bricks over original brickwork in western end of Structure 7. Entrance and windows on western elevation also visible. Photograph taken facing north-west.	52
Photograph 73	Original entrance on ground-floor between Structures 7 and 8. Archway above. Photograph taken facing south.	53
Photograph 74	Possible ?gas-light holder in northern brickwork on ground-floor of Structure 7. Photograph taken facing north.	54
Photograph 75	Eastern end of ground-floor of Structure 7. Photograph taken facing north-east.	54
Photograph 76	Herringbone strutting supporting first-floor of Structure 7. Photograph taken facing south.	55
Photograph 77	First-floor of Structure 7. Photograph taken facing south-west.	55
Photograph 78	Window opening bisected by insertion of second-floor in Structure 7. Photograph taken facing south-east.	56
Photograph 79	Entrance between Structures 7 and 8 on first-floor. Photograph taken facing south-west.	56
Photograph 80	Entrance into second-floor of Structure 7, showing differing floor-levels. Photograph taken facing north.	57
Photograph 81	Second-floor of Structure 7. Ramp visible in foreground. Photograph taken facing east.	57
Photograph 82	East elevation of Structure 8. Photograph taken facing west.	58
Photograph 83	South elevation of Structure 8. Projecting bricks visible. Photograph taken facing north-west.	59
Photograph 84	Western elevation of Structure 8. Modern brickwork shows location of removed lift and entrance shown in Photograph 4. Photograph taken facing east.	59
Photograph 85	Ground-floor of Structure 8. Photograph taken facing north-west.	60
Photograph 86	Visible scarring on brickwork of original staircase in ground-floor of Structure 8. Modern staircase visible to right of frame. Photograph taken facing west.	60
Photograph 87	Western wall in ground-floor of Structure 8, showing blocked western doorway, and its height above floor-level, to left of frame. Also visible is a blocked window and another blocked opening in the northern wall to the right. Photograph taken facing west.	61
Photograph 88	Possible ?gas-light holder on southern ground-floor wall of Structure 8. Photograph taken facing south.	61
Photograph 89	First-floor of Structure 8. Photograph taken facing south-west.	62
Photograph 90	Second-floor of Structure 8. Photograph taken facing north-west.	62
Photograph 91	Inserted radiator on second-floor of Structure 8. Photograph taken facing north.	63
Photograph 92	East elevation of Structure 9. Photograph taken facing west.	64
Photograph 93	Interior of Structure 9. Photograph taken facing south-east.	64
Photograph 94	Detailed shot showing join between Structures 8 and 9. Alternating brick courses visible due to projecting bricks from Structure 8. Photograph taken facing north-west.	65

### **List of figures**

- Fig 1 Site location.
- Fig 2 Plan of site showing the structures detailed in this report.
- Fig 3 Basement plan of Structures 1 and 2. Location and direction of photographs reproduced in text shown, along with phasing.
- Fig 4 Ground-floor plan of Structures 1 and 2. Location and direction of photographs reproduced in text shown, along with phasing.
- Fig 5 First-floor plan of Structures 1 and 2. Location and direction of photographs reproduced in text shown, along with phasing.
- Fig 6 North-west elevation of Structures 1 and 2 with phasing.
- Fig 7 South-east elevation of Structures 1 and 2 with phasing.
- Fig 8 South-west and north-east elevations of Structures 1 and 2 with phasing.
- Fig 9 Ground-floor plan of Structures 3-9. Location and direction of photographs reproduced in text shown, along with phasing.
- Fig 10 First-floor plan of Structures 5-8. Location and direction of photographs reproduced in text shown, along with phasing.
- Fig 11 Second-floor plan of Structures 5 and 8. Location and direction of photographs reproduced in text shown, along with phasing.
- Fig 12 East and west elevations of Structures 4-9 with phasing.
- Fig 13 North elevation of Structures 4-6 with phasing.
- Fig 14 Section through Structures 6-9, showing floor levels and phasing.

## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust at the The Rising Sun and Maponite buildings, 3 Hythe Station Road, Colchester, Essex in November 2018.*

*A total of nine buildings were recorded on the site, ranging in date from the late 18th century to the late 19th century. The most prominent buildings on the site are range of mid 19th-century warehouses, one of which may have been a bonded warehouse. The earliest building on the site is a late 18th-century public-house, the Rising Sun. All the buildings have a large amount of modern alterations, most prominently in the warehouses, which have had modern floors inserted, with stairways and lift shafts added. The Rising Sun has had a modern bar and W.Cs added, but still retains a selection original Georgian features, including brick fireplaces and vertically-planked doors.*

## 2 Introduction (Fig 1)

This is the archive report on a historic building recording of the The Rising Sun and Maponite buildings in advance of their proposed conversion and refurbishment. The recording work was commissioned by Steven Higgon (HGN Design Ltd) on behalf of Prospect Park Property, and carried out by Colchester Archaeological Trust (CAT) in November 2018. The Rising Sun and the Maponite buildings are located at 3 Hythe Station Road in Colchester, over the Hythe Bridge on the eastern bank of the River Colne, at NGR TM 0155 2474 (Fig 1).

A planning application (planning ref. 163196) was submitted to Colchester Borough Council in December 2016 proposing the conversion of the former warehouses and public house into 27 flats and 3 commercial units. Also included in the proposals was the construction of 33 off-street parking spaces and associated amenity areas.

In response to this application, the Colchester Borough Council Archaeological Advisor (CBCAA) recommended that a Historic England Level 3 building survey be made of the buildings prior to any conversions or alterations taking place (CBC 2018). This recommendation was given based on the site's location within an area highlighted by the CHER as having heritage assets. This recommendation was made based on the National Planning Policy Framework (DCLG 2012).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2018) 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* (Historic England 2015), *Standards for field archaeology in the East of England* (EAA 14) and *Research and Archaeology Revised: A Revised Framework for the East of England* (EAA 24). In addition, the guidelines contained in *Understanding Historic Buildings, A guide to good recording practice* (Historic England 2016) were followed.

### 3 Aims

The aim of the building recording was to provide a detailed record and assessment of the buildings prior any alteration taking place. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:

*“Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis.”*

*The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building’s broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group.”*

In particular the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structure.
- Original function and layout.
- Original and later fixtures and fittings.
- The significance of the site in its immediate local context.

### 4 Methodology

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of The Rising Sun and the Maponite buildings.
- A large-scale block plan of the site.
- Annotated and phased elevations and floor-plans of the buildings at a scale of 1:100 and 1:150.
- A description of the buildings. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record, comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

## 5 Historical background (Fig 2)

The following historical background draws on cartographic sources, photographic evidence, the Colchester Historic Environment Record (CHER) accessed via the Colchester Heritage Explorer ([www.colchesterheritage.co.uk](http://www.colchesterheritage.co.uk)), the Essex Records Office (ERO), the Essex Historic Environment Record (EHER) accessed via Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) and the Heritage Impact assessment of the site (Wood & Mulhearn 2016). Local history websites were also consulted, in particular the Colchester Historic Buildings Forum ([www.colchesterhistoricbuildingsforum.org.uk](http://www.colchesterhistoricbuildingsforum.org.uk)).

There are nine structures detailed in this report (Fig 2). They comprise:

- the former Rising Sun public house (Structure 1)
- a residential extension to west of the Rising Sun (Structure 2)
- an outbuilding to the south-east of the Rising Sun (Structure 3)
- a small single-storey W.C. extension to the warehouse range (Structure 4)
- a four-storey residential building to the south-west of the Rising Sun, abutting the warehouse range (Structure 5)
- three warehouses to the south of the site (Structures 6-8)
- a boiler-house extension to the southernmost warehouse (Structure 9)

The three warehouses and four-storey house (Structures 5-8) form a single range of buildings along the eastern bank of the River Colne, with Structures 4 and 9 extending off from this range to the north and south respectively. To the north of this range of buildings is an enclosed courtyard space, defined by The Rising Sun and its extension (Structures 1 and 2) to the north, the outbuilding (Structure 3) to the east, and a modern wooden fence to the west (Fig 2).

The Rising Sun (Structure 1) is a Grade II listed building (List Entry No. 1306772). Its listing entry is reproduced below:

*“Late C18. Brick rendered. 2 storeys, 4 windows, sashes with glazing bars. Ground floor as 2 canted bays. 2 doors with flat hoods over. Double-pitch tiled roof.”*

The warehouses (Structures 6-8) are locally listed (taken from [www.colchesterhistoricbuildingsforum.org.uk](http://www.colchesterhistoricbuildingsforum.org.uk)):

*“A group of four abutting quayside warehouses of different dates. Survivals from the Hythe's days as an active port. At least one of the units is said to have been a bonded warehouse (not verified). The northern three warehouses [Structures 6-8] were built sometime between 1848 and 1881 probably sequentially over a short period of time c.1850 starting with the most northerly building. The warehouses are of grey brick. The northern two look to be of the same design. At least one more warehouse was to be added to the row (see SE quoin of third warehouse). The warehouses may have been erected soon after the construction very nearby in 1847 of a goods railway station. Many years later, a further warehouse was added but this was of red brick and shorter in length. It was built between 1887 and 1924, probably around 1900. All four warehouses have been altered to limited degrees....*

*...All four form a group with a listed building, the former Rising Sun public house on Hythe Station Road.*

*Date: c.1850-1900”*

The fourth, red-brick, warehouse detailed in the local listing is outside the site (and the scope of this investigation).

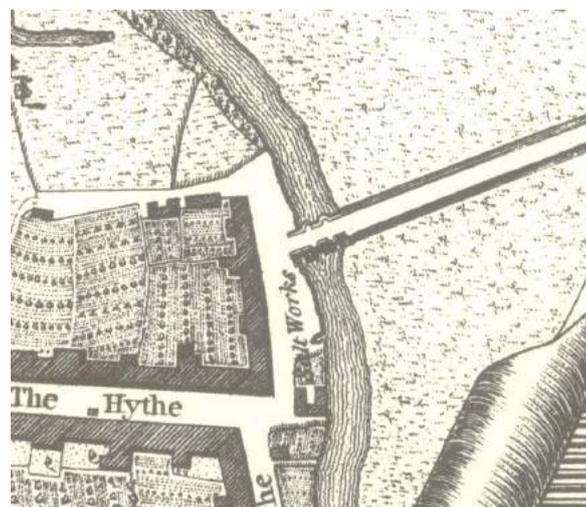
The site is located on the eastern bank of the River Colne and is situated within the Hythe, the port of Colchester since the Norman period. The original medieval quay is thought to have been on the west bank of the river, opposite the current site (CAT Report 388). The site lies to the west of Hawkins Road, which is named after the Hawkins family who were successful timber merchants and owned a significant proportion of the Hythe in the 19th century (Wood & Mulhearn 2016, 30).

There has been a crossing over the River Colne in this location since at least 1407, when a footbridge was constructed (Cooper 1994, 41-42). Morant (1748) tells us that in 1473 this footbridge was replaced with a cart-bridge, which was itself rebuilt (in brick) in 1737. The bridge was rebuilt in the mid-Victorian period, suffering a set-back when it collapsed during construction (Philips 2004). The bridge in the location of the original crossing is now pedestrianised, and the modern (1960s) Hythe Bridge is located immediately to the south (Fig 1).

Despite there having been a crossing in this location since the early 15th century, there is little cartographic evidence for any development along the east bank of the River Colne until the early 19th century. Two early maps of Colchester, by Philip Morant (1748; Map 1) and Chapman and André (1777; Map 2) both show the Hythe Bridge, but no buildings on the east side of the river.



**Map 1** Detail of the Hythe from Morant's map of Colchester (1748). Hythe Bridge visible but no development on eastern bank of the river.



**Map 2** 1777 Chapman and André map, Plate IV. Hythe Bridge visible but, again, no development to the east.

The first evidence of buildings to the east of Hythe Bridge is from documentary sources. The Rising Sun is listed in the alehouse recognisances of 1789 (Jephcott 1999, 251). The first recorded innkeeper, in 1793, is recorded as a John Sadler (D’Cruze 2010).

In 1827 the Rising Sun was put up for sale, along with several other properties in the Hythe. The associated Sales Catalogue (ERO D/DJ 2/8/77), although lacking plans, describes the Rising Sun and its associated buildings as follows:

*“Lot 11 comprises an extensive range of buildings, consisting a spacious malting with 2 Cisterns, Malt chambers and kiln, with Granaries and Warehouses over the same, Counting-house, Coal-yard, and Shed, now in the Occupation of Mr. B. Brown and others. Also, all that piece of ground, with all that well-accustomed public-house, called the “Rising Sun”, together with the Yard, Stables, Shed, and Cottages, and a Right of Passage to the same: and also, an extensive STONE and CHALK WHARF, with a Right of Passage to the Malting and Granary”*

The maltings and granaries mentioned in this sales description are no longer standing, but based on their description were probably in close proximity to the public house, and may be depicted on the tithe map (see below).

The cottages mentioned in this description might refer to the house extension to the west of the Rising Sun, which appears to have originally been subdivided into two dwellings (see pg 68). An advert for another sale of the Rising Sun in 1839 explicitly details the house extension, describing it as “two tenements adjoining” the public house (Essex Standard, 27th December 1839). This advert also details outhouses and stables, which probably included the outbuilding (Structure 3).

The Rising Sun and its associated buildings are not shown on a cartographic source until the 1837 tithe map of Colchester (Map 3). The map shows the public house and its extension, as well as the outbuilding (Structures 1-3). To the south of the Rising Sun, in the current location of the warehouses and four-storey house, is a large ‘L’-shaped building.



**Map 3** 1837 tithe map, with Rising Sun, its extension and outbuilding highlighted in red (Structures 1 – 3). Development on eastern side of River Colne (under same ownership) highlighted in blue (ERO D/CT 90B).

This building probably forms part of the maltings and granaries noted in the sales particulars of 1827 (see above). The accompanying tithe apportionment describes the site, as well as the entire area to the east of the River Colne, as consisting of “*Dock Yard ‘Sun Inn’ Coal Yards etc*” and being owned by a William Downes and Francis Smythies.

This Francis Smythies is presumably the son of Francis Smythies the town clerk (1742-1798), a “leading political figure” (D’Cruze 2010) in Colchester in the 18th century. He owned several properties, most notably the New Hythe (located further south on the western side of the river) in conjunction with William Hawkins (*ibid*), a senior member of the family after which Hawkins Road is named (see above). This close connection between the Hawkins and Smythies families may have implications as to the origin of the warehouses on the site, and is examined in the discussion (pg 66).

The 1848 trade directories list the occupier of the Rising Sun as a Joseph Finchman. A map of the town printed in the same year by E. Monson shows the site largely unchanged from the tithe map, with the only addition being a square extension to the south of the outbuilding (Map 4).



**Map 4** 1848 map by E. Monson. Rising Sun, extension and outbuilding highlighted in red.

The Rising Sun and its associated buildings were once again put up for sale in 1870 (The Suffolk Chronicle, 15th October 1870):

*“Rising Sun’ Public House together with Malting, Granary, Coal Yards, and Sheds, Lime Kiln, Bonding Warehouse and Bonding Yard, and Naphtha works: the whole offering every facility for wharfage and traffic of every description, both by water and rail, with early possession of some portion.”*

The maltings and granaries are still mentioned, but for the first time there is a specific mention of a bonding warehouse.

The census of 1871 has the Rising Sun owned by an Edward Harrington, and in 1881 it was owned by a Thomas Harrington (presumably a relation), who was also listed as a horse dealer.

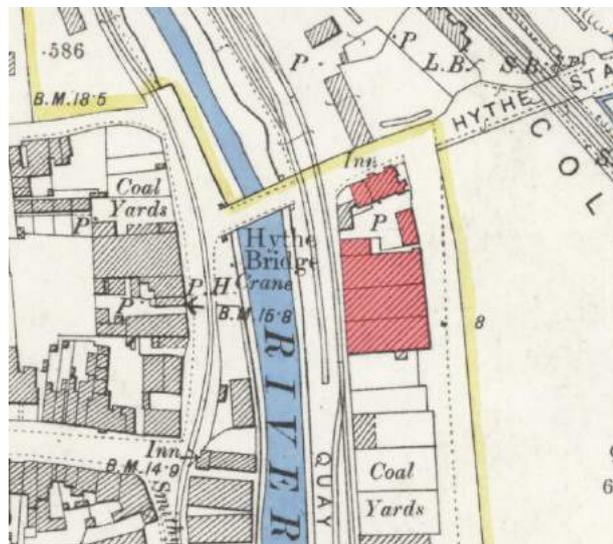
By the time the first edition 6-inch OS map is surveyed in 1875 the 'L'-shaped building to the south of the Rising Sun has been demolished (Map 5). In its place stands a square range of buildings with a projection to the north. These buildings appear to be the four-storey house (Structure 5) and the two northernmost warehouses (Structures 6 and 7) that still stand on the site. Also visible on this map is the Hythe railway station and a series of tracks for dockside trams that would have passed in-front of the warehouses.



**Map 5** 1875 6-inch OS map. Structures 1-3 and 5-7 highlighted in red. Structures 4, 8 and 9 not yet constructed. Hythe Station and tram-lines on east bank of River Colne visible.

The Colchester Brewing Company came into possession of the Rising Sun in 1886 (Jephcott 1999, 251) and its innkeeper in the 1891 census was a Daniel Southgate.

The second edition 25-inch OS map (Map 6), surveyed in 1896, shows the site in more detail. By this time the southernmost warehouse (Structure 8) has been constructed. Structures 4 and 9 are still not present.



**Map 6** 1896 25-inch OS map. Rising Sun, extension, outbuilding, house and warehouses highlighted in red. Note the addition of the southern warehouse (Structure 8).

Shortly after the 2nd edition OS map was surveyed the warehouses came into the ownership of Maçonite Ltd. This company specialised in the production of its namesake Maçonite, a newly patented synthetic composite material that could be used to produce golf ball and cricket balls, amongst other uses (Advert 1).

**MAPONITE (LIMITED).**  
**(MAPONITE GOLF and CRICKET BALLS, &c.).**

Incorporated under the Companies Acts, 1862 to 1893.

**CAPITAL . . . . . £100,000.**  
In 100,000 SHARES of £1 each.

**ISSUE OF 45,000 SHARES OF £1 EACH.**

Payable—2s. 6d. on Application; 7s. 6d. on Allotment; 5s. in One Month, and the Balance of 5s. in Three Months after Allotment.

---

**DIRECTORS.**  
H. G. HUTCHINSON, Esq., Shephard's Gate, Hartfield, Sussex.  
S. MURE FERGUSON, Esq., 58, Stanhope-gardens, Kensington.  
E. W. YOUNG, Esq., Little Laver Hall, Matching Green, Essex.  
J. A. BEGBIE, Esq., Dashwood House, Old Broad-street, London.

**ADVISORY EXPERT.**  
ROBERT E. PHILLIPS, Esq., Assoc. Inst. C.E., M.I. Mech. E., 70, Chancery-lane, London.

**BANKERS.**  
The BRITISH LINEN COMPANY BANK, Edinburgh, and Branches in Scotland, and 41 Lombard-street, London, E.C.

**SOLICITORS.**  
ASHURST, MORRIS, CRISP, and Co., 17, Throgmorton-avenue, E.C.

**AUDITORS.**  
JACKSON, PIXLEY, BROWNING, HUSEY, and Co., Chartered Accountants, 55, Coleman-street, London, E.C.

**SECRETARY AND OFFICES.**  
T. H. C. LEVICK, 13 and 14, Abchurch-lane, London, E.C.

---

**PROSPECTUS.**

This Company has been formed to acquire and work an invention for manufacturing a material called "Maçonite," letters patent for which have been applied for, and provisional protection granted.

The purchase includes all rights for the whole world.

Mr. Fletcher Moulton, Q.C., has been consulted on the validity of the patents, and states as follows:—

"I am of opinion that the invention to which the application for Letters Patent 2887 of 1898 relates was new at the date of that application, and that letters patent can be obtained thereon which will validly protect the invention."

Mr. Robert E. Phillips, A.M.I.C.E., M.I.Mech.E., &c., consulting engineer and patent agent, writes under date of July 1st., 1898, concerning the invention as follows:—

"Agreeably with your instructions, I have made an exhaustive search amongst the accessible published specifications of British and U.S.A. patents from the earliest date down to the present time, to ascertain whether the invention specified in application for Letters Patent No. 2887 of 1898 has been anticipated, and I have pleasure in reporting that my search has not disclosed any patent, either British or U.S.A., which either anticipates the aforesaid invention, or of which the said invention is an infringement."

"Having regard to the decisions in the cases 'Badische Anilin v. Levinstein,' and 'Nobel's Explosive Co. (Limited) v. Anderson' ('Cordite' case), and to the fact that the utility of this invention has been established beyond question, I am of opinion that the invention is the subject matter for Letters Patent, and that the patent, when granted, will be good and valid."

The different uses to which Maçonite can be put are, almost innumerable, but amongst others may be mentioned the following:—

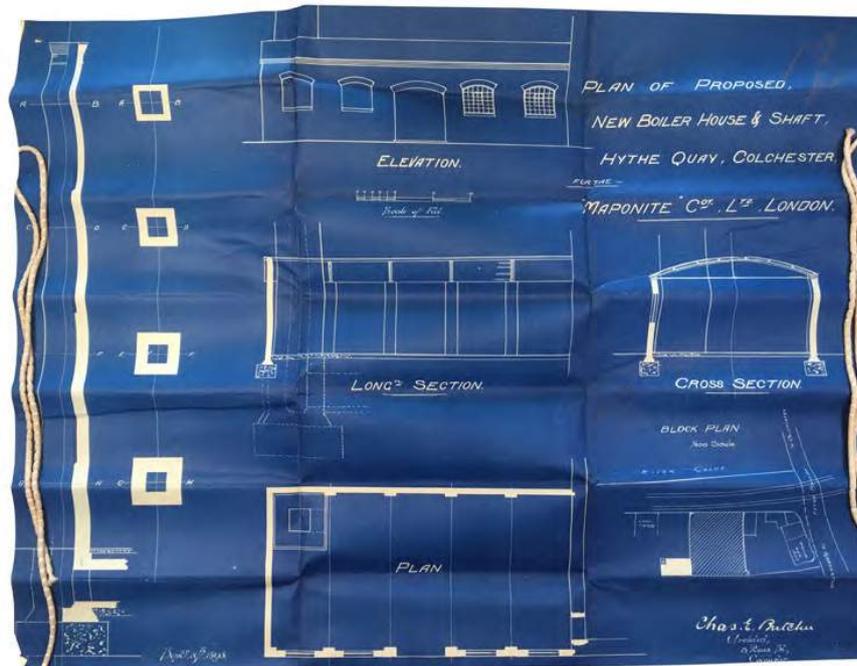
**GOLF BALLS.**  
**CRICKET BALLS.**  
**TOBACCO POUCHES, &c.**  
**SPRING BLOCKS FOR RAILWAY CARRIAGE BUFFERS.**  
**BELTING FOR ENGINES.**  
**AXLE DUST-GUARDS FOR RAILWAY CARRIAGES, &c.**

**Advert 1** Partial advert appealing for shareholders for the newly created Maçonite Ltd. Taken from the London Standard July 16th, 1898.

Almost immediately after coming into possession of the warehouses in 1898, Maponite Ltd added two more buildings to the range of structures; a single-storey W.C. to the north and a boiler-room to the south. Plans for these buildings are present in the Essex Records Office (Plans 1 and 2). These survive today as Structures 4 and 9 respectively. Of note is that the fourth warehouse in the range (constructed of red brick and not part of this investigation) was constructed in the same year.



**Plan 1** 1898 plan of extension to warehouses for a W.C. (Structure 4). ERO D/B 6 Pb3/1265. Note passage leading out of the extension onto Hawkins Road.



**Plan 2** 1898 plan of extension to warehouses for a boiler-room (Structure 9). ERO D/B 6 Pb3/1256. The eastern elevation of the boiler-room in this plan is slightly different than its current appearance (see Fig 12). This is likely due to a change in the plan or later alteration. Also visible is the original barrel-roof (now replaced with a single pitch).

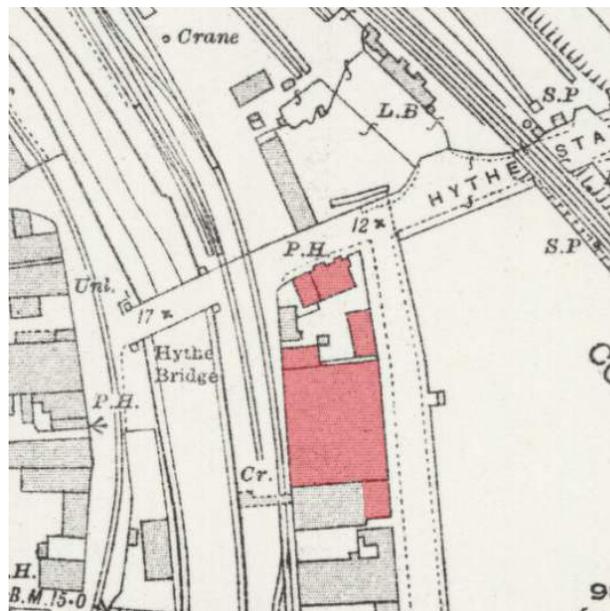
Ultimately, Maponite Ltd was short lived, liquidating in 1903. Its primary golf ball product failed to revolutionise the market. It compared unfavourably to the Haskell ball, a rubber-cored golf ball that started being produced around a similar time, and from which most modern golf balls are derived (see [www.scottishgolfhistory.org](http://www.scottishgolfhistory.org)).



PACKING MAPONITE GOLF BALLS.

**Photograph 1** Showing the manufacture and packing of Maponite golf balls. Photo taken in the top-floor of one of the warehouses (possibly Structure 7?) sometime between 1900-1903. From [www.rhodmcewangolf.com](http://www.rhodmcewangolf.com).

The 1921 25-inch OS map shows the new construction of Structures 4 and 9, and depicts the site much as it is today (Map 7). The building forming the western extent of the courtyard to the north of the warehouses appears on cartographic sources throughout the 20th century and has only been demolished within the last 10 years.



**Map 7** 1921 25-inch OS map. Site appears much as it does today. Structures 1-9 highlighted in red.

A 1925 photograph of the Rising Sun shows the un-rendered north and east elevations (Photograph 2). The sign above the door lists the proprietor as Walter S Clements, presumably the man standing in the doorway.



**Photograph 2** North and east elevations of the Rising Sun in 1925, showing brickwork. Man standing in doorway is presumably landlord Walter S Clements. Sash windows visible on northern elevation, as well as small fenced garden to east. Taken from Jephcott 1999, 252.

The Rising Sun was sold to the Staffordshire-based brewers Ind Coope in the 1930s, and by 1945 the brickwork of the pub had been rendered over, as a photograph from that year shows (Photograph 3).



**Photograph 3** Taken from the old Hythe Bridge, this shows Hythe Station Road and the north and western elevations of the Rising Sun (now rendered) in 1945. From [www.francisfrith.com](http://www.francisfrith.com).

A photograph showing the western elevation of the southern two warehouses (Structures 7 and 8), taken in 1956, shows that they originally had barrel roofs (Photograph 4). At this time they were occupied by Crosse and Blackwell Ltd, a food production company most famous for manufacturing Branston pickle. Sometime in the second half of the 20th century the barrel roofs of the warehouses were replaced with the current pitched roofs.



**Photograph 4** West elevation of warehouses in 1956 (Structures 7 and 8), showing original barrel roofs. Shows warehouses were occupied by Crosse and Blackwell Ltd. Also visible is the lift on the frontage of Structure 8. The large chimney in the top right, rising from the adjacent warehouse, is much taller than it is today.

The Rising Sun was sold to Green King Brewery in 1990 and closed permanently in 1995 (Jephcott 1999, 251).

The warehouses were still in use until recently and were used for storage by Williams and Griffin, a local Colchester department store. They were sold in 2015 and have been standing empty since (Wood and Mulhearn 2016).

In summary, the documentary evidence proves that the Rising Sun (Structure 1) existed as a public house from at least 1789 (pg 5). Whether it existed any earlier than this date is uncertain, but it very clearly does not appear on the Chapman and André map of 1777 (Map 2).

The house extension to the Rising Sun and the outbuilding (Structures 2 and 3) appear to be mentioned in sales particulars in 1827 and so must have been constructed prior to that date.

The two northernmost warehouses, and possibly the four-storey house, (Structures 5-7) are not shown on Monson's map (Map 3) but are depicted on the first edition OS map (Map 4). This places their construction as having occurred sometime between 1848 and 1875.

The southernmost warehouse (Structure 8) is not shown on the first edition OS map, but is shown on the second (Map 5), placing its construction between 1875 and 1896.

Finally, the single-storey W.C. and the boiler-room extension added to the warehouse range (Structures 4 and 9) can both be dated to 1898 from building plans in the Essex Record Office (Plans 1 and 2).

In conclusion, the documentary and cartographic evidence proves that the building complex detailed in this report was entirely constructed prior to the end of the 19th century.

## 6 Building recording descriptive record (Figs 2 - 14)

This record describes the nine buildings (summarised on pg 3) on the site (Fig 2).

### **Structure 1: the former Rising Sun public house**

#### Exterior

The Rising Sun is aligned north-east/south-west. It measures 10.5m x 9.2m in size and covers around 95.5 square metres.

It is a double-ranged building with a double-hipped roof, covered in clay nib-tiles (Photograph 5). The guttering on the Rising Sun (and the house extension) appears to be cast iron, and is supported by metal brackets. These brackets are no visible on the 1925 photograph of the pub (Photograph 2), and so the guttering may have been replaced after that date. Four brick chimney-stacks project from the roof; two on the north-eastern elevation and two on the south-west elevation, between the Rising Sun and its house extension (Structure 2).



**Photograph 5** North-west and north-east elevations of the Rising Sun (left of frame; Structure 1) and the house extension (right of frame; Structure 2). Photograph taken facing south.

The Rising Sun is brick-built, but all of its elevations are now rendered over. All of the building's door and window openings are boarded up with metal shutters. Most of the pub's windows do not survive, the descriptions of the ones that do (and their depiction on Figs 6-8) are the result of observation from the interior of the building.

The north-west elevation of the Rising Sun (fronting onto Hythe Station Road; Photograph 5) has two projecting canted bay-window openings on the ground-floor. No windows survive today but in 1925 these two openings were each filled with 3 four-light sash windows (Photograph 2). The door on this elevation is heavily damaged but appears to be a four-panel modern replacement. The first-floor on this elevation has two wooden-framed sixteen-light hornless sash windows.

The north-east elevation of the Rising Sun (fronting onto Hawkin's Road; Fig 8 and Photograph 6) is featureless apart from the two projecting chimney-stacks and a single window opening on the ground-floor (that has no surviving window). This window opening is not visible on the photograph from 1925 (Photograph 2) and so is probably a modern insertion.



**Photograph 6** North-east elevation of the Rising Sun (Structure 1).  
Photograph taken facing south-west.

The pub's south-east elevation (fronting onto the yard; Photograph 7) has 11 window openings across the three-storeys (Fig 7). The windows at the basement level are all modern wooden-framed fixed or awning windows, inserted to provide light to the W.C.s on that floor (see interior below). The surviving glass panes on these windows are all hammered. Also at the basement level is a modern half-size half-glazed door (with no surviving glass).



**Photograph 7** South-west elevation of the Rising Sun (right of frame; Structure 1) and the house extension (left of frame; Structure 2). Photograph taken facing north-west.

The ground-floor on the south-east elevation has three windows. The centre window is an inserted modern wooden-framed three-light casement. The window to the east is a wooden-framed sixteen-light hornless sash window, identical to the ones on the north-west elevation (see above). The window to the west does not survive, but was

probably identical. All three windows on the first-floor (Fig 7) have been removed and do not survive. The centre one appears to have been modern based on the surviving frame and smaller size of the opening.

The south-west elevation of the Rising Sun is entirely obscured by the adjacent house extension (Structure 2).

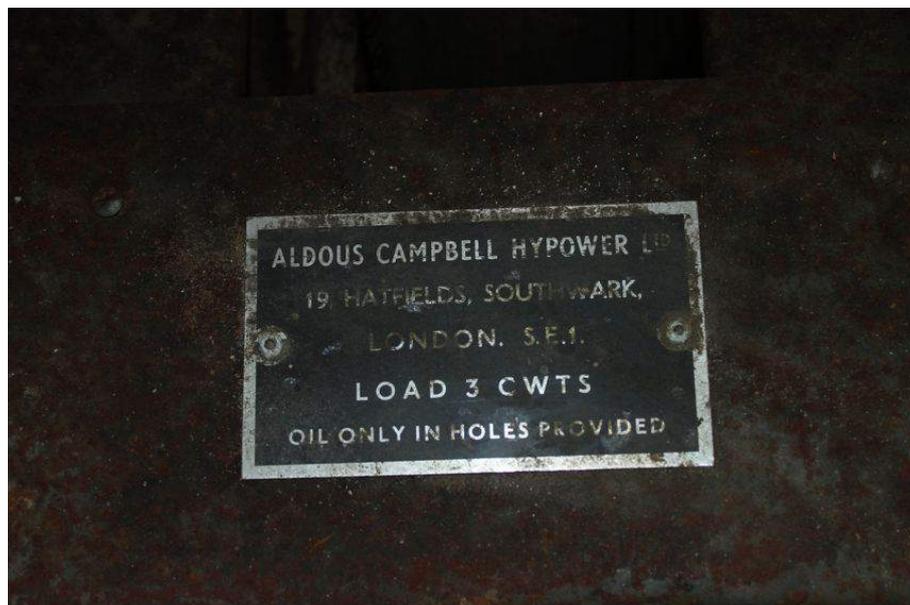
#### *Interior*

The basement of the Rising Sun has a concrete floor and is subdivided by multiple walls, constructed of either timber covered in lath and plaster, or brick (Fig 3). With the exception of the substantial north-east/south-west brick wall, which is original, all the brick walls in the basement are modern insertions. The lath and plaster walls are also probably original (see discussion pg 68).

The southern-half of the basement is occupied by inserted modern W.Cs (Fig 3), while the northern half would have been used as storage for the bar above. This is attested to by the dumb waiter to the south-west, leading up to the ground-floor bar (Photographs 8 and 9).



**Photograph 8** Basement of Rising Sun (Structure 1). Showing north-west fireplace and inserted dumb waiter. Photograph taken facing south-west.



**Photograph 9** Detail of plate screwed to dumb waiter in basement of Rising Sun.

No fireplaces are open within the basement with the exception of the one in the western corner (Fig 3 and Photograph 8). Presumably originally the other fireplaces would have been open as well, but the level of modern additions makes this hard to ascertain.

The floor above the basement is supported by machine-cut timber and metal beams, which are themselves supported on modern brick plinths (Photograph 10). All these beams appear to be later insertions. They support the original timber binding-beams and joists of the floor above.



**Photograph 10** Basement of the Rising Sun, showing inserted brick plinths supporting modern beams in north-east room. Photograph taken facing south-east.



**Photograph 11** Modern beams, both timber and metal, supporting the ground-floor of the Rising Sun. Photograph taken facing east.

The staircase leading up from the basement has wooden trends and risers, and a modern handrail (Photograph 12).



**Photograph 12** Staircase leading down to basement from ground-floor of Rising Sun. Photograph taken facing south-east.

The ground-floor of the Rising Sun has been significantly altered in the 20th century and is dominated by an inserted modern bar (Photograph 13) that occupies the entire northern and eastern parts of the floor (Fig 4).



**Photograph 13** Modern bar inserted into ground-floor of Rising Sun. Photograph taken facing south-west.

Behind this large bar, to the south-west, is another room, separated from the bar by a series of timber panels decorated with embossed wallpaper and with an inserted hatch allowing service (Photograph 14). The eastern wall of this room has had its lath and plaster removed, exposing the timber-frame (Photograph 15). Visible in the timber-frame is a blocked doorway, to the north of the current entrance into the room (Fig 4). This alteration of access into this part of the pub is examined in the discussion (pg 69).



**Photograph 14** Decorated wooden panels and inserted serving hatch in south-west room on ground-floor of Rising Sun. Photograph taken facing north-west.



**Photograph 15** Eastern wall of south-west room on ground-floor of Rising Sun. Blocked doorway visible to left of frame, inserted doorway visible to right. Photograph taken facing north-east.

The floorboards on the ground-floor are largely panelled over, but where exposed are regular in width and shape.

Two of the four fireplaces on this floor have been bricked-up, with only the south-west and the north-east (with a modern surround; Photograph 16) fireplaces still open (Fig 4).



**Photograph 16** North-east fireplace on ground-floor of Rising Sun, with modern surround. Photograph taken facing north-east.

The staircase leading up to the first-floor, like from the floor below, has wooden treads and risers, with a modern handrail.



**Photograph 17** Exposed English-bond brickwork on first-floor of Rising Sun. Photograph taken facing north-east.

The first-floor of the Rising Sun is divided into four rooms, with a central corridor between them (Fig 5). All the walls on this floor are constructed of timber covered in lath and plaster. Whether these lath and plaster divisions are original to the Rising Sun (and the house extension) or were inserted in the 19th century (as suggested in the Heritage Impact Assessment) is examined in the discussion (pg 68).

The brickwork of the building is visible in the eastern rooms (Fig 5), where the wallpaper and plaster has sufficiently degraded (Photograph 17). The exposed brickwork is laid in English-bond, bonded in lime mortar, and has dimensions of 240 x 120 x 70mm.

The two southern fireplaces have been bricked-up, but the northern two still have their original openings, with brickwork measuring 230 x 110 x 70mm (Photograph 18). The floorboards on the first-floor are reasonably consistent in size, ranging from 220-250mm in width.



**Photograph 18** Original brick fireplace in north-east room on the first-floor of the Rising Sun. Photograph taken facing north-east.



**Photograph 19** Roof structure above southern range of Rising Sun, observed from first-floor. Photograph taken facing east.

The roof structure of the Rising Sun was partially visible on the first-floor, and is entirely constructed of machine-cut timber. In both ranges of the building the roof consists of rafters rising to a ridgeboard, supported by collars and upper-collars (Photograph 19). The roof is also supported by a purlin on each pitch. Near to the central collar location the purlins are supported by queen-posts. The battens and nib-tiles are all visible from the interior of the building, with the exception of the southern pitch of the northern range, which has modern cladding beneath the battens; obscuring them from view. No carpenter's marks or scarf joints were observed in the roof structure, although only a small section was visible.

**Structure 2: house extension to the Rising Sun**

Exterior

The house extension is aligned north-east/south-west and projects from the south-western end of Structure 1. It measures 9m x 6.2m in size and covers around 55.5 square metres. Like the Rising Sun, the house extension is a double-ranged building with a double-hipped roof, covered in the same clay nib-tiles. It has a chimney-stack projecting from the centre of the valley between the two ranges (Photograph 5).

Structure 2 is brick-built, but all of its elevations are now rendered over. All of the building's door and window openings are boarded up with metal shutters. As with Structure 1, most of the building's windows do not survive, and the descriptions of the ones that do are the result of observation from the interior of the building.

The north-west elevation of the house extension (fronting onto Hythe Station Road; Photograph 5) has a half-glazed modern door and a window opening on the ground-floor (with no surviving window). The first-floor on this elevation has two wooden-framed sixteen-light hornless sash windows. These differ from the ones on the adjacent pub (see above) in that they are notably smaller, and have straight, un moulded, glazing bars. This suggests they are late 19th-century or 20th-century replacements (Historic England 2017).

The north-east elevation of Structure 2 is obscured by the adjacent Rising Sun (Structure 1).

The extension's south-east elevation (fronting onto the yard; Photograph 7) has 5 window openings across the three-storeys (Fig 7), but no windows survive. There is a doorway into the yard on the basement level, but, again, no door survives.

The south-west elevation of the house extension has a single window on the ground-floor, a partially removed wooden-framed sash (Fig 8). Also on the ground-floor is a modern two-panel door. There is an opening in the basement on this elevation, but no door or window remains.



**Photograph 20** South-west elevation of the house extension (Structure 2). Photograph taken facing east.

Interior

The basement of Structure 2 is divided into two rooms, one to the north and one to the south (Fig 3). They are divided by a brick wall across the structure, and a central chimney-stack (with two blocked fireplaces).

The southern room has a concrete floor. The projecting chimney-stack to the east in this room (from Structure 1) has been rebuilt in modern brick, as has the southern exterior wall on this floor (Photograph 21). Heavily damaged wooden stairs lead up from this room to the ground-floor of the extension (Fig 3).



**Photograph 21** Rebuilt chimney-stack of Rising Sun, visible in basement of Structure 2. Photograph taken facing east.



**Photograph 22** Surviving section of pavior-brick floor in northern room of house extension's (Structure 2's) basement. Photograph taken facing south-east.

The northern room of the cellar has the partial remains of a (probably original) pavior-brick floor surviving to the east, with brick dimensions of 230 x 110mm (Photograph 22). Also in this room are several inserted brick pillars, supporting timber-beams that, in turn, support the floor above (Photograph 23). Unlike to the south (see above) the structural brickwork in this room is largely original, although there are still areas of repair and patching. In particular, the chimney-stack in this room is in a very poor state of repair (Photograph 24). There is an opening in the ceiling of this room to the south-east, which presumably would have been the location of a stairway, mirroring the one to the south and leading up to the ground-floor (Photograph 25).



**Photograph 23** Detail of wall in northern room of Structure 2's basement, showing inserted brick pillars. Photograph taken facing north-west.



**Photograph 24** Eastern side of fireplace in northern room of house extension, showing damage. Photograph taken facing south-west.



**Photograph 25** View of original door on ground-floor from location of removed stairway in basement of Structure 2. Photograph taken facing south-west.

In the northern room of the cellar it is clear that the brick walls forming the house extension are abutting against the western wall of the Rising Sun, rather than being bonded into it (Photograph 26).



**Photograph 26** Northern room of Structure 2's basement, showing west wall of Rising Sun. Note the central structural wall of the house extension (to right) is not bonded to the pub's walls. Photograph taken facing east.

The floor above the basement, where visible, is constructed of machine-cut timber (Photograph 27). In the northern room it appears to be original, but in the southern room it may be a later replacement, perhaps inserted at the same time as the southern structural wall was rebuilt (see above).



**Photograph 27** Joists supporting ground-floor, view from southern room of basement in Structure 2. Photograph taken facing south.

The ground-floor of the house extension is divided into 4 rooms (Fig 4). The main wall (aligned east-west) across the building, as with the basement below, is constructed of brick. The other dividing walls are timber covered in lath and plaster.

Part of the western brick wall of the building has been exposed on this floor, it is laid in English-bond, bonded in lime mortar, and has brick dimensions of 220 x 120 x 70mm (Photograph 28). Every 11 courses there is a timber inserted into the brickwork, presumably to assist with the addition of plaster to the wall.



**Photograph 28** South-west room on ground-floor of house extension. Showing external entrance, fireplace and exposed brickwork. Photograph taken facing north-west.

No floorboards survive in the south-eastern room on the ground-floor. Elsewhere the floorboards are obscured by modern boarding, with the exception of the north-west room where they are visible and are evenly sized, measuring 220mm in width.

A surviving vertically-planked door in the north-east room on the ground-floor would have lead down into the cellar (when the stairs in the northern room of the cellar were extant; see pg 25 above). This door is constructed of three wide, irregular-sized planks and is probably original to the building (Photographs 25 and 29). At a later date, presumably when the staircase down to the cellar was removed, this doorway (complete with door) has been blocked with timbers and lath and plaster (which has only recently been removed).



**Photograph 29** Partially boarded over original door to basement in north-east room of ground-floor in Structure 2. Photograph taken facing south.



**Photograph 30** Southern staircase, view from the first-floor. Note top step is boarded over. Timber to right of frame would have supported boards covering whole staircase. Also visible at bottom of staircase is exposed brickwork with joint and queen closers. Photograph taken facing north-east.

There are two staircases leading up to the first-floor, mirroring the location of the ones below. Both have wooden treads and risers, and modern handrails.

At the base of the southernmost staircase (Fig 4) the plaster and wallpaper has been removed from the western brick wall of the Rising Sun, exposing a join in the brickwork, and what appears to be queen closers to the south of the join (Photograph 30).

The first-floor of Structure 2, like the ground-floor, is divided into four rooms (Fig 5). As previously, the central division through the floor is constructed of brick. This brickwork is partially exposed in the western rooms and is laid in spacer bond, with dimensions of 220 x 120 x 70mm. The remaining room divisions on this floor are, like the ones on the ground-floor, timber covered in lath and plaster.

The southern fireplace in the central chimney-stack was until recently panelled over (Photograph 31), whereas the northern one is still entirely blocked (Fig 5).



**Photograph 31** South-west room on first-floor of Structure 2, showing exposed brickwork and fireplace. Photograph taken facing north-west.

Only one door on this floor survives (Fig 5); it is vertically-planked and has four-panels, each of varying widths (Photograph 32). The door is supported by four horizontal battens on its rear (Photograph 33). It has a Victorian rim latch with a replacement Bakelite handle, but like the door on the ground-floor (see above) is probably original to the building.

The floorboards on this floor are the same as the floor below, 220mm wide and regularly spaced.

The southern set of stairs leading up to the first-floor appear to have been boarded over at some point in their history. The top step of the stairs is still boarded over and a timber on the southern wall would have supported the remaining boards (Photograph 30).

The first-floor's ceiling is made of timber covered in lath and plaster. A minimal amount of the roof structure is visible through a hole in the ceiling in the north-eastern room; it appears to be much the same as the roof of the Rising Sun; machine-cut rafters rising to a ridgeboard, supported by collars. No carpenter's marks or scarf joints were observed on the roof timbers.



**Photograph 32** Vertical-planked door on first-floor of the house extension. Photograph taken facing north-west.



**Photograph 33** Rear of vertical-planked door, showing Bakelite handle and rim latch. Photograph taken facing west.

**Structure 3: outbuilding**

Exterior

This structure is aligned north-west to south-east, measures 12.2 x 6m in size and covers approximately 73.9 square metres. It is located to the south-east of the Rising Sun (Fig 2) and is a single-storey brick built structure, with brickwork laid in Flemish bond and bonded with lime mortar. The brick dimensions are 220 x 100 x 65mm. The northern elevation differs in that it is constructed of cement bricks covered in weatherboarding (Photograph 34). The building has a slate-covered gable roof.



**Photograph 34** North-west and south-west elevations of the outbuilding (Structure 3). Photograph taken facing south-east.

The eastern and southern elevations of Structure 3 are featureless. The western elevation has two double-width openings that have been blocked with cement bricks (Fig 9). The northern elevation has a double-width opening filled with a modern door (Photograph 34).

Interior

The interior of Structure 3 is divided into two rooms, both with a concrete floor. The rooms are divided by four modern brick pillars, which support a metal beam and a suspended section of brickwork (Photograph 35). The roof is covered in modern cladding and no structural timbers are visible.



**Photograph 35** Internal division within Structure 3, showing brick pillars. Cement block wall visible behind. Photograph taken facing north-west.

**Structure 4: W.C. extension**

Exterior

This extension is aligned north-south and projects off of the eastern elevation of Structure 5, and the northern elevation of Structure 6 (Fig 9). It measures 5.6 x 3.1m in size and covers approximately 17.5 square metres. It is single-storey brick-built structure, with brickwork laid in Flemish bond and bonded in cement, measuring 225 x 105 x 65mm (Photograph 36). Its roof consists of a single-pitch, covered in corrugated metal sheeting. The eastern and northern elevations of the building are featureless, while the western and southern elevations are obscured by Structures 5 and 6 respectively.



**Photograph 36** Northern elevation of Structure 6 (northern warehouse). Also shows Structure 4 to right of frame. Photograph taken facing south.

Interior

The interior of Structure 4 is subdivided into two modern W.C's, with no trace of historical features or fittings (Photograph 37).



**Photograph 37** Interior of Structure 4. Photograph taken facing north.

**Structure 5: four-storey house**

Exterior

Structure 5 is aligned east-west and abuts Structure 6, the northernmost warehouse, at its southern end (see below). Together with Structure 6, 7 and 8 it forms a range of buildings along the eastern bank of the River Colne (Fig 2). It measures 9.8m x 5.5m in size and covers around 54 square metres.

The building has a gable roof, covered in slate (Photograph 38). No chimney-stacks project from the roof today, but originally there would have been two (see interior description below).



**Photograph 38** Northern elevation of four-storey house (Structure 5).  
Photograph taken facing south-west.

The four-storey building is brick-built with yellow London stock bricks, laid in Flemish-bond and bonded with lime mortar. The brickwork has queen-closers around the windows, entrances and corners of the building. The brick measurements are 200-230 x 105 x 65mm.

The north elevation of Structure 5 (fronting onto the yard behind the Rising Sun; Photograph 38) has two small window openings in the cellar but no surviving windows. The first-floor on this elevation has a larger window opening, but, again, no window survives.

The east elevation of the house has three twelve-light hornless sash windows, one each on the ground, first and second-floors (Photograph 39). It also has a smaller window opening on the ground-floor that has been blocked.

The southern elevation of Structure 5 is obscured by the adjacent warehouse (Structure 6).



**Photograph 39** Eastern elevation of Structure 5.  
Photograph taken facing west.



**Photograph 40** Western elevation of Structure 5.  
Photograph taken facing east.

The western elevation of the four-storey house has four modern wooden-framed fixed windows, with awning ventilation panels at their apex (Photograph 40). Two of these windows are at the second-floor level and two are at the first-floor level, and they all appear to be in original window openings, judging from the surrounding queen closers. On the ground-floor on this elevation is a large bricked-in window opening and a blocked doorway (Fig 12). Clearly visible on this elevation is a line of mortar between Structure 5 and 6; they are not bonded together.

All the window and door openings on the western elevation of Structure 5 have a decorative lintel – a single trapezoidal block of cement with incised lines (Photograph 40).

#### Interior

The basement of Structure 5 has a concrete floor and is subdivided into two rooms by a central staircase that rises up through every floor of the building (Fig 9). The walls of this staircase are brick-built, although the stairs themselves are wooden (Photograph 41).



**Photograph 41** Staircase leading up from basement of four-storey house (Structure 5). Photograph taken facing north.

Unlike the exterior of the building, the interior brickwork in the basement is laid in an irregular English-bond, with bricks measuring 200-230 x 105 x 65mm. Also unlike the exterior, the exposed brickwork in the basement and elsewhere in the building is constructed of red bricks, rather than yellow London stocks.

Both the east and the west room in the basement have an open fireplace and chimney-stack on the northern wall, although they differ slightly in size (Photographs 42 and 43). The fireplace in the eastern room has a simple carved wooden surround that may be

original (Photograph 42). Also in the eastern room is a small brick-built water heater (Photograph 44) that is adjacent to the chimney and also probably original. The western room has a collection of rudimentary modern shelving on most of the elevations (Fig 9).



**Photograph 42** Fireplace in eastern room of basement in Structure 5. Note carved wooden surround. Water heater visible to left. Photograph taken facing north.



**Photograph 43** Fireplace in western room of basement in Structure 5. Photograph taken facing north.

The floor above the basement is supported by herringbone strutting, visible in the western room (Photograph 45).



**Photograph 44** Brick-built water heater in eastern room of Structure 5's basement adjacent to fireplace. Photograph taken facing north-west.



**Photograph 45** Herringbone-strutting supporting the ground-floor in the four-storey house. Photograph taken facing north-west.

The ground-floor, like the basement, is subdivided by the central staircase rising up through the building. The two rooms are further divided by a machine-cut timber wall covered in lath and plaster (Photograph 46). This wall is aligned east-west across the floor, forming a corridor to the south of the building (Fig 10). The fireplaces in both rooms are still open, although the openings have both been reduced in size by the insertion of modern brickwork (Photograph 47).

The eastern room had, until recently, a cupboard adjacent to the fireplace. During the time of investigation the cupboard doors were no longer *in situ* and were lying partially broken on the floor of the room. Despite this, the panelled doors and surviving latches on the doors suggest that this cupboard may have been original to the building.



**Photograph 46** Exposed lath and plaster wall forming division in ground-floor of Structure 5. Photograph taken facing south-west.



**Photograph 47** Partially blocked fireplace in eastern room on ground-floor of Structure 5. Photograph taken facing north.

The floorboards on the ground-floor are equally-sized and spaced, measuring 170mm in width.

There is an entrance onto this floor from the adjacent warehouse to the south (Structure 6), where it is accessed by a modern stairway (see below pg 45).

The first- and second-floors of Structure 5 both mirror the layout of the ground-floor. The only difference is the lack of a lath and plaster covered timber wall on the upper two floors; they are purely divided by the central staircase (Figs 10 and 11).

Both the upper-floors have the same 170mm wide floorboards; and both floors are supporting with herringbone strutting (Photograph 48). The western room on the

second-floor has an additional cupboard, making use of the space now unoccupied by the staircase (Fig 11).



**Photograph 48** Underside of second-floor in Structure 5, showing supporting herringbone-strutting. Photograph taken facing north.



**Photograph 49** Blocked entrance from second-floor of Structure 5 into northern warehouse. Metal girder supporting roof of northern warehouse visible. Photograph taken facing south-west.

On the southern elevation, both the first- and second-floors have an opening into Structure 6. The opening on the first-floor leads onto Structure 6's first-floor (Fig 10), and as a result must be a modern insertion (see below). On the second-floor a probable original opening has been blocked with modern brickwork and a metal girder that forms part of the roof truss of Structure 6 (Photograph 49).

Observed out of situ, but presumably originating from one of the fireplaces on the first-floor of the building, was a metal register grate (Photograph 50). Its concave and arched style suggests it dates from the mid 19th century (Yorke 2012, 53).



**Photograph 50** Metal register grate taken from fireplace on first-floor of Structure 5.

The lath and plaster ceiling of the second-floor had been largely removed at the time of this survey, allowing the roof construction of the building to be observed (Photograph 51). All the timbers in the roof are machine-cut.



**Photograph 51** Timber roof of Structure 5. Photograph taken facing west.

The rafters of the roof rise to a ridgeboard, and are supported by four collars and corresponding upper collars (Photograph 51). There is a single purlin on each roof pitch, clasped by the collars and with a simple splayed scarf joint. There are two tie-beams in the roof, one above the western and one above the eastern room.

The two chimneys have been demolished to just below the rafter-line. Modern timbers have been inserted in the roof structure to support the resulting void (Photograph 52). The cladding beneath the slate tiles and battens was likely added, and the roof relaid, when the chimneys were demolished.

No carpenter's marks were observed on the roof timbers.



**Photograph 52** Top of chimney-stack in Structure 5, having been removed to below the rafters. Note the modern rafters above it. Photograph taken facing north-west.

**Structure 6: northernmost warehouse**

Exterior

Structure 6 is aligned east-west and abuts Structure 5 (the four-storey house) at its northern end and is bonded to Structure 7 (the central warehouse) at its southern end. It measures 26.3m x 11.3m in size and covers around 297 square metres.

It is a two-storey building with a gable roof covered in corrugated asbestos (Photograph 36). It is brick-built with yellow London stock bricks, laid in English-bond and bonded with lime mortar (Photograph 53). The brickwork has queen-closers around the windows, entrances and corners of the building. The brick measurements are 200-230 x 105 x 65mm.



**Photograph 53** Eastern elevation of northern warehouse (Structure 6). Photograph taken facing south-west.

The north elevation of Structure 6 is partially obscured by Structures 4 and 5 (Fig 13). Visible on this elevation are four hornless wooden-framed twelve-light sash windows (Photograph 36). The upper two of these windows are on the first-floor, the lower two are bisected by the inserted floor inside the building (see below).

The east elevation of the warehouse has another (partially blocked) six-light sash window at the ground-floor level. Also on this level is a large inserted entrance with a roller door which has removed evidence of another window, as well as the original entrance into the building (Photograph 53 and Fig 12). Above this entrance is a faded wooden sign that reads "Maponite Buildings" (Photograph 54). This sign dates from the time that the building was occupied by the Maponite Ltd (see historical background pg 9).



**Photograph 54** Wooden sign above inserted entrance on eastern elevation of Structure 6. Reads "Maponite Building". Photograph taken facing west.

On the first-floor of the east elevation are three more windows (Photograph 53). The two lower ones are, again, six-light wooden-framed sashes. The upper one is an inserted wooden-framed nine-light awning window which takes the place of an original window, as evidenced by the surrounding brickwork (Photograph 55).



**Photograph 55** Upper window in east elevation of Structure 6. Rebuilt brick surround visible. Photograph taken facing west.

The southern elevation of Structure 6 is obscured by the adjacent central warehouse (Structure 7).

The western elevation of the warehouse has another wooden-framed twelve-light sash window at ground-floor level. Another window at this level does not survive, but was

presumably of the same type (Fig 12). The original doorway into the building survives on this elevation, but is occupied by a modern fire-door (Photograph 56).



**Photograph 56** Western elevation of range of warehouses. Structure 6 to left, Structure 8 to right. Photograph taken facing south-east.

At the first-floor level on the western elevation are two long, wooden-framed, six-light awning windows (Photograph 56). Like the windows on the adjacent four-storey house (Structure 5), these large awning windows have a cement lintel. Unlike on Structure 5, however, the lintels are not decorated.

In the gable on this elevation is an inserted modern wooden-framed awning window. The varied brickwork around this window and the gable suggests that the gable has been partially rebuilt, presumably when the pitched roof was constructed (see historical background pg 12).



**Photograph 57** Ground-floor of Structure 6. Photograph taken facing south-west.

Interior

The ground-floor of the northern warehouse is a single large room with a concrete floor (Photograph 57). There are several modern insertions at this level, most notably the brick-built staircase leading up to the first-floor (Photograph 58).



**Photograph 58** Modern brick staircase leading up to first-floor of Structure 6. Photograph taken facing north-east.

When viewed from the inside the external door on the western elevation is shown to be some 2.8m above the ground-floor level of the warehouse. A modern staircase comes down from the first-floor to access this door (Photograph 59). At a similar level is the doorway into the ground-floor of Structure 5, which is accessed by a modern wooden staircase (Photograph 59). This difference in ground-floor level between the River Colne side of the building (west) and the Hawkins Road side (east) is repeated in the other two warehouses (see below). Visible in some parts of the wall of Structure 6 is a brick ledge (Photograph 58), as well as two square recesses in the brickwork, one on the north wall and one on the south (Photograph 60). These recesses were possibly for a binding-beam which, along with the ledge, could have supported the original floor in the building.



**Photograph 59** Inserted modern features in western end of Structure 6's ground-floor. Stairway leading down from first-floor to external door visible in centre. Staircase up to first-floor of Structure 5 visible to right. Photograph taken facing west.



**Photograph 60** Recess in southern ground-floor wall of Structure 6, possibly to support a binding-beam for the original floor. Photograph taken facing south.

An entrance into the central warehouse (Structure 7) on the southern elevation is at ground-floor level and is a later insertion with a concrete lintel (Photograph 61). The location of the original doorway between the two buildings is still visible but has been bricked-over (Photograph 62).



**Photograph 61** Inserted entrance with a concrete lintel between Structures 6 and 7 on the ground-floor. Photograph taken facing north.

On the southern wall of the ground-floor, to the east of the blocked doorway, is an arched-recess in the brickwork. This recess contains a metal frame subdivided into three chambers (Photograph 63). The purpose of this is uncertain, but given the evidence of fire damage around this recess (and others observed elsewhere in the warehouses; see below) it may have been a housing for a gas light.



**Photograph 62** Original entrance with arch between Structures 6 and 7 at ground-floor level, now bricked over. Photograph taken facing north.



**Photograph 63** Possible metal-framed ?gas-light holder in recess in south ground-floor wall of Structure 6. Photograph taken facing south.

The underside of the first-floor is supported by substantial metal beams that have been inserted into the brickwork on the north and south walls (Photograph 64 ).

The first-floor itself has a screed floor over the floorboards. There is the aforementioned modern stairway that leads down to the entrance on the western elevation (Photograph 65), but apart from that the first-floor is featureless (Fig 10).

As with the ground-floor, there is a partially surviving brick ledge in the walls at this level that may indicate the original floor level.

The two entrances onto this floor from the adjacent four-storey house (Structure 5) also may serve as an indicator of the original floor levels within the warehouses (see discussion pg 67).



**Photograph 64** Metal-beam supporting inserted first-floor of Structure 6, adjacent to a bisected window opening. Photograph taken facing north.



**Photograph 65** First-floor of Structure 6. Photograph taken facing south-west.

There is also a large inserted entrance into the adjacent warehouse (Structure 7) in the southern elevation of the first-floor (Fig 10).

The roof structure of the warehouse consists of a metal triangulated truss.

**Structure 7: central warehouse**

Exterior

Structure 7 is aligned east-west and is bonded at its northern end to Structure 6 (the northern warehouse) and its southern end to Structure 8 (the southern warehouse). It measures 26.7m x 11.3m in size and covers around 300 square metres.

It is a three-storey building with a gable roof covered in corrugated asbestos (Photograph 66), the walls are brick-built with yellow London stock bricks, laid in English-bond and bonded with lime mortar. The brickwork has queen-closers around most of the openings in the building, although the entrance on the western elevation does not have any (see below). The brick measurements are 200-230 x 105 x 65mm.



**Photograph 66** East elevation of warehouse range. Structure 8 to left, Structure 6 to right. Photograph taken facing north-west.

The north elevation of Structure 7 is obscured by Structure 6 and the south elevation is obscured by Structure 8 (Fig 2).

The east elevation of the central warehouse has a noticeably different appearance to the other two warehouses in this range. The lower-half of the elevation, while still being laid in English-bond and bonded in lime mortar, contains a high proportion of red bricks in addition to yellow London stocks (Photograph 67). This, combined with the inserted windows and entranceway in the ground-floor (see below), suggests that the east elevation of Structure 7 has been the subject of some rebuilding.

The inserted windows on the ground-floor are two metal-framed 48-light fixed windows (Photograph 67). The inserted doorway is a large arched opening, mostly panelled over, with two single-pane windows and a set of double-doors (Photograph 67). The logos on the panelling and windows date from its recent history as a storehouse for the local Colchester department store Williams and Griffin (see historical background above).



**Photograph 67** East elevation of Structure 7.  
Photograph taken facing west.

Intersected by the second-floor on this elevation are three more windows, all of which are later insertions. The two lower ones (Fig 12) are metal-framed twenty-light awning windows, very similar in appearance to the ones on the ground-floor (Photograph 67). These windows appear to be in original window openings. The final window, a wooden-framed nine-light awning window is modern in date but is in the location of an original window (although its insertion has totally removed the original window opening; Photograph 67).



**Photograph 68** Range of buildings fronting onto River Colne. From left to right; Structure 5, Structure 6, Structure 7, Structure 8 and red-brick warehouse (outside the site). Photograph taken facing east.

The western elevation of the warehouse has two partially blocked sash windows at the ground-floor level. Although only partly visible, they appear to be 16-light wooden-framed sashes. The entrance on this elevation, although bricked over on the interior (see below), is visible on the exterior as a vertically-planked double-door constructed of evenly sized planks (Photograph 69).



**Photograph 69** Vertical-planked door on western elevation of Structure 7 (blocked from the inside). Photograph taken facing east.



**Photograph 70** Inserted metal fan with brick-surround on west elevation of Structure 7. Photograph taken facing east.

Bisecting the first and second-floor are two long window-openings with no surviving windows (Photograph 56). These are identical to the window-openings on the first-floor of Structure 6 (see above), and originally contained six-light awning windows (as are visible on the photograph of this elevation from 1956; Photograph 4). Also present on the western elevation is an inserted circular opening, surrounded by red-bricks and containing a large metal fan to provide ventilation to the upper floor of the building (Photograph 70).

#### Interior

The ground-floor of the central warehouse is a single large room with a modern tiled floor (Photograph 71). There is an inserted modern glass and timber foyer around the entrance on the eastern elevation (Fig 9).



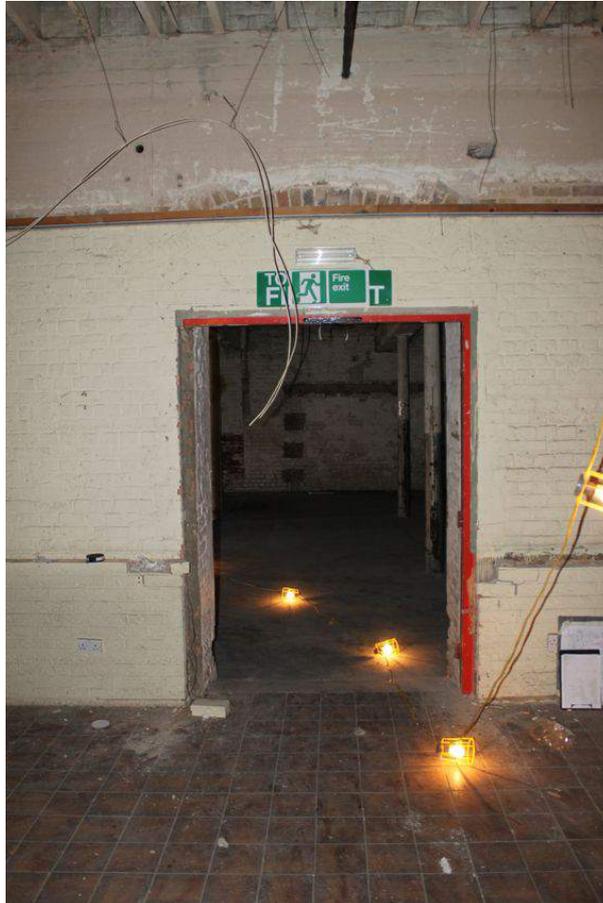
**Photograph 71** Ground-floor of Structure 7. Photograph taken facing north-west.



**Photograph 72** Modern skin of bricks over original brickwork in western end of Structure 7. Entrance and windows on western elevation also visible. Photograph taken facing north-west.

There is a thin, modern, brick wall built up against the interior brickwork of the building at its western end (Fig 9). At the time of recording this wall had been partially removed and reduced in height, but on the western elevation it obscured nearly the entire wall, and contained several recesses (Photograph 72).

Despite this inserted wall, it was possible to observe that, as with the northernmost warehouse (see above), the external door on the western elevation of Structure 7 was significantly higher than the internal floor level (Photograph 72).



**Photograph 73** Original entrance on ground-floor between Structures 7 and 8. Archway above. Photograph taken facing south.

The access between Structure 7 and Structure 8 on the ground-floor is through a central doorway that appears to be original, with a brick arch above it (Photograph 73). There are two more entrances into Structure 8 from the ground-floor, but both are later insertions and have since been bricked over (Fig 9).

There are four recesses in the ground-floor walls (two to the north and two to the south) that contain the same possible gas-light holders as observed in Structure 6 (see above; Photograph 74). These are symmetrically placed, with the exception of the north-western one which was presumably moved when the current entrance into Structure 6 was inserted (Fig 9).

The internal brickwork to the east of the building resembles the exterior eastern elevation, in that there are an amount of red bricks mixed in the with the yellow London stock English-bond (Photograph 75). This suggests that any rebuilding affected the whole of the eastern side of the structure, and probably coincided with the insertion of the current first-floor (see below).



**Photograph 74** Possible ?gas-light holder in northern brickwork on ground-floor of Structure 7. Photograph taken facing north.



**Photograph 75** Eastern end of ground-floor of Structure 7. Photograph taken facing north-east.

The underside of the first-floor is supported by a metal binding-beam that is aligned east-west across the building and supported on six metal posts (Photograph 71). Above this, the timber joists are turned on end and reinforced with herringbone-strutting (Photograph 76).

The first-floor itself is constructed of regularly-spaced floorboards measuring 140mm in width (Photograph 77). Visible on the eastern and western walls of the first-floor are the window openings bisected by the insertion of the first- or second-floors (Photograph 78).

Like in Structure 6, there is a partially surviving brick ledge in the brickwork on this floor that may indicate the original floor level . It varies in height above the current floor-level from 0.97m to 1.32m.



**Photograph 76** Herringbone strutting supporting first-floor of Structure 7. Photograph taken facing south.



**Photograph 77** First-floor of Structure 7. Photograph taken facing south-west.

There is an inserted entrance into Structure 8 on the first-floor, opposite the entrance into Structure 6 to the north (Fig 10 and Photograph 79). There were two other entrances in to Structure 8, but they have both been bricked over (Fig 10).

The second-floor is supported on six metal binding-beams, themselves supported by metal posts (Photograph 77). These posts are in the same location as the posts on the ground-floor (see above).



**Photograph 78** Window opening bisected by insertion of second-floor in Structure 7. Photograph taken facing south-east.



**Photograph 79** Entrance between Structures 7 and 8 on first-floor. Photograph taken facing south-west.

The second-floor has two levels; between the entrance to Structures 6 and 8 (on the north and south walls) there is a narrow corridor (Fig 11 and Photograph 80). From this corridor a ramp rises up to the east, leading to the rest of the floor which is raised 570mm higher (Photograph 81). Like the floor below, the floorboards at this level are 140mm wide.

On the western elevation of this floor is the casing for the metal fan observed from the exterior (pg 51). The roof structure of the warehouse, like the other two, consists of a metal triangulated truss.



**Photograph 80** Entrance into second-floor of Structure 7, showing differing floor-levels. Photograph taken facing north.



**Photograph 81** Second-floor of Structure 7. Ramp visible in foreground. Photograph taken facing east.

**Structure 8: southernmost warehouse**

Exterior

Structure 8 is aligned east-west and is bonded at its northern end to Structure 7 (the central warehouse) and its southern end to Structure 9 (the boiler-house) and a red-brick warehouse (not part of this investigation). It measures 27m x 11m in size and covers around 298 square metres.

It is a three-storey building with a gable roof covered in corrugated asbestos (Photograph 82), the walls are brick-built with yellow London stock bricks, laid in English-bond and bonded with lime mortar. The brickwork has queen-closers around most of the openings in the building. As with the other warehouses, the brick measurements are 200-230 x 105 x 65mm.



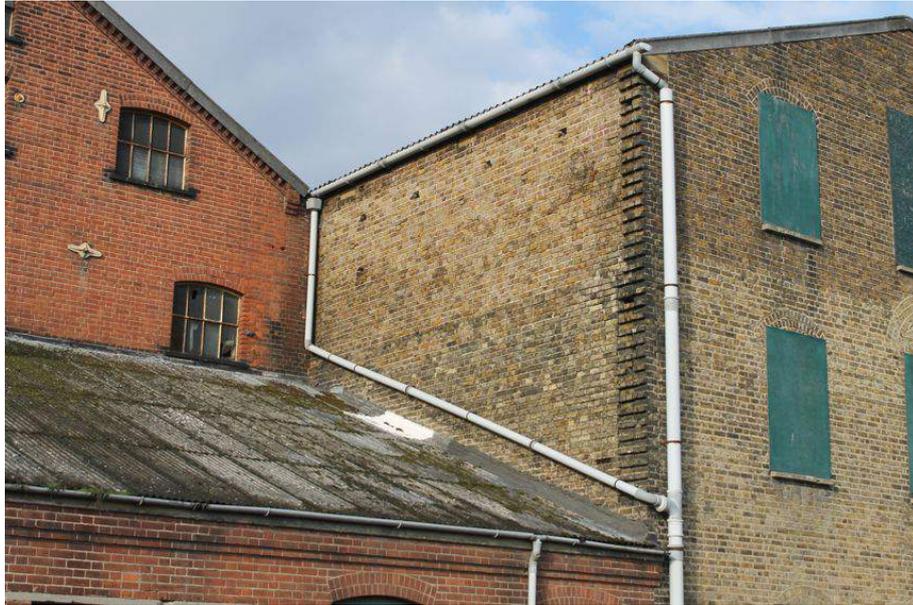
**Photograph 82** East elevation of Structure 8. Photograph taken facing west.

The north elevation of Structure 8 is obscured by Structure 7.

The east elevation of the southern warehouse has eight window openings across its three-storeys, three on the second, three on the first and 2 on the ground-floor, flanking a doorway (Photograph 82 and Fig 12). All of the surviving windows are wooden-framed twelve-light sashes, with the exception of the centre window on the second-floor, which is an inserted modern six-light awning window (Fig 12). The door on the ground-floor, although in an original doorway, is a modern fire-door (Photograph 82).

The south elevation of Structure 8 is partially obscured by Structure 9 and the adjacent red-brick warehouse. The visible section of brickwork is featureless, with the exception of a series of projecting headers on the south-east quoin (Photograph 83). The reason for this projecting brickwork is examined in the discussion (pg 66).

The western elevation of the warehouse has six window openings, two on each floor, all of which have no surviving windows (Fig 12). The photograph of this elevation from 1956 (Photograph 4) shows that at that time the top four windows were six-light sashes, and the lower, smaller, windows were multi-pane, possibly awning, windows. The lift and glazed double-doors visible in the photograph have since been removed and their locations bricked-up (Photograph 84). Still surviving on this elevation is an inserted circular fixed nine-light window (Fig 12).



**Photograph 83** South elevation of Structure 8. Projecting bricks visible. Photograph taken facing north-west.



**Photograph 84** Western elevation of Structure 8. Modern brickwork shows location of removed lift and entrance shown in Photograph 4. Photograph taken facing east.

Interior

The ground-floor of the southern warehouse is a single large room with a modern concrete floor (Photograph 85). There is an inserted modern staircase at the western end of the floor, leading up to the first-floor (Fig 9). Judging from scars on the brickwork, this staircase overlaps with the location of the original staircase (Photograph 86). There is also a modern lift inserted into the south-east corner of the building that rises up to the second-floor (Fig 9).



**Photograph 85** Ground-floor of Structure 8. Photograph taken facing north-west.



**Photograph 86** Visible scarring on brickwork of original staircase in ground-floor of Structure 8. Modern staircase visible to right of frame. Photograph taken facing west.

Although it has been completely blocked, it was possible to ascertain that the western entrance into the ground-floor, as with the other warehouses (see above), was significantly higher than the internal floor level (Photograph 87).



**Photograph 87** Western wall in ground-floor of Structure 8, showing blocked western doorway, and its height above floor-level, to left of frame. Also visible is a blocked window and another blocked opening in the northern wall to the right. Photograph taken facing west.

The access between Structure 8 and Structure 9 is through an inserted doorway on the south elevation with a concrete lintel. There is another entrance in the south-east corner of Structure 8, but it has been bricked over and, in Structure 9, is now occupied by machinery (Fig 9).

As in the previous warehouses, there are recesses in the ground-floor walls (two to the north and two to the south) that contain metal ?gas-light holders (Photograph 88). As with Structure 7, these are symmetrically placed (Fig 9).



**Photograph 88** Possible ?gas-light holder on southern ground-floor wall of Structure 8. Photograph taken facing south.

Unlike the other warehouses, the existing floors within Structure 8 appear to be original to the building (Fig 14). The underside of the first-floor is supported by eight large timber binding-beams, measuring 420mm x 420mm, that are aligned north-south across the building. These beams are themselves supported on two metal posts each (Photograph 85).

The first-floor itself is constructed of regularly-spaced floorboards, although they vary in width between 110mm and 140mm, perhaps suggesting they have been the subject of repair (Photograph 89).



**Photograph 89** First-floor of Structure 8. Photograph taken facing south-west.

There are three potential ?gas light holders on the first-floor, all in the eastern end of the building (although only two have the metal-frame surviving; Fig 10).



**Photograph 90** Second-floor of Structure 8. Photograph taken facing south-east.

The underside of the second-floor is supported in exactly the same way as the first; with eight large timber binding-beams aligned north-south across the building (Photograph 89).

The floorboards of the second-floor are 140mm wide and evenly spaced, but unlike the first-floor they are aligned diagonally to the walls of the building, rather than perpendicular (Photograph 90).

Present on the second-floor of Structure 8 is a series of inserted large metal radiators (Photograph 91).



**Photograph 91** Inserted radiator on second-floor of Structure 8. Photograph taken facing north.

The roof structure of the warehouse, like the other two, consists of a metal triangulated truss.

**Structure 9: boiler-house extension**

Exterior

This extension is aligned north-south and projects off the east end of the southern wall of Structure 8 (Fig 2). It measures 10.3 x 7.8m in size and covers approximately 80 square metres. It is single-storey brick-built structure, with brickwork laid in Flemish bond and bonded in cement, measuring 225 x 105 x 65mm (Photograph 92). Its roof consists of a single-pitch, covered in corrugated asbestos sheeting. Projecting from the south end of the roof is a substantial brick chimney. The northern and western elevations of Structure 9 are obscured by the adjacent buildings. The southern elevation is featureless. The eastern elevation has three sixteen-light fixed windows and a modern double-width doorway (Fig 12).



**Photograph 92** East elevation of Structure 9. Photograph taken facing west.



**Photograph 93** Interior of Structure 9. Photograph taken facing south-east.



**Photograph 94** Detailed shot showing joint between Structures 8 and 9. Alternating brick courses visible due to projecting bricks from Structure 8. Photograph taken facing north-west.

#### Interior

The interior of Structure 9 is a single room with a concrete floor. There are two raised areas adjacent to the chimney-stack that would have contained machinery associated with the buildings use as a boiler-house (Photograph 93). On the interior of the eastern elevation are three shallow brick buttresses supporting the wall (Fig 9).

## 7 Discussion

The complex of buildings detailed in this report form a prominent feature on the eastern bank of the River Colne, and have done so for over 100 years.

The two latest buildings on the site, Structures 4 and 9, hold little in the way of architectural interest or merit. Constructed in 1898 as a W.C. and a boiler-house respectively, these are roles that they appear to have held their entire existence.

They have been modified, if only slightly, since their initial construction. A modern door has been inserted into the eastern elevation of Structure 9, removing a window. Structure 4 has had its original roof removed and a modern W.C. and divisions inserted inside. Additionally the passage that used to lead to Structure 4 from Hawkins Road has been bricked up (as initially seen in Plan 1 and bricked up in Fig 9).

The most conspicuous part of the site is the range of three large warehouses and the four-storey house that all face onto the River Colne (Structures 5-8). Of these buildings, the southernmost warehouse, Structure 8, is the most recent. This is confirmed not only by the cartographic evidence (see historical background pg 7) but also by the differing style of Structure 8 compared to the other two warehouses.

Disregarding modern insertions (particularly on their eastern elevations), Structures 6 and 7 are very similar in their external appearance, with the same pattern and size of windows and entrances (Fig 12). Structure 8, by comparison, has a totally different layout of windows. It also has other architectural differences, such as all the arches above the windows and entrances having three courses of headers (Photograph 66). In the earlier warehouses only some arches on the ground-floor have three-courses, the ones on the upper floors having two (Fig 12).

Despite both the cartographic and architectural evidence, there is no joint visible in the brickwork between Structures 7 and 8 that would suggest the southern warehouse is a later addition to the building range. This is easily accounted for, however, by the presence of projecting bricks from the south-east corner of Structure 8 (Photograph 83). These bricks, as mentioned in the local listing (pg 3), are presumably to allow for any future warehouse added to the building range to be bonded with the existing structure. It is not unreasonable to assume that these projecting bricks would have also been left in the southern elevation of Structure 7, thereby accounting for the lack of a visible join between the central and southern warehouses.

The local listing also suggests that one of the warehouses may have been a bonded warehouse. A sale notice from 1870 (pg 6) certainly describes there being a bonded warehouse on the site. Although the two northern warehouses do not appear on mapping until 1875 (Map 5) it is likely that they were standing in 1870, and that one of them is the bonded warehouse described in the sales particulars.

The date range for the construction of Structure 6 and 7 (from the cartographic evidence) is between 1848 and 1875. However, it seems likely that they were constructed closer to 1848 than 1875. This is primarily due to the construction of the nearby Hythe Station in 1847 (initially a goods-only station; Wood & Mulhearn 2016, 30) which would have provided more than enough impetus to construct a range of warehouses in close proximity.

No record survives of who constructed the warehouses, but it must have been someone with significant wealth and mercantile interest in Colchester. The tithe apportionment from 1837, prior to the construction of the warehouses, lists the land as belonging to a Francis Smythies, son of a powerful Colchester politician (D'Cruze 2010). The Symthie family had a connection with the Hawkins family (detailed on pg 6), which, amongst other things, owned a substantial timber business operating out of yards in the Hythe (and after whom Hawkins Road is named).

It seems possible, then, that the warehouses were constructed by the Hawkins family to supplement their yards elsewhere in the Hythe and provide a location for storing large quantities of timber. Without any concrete historical evidence any such suggestion must remain theoretical, but given the large amount of influence and business interests that the Hawkins family had in Colchester generally, and the Hythe specifically, it seems a likely hypothesis.

The significant internal difference in height between the entrances on the east and west ends of the warehouses (as detailed on pgs 45, 53 and 61) could have had been solved in several ways. One possibility is that originally the ground-floors of the warehouses were subdivided, and had a mezzanine floor to the west that allowed access from the river side of the buildings. This floor may have corresponded with the ledges observed in the brickwork, particularly in Structure 6 (pg 45). Alternatively there may simply have been wooden stairways/ramps leading up to the doors, all of which have since been removed; this solution certainly seems to be the most reasonable for Structure 8, which has all its original floors and no evidence of ledges in its brickwork (pg 61).

Certainly originally the floors of Structures 6 and 7 would have been considerably different than today. Judging from the window locations, most of which are original (Fig 12) both structures would have been two-storey buildings when initially constructed. The brick ledge and square recesses, possibly for a binding-beam, in the brickwork of Structure 6 (pg 45), if they didn't support a mezzanine floor (see above), probably correspond to the original first-floor level. This change in floor-level also accounts for the mismatching entrances into the warehouse range from Structure 5 (pg 40).

There is an obvious external division between the northern warehouse (Structure 6) and the four-storey house (Structure 5); they are clearly not bonded together (pg 34). This, combined with Structure 5's brickwork being laid in Flemish-bond (the only building in the range to be constructed in such a fashion), strongly suggests that the four-storey house was constructed at a different time than the northern two warehouses. But was it built earlier or later?

One possibility is that Structure 5 is a remnant of the 'L'-shaped building visible to the south of the Rising Sun on the 1837 tithe map (Map 3). In this scenario, the remainder of the 'L'-shaped structure would have been demolished prior to 1875, and the new warehouses constructed in its place (Structures 6 and 7) would have mimicked the London stock bricks and cement lintels of the still standing four-storey house that they abutted (Structure 5). That the brickwork of the later warehouses was constructed in English-bond rather than Flemish-bond is unusual but not unheard of. Although English-bond was largely superseded by Flemish-bond in the early 17th century, it was occasionally revived for use in the 19th century, particularly on industrial buildings, because of its structural strength (Brunskill 1990, 51).

Conclusively proving that Structure 5 is the remains of the 'L'-shaped building shown on the tithe map, and so was constructed pre-1837, is difficult. What little dating evidence remains from the building is inconclusive; the hornless sash windows suggest the possibility of pre-1850 date (Historic England 2017) but the surviving sash windows on the three warehouses are also all hornless, and they were all constructed post-1848 (Fig 12). The metal register grate from the first-floor is stylistically from the mid 19th century, but was observed out of context and could be a later insertion (pg 40).

The red-brick on the interior of Structure 5, contrasting to the yellow London stock bricks on the exterior, suggests that cost was a limiting factor during its construction. While external appearance was important, internally the builders were happy to use cheaper materials for the main structural work. This could suggest that the four-storey house was in fact constructed later than the adjoining warehouses, and that the London stock bricks were used because they matched the appearance of the already standing warehouse range.

All that can be said with confidence is that Structure 5 was constructed as a separate entity to the range of warehouses, and clearly with a much different purpose in mind (i.e. that of residential rather than commercial).

The outbuilding (Structure 3) to the south-east of the Rising Sun has a very simple plan form, and may originally have been a cart-lodge, based on the large blocked openings on its western elevation (Fig 9). The partially-subdivided northern end of the building, now infilled with a modern wall (Photograph 35), may have been stabling for horses. Alternatively the recently demolished building that formed the western boundary of the yard behind the Rising Sun may have been a stable (Map 7).

The house extension (Structure 2) to the Rising Sun (Structure 1) is definitely a later addition to the building. This is borne out by the plan form of the two structures (Figs 3-5), which shows when free-standing the Rising Sun would have been a symmetrical building with four external chimney-stacks. The western extent of the Rising Sun forms a solid wall that almost completely separates Structure 1 and 2, with the only access between the two buildings being an inserted doorway on the ground-floor (Fig 4). Conclusive evidence on this front is provided by the cellar of Structure 2, where the structural walls are not bonded to the walls of the Rising Sun (pg 26). This clearly indicates that Structure 2 is a later extension.

There is, however, no discernable external joint between the two buildings. Clearly the render on the brickwork obscures most external evidence, but additionally the roof of the public house must have been partially rebuilt and extended when the extension was added.

It seems that originally the house extension was subdivided into two properties. It is described as such in a sale advert in 1839, which lists “*two tenements adjoining*” the public house (pg 5). The two immediately adjacent staircases in the building also strongly suggest it was originally two dwellings with a separate staircase for each (Figs 3-5). At some point, probably in the 20th century, the building was combined into one dwelling, with entrances inserted between the two dwellings on each floor (Figs 3-5). The inserted doorway into the Rising Sun on the ground-floor (Fig 4) was probably added at the same time. The boarding over of the southern set of stairs at the first-floor level also presumably dates from this time-period (pg 28).

Although the central wall in the building is brick-built and clearly original to the structure, the other dividing walls on the ground and first-floor are all constructed of timber covered in lath and plaster. The lath and plaster walls in the house extension, as well as in the Rising Sun, are described as being 19th-century additions in the Heritage Impact Assessment (Wood and Mulhearn 2016). There seems to be no reason why they cannot be original, particularly given the probable original door on the first-floor of Structure 2 (pg 30).

Consequently, these walls have been labelled as original to the buildings on the plans accompanying this report. It should be noted, however, that some or all of them could conceivably be 19th-century additions although, if they are later insertions, then they are probably mimicking the original room divisions – the four chimney-stacks and their associated fireplaces of the Rising Sun certainly suggest that originally the building would have had a four-room plan (as it does today).

Similarly, the staircases within the Rising Sun and the house extension are labelled as being 19th-century insertions in the Heritage Impact Assessment (*ibid*). With no surviving balusters, newels or handrails, it is difficult to date these features accurately, but, as with the lath and plaster walls, there seems to be no reason why the staircases cannot be original to the buildings (and they are labelled as such on the plans). Again, as with the walls, if they are replacements, they must be in the same locations as the

original staircases, given the openings on each floor and the original door beneath the stairs on the ground-floor of Structure 2 (pg 28).

The basement and ground-floors of the Rising Sun have been altered significantly in the 20th century, most prominently by the insertion of a modern bar in the ground-floor and the subdivision of the basement to form W.C's (Figs 3 and 4). Still discernable, however, is the original plan-form of each floor, which seem to be identical, consisting of a central corridor containing the staircase, with four rooms coming off it, one in every corner of the building, each with a fireplace (Figs 3-5). This plan form survives best on the first-floor, which has been altered the least in modern times (Fig 5).

The blocked doorway visible in the south-west room on the ground-floor of the Rising Sun, and the insertion of a new opening slightly to the south, may signify a change in use of the south-west room on that floor (pg 19). The door seems to have been blocked in order to insert a division in the hallway (Fig 4). This division seals the stairs and the south-west room off from the bar area to the north.

To look for answers as to why this division might have been implemented, we must look at the historical context of public houses around the time of the Rising Sun's construction. The public house is an institution recognizable to most people but as a concept it did not develop until the 18th century. Public houses evolved from earlier buildings that provided food, drink and shelter, such as the alehouse, tavern and inn. In earlier centuries, each of these buildings had a specific function and clientele, governed by licenses. The alehouse sold ale and beer to predominantly labourers and workmen whilst the better off would drink wine at a tavern. Inns were almost exclusively associated with the wealthier upper-classes.

Public houses were often subdivided into separate rooms, such as public bars, lounge bars and private bars, each of which were locations where different behaviour and drinking practices were expected. This hearkened back to the class divisions seen in the alehouses, taverns and inns of previous centuries.

The public bar, usually a large room at the front of the pub, was for the working man where 'perpendicular' drinking would take place (Brandwood 2004). This was characterized by the long bar counter and (often) a lack of seating. Separated from this by walls or screens were lounge or private bars, with seats, a nicer décor, and occasionally, higher prices (Brandwood 2004).

It seems possible, with the wooden panelling and the embossed wallpaper on its northern wall (pg 19), that the south-west room was originally a lounge bar. Embossed wallpaper is a design favoured in the late Victorian period and, if this example is not a modern replica, the dark colouring on this particular wallpaper may make it an earlier example of its type (Yorke 2012, 61).

The serving hatch through the wooden panelling, although inserted, may be a replacement for an earlier opening providing service from the bar.

Assuming the ground-floor of the Rising Sun was originally divided into four rooms (as with the other floors; see above), then the south-east room may have been another private bar, while the rooms at the front of the building, with the bay windows, were probably public bars.

The extensive renovation of the ground-floor to create one large room and the construction of the modern bar in the 20th century would have provided more space for patrons. The divided and segregated nature of the Rising Sun's rooms, a product of the 18th and 19th centuries, was no longer a desirable trait in the 20th (Brandwood 2004). The blocking off of the south-west room to patrons probably dates from the same period. Although no fixtures or fittings remain in the room, it may have been

subsequently used as a kitchen – the hatch to the bar would have been a useful feature. The inserted doorway from this room into the house extension may also have been added at a similar time (Fig 4).

The exposed brickwork on the western elevation of the Rising Sun, within the house extension, appears to show a joint, complete with possible queen closers (Photograph 30). The reason for this is unclear; it may indicate a level of repair on this side of the structure, or perhaps that the pub was constructed in multiple phases. With only a small section of brickwork exposed, it is not possible to make any solid inferences.

The complex of buildings recorded during this survey is a surviving remnant of the Hythe's days as an active port and centre of commerce in the town of Colchester. The Rising Sun would have been an important social venue for both local dock workers and visiting sailors. The construction of the nearby railway station in 1847 (pg 7), its associated dockside tram-line (Map 5) and the subsequent erection of the range of warehouses would have served to increase the activity and traffic across the neighbouring Hythe Bridge even further.

Although the economic heyday of the Georgian and Victorian periods is now long gone, and the Hythe has closed as an active port, these buildings remain as a prominent reminder of Colchester's mercantile past.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Prospect Park Property for commissioning and funding the historic building recording.

The recording was carried out by Mark Baister.

Figures are by Mark Baister, adapted from architects plans by HGN Design Ltd.

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>

Brandwood, G. & Davidson, A.	2004	<i>Licensed to Sell: The History and Heritage of the Public House</i>
Brunskill, R.W.	1990	<i>Brick Building In Britain (1st ed)</i>
Brunskill, R.W.	1994	<i>Timber Building In Britain (2nd ed)</i>
CAT	2018	<i>Written Scheme of Investigation for a historic building recording and a continuous archaeological recording at The Rising Sun and Maponite Buildings, 3 Hythe Station Road, Colchester, Essex CO2 8JZ by E. Holloway</i>
CAT Report 388	2006	<i>Watching brief report: 28 Hythe Quay, Colchester, Essex by Benfield, S. &amp; Orr, K.</i>
CBC	2018	<i>Brief for Level 3 Historic Building Recording at The Rising Sun and Maponite Buildings, 3 Hythe Station Road, Colchester, Essex CO2 8JZ by J. Tipper</i>
CIfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
Cooper, J.	1994	'Medieval Colchester: Growth of the town' in <i>A History of the County of Essex: Volume 9, the Borough of Colchester</i>
D'Cruze, S.	2010	<i>Colchester People (Vols 1, 2 and 3)</i>
DCLG	2012	<i>National planning policy framework</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England East Anglian Archaeological occasional papers 14 by Gurney, D.</i>
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England, East Anglian Archaeological occasional papers 24 by Medlycott, M</i>
ERO D/DJ 2/8/77	1827	<i>'Sale catalogue of business premises at Hythe Quay in parish of St. Botolph, COLCHESTER; includes warehouses, yards, wharves and RISING SUN public house'</i>
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice</i>
Historic England	2017	<i>Traditional Windows: Their Care, Repair and Upgrading</i>
Jephcott, J.	1999	<i>The Inns, Taverns and Pubs of Colchester</i>
Morant, P.	1748	<i>History and Antiquities of the most ancient Town and Borough of Colchester in the County of Essex</i>
Phillips, A.	2004	<i>Colchester: A History</i>
Wood, R. & Mulhearn, H.	2016	<i>The Rising Sun Pub and Warehouses, Colchester: Heritage Impact Assessment for Purcell</i>
Yorke, T.	2008	<i>British Architectural Styles</i>
Yorke, T.	2012	<i>British Interior House Styles</i>

**Websites visited include:**

[www.colchesterhistoricbuildingsforum.org.uk](http://www.colchesterhistoricbuildingsforum.org.uk)  
[www.scottishgolfhistory.org/origin-of-golf-terms/golf-ball-feathery-gutty-haskell](http://www.scottishgolfhistory.org/origin-of-golf-terms/golf-ball-feathery-gutty-haskell)  
[www.rhodmcewangolf.com](http://www.rhodmcewangolf.com)  
[www.1900s.org.uk/copper-water-heater.htm](http://www.1900s.org.uk/copper-water-heater.htm)

**10 Abbreviations and glossary**

Bakelite	a brand name for an early form of brittle, hard, plastic, typically dark brown
batten	a thin, rectangular piece of timber nailed to the outer face of rafters in roof construction, to support the roofing material (tiles, slate, etc)
binding-beam	a large timber running from post-to-post and providing intermediate support to floor-joists
bonded warehouse	a customs-controlled warehouse used to store imported goods prior to any import tax being paid
CAT	Colchester Archaeological Trust
CBC	Colchester Borough Council
CIfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof spanning between a pair of inclined timbers (such as rafters)
EHER	Essex Historic Environment Record, held by Essex County Council
English bond	a brickwork bond created from alternate courses of headers and stretchers
Flemish bond	a brickwork bond created from alternating headers and stretchers within a single course
Georgian	the reigns of kings George I - IV and William IV, from 1714 to 1837
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e widthways
queen closer	a less-than-half brick adjacent to the end header of a brick course. purpose is purely decorative, often found around windows, doors, and along edges of buildings
lath and plaster	a technique used to finish interior surfaces of buildings, it consists of narrow strips of wood (laths) which are nailed horizontally to wall studs or ceiling joists and then coated in plaster
modern	period from the 19th century onwards to the present
nib-tile	a clay roof tile with a projection on the underside to hook it onto a batten, with no nails or pegs necessary
NGR	National Grid Reference
OASIS	<b>O</b> nline <b>A</b> ccess to the <b>I</b> ndex of <b>A</b> rchaeological <b>I</b> nvestigations, <a href="http://oasis.ac.uk/pages/wiki/Main">http://oasis.ac.uk/pages/wiki/Main</a>
purlin	a longitudinal timber giving support to the common rafters of a roof and normally set at right angles to the slope of the rafters
rafter	an inclined timber following the slope of the roof
ridge-board	a plank-like timber running below the apex of the roof and receiving the ends of the rafters
rim-latch	a latch that is fitted by screws onto the inside face of the door
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
stretcher-bond	a brickwork bond where each course consists of only stretchers – indicating a cavity wall
Victorian	the reign of Queen Victoria, from 1837 to 1901

## 11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with Colchester Museum under accession number COLEM: 2018.105.

## 12 Contents of archive

### Paper and digital record

One A4 document wallet containing:

The report (CAT Report 1359)

Original site record (plans, elevations and notes)

Site digital photos and log, attendance register, risk assessment

© Colchester Archaeological Trust 2018

### Distribution list

Prospect Park Property  
Dr Jess Tipper, CBCAA  
EHER



### Colchester Archaeological Trust

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

tel.: 01206 501785

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

checked by: Philip Crummy  
date: 17/12/2018

**Appendix 1:  
Full digital photographic record  
(images on accompanying CD)**

COLEM2018.105_ECC4271_Photo	Eastern elevation of northern warehouse: Structure 6. Photograph taken facing south-west.
graph_001.JPG	
COLEM2018.105_ECC4271_Photo	Detail of sign "Maponite Buildings" above roller doors on east elevation of northern warehouse: Structure 6. Photograph taken facing west.
graph_002.JPG	
COLEM2018.105_ECC4271_Photo	Northern elevation of northern warehouse: Structure 6. Photograph taken facing south.
graph_003.JPG	
COLEM2018.105_ECC4271_Photo	Northern and eastern elevation of four-storey house: Structure 5. Photograph taken facing south-west.
graph_004.JPG	
COLEM2018.105_ECC4271_Photo	Detail of sash window on north elevation of northern warehouse: Structure 6. Photograph taken facing south-east.
graph_005.JPG	
COLEM2018.105_ECC4271_Photo	Eastern elevation of four-storey house: Structure 5. Photograph taken facing west.
graph_006.JPG	
COLEM2018.105_ECC4271_Photo	Lower northern elevation of four-storey house: Structure 5, showing window openings in basement. Photograph taken facing south-east.
graph_007.JPG	
COLEM2018.105_ECC4271_Photo	Western elevation of four-storey house: Structure 5. Photograph taken facing east.
graph_008.JPG	
COLEM2018.105_ECC4271_Photo	Western elevation of warehouses: Structures 6, 7 and 8. Photograph taken facing south-east.
graph_009.JPG	
COLEM2018.105_ECC4271_Photo	Western elevation of four-storey house and warehouses: Structures 5, 6, 7 and 8. Photograph taken facing east.
graph_010.JPG	
COLEM2018.105_ECC4271_Photo	Western elevation of upper floors of four-storey house: Structure 5. Photograph taken facing east.
graph_011.JPG	
COLEM2018.105_ECC4271_Photo	Western elevation of upper floors of northern warehouse: Structure 6. Photograph taken facing east.
graph_012.JPG	
COLEM2018.105_ECC4271_Photo	Detail of vertically-planked door on west elevation of central warehouse: Structure 7. Photograph taken facing east.
graph_013.JPG	
COLEM2018.105_ECC4271_Photo	Detail of inserted fan and brickwork on west elevation of central warehouse: Structure 7. Photograph taken facing east.
graph_014.JPG	
COLEM2018.105_ECC4271_Photo	Detail of modern brickwork in place of lift on west elevation of southern warehouse: Structure 8. Photograph taken facing east.
graph_015.JPG	
COLEM2018.105_ECC4271_Photo	Detail of window opening on ground-floor on west elevation of southern warehouse: Structure 8. Photograph taken facing east.
graph_016.JPG	
COLEM2018.105_ECC4271_Photo	Southern elevation of southern warehouse: Structure 8, showing projecting brickwork for potential extension. Photograph taken facing north-west.
graph_017.JPG	
COLEM2018.105_ECC4271_Photo	Detail of join between southern warehouse (Structure 8) and boiler-house (Structure 9) on eastern elevation. Photograph taken facing north-west.
graph_018.JPG	
COLEM2018.105_ECC4271_Photo	Detail of damage to brickwork on western elevation of central and southern warehouses: Structures 7 and 8, possibly as a result of the join. Photograph taken facing east.
graph_019.JPG	
COLEM2018.105_ECC4271_Photo	Eastern elevation of warehouses and boiler-house, Structures 6-8. Photograph taken facing south-west.
graph_020.JPG	
COLEM2018.105_ECC4271_Photo	Eastern elevation of central warehouse: Structure 7. Photograph taken facing west.
graph_021.JPG	
COLEM2018.105_ECC4271_Photo	Eastern elevation of southern warehouse: Structure 8. Photograph taken facing west.
graph_022.JPG	

COLEM2018.105_ECC4271_Photo	Eastern elevation of warehouses: Structures 6, 7 and 8. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Eastern elevation of boiler-house: Structure 9. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Detail of inserted window in original location on upper floors of northern warehouse: Structure 6, eastern elevation. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Detail of inserted door on ground-floor of northern warehouse: Structure 6, eastern elevation. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Detail of inserted door on ground-floor of central warehouse: Structure 7, eastern elevation. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Detail of inserted windows on upper-floors of central warehouse: Structure 7, eastern elevation. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Detail of inserted window on ground-floor of central warehouse: Structure 7, eastern elevation. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Windows in interior of boiler-house: Structure 9. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Interior of boiler-house: Structure 9. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Interior of boiler-house: Structure 9. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Window of boiler-house: Structure 9. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Chimney in boiler-house: Structure 9. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Interior roof structure of boiler-house: Structure 9. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse: Structure 8. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse: Structure 8. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing blocked doorway: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing original doorway: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing ?gas-light holder: Structure 8. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing blocked doorways and window: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing blocked entrance: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing inserted stairway: Structure 8. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing scar of original stairway?: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, scars on brickwork Structure 8. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing ?gas-light holder: Structure 8. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing inserted lift: Structure 8. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing joists and binding-beams of first-floor

	above: Structure 8. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing joists and binding-beams of first-floor
049.JPG	above: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing original exterior door: Structure 8.
050.JPG	Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of southernmost warehouse, showing mostly blocked up window: Structure 8.
051.JPG	Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse:
052.JPG	Structure 7. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse:
053.JPG	Structure 7. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing inserted foyer and redone brickwork: Structure 7.
054.JPG	Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing inserted, then blocked, entrance: Structure 7.
055.JPG	Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing inserted, then blocked, entrance: Structure 7.
056.JPG	Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing herringbone strutting on underside of first-floor
057.JPG	above: Structure 7. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing
058.JPG	?gas-light holder: Structure 7. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing original entrance: Structure 7. Photograph taken
059.JPG	facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing detail of ?gas-light holder: Structure 7.
060.JPG	Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing inserted thin brick wall around western side of
061.JPG	building: Structure 7. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing inserted, partially removed moder wall: Structure
062.JPG	7. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing original, blocked, entrance: Structure 7.
063.JPG	Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing ?gas-light holder: Structure 7. Photograph taken
064.JPG	facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing ?gas-light holder: Structure 7. Photograph taken
065.JPG	facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of central warehouse showing inserted entrance with concrete lintel: Structure 7.
066.JPG	Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse:
067.JPG	Structure 6. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse:
068.JPG	Structure 6. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse, showing original entrance: Structure 6.
069.JPG	Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse showing inserted brick stairway: Structure 6.
070.JPG	Photograph taken facing north-east.

COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse, showing support for first-floor above and bisected window: Structure 6. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse, showing blocked window and arch: Structure 6. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse showing partially blocked window: Structure 6. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse, showing recess possibly used for supporting binding-beam: Structure 6. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse showing ?gas-light holder: Structure 6. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of northern warehouse: Structure 6. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of W.C. extension, showing bricked up passageway: Structure 4. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of W.C. extension: Structure 4. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of W.C. extension: Structure 4. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Interior ground-floor of W.C. extension showing inserted entrance into four-storey house basement: Structure 4. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house: Structure 5. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house in eastern room showing original fireplace with carved wooden surround: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house in eastern room showing original brick-built water heater: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house in eastern room showing removed window: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house in eastern room showing removed window: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house showing lath and plaster on ceiling: Structure 5. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house in western room: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house in western room showing brick fireplace: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house in western room showing herringbone strutting supporting ground-floor above: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Interior basement of four-storey house showing wooden staircase leading up to ground-floor: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Modern staircase leading up to first-floor of northern warehouse: Structure 6. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Interior shot of window on northern elevation of northern warehouse: Structure 6. Photograph taken facing north-west.

COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse: Structure 6. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse: Structure 6. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse: Structure 6. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Register grate taken from first-floor of four-storey building: Structure 5.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse showing bisected window on northern elevation: Structure 6. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of window on northern elevation: Structure 6. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of window on northern elevation: Structure 6. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, eastern elevation: Structure 6. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of window on eastern elevation: Structure 6. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of window on eastern elevation: Structure 6. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of window on eastern elevation: Structure 6. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, showing brick ledge: Structure 6. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, showing roof structure: Structure 6. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, showing open and blocked entrances into four-storey building (Structure 5): Structure 6. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, showing modern brick stairway down to fire-door on ground-floor: Structure 6. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of western elevation: Structure 6. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of window on western elevation: Structure 6. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, interior shot of window on western elevation: Structure 6. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of northern warehouse, showing entrance into central warehouse: Structure 6. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse: Structure 7. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse: Structure 7. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing bisected and blocked window on western elevation: Structure 7. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing bisected and blocked window on western elevation: Structure 7. Photograph taken facing north-west.

COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing inserted and blocked doorway on northern elevation: Structure 7. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing bisected window on eastern elevation: Structure 7. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing bisected window on eastern elevation: Structure 7. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing bisected window on eastern elevation: Structure 7. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing inserted and blocked doorway in southern warehouse: Structure 7. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing inserted doorway into southern warehouse: Structure 7. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing herringbone strutting supporting second-floor above: Structure 7. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of central warehouse. showing joists supporting second-floor above: Structure 7. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse: Structure 8. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse: Structure 8. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse: Structure 8. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing removed window on western elevation: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing inserted circular window on western elevation: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing detail of window on eastern elevation: Structure 8. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing inserted lift shaft and fire escape: Structure 8. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing detail of ?gas-light holder: Structure 8. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing binding-beams and joists of second-floor above: Structure 8. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing inserted then blocked entrance into central warehouse on northern elevation: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing detail of ?gas-light holder: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing detail of recess for ?gas-light holder: Structure 8. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of southern warehouse, showing detail of shortened timber and inserted steel-beam to support modern staircase: Structure 8. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, showing modern staircase leading down to first-floor: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse: Structure 8. Photograph taken facing south-west.

COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse: Structure 8. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, showing detail of radiator: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, interior shot of window on eastern elevation: Structure 8. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, interior shot of window on eastern elevation: Structure 8. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, interior shot of western elevation: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, interior shot of blocked lift location on western elevation: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, interior shot of removed window on western elevation: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, detail of electrical switch: Structure 8. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of southern warehouse, showing inserted entrance into central warehouse: Structure 8. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse, raised area: Structure 7. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse, raised area with ramp: Structure 7. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse showing inserted entrance into northern warehouse: Structure 7. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse, raised area: Structure 7. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse showing bisected windows on eastern elevation: Structure 7. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse showing bisected windows on eastern elevation: Structure 7. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse showing blocked window on western elevation: Structure 7. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse showing inserted metal fan casing on western elevation: Structure 7. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Second-floor of central warehouse showing blocked window on western elevation: Structure 7. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of four-storey house, eastern room: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of four-storey house, eastern room, showing herringbone strutting supporting second-floor above: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of four-storey house, eastern room, showing fireplace: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of four-storey house, eastern room, showing window on eastern elevation: Structure 5. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of four-storey house, western room: Structure 5. Photograph taken facing north-west.

COLEM2018.105_ECC4271_Photo	First-floor of four-storey house, western room, showing detail of fireplace: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, eastern room, showing recently removed cupboard: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, eastern room, showing recently removed cupboard: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, eastern room, showing location of recently removed cupboard: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, eastern room, showing recently removed cupboard: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, eastern room, showing recently removed cupboard: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, eastern room, showing timber division with lath and plaster: Structure 5. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, eastern room, showing partially blocked fireplace: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house showing inserted W.C. into corridor: Structure 5. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, hallway: Structure 5. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, western room: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, western room, showing blocked window on western elevation: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, western room, showing exposed timber division: Structure 5. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Ground-floor of four-storey house, hallway, showing blocked doorway: Structure 5. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, eastern room: Structure 5. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, eastern room, showing window on eastern elevation: Structure 5. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room, showing roof structure: Structure 5. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room, showing roof structure and brick gable: Structure 5. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room: Structure 5. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room: Structure 5. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room, showing cupboard: Structure 5. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room, showing roof structure: Structure 5. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room, showing roof structure: Structure 5. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Second-floor of four-storey house, western room, showing remains of chimney: Structure 5. Photograph taken facing north-west.

COLEM2018.105_ECC4271_Photo-graph_186.JPG	Second-floor of four-storey house, eastern room, showing remains of chimney: Structure 5. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo-graph_187.JPG	Second-floor of four-storey house showing blocked entrance into northern warehouse: Structure 5. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo-graph_188.JPG	First-floor of northern warehouse showing brick ledges: Structure 6. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo-graph_189.JPG	Basement of house extension, southern room: Structure 2. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo-graph_190.JPG	Basement of house extension, southern room, showing blocked fireplace: Structure 2. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo-graph_191.JPG	Basement of house extension, southern room showing staircase: Structure 2. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo-graph_192.JPG	Basement of house extension, southern room showing rebuilt chimney-stack of Rising Sun: Structure 2. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo-graph_193.JPG	Basement of house extension, southern room, showing joists of ground-floor above: Structure 2. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo-graph_194.JPG	Basement of house extension, southern room, showing inserted entrance into northern room: Structure 2. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo-graph_195.JPG	Basement of house extension, northern room: Structure 2. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo-graph_196.JPG	Basement of house extension, northern room showing blocked entrance: Structure 2. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo-graph_197.JPG	Basement of house extension, northern room showing blocked fireplace: Structure 2. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo-graph_198.JPG	Basement of house extension, northern room: Structure 2. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo-graph_199.JPG	Basement of house extension, northern room showing original pavior- brick floor: Structure 2. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo-graph_200.JPG	Basement of house extension, northern room showing damage to chimney-stack: Structure 2. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo-graph_201.JPG	Basement of house extension, northern room showing walls not bonded to Rising Sun: Structure 2. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo-graph_202.JPG	Basement of house extension, northern room showing vertical planked original door on ground-floor in location of removed staircase: Structure 2. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo-graph_203.JPG	Basement of house extension, northern room showing inserted brick pillars: Structure 2. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo-graph_204.JPG	Ground-floor of house extension, south-west room: Structure 2. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo-graph_205.JPG	Ground-floor of house extension, south-west room showing fireplace: Structure 2. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo-graph_206.JPG	Ground-floor of house extension, south-west room, showing cupboard: Structure 2. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo-graph_207.JPG	Ground-floor of house extension, south-west room showing exposed brickwork and modern door: Structure 2. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo-graph_208.JPG	Ground-floor of house extension, north-west room showing damaged window: Structure 2. Photograph taken facing south-west.

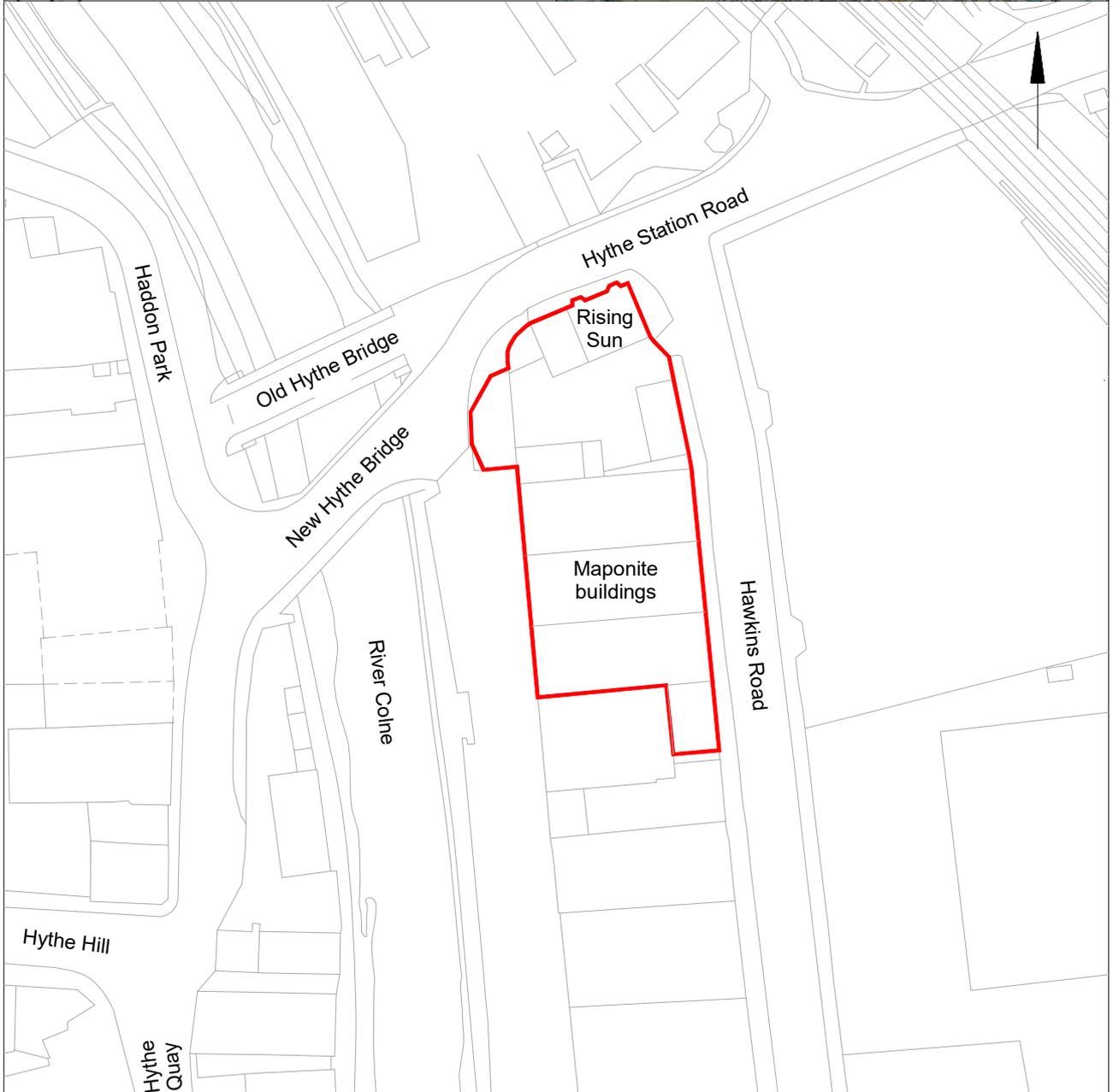
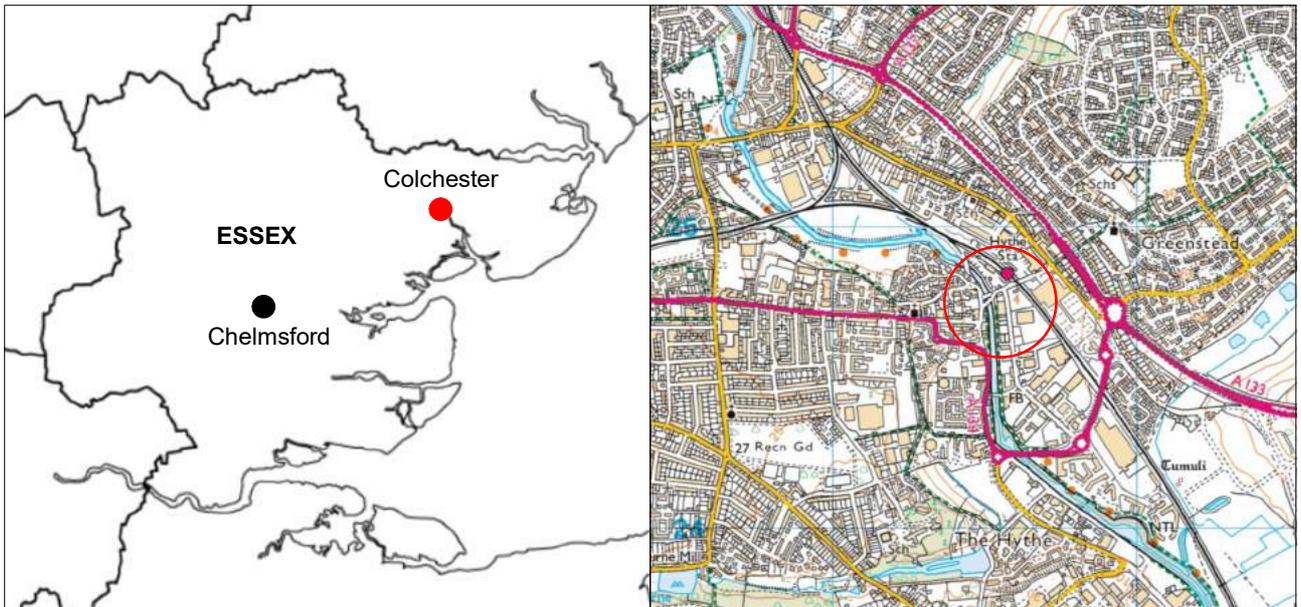
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, north-west room: Structure 2. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, north-east room showing partially blocked original vertical planked door leading to removed staircase: Structure 2. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, north-east room showing exposed brickwork above basement through original vertically-planked door: Structure 2. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, north-east room: Structure 2. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, north-east room showing chimney-stack of Rising Sun: Structure 2. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, north-east room showing detail of modern half-glazed door: Structure 2. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, north-east room showing staircase leading up to first-floor: Structure 2. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, north-east room: Structure 2. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, north-east room showing chimney-stack of Rising Sun: Structure 2. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, north-east room showing roof structure visible through hatch: Structure 2.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, north-west room: Structure 2. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, north-west room showing blocked fireplace: Structure 2. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, north-west room showing exposed lath and plaster on ceiling: Structure 2. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, south-west room: Structure 2. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, south-east room: Structure 2. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, south-east room showing original vertical-planked door: Structure 2. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, south-east room showing exposed lath and plaster division: Structure 2. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, south-east room showing back of original vertical-planked door: Structure 2. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, south-east room showing inserted cupboard: Structure 2. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of house extension, showing partially boarded over southern staircase leading down to ground-floor. Exposed brickwork of Rising Sun visible with join and possible queen closers: Structure 2. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of house extension showing lath and plaster ceiling above southern staircase: Structure 2. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of house extension showing detail of join and possible queen closers in wall of Rising Sun at bottom of southern staircase to first-floor: Structure 2. Photograph taken facing north-east.

COLEM2018.105_ECC4271_Photo	Ground-floor of house extension, south-east room: Structure 2. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun, south-west room showing blocked and inserted doorways: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun, south-west room showing wooden panelling, decorated with wallpaper and with inserted hatch: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun, south-west room showing wooden panelling, decorated with wallpaper: Structure 1. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun, south-west room showing fireplace: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun, south-west room showing damaged ceiling: Structure 1. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun, hallway showing modern window on south-east elevation: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun, showing staircase leading up to first-floor: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, hallway: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-west room showing damaged ceiling: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-west room showing damaged floor: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-west room showing roof structure: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-west room showing roof structure: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-west room showing roof structure: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-east room: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-east room showing ?wall-plate: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, south-east room showing exposed brickwork: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-west room: Structure 1. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-west room showing window on north-west elevation: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-west room showing detail of plug: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-west room showing roof structure: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-west room showing detail of fireplace: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-east room: Structure 1. Photograph taken facing east.

COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-east room: Structure 1. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-east room detail of fireplace: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-east room showing window on north-west elevation: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	First-floor of Rising Sun, north-east room showing cupboard: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun south-east bar area showing binding-beams: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun south-east bar area showing inserted door: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun east bar area: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun east bar area showing fireplace with modern surround: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun east bar area showing bay window with removed/modern windows: Structure 1. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun north bar area showing modern door: Structure 1. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun west bar area: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun west bar area showing joists of first-floor above: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun east bar area showing modern bar: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun west bar area showing modern bar: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun west bar area showing hatch down into dumb waiter in basement: Structure 1. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun west bar area showing modern bar: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun west bar area showing modern bar and metal foot rail: Structure 1. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun hallway showing modern door into bar: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun bar area showing switch board: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Ground-floor of Rising Sun hallway showing staircase into basement: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun south-east room: Structure 1. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun south-east room: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun south-east room showing joists of ground-floor above: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun hallway showing joists of ground-floor above: Structure 1. Photograph taken facing north-west.

COLEM2018.105_ECC4271_Photo	Basement of Rising Sun south-west room: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun south-west room showing joists supporting ground-floor above: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun cupboard: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun hallway showing inserted door and blocked window: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-west room showing fireplace and dumb waiter: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun inserted brick wall to west: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-west room showing dumb waiter: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-west room showing dumb waiter: Structure 1. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-west room showing dumb waiter: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-west room showing dumb waiter: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-west room showing dumb waiter: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north room showing inserted brick pillars: Structure 1. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-west room showing modern metal and wooden beams support ground-floor above: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun west room: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun showing access into north-east room: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-east room: Structure 1. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-east room showing inserted brick pillars: Structure 1. Photograph taken facing east.
COLEM2018.105_ECC4271_Photo	Basement of Rising Sun north-east room showing joists of ground-floor above supported on modern timber-beam: Structure 1. Photograph taken facing west.
COLEM2018.105_ECC4271_Photo	South-west elevation of the house extension: Structure 2. Photograph taken facing north-east.
COLEM2018.105_ECC4271_Photo	Site shot. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	North-west elevation of the Rising Sun: Structure 1. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	North-west elevation of the house extension: Structure 2. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo	North-east elevation of the Rising Sun showing brick chimneys: Structure 1. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	Site shot. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo	North-west elevation of the outbuilding: Structure 3. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo	Interior of the outbuilding: Structure 3. Photograph taken facing north-east.

COLEM2018.105_ECC4271_Photo­graph_304.JPG	Interior of the outbuilding showing division to north: Structure 3. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo­graph_305.JPG	Interior of the outbuilding showing blocked double-width entrances: Structure 3. Photograph taken facing south.
COLEM2018.105_ECC4271_Photo­graph_306.JPG	Interior of the outbuilding: Structure 3. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo­graph_307.JPG	Interior of the outbuilding showing detail of repair to division: Structure 3. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo­graph_308.JPG	North-west and south-west elevations of outbuilding: Structure 3. Photograph taken facing south-east.
COLEM2018.105_ECC4271_Photo­graph_309.JPG	East elevation of outbuilding: Structure 3. Photograph taken facing south-west.
COLEM2018.105_ECC4271_Photo­graph_310.JPG	South-east elevation of Rising Sun and house extension: Structures 1 and 2. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo­graph_311.JPG	South-east elevation of Rising Sun: Structure 1. Photograph taken facing north.
COLEM2018.105_ECC4271_Photo­graph_312.JPG	South-east elevation of Rising Sun: Structure 1. Photograph taken facing north-west.
COLEM2018.105_ECC4271_Photo­graph_313.JPG	South-east elevation of house extension: Structure 2. Photograph taken facing north-west.



© Crown copyright. All rights reserved. Licence number 100039294.

Fig 1 Site location.



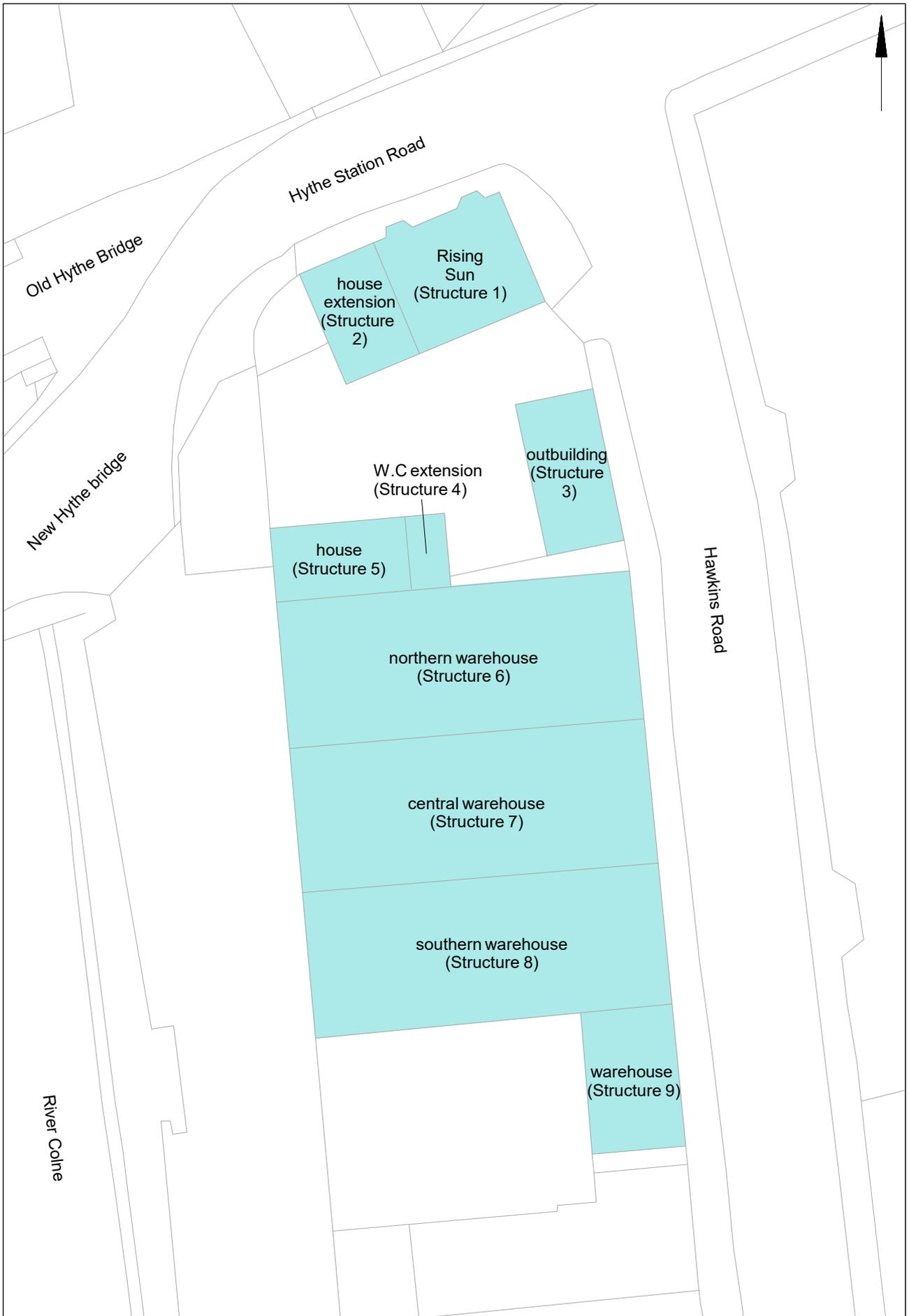


Fig 2 Plan of site showing the structures detailed in this report.

© Crown copyright. All rights reserved. Licence number 100039294.



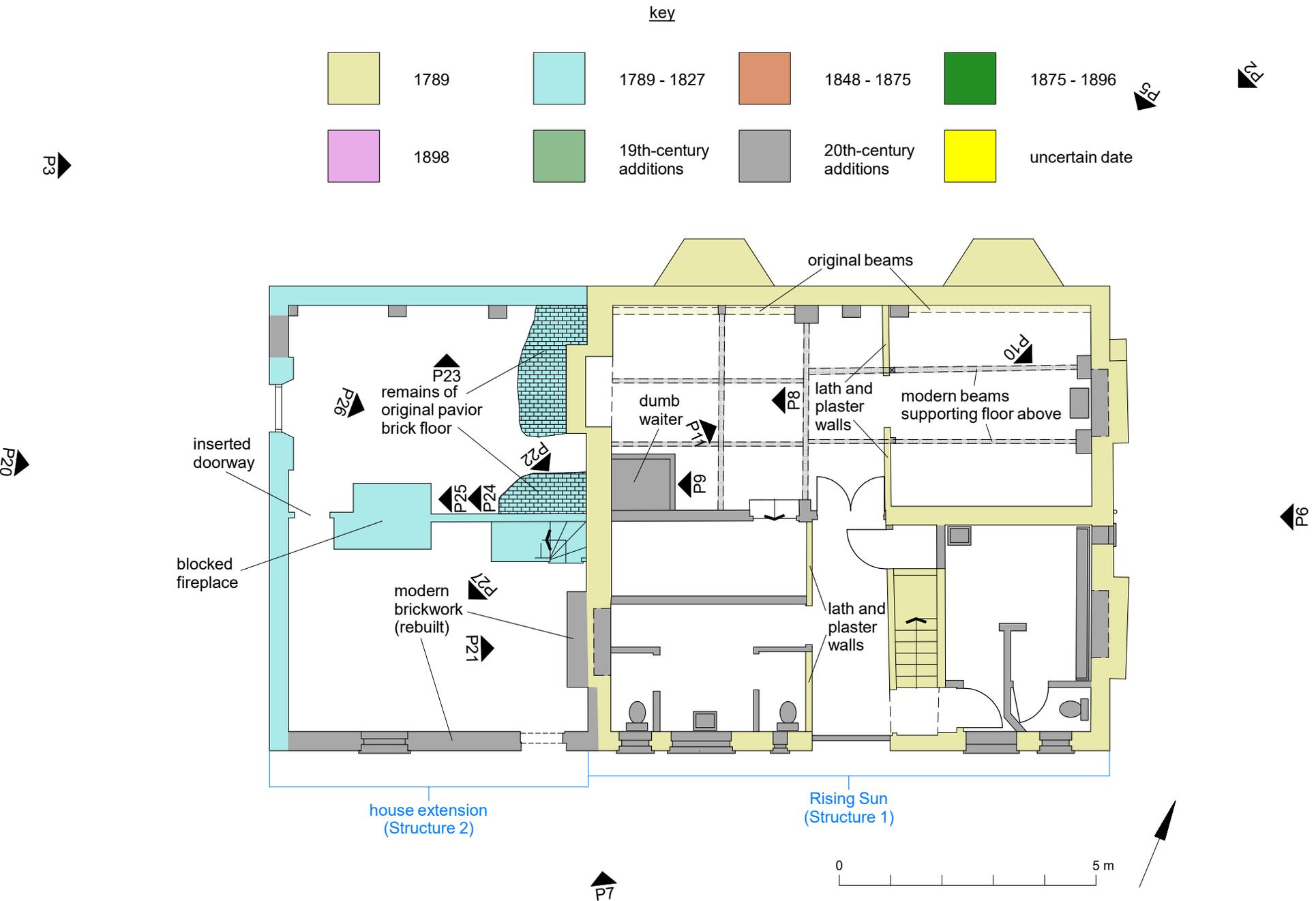


Fig 3 Basement plan of Structures 1 and 2. Location and direction of photographs reproduced in text shown, along with phasing.

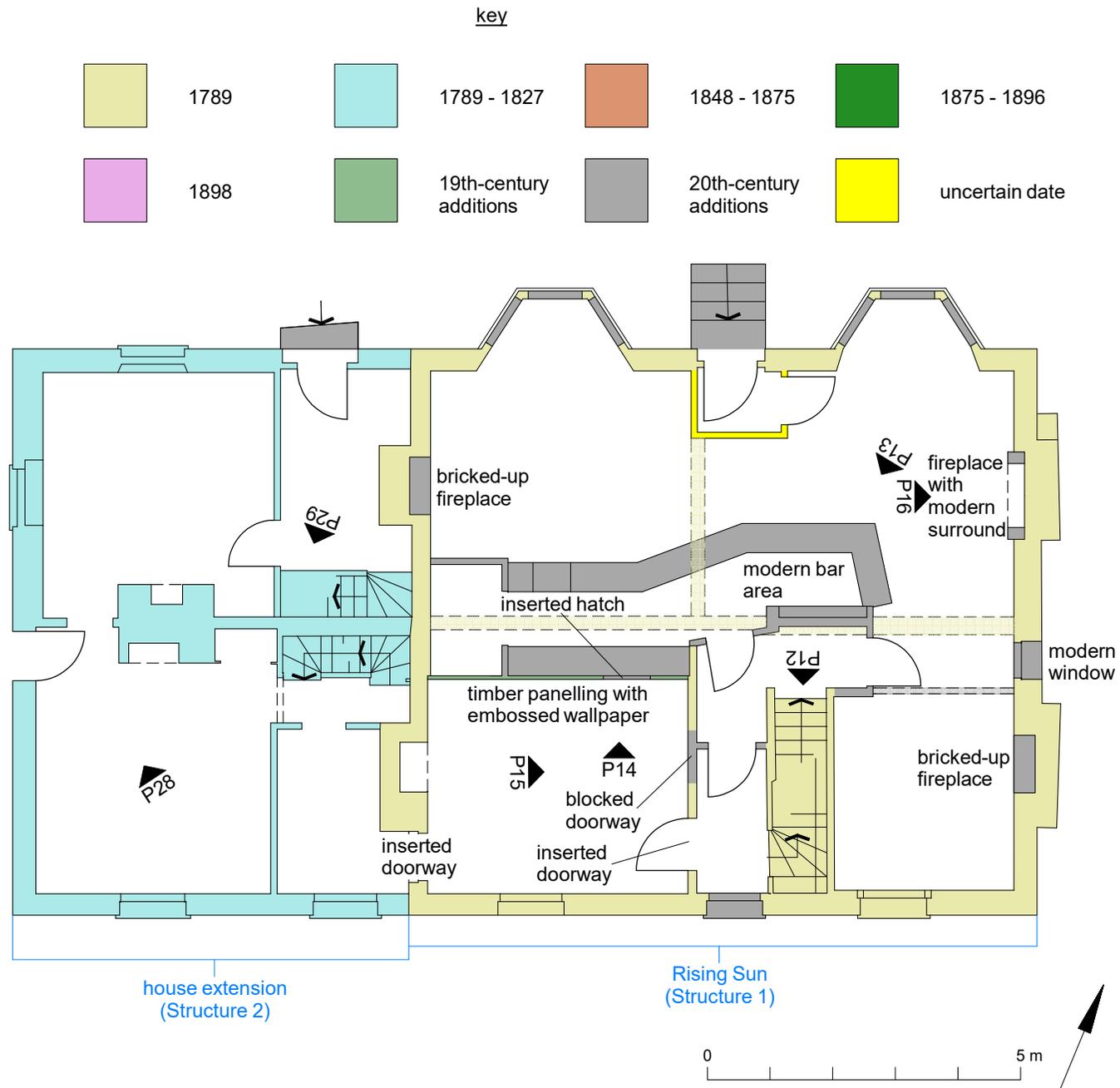


Fig 4 Ground-floor plan of Structures 1 and 2. Location and direction of photographs reproduced in text shown, along with phasing.



Fig 5 First-floor plan of Structures 1 and 2. Location and direction of photographs reproduced in text shown, along with phasing.

key

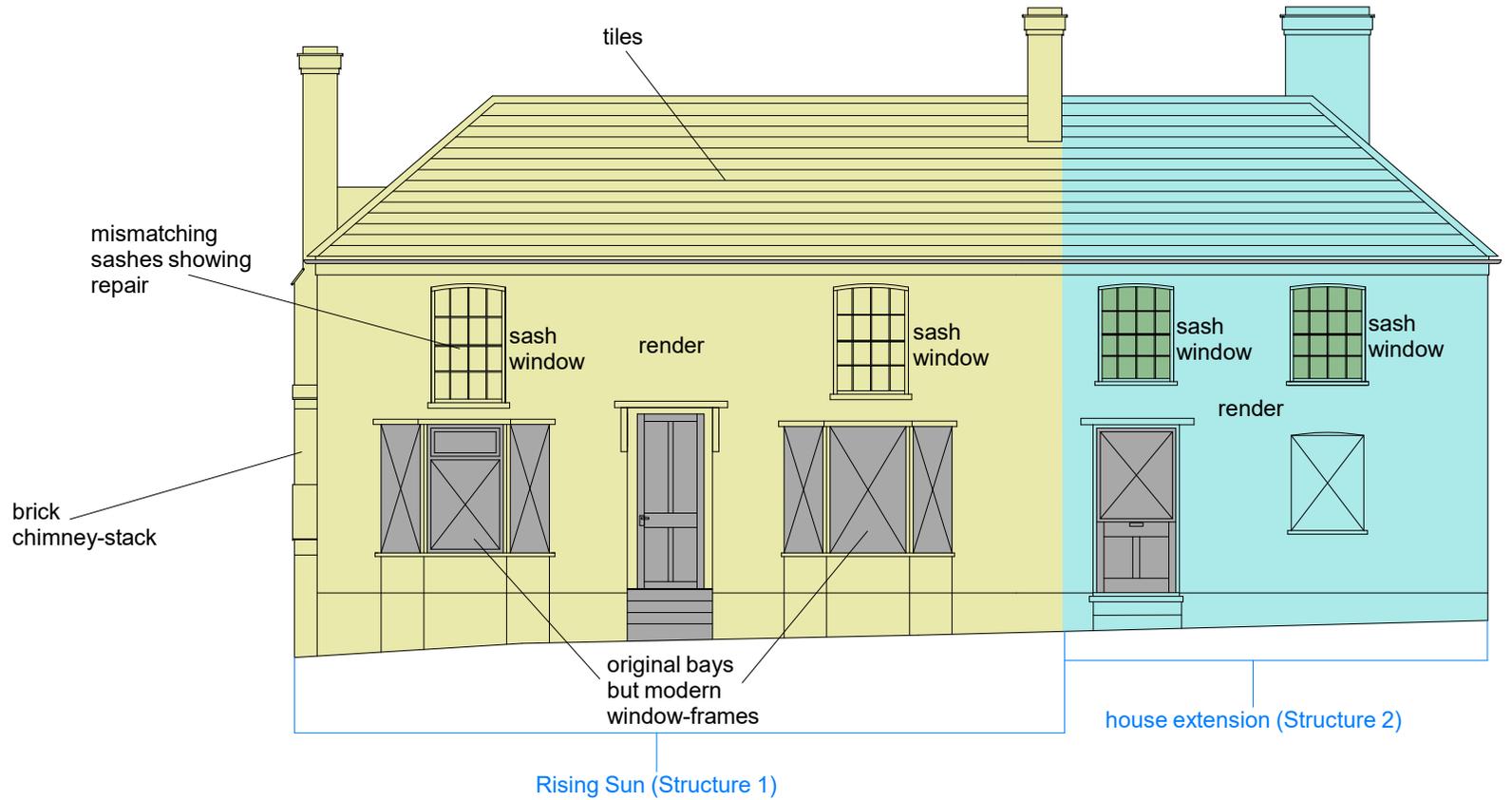
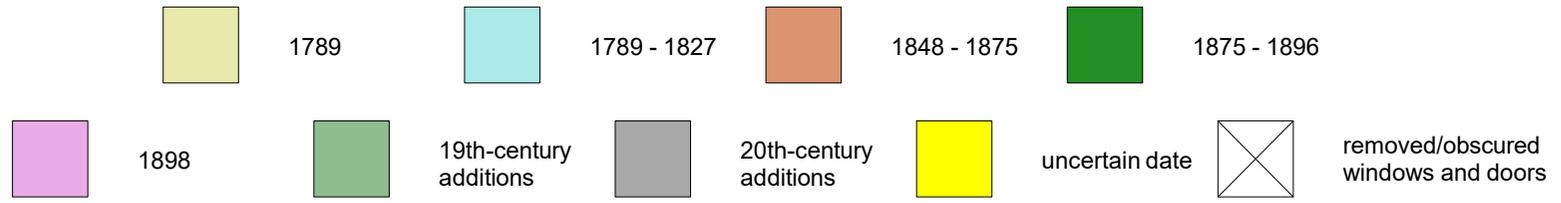


Fig 6 North-west elevation of Structures 1 and 2 with phasing.



key

	1789		1789 - 1827		1848 - 1875		1875 - 1896
	1898		20th-century additions		uncertain date		removed/obscured windows and doors

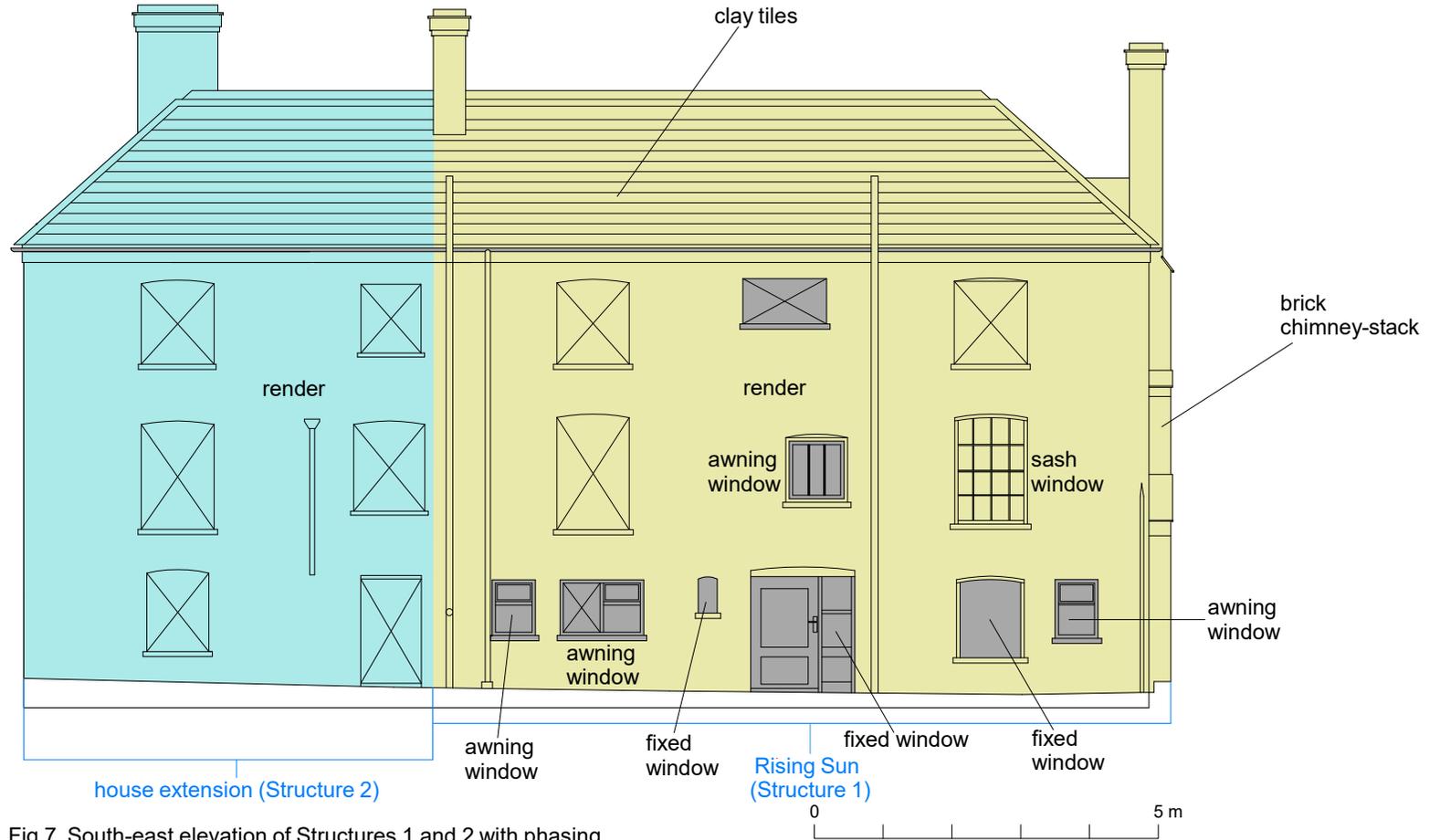


Fig 7 South-east elevation of Structures 1 and 2 with phasing.

key

	1789		1789 - 1827		1848 - 1875		1875 - 1896
	1898		20th-century additions		uncertain date		removed/obscured windows and doors

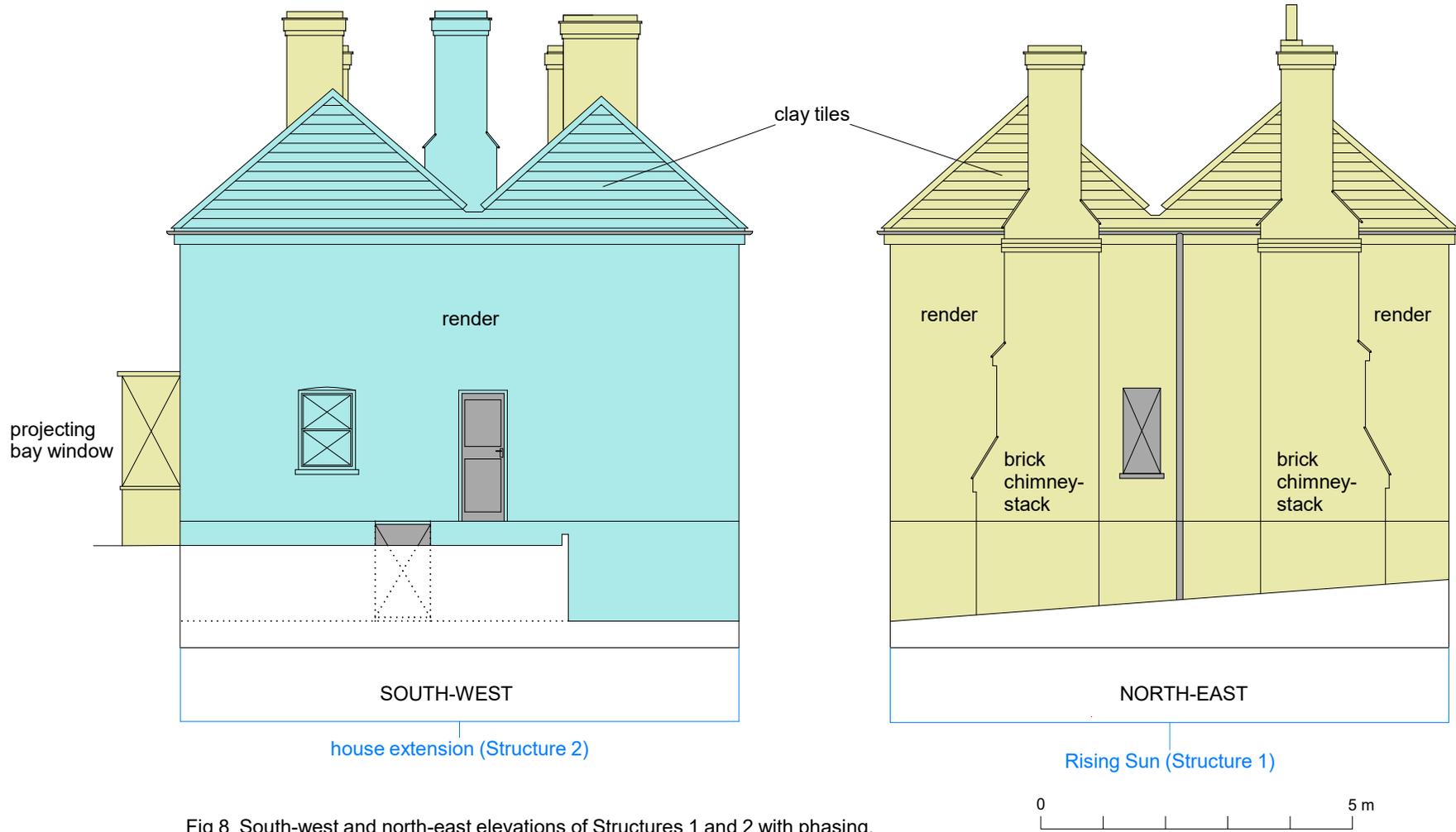


Fig 8 South-west and north-east elevations of Structures 1 and 2 with phasing.



Fig 9 Ground-floor plan of Structures 3-9. Location and direction of photographs reproduced in text shown, along with phasing.

key

	1789		1789 - 1827		1848 - 1875		1875 - 1896
	1898		20th-century additions		uncertain date		phase

99d

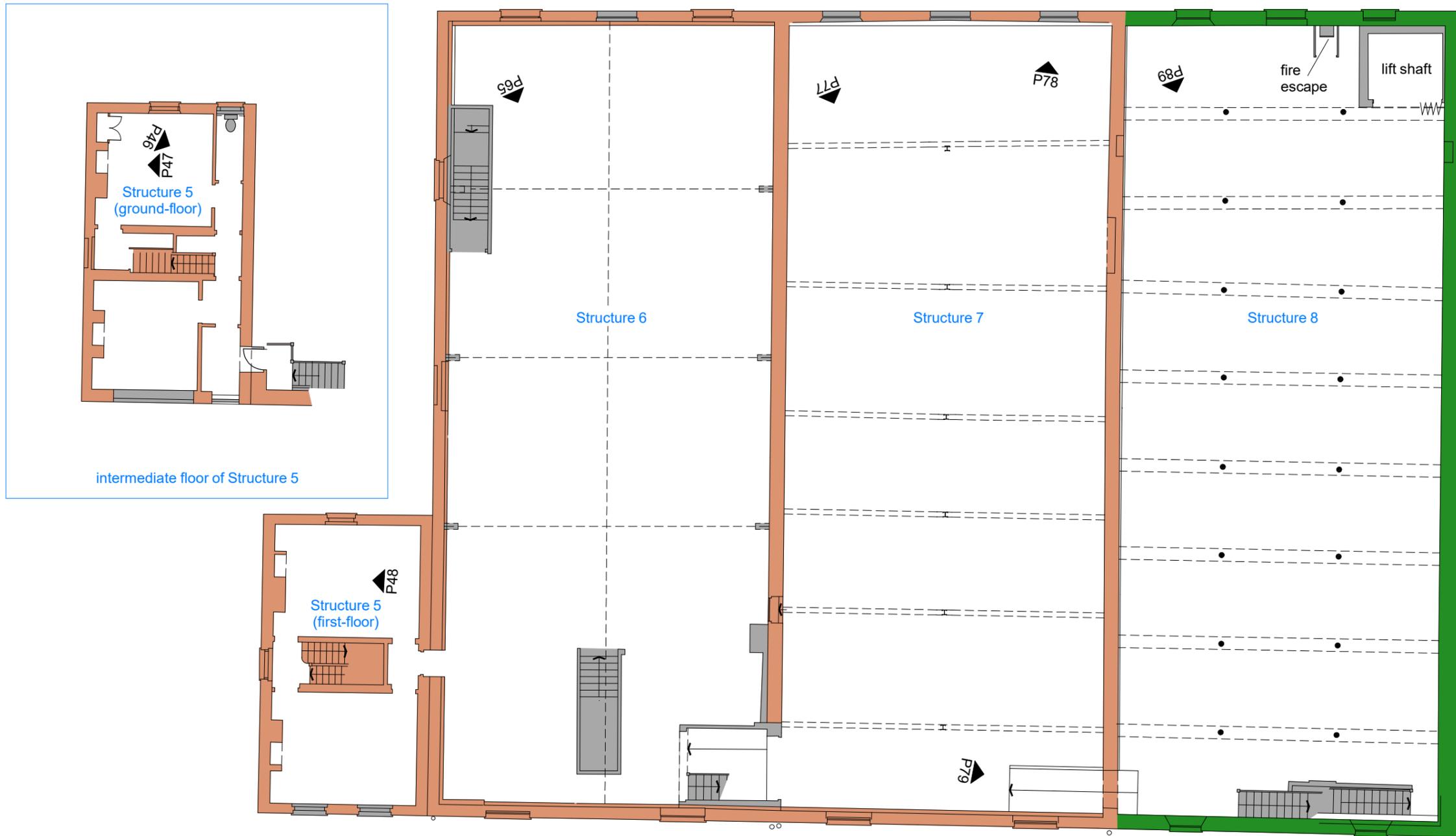


Fig 10 First-floor plan of Structures 5-8. Location and direction of photographs reproduced in text shown, along with phasing.

0 10 m



Fig 11 Second-floor plan of Structures 5 and 8. Location and direction of photographs reproduced in text shown, along with phasing.





Fig 12 East and west elevations of Structures 4-9 with phasing.

key

	1789		1789 - 1827		1848 - 1875		1875 - 1896
	1898		20th-century additions		uncertain date		removed/obscured windows and doors

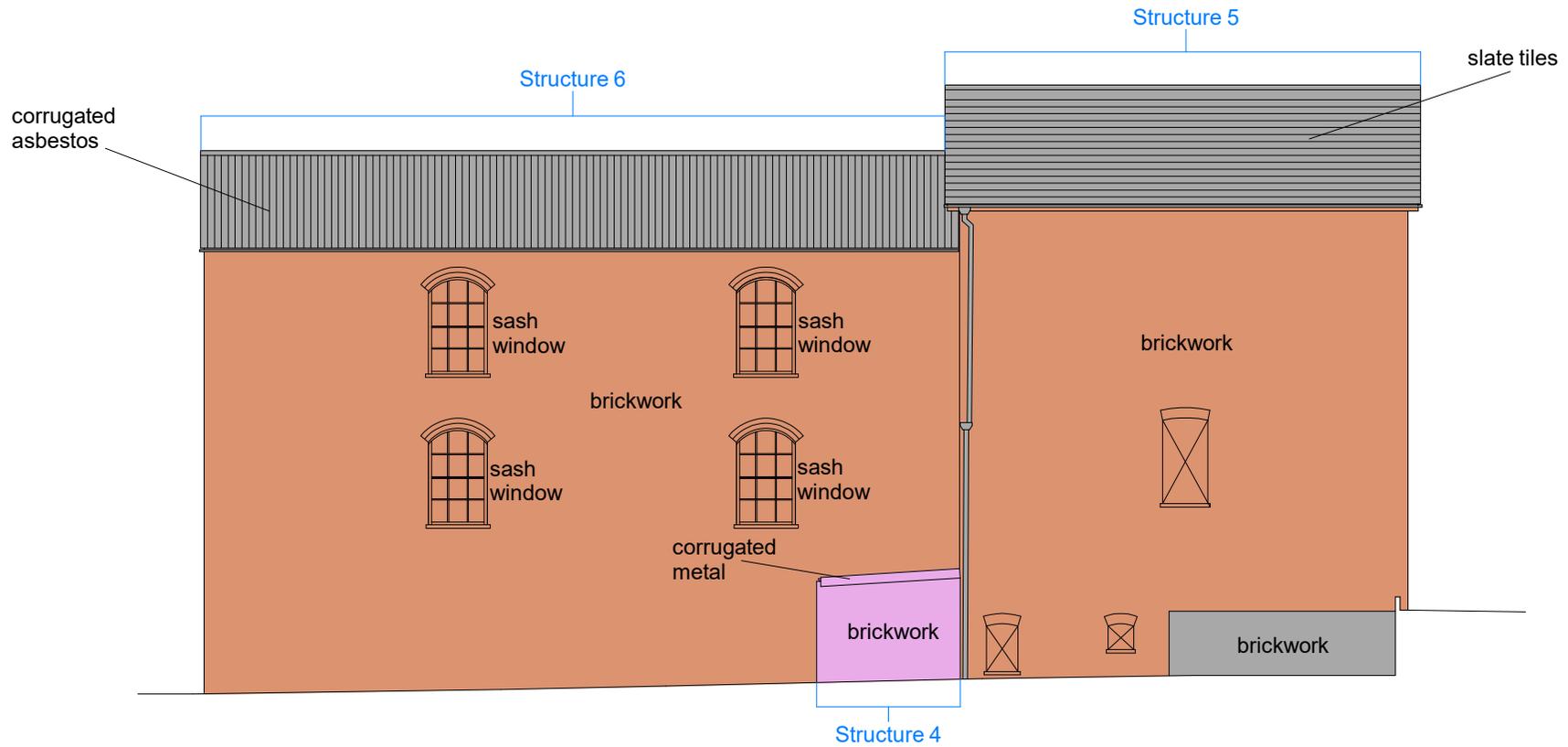


Fig 13 North elevation of Structures 4-6 with phasing.



key

	1789		1789 - 1827		1848 - 1875		1875 - 1896
	1898		20th-century additions		uncertain date		removed/obscured windows and doors

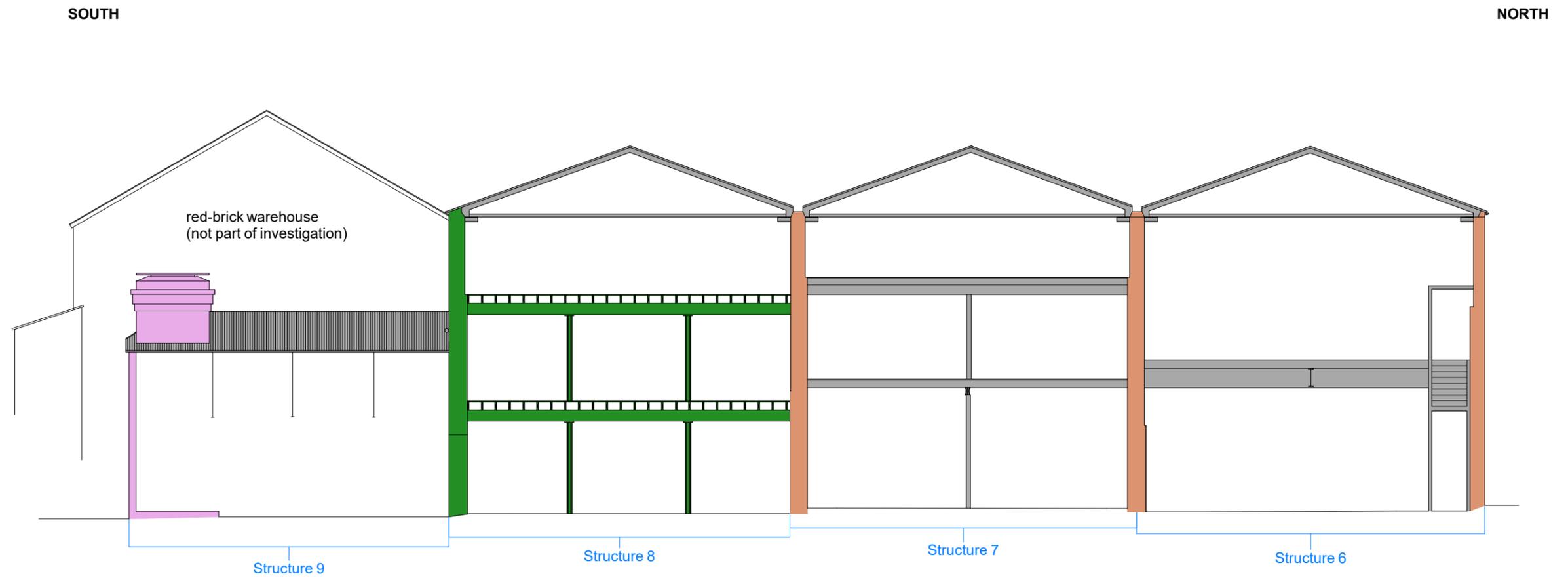


Fig 14 Section through Structures 6-9, showing floor levels and phasing.

# OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

## Printable version

**OASIS ID: colchest3-331481**

### Project details

Project name	Historic building recording at The Rising Sun and Maponite Buildings, 3 Hythe Station Road, Colchester, Essex, CO2 8JZ
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust at the The Rising Sun and Maponite buildings, 3 Hythe Station Road, Colchester, Essex in November 2018. A total of nine buildings were recorded on the site, ranging in date from the late 18th century to the late 19th century. The most prominent buildings on the site are range of mid 19th-century warehouses, one of which may have been a bonded warehouse. The earliest building on the site is a late 18th-century public-house, the Rising Sun. All the buildings have a large amount of modern alterations, most prominently in the warehouses, which have had modern floors inserted, with stairways and lift shafts added. The Rising Sun has had a modern bar and W.Cs added, but still retains a selection original Georgian features, including brick fireplaces and vertically-planked doors.
Project dates	Start: 31-10-2018 End: 20-12-2018
Previous/future work	No / Not known
Any associated project reference codes	2018/10g - Contracting Unit No.
Any associated project reference codes	163196 - Planning Application No.
Any associated project reference codes	ECC4271 - HER event no.
Any associated project reference codes	COLEM:2018.105 - Museum accession ID
Type of project	Building Recording
Site status	Conservation Area
Site status	Listed Building
Current Land use	Industry and Commerce 4 - Storage and warehousing
Current Land use	Other 2 - In use as a building
Monument type	PUBLIC HOUSE Post Medieval
Monument type	WAREHOUSE Post Medieval
Monument type	BONDED WAREHOUSE Post Medieval
Significant Finds	FLOOR Post Medieval
Significant Finds	WINDOW Post Medieval

Prompt National Planning Policy Framework - NPPF

### Project location

Country England  
 Site location ESSEX COLCHESTER COLCHESTER The Rising Sun and Maponite Buildings, 3 Hythe Station Road, Colchester  
 Postcode CO2 8JZ  
 Study area 1260 Square metres  
 Site coordinates TM 0155 2474 51.884201336495 0.928925668127 51 53 03 N 000 55 44 E Point

### Project creators

Name of Organisation Colchester Archaeological Trust  
 Project brief originator CBC Archaeological Officer  
 Project design originator Chris Lister  
 Project director/manager Chris Lister  
 Project supervisor Mark Baister

### Project archives

Physical Archive Exists? No  
 Digital Archive recipient Colchester Museum  
 Digital Archive ID 2018.105  
 Digital Contents "Survey","other"  
 Digital Media available "Text"  
 Paper Archive recipient Colchester Museum  
 Paper Archive ID 2018.105  
 Paper Contents "other"  
 Paper Media available "Context sheet","Notebook - Excavation',' Research',' General Notes","Photograph","Plan","Survey "

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)  
 Title Historic building recording at the Rising Sun and Maponite buildings, 3 Hythe Station Road, Colchester, Essex CO2 8JZ: November 2018  
 Author(s)/Editor(s) Baister, M.  
 Other bibliographic details CAT Report 1359  
 Date 2018  
 Issuer or publisher Colchester Archaeological Trust  
 Place of issue or publication Colchester

Description A4 bound report with clear plastic front and opaque black back.  
URL <http://cat.essex.ac.uk/summaries/CAT-1359.html>  
Entered by Mark Baister (mb@catuk.org)  
Entered on 20 December 2018

## OASIS:

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

© ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham](#), email Last modified Wednesday 9 May 2012

Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

[Cookies](#) [Privacy Policy](#)

# Essex Historic Environment Record/ Essex Archaeology and History

## Summary sheet

<b>Address:</b> Rising Sun and Maпонite buildings, 3 Hythe Station Road, Colchester, Essex CO2 8JZ	
<b>Parish:</b> Colchester	<b>District:</b> Colchester
<b>NGR:</b> TM 0155 2474 (centre)	<b>Site code:</b> CAT project ref.: 18/10g CHER ref: ECC4271 OASIS ref: colchest3-3314814
<b>Type of work:</b> Historic building recording	<b>Site director/group:</b> Colchester Archaeological Trust
<b>Date of work:</b> November 2018	<b>Size of area investigated:</b> 1260 square metres
<b>Location of curating museum:</b> Colchester museum accession code COLEM 2018.105	<b>Funding source:</b> Developer
<b>Further seasons anticipated?</b> No	<b>Related CHER/EHER number(s):</b> ECC4271
<b>Final report:</b> CAT Report 1359	
<b>Periods represented:</b> Post-medieval, Modern	
<p><b>Summary of fieldwork results:</b></p> <p>A programme of historic building recording was carried out by Colchester Archaeological Trust at the The Rising Sun and Maпонite buildings, 3 Hythe Station Road, Colchester, Essex in November 2018.</p> <p>A total of nine buildings were recorded on the site, ranging in date from the late 18th century to the late 19th century. The most prominent buildings on the site are range of mid 19th-century warehouses, one of which may have been a bonded warehouse. The earliest building on the site is a late 18th-century public-house, the Rising Sun. All the buildings have a large amount of modern alterations, most prominently in the warehouses, which have had modern floors inserted, with stairways and lift shafts added. The Rising Sun has had a modern bar and W.Cs added, but still retains a selection original Georgian features, including brick fireplaces and vertically-planked doors.</p>	
<b>Previous summaries/reports:</b> none	
<b>CBC monitor:</b> Jess Tipper	
<b>Keywords:</b> public house, warehouse, maпонite, hythe	<b>Significance:</b> *
<b>Author of summary:</b> Mark Baister	<b>Date of summary:</b> December 2018