

**Historic building recording at
79 Magdalen Street,
Colchester, Essex CO1 2LA**

February 2019



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1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at 79 Magdalen Street, Colchester, Essex in February 2019.

The building is a Grade II listed dwelling, originally constructed in the late 18th century as a public house called the 'Colchester Arms'. The pub shut in 1910 after which it was the subject of significant alteration and modernisation, including the erection of a three-storey extension to the rear of the property. Little survives today that points to either the buildings use as a pub or its 18th century date. The building's most interesting features are a series of substantial hand-sawn joists in the cellar that originated from an earlier, post-medieval, building.

2 Introduction (Fig 1)

This is the archive report on a historic building recording of 79 Magdalen Street in advance of its proposed conversion and renovation. The recording work was commissioned by Assets for Life Ltd and carried out by Colchester Archaeological Trust (CAT) in March 2019. The site is located approximately 0.9km south-east of Colchester town centre on the south side of Magdalen Street at NGR TM 00417 24742 (Fig 1).

A planning application (planning ref. 180117) was submitted to Colchester Borough Council in January 2018 proposing the conversion and renovation of 79 Magdalen Street (a Grade II listed building) and the construction of a building at the rear of the property to replace the partially collapsed outbuilding current present on the site.

In response to this application, the Colchester Borough Council Archaeological Advisor (CBCAA) recommended that a Historic England Level 2 building survey be made of the building (CBC 2019). This recommendation was given based on the site containing a listed building and the possibility it may contain further, undesignated, heritage assets (as highlighted by the CHER). 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 2019) 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 building. The building recording was carried out to Level 2 (Historic England 2016) which defines a Level 2 survey as:

“...a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.”

In particular the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structures.
- 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 79 Magdalen Street.
- A large-scale block plan of the site.
- Annotated and phased elevations and floor-plans of the building at a scale of 1:100.
- A description of the building. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record, comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

5 Historical background (Fig 1)

The following historical background draws on cartographic sources, the Colchester Historic Environment Record (CHER) accessed via the Colchester Heritage Explorer (www.colchesterheritage.co.uk), the Essex Records Office (ERO) and the Essex Historic Environment Record (EHER) accessed via Heritage Gateway (www.heritagegateway.org.uk).

Two buildings are detailed in this report; 79 Magdalen Street (including its southern extension) and a partially collapsed modern outbuilding (Fig 1).

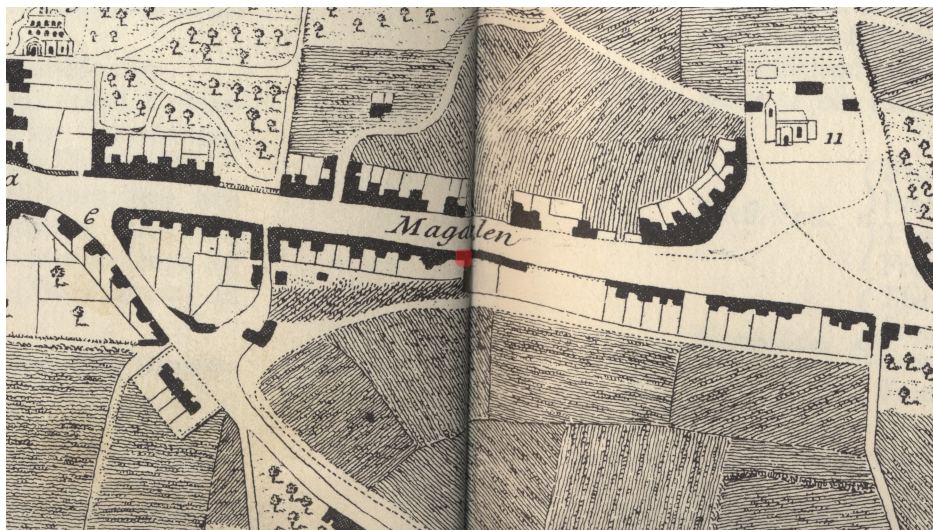
79 Magdalen Street is a Grade II listed building. Its list entry states:

"C18 and later. 2 storeys and attics, the roofs mansard and tiled, double hipped gables east and west 2 dormers to the front, 3-window range of double hung sashes one blank window, cart entrance east end of front."



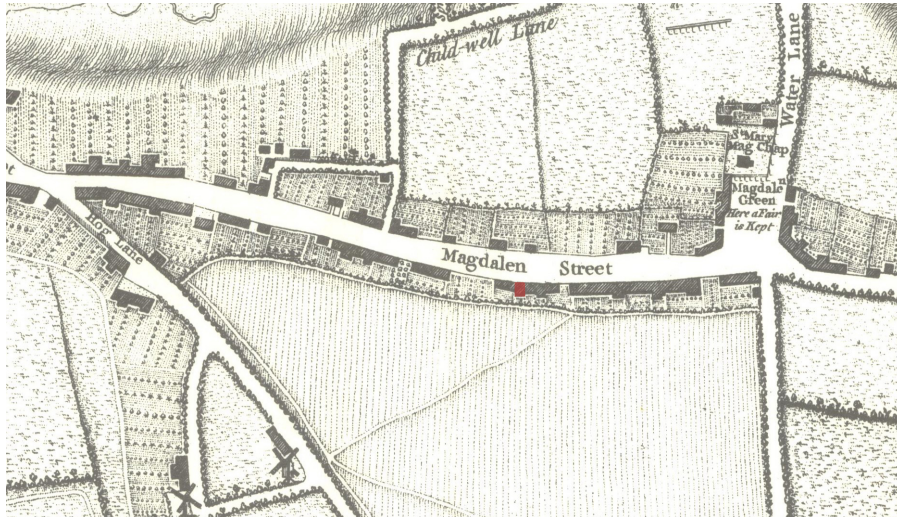
Map 1 Section of 1610 map by John Speed showing west end of Magdalen Street. Approximate location of current building highlighted.

The earliest known map of Colchester is by John Speed in 1610. It shows Magdalen Street as well as the medieval church of Mary Magdalen (demolished in 1852; CHER MCC9030). The south side of the street is shown with a continuous line of buildings. The lack of detail on the map, and its stylised isometric view, precludes identifying any of these buildings as being the current 79 Magdalen Street.



Map 2 1748 map from Philip Morant's *The History and Antiquities of Colchester*. Approximate location of 79 Magdalen Street highlighted.

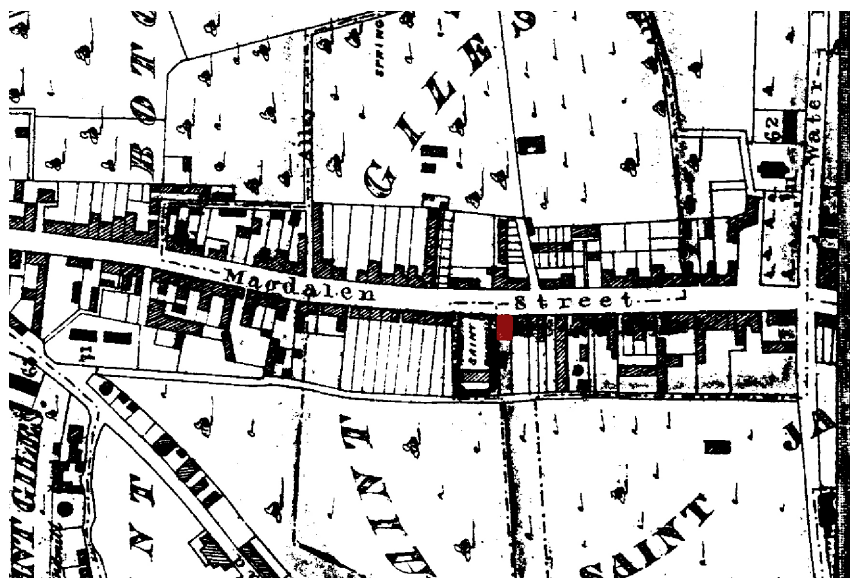
A map of the town from Philip Morant's 1748 *The History and Antiquities of Colchester* (Map 2) shows Magdalen Street and has a building in the approximate location of no 79, but the lack of detail on the map makes it impossible to determine if it corresponds with the current building.



Map 3 1777 Chapman and André map of Essex. Current location of 79 Magdalen Street highlighted.

The 1777 Chapman and André map of Essex shows the plots on the south side of Magdalen Street as less continuous, with more spaces between the buildings (Map 3). A building in the location of 79 Magdalen Street is visible, but again, the lack of detail makes it difficult to ascertain if the building shown on this map is the same one standing today.

The first documentary evidence of 79 Magdalen Street is in the licensing records from 1798 where it is recorded as a public house named the 'Colchester Arms'. It continues to be recorded in licensing records until the pub's closure in 1910 (Jephcott 1999, 120).

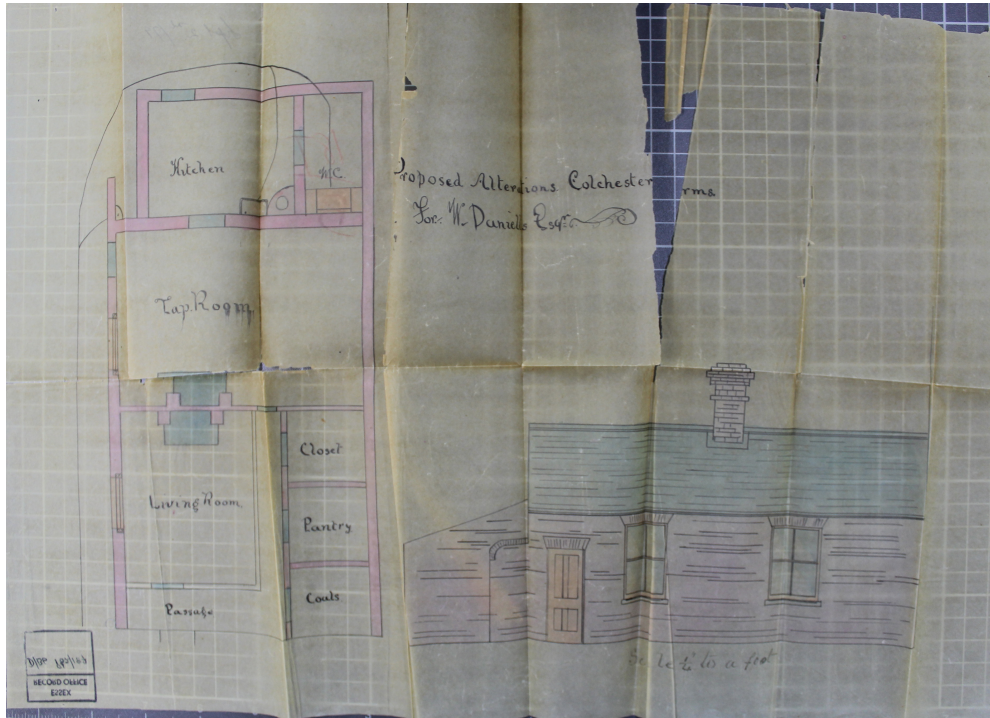


Map 4 1848 Monson Map of Colchester. 79 Magdalen Street highlighted.

The Monson map of Colchester, printed in 1848, shows Magdalen Street in more detail (Map 4). It is possible for the first time to determine that the building shown on this map

is the same as the one still standing. It shows no 79 as much the same as today, including its associated, elongated, plot of land to the south (Fig 1). Notably absent from this map is the extension to the rear of the building.

A planning document from 1879 shows a proposed extension to the rear of the then Colchester Arms (Plan 1). The extension shown on this plan bears no resemblance to the one current standing on the site (Fig 1). It is single-storey, with a gabled-roof, a chimney and a small lean-to kitchen to the south.



Plan 1 Proposed alterations to Colchester Arms in 1879 (ERO D/B 6 Pb2/187).

The first edition 6-inch OS map (Map 5) shows the Colchester Arms and the extension shown in Plan 1, which is depicted as being the same width as the existing building.



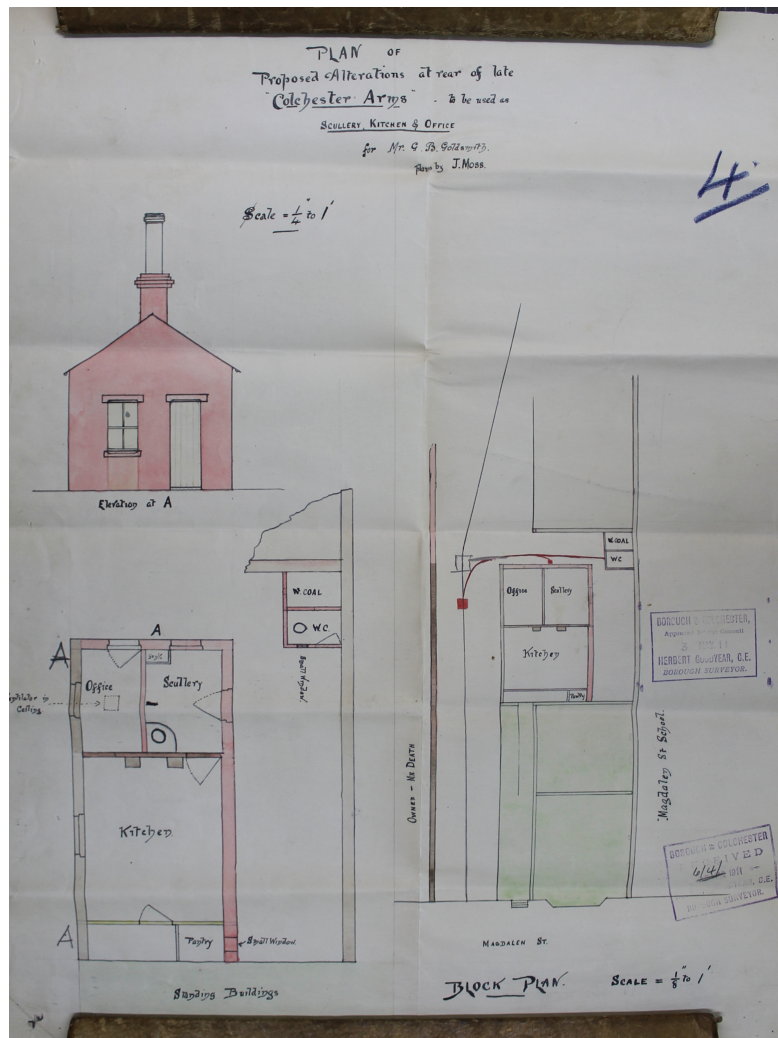
Map 5 1875 6-inch OS map. 79 Magdalen Street highlighted. Extension visible to south.

The 1896 25-inch OS map (Map 6) shows the site in more detail, including the roofed passageway leading to the rear of the property.



Map 6 1896 25-inch OS map. 79 Magdalen Street highlighted.

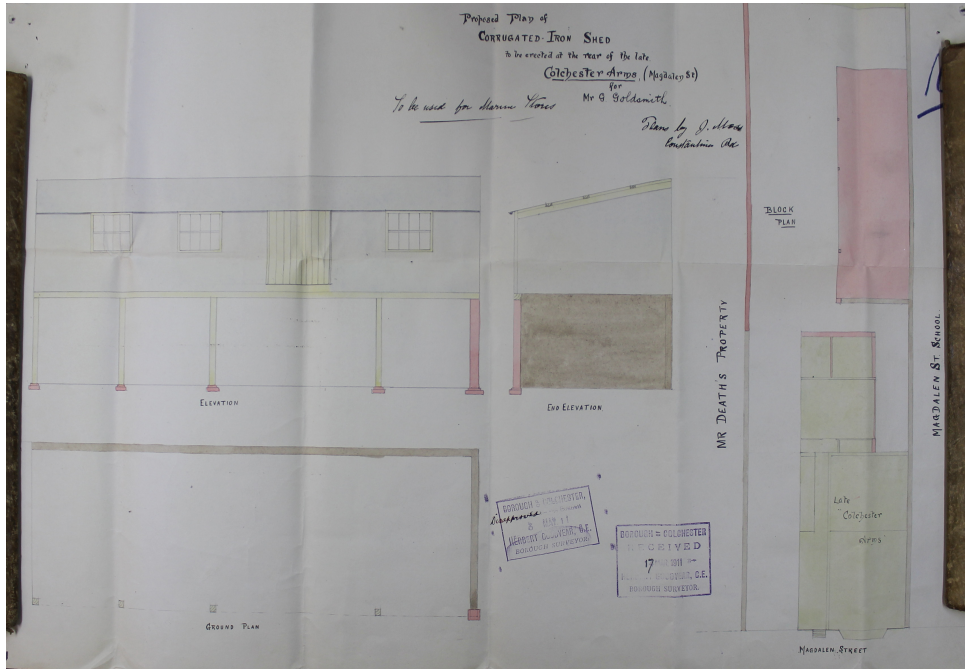
In 1911, one year after the Colchester Arms was closed (see above), a series of alterations were proposed to the building and its site by a Mr G.B. Goldsmith (Plans 2-4).



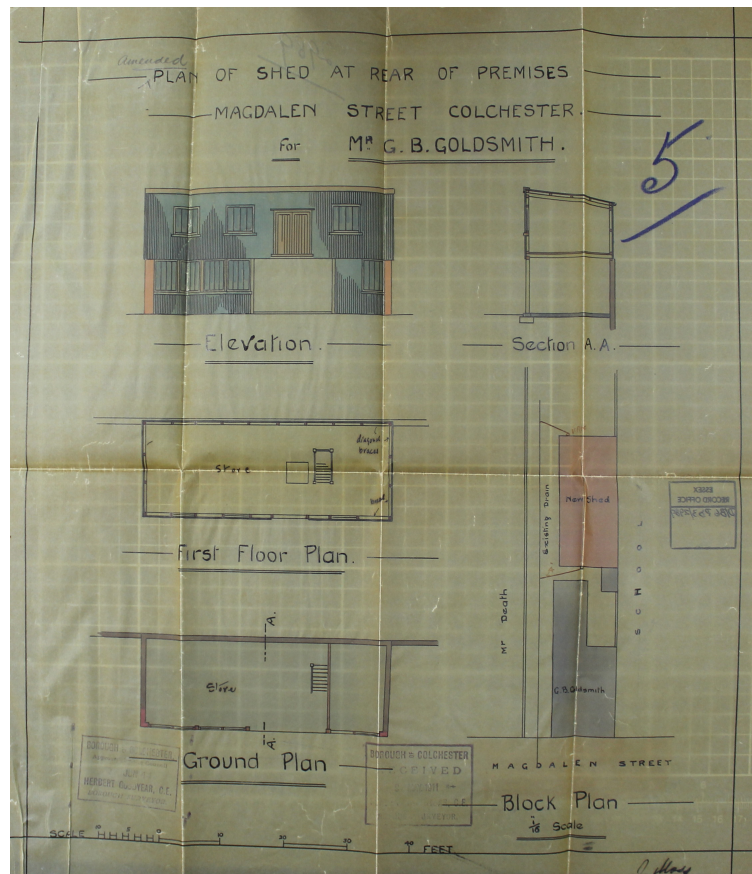
Plan 2 Proposed alteration to rear of "the late Colchester Arms" in 1911 (ERO D/B 6 Pb3/2970).

Most prominent amongst these plans is one proposing the construction of a new extension to the rear of the property, presumably after the demolition of the earlier one (Plan 2). This new extension is in the same location as the one currently standing (Fig 1) but is shown as a single-storey building with a gabled-roof and a central chimney, quite unlike the current extension.

Also present in these plans are two that propose the construction of a shed to the rear of the property (Plans 3 and 4). The first (Plan 3) is labelled as not approved, while the second (Plan 4) was approved.



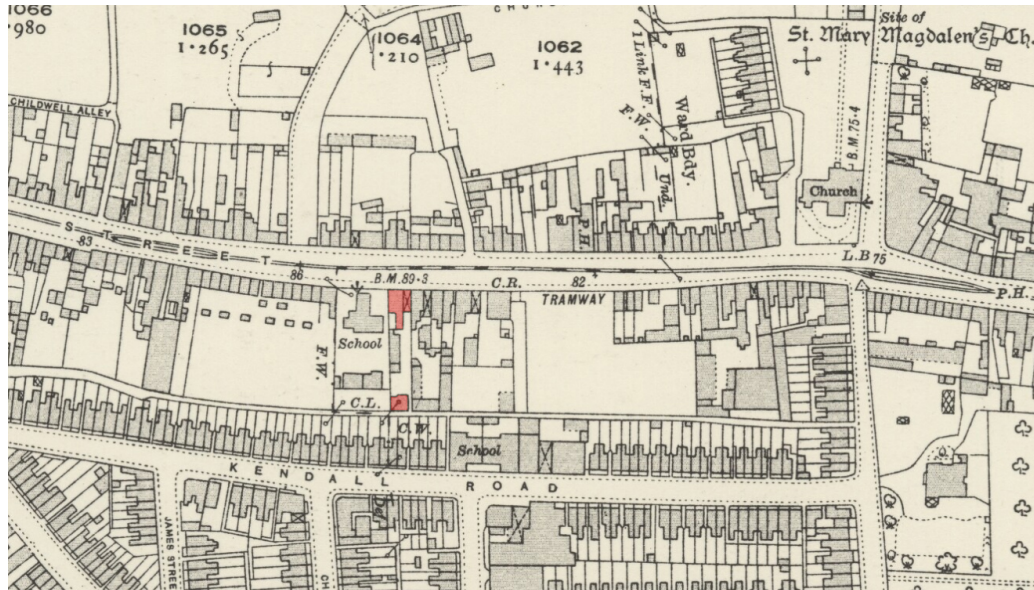
Plan 3 Unapproved plan of iron shed to the rear of "the late Colchester Arms" (ERO D/B 6 Pb3/2982).



Plan 4 Plan of shed at rear of 79 Magdalen Street (ERO D/B 6 Pb3/2989).

The shed shown in Plan 4 is no longer present on the site (Fig 1). Plan 3 shows the internal layout of the ground-floor of 79 Magdalen Street as being much the same as today (Fig 3).

The 1921 25-inch OS map shows the site after the construction of the extension and shed, alongside a smaller building to the south of the site in the current location of the collapsed outbuilding (Map 7).



Map 7 1921 25-inch OS map. 79 Magdalen Street and outbuilding highlighted.

The 1965 1:2500 OS map (Map 8) shows the site much as it is today (Fig 1). The shed depicted on the 1921 map has been replaced by another structure (since demolished).



Map 8 1965 1:2500 OS map. 79 Magdalen Street and outbuilding highlighted.

Cartographic evidence shows that this site has had buildings present on it since the early 17th century (Map 1), but the current building is not mentioned in documentary evidence until 1798 (see above) and it is not until 1848 (Map 3) that a map clearly shows it on the site. On balance the cartographic and documentary evidence suggests that 79 Magdalen Street was constructed as a public house sometime in the late 18th century, probably not too many years before its appearance as the Colchester Arms in the licensing records of 1798.

One of the key historical questions concerning this property is when the single-storey extension shown on the 1911 plans (Plan 2) was replaced by the three-storey extension currently on the site. As it is on the same footprint as the earlier extension map progression unfortunately cannot provide an answer to this question. It must have happened post-1911 (the date of the single-storey extensions construction) but pre-1971 (the date of the listing entry, which makes no mention of a single-storey extension).

6 Building recording descriptive record (Figs 2-10)

79 Magdalen Street is aligned north/south and stands on the southern side of the street. The building measures approximately 9.2m x 16.4m in size and covers around 118 square metres. The main range of the building, fronting onto Magdalen Street, has three-storeys with a cellar below. The east of the ground-floor consists of a roofed passageway leading to the rear of the property (Fig 3).

The extension, like the main building, has three-storeys (but no cellar).

Exterior

All the windows detailed below are wooden-framed.

The main range of the building has a double-hipped mansard roof (Photograph 1) and the extension has a hipped mansard roof. Both these roofs are covered in peg-tiles and appear contemporary – it seems likely that the entire roof was redone when the extension was built. There is a cornice around the whole building, beneath the eaves of the mansard roof; the ends of the rafters have been uniformly chamfered and abut against a cement render depicted with angular decoration (Photograph 2).



Photograph 1 North and east elevations of 79 Magdalen Street. Photograph taken facing south-west.



Photograph 2 Detail of cornice around entire building. Chamfered rafter-ends and incised cement shown.

The building has two brick chimney stacks on its western end (Photograph 3). The extension has no chimney.



Photograph 3 Western elevation of 79 Magdalen Street. Two chimney-stacks visible on main range. Photograph taken facing north-east.

79 Magdalen Street is constructed of red brick. The main range is laid in Flemish-bond with bricks measuring 220mm x 100mm x 55-60mm while the extension to the south is laid in spacer-bond with bricks measuring 225mm x 110mm x 70mm. Both the main range and the extension are bonded in cement mortar, although in the main range's case this is probably the result of repointing, as cement mortar did not come into regular use until 1824 (Brunskill 1990, 60).



Photograph 4 Bay window on northern elevation of 79 Magdalen Street. Photograph taken facing south-west.

North elevation (Fig 7)

There is a bay window at ground-floor level on this elevation (Photograph 4) containing 2 two-light fixed and one three-light horned sash window. Below this bay window is a small fixed window providing light to the cellar. The main entrance into the building is on this elevation, consisting of a doorway about 1m above ground-level, accessed by a flight of brick-built steps with concrete treads and metal balusters and handrails (Photograph 5). The doorway is heavily recessed into the building and surrounded by a porch-like slight forward projection with a hood above (Fig 7). Within the doorway is a six-panel door that appears to be a modern replacement.



Photograph 5 Detail of steps up to front door on northern elevation of 79 Magdalen Street. Photograph taken facing south-west.

The passageway to the rear of the building has a large timber lintel supporting the opening and the floor of the room above (Photograph 6).



Photograph 6 Entrance into passage leading to rear of building on northern elevation. Substantial timber lintel visible. Photograph taken facing south-east.

On the first-floor are two large six-light horned sash windows, directly above these on the second-floor are two dormers in the mansard roof, both containing six-light fixed and three-light awning windows (Fig 7).

East elevation (Fig 6)

The main range of the building is rendered on this elevation (Photograph 7). It has no windows, but it has three brick buttresses. The extension on this elevation has two twelve-light horned sash windows on the ground-floor, mirrored by two more above on the first-floor (Photograph 8). In the mansard roof above, like on the main range, are two dormers each containing six-light fixed and three-light awning windows.



Photograph 7 East elevation of 79 Magdalen Street. Photograph taken facing south-west.



Photograph 8 East elevation of extension. Photograph taken facing west.

The western side of the ground-floor passageway (Photograph 9) is constructed of spacer-bond brickwork with the dimensions of 225mm x 110mm x 70mm. This is significantly different to the brickwork in the rest of the main range, which suggests it has been rebuilt. Also present within the brickwork are several modern hammer-glass

windows providing light to the cellar, as well as a twelve-light hornless sash window (Photograph 10).



Photograph 9 Western wall of passageway on ground-floor of 79 Magdalen Street, showing rebuilt wall. Photograph taken facing north-west.



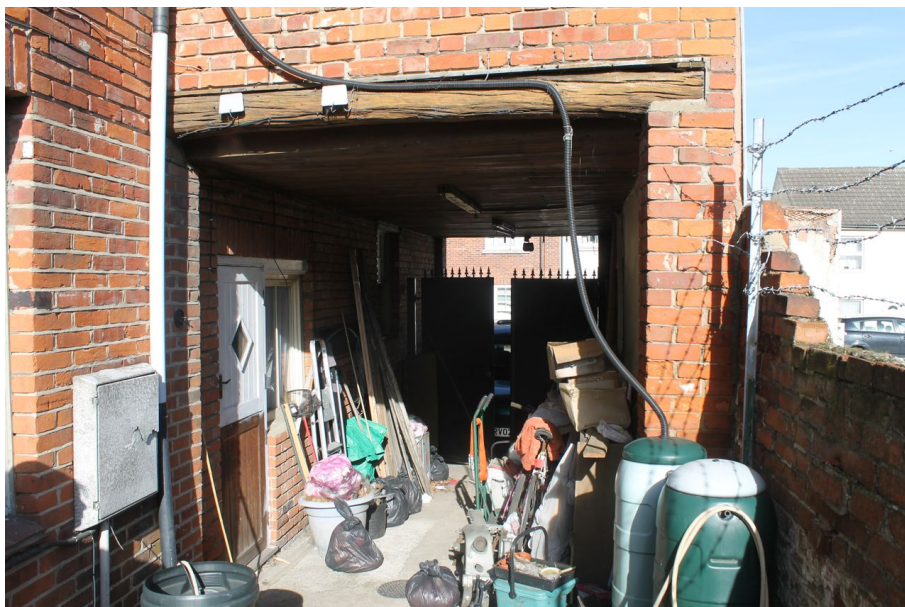
Photograph 10 Sash window on west side of passageway on ground-floor. Photograph taken facing west.

South elevation (Fig 7)

This elevation is dominated by the extension, which has another central dormer with the same six-light and three-light windows as the others around the building. The extension has an inserted modern vertical-planked door on the first-floor, which is accessed by a timber staircase (Photograph 11). Behind this staircase on the ground-floor is a six-light fixed and three-light awning window on the ground-floor. The main range on this elevation has two more six-light horned sash windows and two more dormers, one on each side of the extension (Fig 7).



Photograph 11 Southern elevation of extension, showing staircase up to first-floor door. Photograph taken facing north.



Photograph 12 Passageway on ground-floor on southern elevation. Photograph taken facing north.

Like on the north elevation, the passageway in the main range has a large timber lintel (Photograph 12).

West elevation (Fig 8)

The main range has two chimneys on this elevation, but no other features (Photograph 3). The extension has two six-light horned sash windows on the first-floor, with the usual dormers above, but no windows on the ground-floor (Photograph 13).



Photograph 13 West elevation of extension. Photograph taken facing east.

Interior

The main range has a fairly uniform four-room floor plan on the first- and second-floors, with a slightly off-centre staircase and hall (Figs 4-5). This is mirrored on the ground-floor, but obviously instead of the eastern two rooms there is the passageway to the rear of the building (Fig 3). The interior walls of the main range are mostly obscured, but appear to be either brickwork or timber.

The extension has a less regular floor plan, with each floor having a differing number of rooms of various sizes (Figs 3-5). The interior walls all appear to be timber covered in plasterboard.

Cellar (Fig 2)

The cellar is only present beneath the north-western quarter of the main range. It is accessed by a concrete staircase on the ground-floor (Fig 3) and has a six-panel modern replacement door. It is constructed of brick laid in Flemish-bond, with bricks measuring 220mm x 100mm x 60mm and bonded with cement. Its eastern wall contains several modern hammered thick-glass windows that are just above ground-level in the passageway to the east (Photograph 14). A small fireplace remains open on its western wall.

The cellar has a recess below the bay window on the ground-floor. The recess is currently filled with a small fixed two-light window but would have presumably originally been a chute for deliveries of kegs into the cellar of the pub (Photograph 15). Despite this, like the rest of the cellar, this recess is brick-built and bonded with cement with no visible alterations to its fabric. It seems likely, given the lack of visible alterations to the brickwork, as well as the cement render, that the cellar has been the subject of significant renovation. If so, this renovation must have taken place at the same time as the rebuilding of the western wall of the ground-floor passageway (pg 13), which

contains the modern hammered glass windows providing light into the cellar (see above).



Photograph 14 Hammered-glass windows on east side of cellar, looking out onto passageway. Photograph taken facing north-east.



Photograph 15 Fixed window in cellar below bay window on ground-floor. Rebuilt brickwork around. Photograph taken facing north.

Visible in the cellar, and of some interest, are the joists of the ground-floor above. Seven of the joists, to the west of the cellar, are modern machine-cut timbers measuring 75mm x 70mm. The three joists to the east, however, are much larger hand-sawn timbers, two of which have evidence of re-use in the form of empty mortices (Photograph 16). One of these mortices has an associated carpenter's mark of "IIII" (Photograph 17).



Photograph 16 Detail of empty mortise on joist in cellar. Photograph taken facing north-east.



Photograph 17 Detail of empty mortise and carpenter's mark "IIII" on underside of joist in cellar.

Ground-floor (Fig 3)

Little of the buildings fabric is visible on the ground-floor, it has been heavily altered and no features or fixtures remain that could be considered original. All the doors on the ground-floor are six-panel modern imitations, and all the internal windows are modern fixed single-panes with hammered-glass.

Although there are no original features, some are still of note. Within the northern room on the ground-floor is an example of a late 19th-century fireplace (Yorke 2005, 75). While the cast-iron fireplace has been removed and replaced with a wood burner, the decorative surround, with its tiles and carved brackets, survives (Photograph 18). The fireplace in the southern room has been blocked (Fig 3).



Photograph 18 Tiled fireplace surround in northern room of ground-floor. Wood burner in centre a modern insertion. Photograph taken facing west.

Within the northern room is what appears to be a timber-framed wall, constructed of hand-sawn timber with studs rising to a beam in the ceiling (Photograph 19). Closer inspection, however, reveals that this is an imitation wall and not a legitimate part of the fabric of the building; the studs are not set in mortices and are simply nailed to the upper beam. Behind this timber-framed imitation is the actual interior wall of the building, but as it is rendered it is impossible to tell if it is brick or timber.



Photograph 19 Imitation timber wall in northern-room of ground-floor. Photograph taken facing south-west.

Visible on the ground-floor, and supporting the upper-floors, are several brick-pillars. These all appear to be later additions, presumably added to the building when part of the southern wall of the main range was removed to allow access into the extension. Three of these pillars are supporting an inserted timber beam of the floor above (Photograph 20).



Photograph 20 Ground-floor of extension, showing brick pillars supporting upper floors of main range. Photograph taken facing north.

First-floor (Fig 4)

The staircase up to the first-floor is constructed of wooden riser and treads with a modern handrail. Although relatively undiagnostic, there is no reason that this staircase could not be original to the building (Photograph 21).



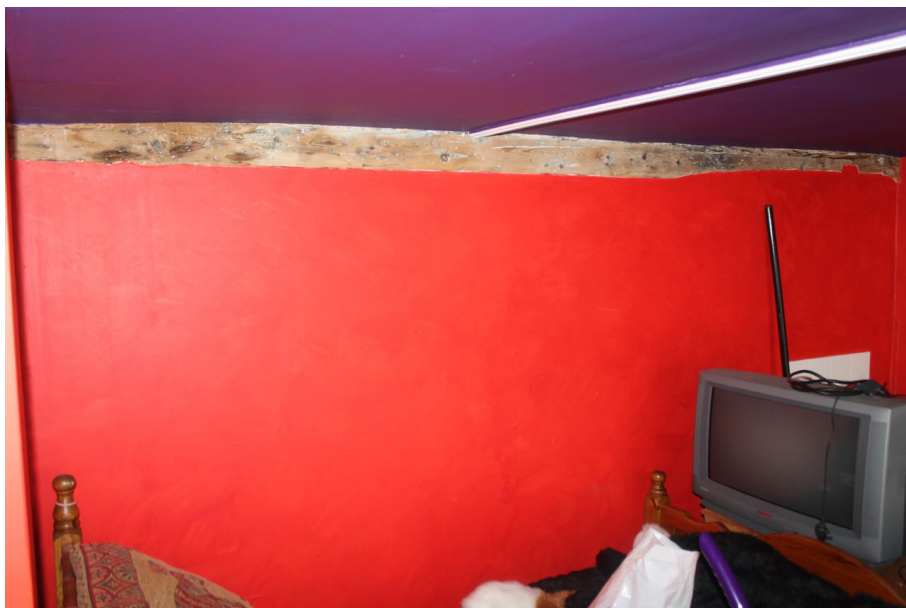
Photograph 21 Staircase leading up to first-floor. Photograph taken facing south.

As with the ground-floor, the first-floor has been heavily altered and little of the fabric of the building is visible. All the doors have been replaced with modern fire doors and the walls are rendered and painted.

The southern fireplace is blocked on this floor but the northern one has been partially reopened, revealing a segmental brick arch above (Photograph 22). In the same room as this exposed fireplace, a beam is partially visible above the central wall (Photograph 23).



Photograph 22 Blocked then partially reopened northern fireplace on first-floor. Photograph taken facing west.



Photograph 23 Visible beam in north-west room on first-floor. Photograph taken facing south.

The entrance into the extension on this floor is through a single doorway, but a recess visible on the interior of the extension, adjacent to this doorway suggests the entrance may originally have been larger (Photograph 24). Alternatively this recess might be the

location of a previously removed window originating from before the extensions construction.



Photograph 24 View from extension showing entrance into main range on first-floor, alongside possible blocked entrance or window. Photograph taken facing north.

Some of the floorboards in the extension are visible on this floor; they are regular in shape and 110mm wide. The southern sash window on the eastern elevation has been half blocked.

Second-floor (Fig 5)

The staircase up to the second-floor is identical to the one below. As with the other floors, this floor has had a lot of alterations carried out, but there do remain some features of interest.

The southern fireplace has been blocked, but the northern has had a new brick surround built and a late 19th-century cast-iron fireplace within it (Photograph 25). The origin of this cast-iron fireplace is unclear, but it may originate from the ground-floor of this building (in the location now occupied by a wood burner; see pg 18).



Photograph 25 Rebuilt northern fireplace surround on second-floor. Photograph taken facing west.

Of note on this floor is that the plasterboard has been removed from one of the interior walls, exposing its fabric which consists of a mix of older hand-sawn and very modern machine-cut timber (Photograph 26). The hand-sawn sections of the wall are studs and diagonal bracing supporting them, all resting on a beam below (as observed on the first-floor; see pg 21). The hand-sawn studs are supported by modern metal braces and machine-cut timbers, and all rise to a very modern wall-plate (Photograph 26). Although these hand-sawn timbers are clearly of some significant age, there can be no doubt that the wall they are currently part of is not. The question becomes where these hand-sawn timbers originate from: were they part of the original fabric of 79 Magdalen Street or are they from an earlier structure? This question is examined in the discussion (pg 25).



Photograph 26 Timber wall between north-west and south-west room in main range on second-floor. Mixture of modern machine-cut and historic hand-sawn timber visible. Photograph taken facing south-west.



Photograph 27 Roof structure, showing extension's roof to right attaching to main ranges roof. Photograph taken facing east.

The roof structure of both the main range and the extension is partially visible from the second-floor. The original machine-cut frame is supported by several modern timbers, and the entire structure is either nailed or bolted together. The roof consists of pairs of rafters joining at a ridgeboard supported by collars and a single clasped purlin on each roof pitch (Photograph 27). Most interestingly, the underlay beneath the peg tiles on the roof of both the main range and the extension seems contiguous. This adds further weight to the suggestion that the peg-tile roof was relaid when the extension was constructed.

Outbuilding

The outbuilding is of very little interest historically. It is constructed of red bricks with a deep frog, laid in Sussex-bond with queen-closers and bonded in cement (Photograph 28). The roof has collapsed and is entirely absent and the remainder of the building is not structurally sound. The double-width garage opening on the ground-floor (Fig 9) appears to be a later insertion judging by the rebuilt brickwork around it (Fig 10). The first-floor is accessed by a set on concrete steps, but could not be examined for safety reasons.



Photograph 28 North elevation of outbuilding. Photograph taken facing south-west.

7 Discussion

The dilapidated outbuilding to the south of 79 Magdalen Street is clearly of modern construction. Cartographic evidence proves it was built between 1896 and 1921, with a date towards the end of that range more likely.

No. 79 Magdalen Street itself is an impressive building externally. Its three storeys and large hipped mansard roof, decorated cornice and sizeable sash windows all combine to give the building a sense of grandness.

Unfortunately, the interior of the structure is far less impressive. Significant conversion work has been undertaken in the 20th century, including the insertion of modern doors throughout the building, the rebuilding of the cellar and the western wall of the passageway (pg 16) and the construction of brick pillars on the ground-floor (pg 19).

Almost nothing remains, either internally or externally, that hints at the building's construction date in the late 18th-century or its use as a public house (see historical background). All of the sash windows, bar one (see below), have horns, meaning they must post-date 1850 (Historic England 2017) and are not original to the building. The ones on the main range are 19th-century additions, while the ones on the 20th-century extension are simpler in style.

The late 19th-century fireplace surround (pg 19), while an impressive architectural feature, dates from some 100 years after the building was constructed (as does the reused cast-iron fireplace on the second-floor; pg 22).

The extension to the south must have been built in the 20th century, sometime after 1911 (pg 9). When the extension was constructed, the roof of the original building was relaid, resulting in no external join between the two roofs (pg 24). All the dormer windows in the building are 20th-century in date and so were likely added to the main range at the time of the extensions construction, replacing the original, presumably sash, windows.

No evidence remains within 79 Magdalen Street as to the location of the bar or the division of the building during its time as a public house. Presumably the public areas would solely have been on the ground-floor of the building, the northern room with its bay window acting as the public bar and the room immediately to its south possibly being a more upmarket lounge bar (Brandwood 2004). It also seems likely that at one point the staircases up to the first-floor and down to the cellar would have been subdivided from the rest of the building by doorways to prevent patrons from wandering into the private areas of the building.

Additionally, the multiple storeys and upper rooms of the building, along with the passageway to the rear of the building on the ground-floor, suggest that the Colchester Arms was equipped to provide overnight hospitality to guests. This would suggest it was an inn, rather than a public house as attest by Jephcott (1999). The distinction between the two terms in the 19th and 20th centuries was, however, becoming quite blurred to the extent that today the terms pub and inn are almost completely interchangeable.

The oldest features within the building are the sash window in the passageway on the ground-floor (pg 14) and the re-used hand-sawn timbers visible in small numbers in the cellar, ground-floor and second-floor (pgs 18, 19 and 23).

The sash window in the passageway, due to its lack of horns, probably predates all the others in the building (Historic England 2017). Although it is currently located in a rebuilt 20th-century wall (pg 14), it could be original to the building, having been reused from elsewhere in the main range.

Likewise, all the hand-sawn timbers in the building appear in modern contexts. The imitation wall on the ground-floor was probably constructed in an attempt to add a sense of historic integrity to the building and may originate from its time as a public house.

The hand-sawn timber joists visible in the cellar, with their substantial mortices and carpenter's marks, are perhaps the most interesting features in the building. Their presence within the cellar suggests that 79 Magdalen Street was, at least partially, built from the remains of an earlier timber-framed structure, one that probably (but not necessarily) stood within close proximity to the site. This earlier structure may also be the source of the other hand-sawn timbers in 79 Magdalen Street, although they could alternatively have been reused from elsewhere in the building.

No. 79 Magdalen Street has been the subject of wide-ranging and significant alteration since it was built. Were it not for the cartographic evidence and the assertions of the listing entry (pg 3), one could be forgiven for assigning a late-19th century date to the building, rather than a late 18th.

8 Acknowledgements

Colchester Archaeological Trust would like to thank Assets for Life Ltd 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 Mclean Architectural 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>

| | | |
|------------------------------|-------|---|
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| Brunskill, R.W. | 1990 | <i>Brick Building In Britain (1st ed)</i> |
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| CBC | 2019 | <i>Brief for Level 2 Historic Building Recording at 79 Magdalen Street, Colchester, CO1 2LA</i> by J. Tipper |
| 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> |
| DCLG | 2012 | <i>National planning policy framework</i> |
| EAA 14 | 2003 | <i>Standards for field archaeology in the East of England</i> East Anglian Archaeological occasional papers 14 by Gurney, D. |
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10 Abbreviations and glossary

| | |
|-------------------|--|
| carpenter's marks | symbols scratched, incised or chiselled into timbers to assist in assembly |
| CAT | Colchester Archaeological Trust |
| CBC | Colchester Borough Council |
| ClfA | Chartered Institute for Archaeologists |
| collar | a horizontal timber in a roof spanning between a pair of inclined timbers (such as rafters) |
| cornice | horizontal decorative moulding around the top of a building or room |
| EHHER | Essex Historic Environment Record, held by the ECC |
| ERO | Essex Records Office |
| 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 |
| modern | period from the 19th century onwards to the present |
| NGR | National Grid Reference |
| OASIS | O nline A cces S to the I ndex of A rchaeological I nvestigati S , http://oasis.ac.uk/pages/wiki/Main |
| 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 |
| queen closer | a less-than-half brick adjacent to the end header of a brick course. Its purpose is purely decorative, often found around windows, doors, and along edges of buildings |
| stud | in wall frames the upright smaller section timbers between the main posts of the frame |
| 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 |
| 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: 2019.7.

12 Contents of archive

Paper and digital record

One A4 document wallet containing:

The report (CAT Report 1391)

Original site record (plans, elevations and notes)

Site digital photos and log, attendance register, risk assessment

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Distribution list

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email: mb@catuk.org

checked by: Philip Crummy
date: 19/03/2019

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

| | |
|---------------------------|--|
| COLEM2019.7_ECC4300_Photo | South-east room of extension on second-floor. Photograph taken facing east. |
| graph_001.JPG | |
| COLEM2019.7_ECC4300_Photo | Dormer window in south-east room of extension on second-floor. Photograph taken facing east. |
| graph_002.JPG | |
| COLEM2019.7_ECC4300_Photo | Detail of machine-cut timber in south-east room on second-floor of extension. Photograph taken facing south-east. |
| graph_003.JPG | |
| COLEM2019.7_ECC4300_Photo | View of mansard roof on interior of extension, south-east room on second-floor. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | South-west room on second floor of extension. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | Cupboard on second-floor of extension. Photograph taken facing east. |
| graph_007.JPG | |
| COLEM2019.7_ECC4300_Photo | Central room on second-floor of extension. Photograph taken facing north-west. |
| graph_008.JPG | |
| COLEM2019.7_ECC4300_Photo | Dormer window on interior of south-east room on second-floor of main range. Photograph taken facing south. |
| graph_009.JPG | |
| COLEM2019.7_ECC4300_Photo | Eastern side of extensions mansard roof, with dormers. Photograph taken facing south. |
| graph_010.JPG | |
| COLEM2019.7_ECC4300_Photo | Dormer window on interior of south-east room on second-floor of main range. Photograph taken facing south. |
| graph_011.JPG | |
| COLEM2019.7_ECC4300_Photo | South-east room on second-floor of main range. Photograph taken facing north. |
| graph_012.JPG | |
| COLEM2019.7_ECC4300_Photo | Doorway into south-east room on second-floor of main range. Photograph taken facing south-west. |
| graph_013.JPG | |
| COLEM2019.7_ECC4300_Photo | South-west room on second-floor of main range, showing mansard roof of extension. Photograph taken facing south. |
| graph_014.JPG | |
| COLEM2019.7_ECC4300_Photo | Timber-wall between south-west and north-west rooms on second-floor of main range. Photograph taken facing north. |
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| COLEM2019.7_ECC4300_Photo | Detail of timber-wall between south-west and north-west rooms on second-floor of main range. Photograph taken facing north-east. |
| graph_016.JPG | |
| COLEM2019.7_ECC4300_Photo | Roof structure of main range. Photograph taken from below in south-west room on second-floor of main range. |
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| COLEM2019.7_ECC4300_Photo | Modern timber supporting rafters in main range. Photograph taken facing north. |
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| COLEM2019.7_ECC4300_Photo | Roof structure of main range and extension (to right). Photograph taken from below in south-west room on second-floor of main range. |
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| COLEM2019.7_ECC4300_Photo | Beam below timber-wall between south-west and north-west rooms on second-floor of main range. Photograph taken facing north. |
| graph_020.JPG | |
| COLEM2019.7_ECC4300_Photo | Blocked fireplace in south-west room on second-floor of main range. Photograph taken facing west. |
| graph_021.JPG | |
| COLEM2019.7_ECC4300_Photo | Dormer window in south-west room on second-floor of main range. Photograph taken facing south. |
| graph_022.JPG | |
| COLEM2019.7_ECC4300_Photo | Doorway in south-west room on second-floor of main range. Photograph taken facing west. |
| graph_023.JPG | |

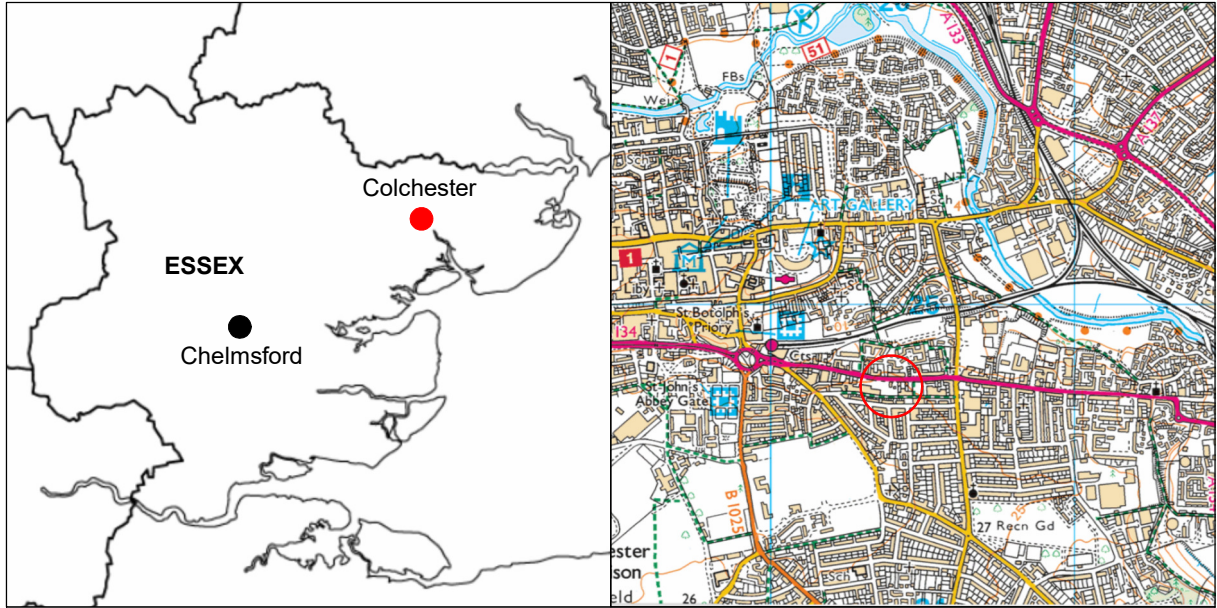
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| COLEM2019.7_ECC4300_Photo | Timber-wall between south-west and north-west rooms on second-floor of main range. Photograph taken facing south-west. |
| graph_024.JPG | |
| COLEM2019.7_ECC4300_Photo | Roof structure, showing multiple modern timbers. Photograph taken from below in north-west room on second-floor of main range. |
| graph_025.JPG | |
| COLEM2019.7_ECC4300_Photo | Timber-wall between south-west and north-west rooms on second-floor of main range. Photograph taken facing south-east. |
| graph_026.JPG | |
| COLEM2019.7_ECC4300_Photo | Rebuilt brick surround and inserted cast iron fireplace in north-west room on second-floor of main range. Photograph taken facing west. |
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| COLEM2019.7_ECC4300_Photo | Detail of inserted cast iron fireplace in north-west room on second-floor of main range. Photograph taken facing west. |
| graph_028.JPG | |
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| COLEM2019.7_ECC4300_Photo | Exposed rafters in north-east room on second-floor of main range. Photograph taken facing south-west. |
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| COLEM2019.7_ECC4300_Photo | South-west room on first-floor of extension. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | Detached door in south-west room on first-floor of extension. Photograph taken facing east. |
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| COLEM2019.7_ECC4300_Photo | Detail of setached door in south-west room on first-floor of extension. Photograph taken facing east. |
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| COLEM2019.7_ECC4300_Photo | Exposed floorboards in south-west room on first-floor of extension. Photograph taken facing south. |
| graph_039.JPG | |
| COLEM2019.7_ECC4300_Photo | South-east room on first-floor of extension. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | South-east room on first-floor of extension. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | Half-blocked sash window in south-east room on first-floor of extension. Photograph taken facing east. |
| graph_042.JPG | |
| COLEM2019.7_ECC4300_Photo | Central room on first-floor of extension. Photograph taken facing north-west. |
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| COLEM2019.7_ECC4300_Photo | Central room on first-floor of extension. Photograph taken facing east. |
| graph_044.JPG | |
| COLEM2019.7_ECC4300_Photo | Sash window in central room on first-floor of extension. Photograph taken facing west. |
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| COLEM2019.7_ECC4300_Photo | Central room on first-floor of extension, showing blocked window/entrance. Photograph taken facing north-west. |
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| COLEM2019.7_ECC4300_Photo | Blocked fireplace on south-west room on first-floor of main range. Photograph taken facing west. |
| graph_048.JPG | |
| COLEM2019.7_ECC4300_Photo | South-west room on first-floor of main range. Photograph taken facing south-east. |
| graph_049.JPG | |

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| COLEM2019.7_ECC4300_Photo | 050.JPG | Sash window in south-east room on first-floor of main range. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | 052.JPG | Beam visible in north-west room on first-floor of main range. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | 055.JPG | Original partially blocked fireplace in north-west room on first-floor of main range. Photograph taken facing west. |
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| COLEM2019.7_ECC4300_Photo | Doorway into southern room on ground-floor of extension. Photograph taken facing south-west. |
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| COLEM2019.7_ECC4300_Photo | Cellar under main range. Photograph taken facing west. |
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| COLEM2019.7_ECC4300_Photo | Cellar under main range. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | Cellar under main range, showing modern fixed window in location of keg chute into cellar? Photograph taken facing north. |
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| COLEM2019.7_ECC4300_Photo | Detail of mortice and carpenter's mark on hand-sawn joist in cellar under main range. Photograph taken from below. |
| COLEM2019.7_ECC4300_Photo | Detail of mortice on hand-sawn joist in cellar under main range. Photograph taken from below. |
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| COLEM2019.7_ECC4300_Photo | Hammered windows on east wall of cellar under main range. Photograph taken facing east. |
| COLEM2019.7_ECC4300_Photo | Detail of concrete stairs leading to cellar under main range. Photograph taken facing south. |
| COLEM2019.7_ECC4300_Photo | Partially collapsed outbuilding. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | Partially collapsed outbuilding. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | Chimney on partially collapsed outbuilding. Photograph taken facing south. |
| COLEM2019.7_ECC4300_Photo | First-floor of partially collapsed outbuilding. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | First-floor of partially collapsed outbuilding. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | Concrete stairs leading up to first-floor of collapsed outbuilding, and brick boundary wall. Photograph taken facing west. |
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| COLEM2019.7_ECC4300_Photo | Concrete stairs leading up to first-floor of collapsed outbuilding. Photograph taken facing south. |
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| COLEM2019.7_ECC4300_Photo | External shot showing rear of extension with stairway up to first-floor. Photograph taken facing north. |
| COLEM2019.7_ECC4300_Photo | External shot showing rear of main range to west of extension. Photograph taken facing north. |
| COLEM2019.7_ECC4300_Photo | External shot showing cornice around extension. Photograph taken facing north-east. |
| COLEM2019.7_ECC4300_Photo | External shot showing cornice around extension. Photograph taken facing north-east. |
| COLEM2019.7_ECC4300_Photo | External shot showing rear of main range to west of extension. Photograph taken facing north. |
| COLEM2019.7_ECC4300_Photo | External shot showing cornice around extension. Photograph taken facing north-east. |
| COLEM2019.7_ECC4300_Photo | External shot showing rear of main range to east of extension. Photograph taken facing north. |
| COLEM2019.7_ECC4300_Photo | External shot showing rear of extension and main range. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing rear of extension and main range. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing cornice around extension. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing cornice around extension. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing cornice around extension. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing first and second-floors of main range above passageway. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing passageway in ground-floor of main range. Photograph taken facing north. |
| COLEM2019.7_ECC4300_Photo | External shot showing rebuilt west wall of passageway in ground-floor of main range. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing rebuilt west wall of passageway in ground-floor of main range. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | External shot showing hammered glass windows of cellar in rebuilt west wall of passageway in ground-floor of main range. Photograph taken facing west. |
| COLEM2019.7_ECC4300_Photo | External shot showing hammered glass windows of cellar in rebuilt west wall of passageway in ground-floor of main range. Photograph taken facing north-west. |

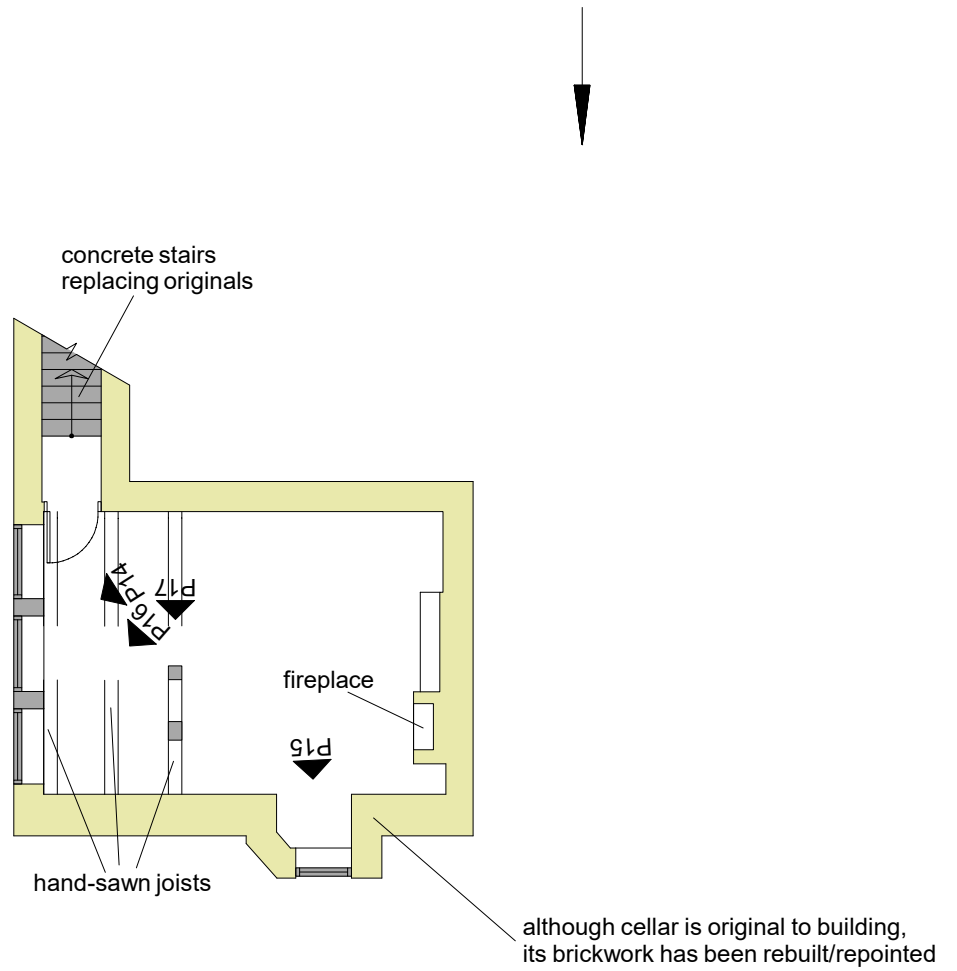
| | | |
|---------------------------|---------|--|
| COLEM2019.7_ECC4300_Photo | 124.JPG | External shot showing rebuilt west wall of passageway in ground-floor of main range. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | 125.JPG | External shot showing hornless sash window in rebuilt west wall of passageway in ground-floor of main range. Photograph taken facing west. |
| COLEM2019.7_ECC4300_Photo | 126.JPG | External shot showing east elevation of main range and extension. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | 127.JPG | External shot showing east elevation of extension. Photograph taken facing west. |
| COLEM2019.7_ECC4300_Photo | 128.JPG | External shot showing east elevation of main range and extension. Photograph taken facing north-west. |
| COLEM2019.7_ECC4300_Photo | 129.JPG | External shot showing north and east elevation of main range. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | 130.JPG | External shot showing timber lintel above passageway on north elevation of main range. Photograph taken facing south-east. |
| COLEM2019.7_ECC4300_Photo | 131.JPG | External shot showing sash window above passageway on north elevation of main range. Photograph taken facing south-east. |
| COLEM2019.7_ECC4300_Photo | 132.JPG | External shot showing north elevation of main range. Photograph taken facing south-east. |
| COLEM2019.7_ECC4300_Photo | 133.JPG | External shot showing west elevation of main range. Photograph taken facing north-east. |
| COLEM2019.7_ECC4300_Photo | 134.JPG | External shot showing west elevation of extension. Photograph taken facing east. |
| COLEM2019.7_ECC4300_Photo | 135.JPG | External shot showing north elevation of main range. Photograph taken facing south-east. |
| COLEM2019.7_ECC4300_Photo | 136.JPG | External shot showing north elevation of main range. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | 137.JPG | External shot showing fixed window of cellar below bay window on north elevation of main range. Photograph taken facing south. |
| COLEM2019.7_ECC4300_Photo | 138.JPG | External shot showing bay window on north elevation of main range. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | 139.JPG | External shot showing recessed doorway and hood above on north elevation of main range. Photograph taken facing south-west. |
| COLEM2019.7_ECC4300_Photo | 140.JPG | External shot showing steps leading up to doorway on north elevation of main range. Photograph taken facing south-west. |



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Fig 1 Site location.

0 20 m



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Fig 2 Basement of 79 Magdalen Street with phasing. Location and direction of photographs reproduced with text shown.

key

- late 18th century
- 20th century

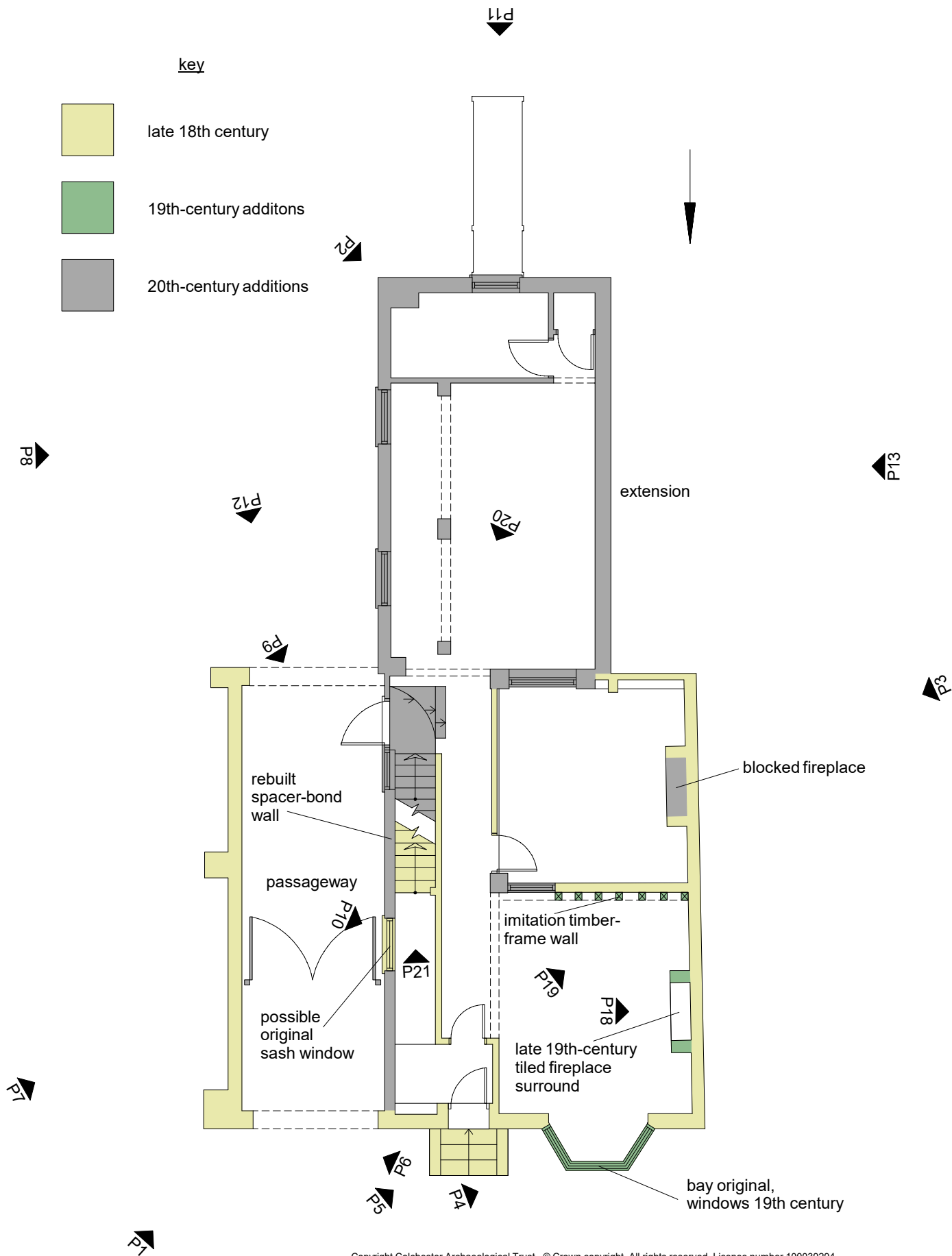
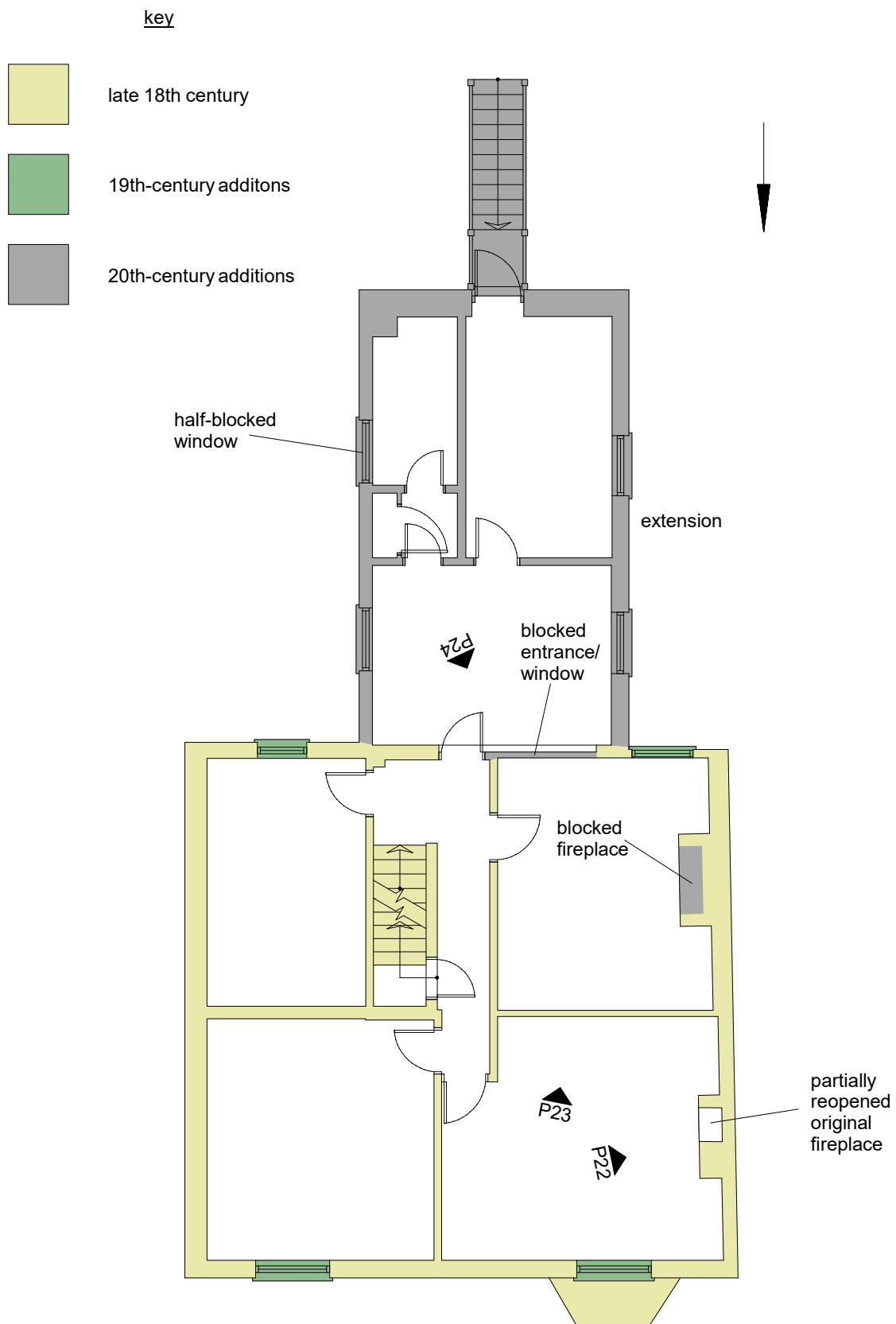


Fig 3 Ground-floor of 79 Magdalen Street with phasing. Location and direction of photographs reproduced with text shown.

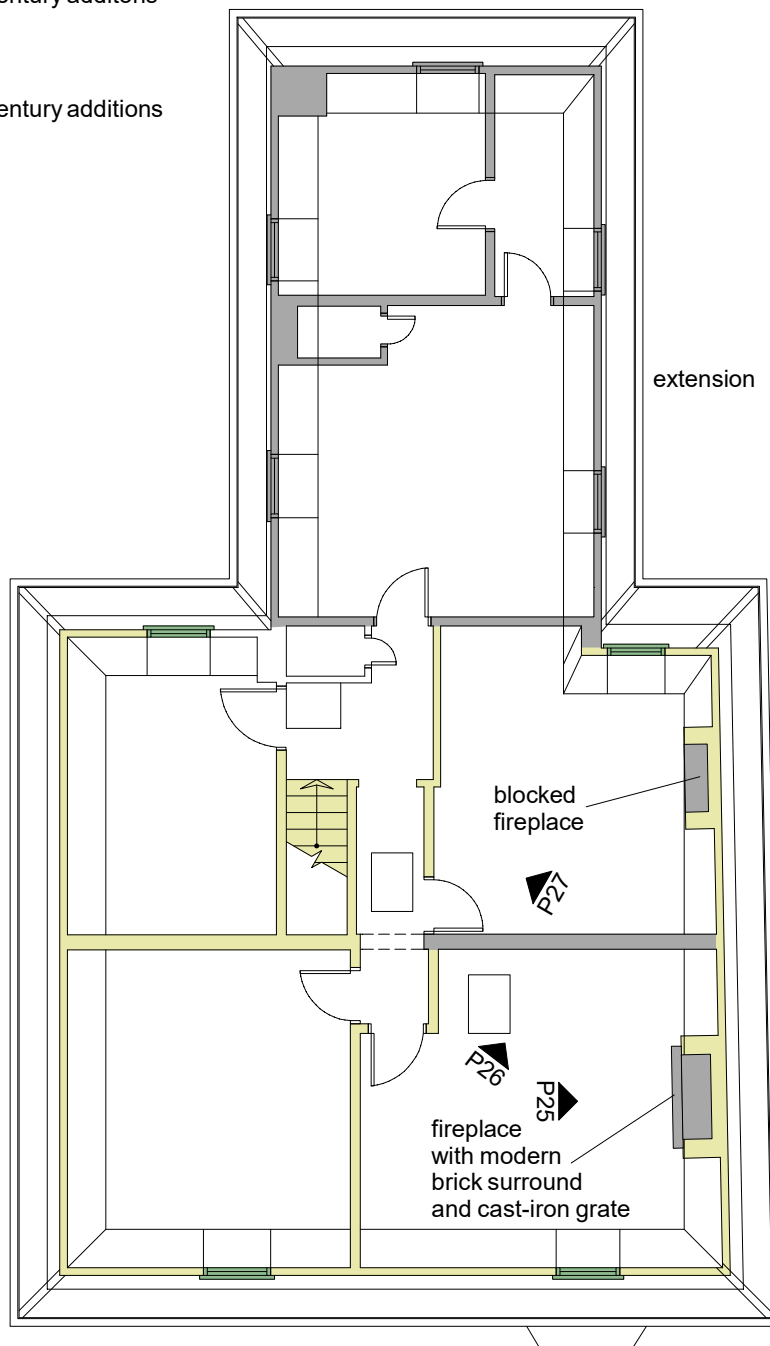


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Fig 4 First-floor of 79 Magdalen Street with phasing. Location and direction of photographs reproduced with text shown.



- key
- late 18th century
 - 19th-century additions
 - 20th-century additions



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Fig 5 Second-floor of 79 Magdalen Street with phasing. Location and direction of photographs reproduced with text shown.





Fig 6 East elevation of 79 Magdalen Street with phasing.

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key

- late 18th century
- 19th-century additions
- 20th-century additions

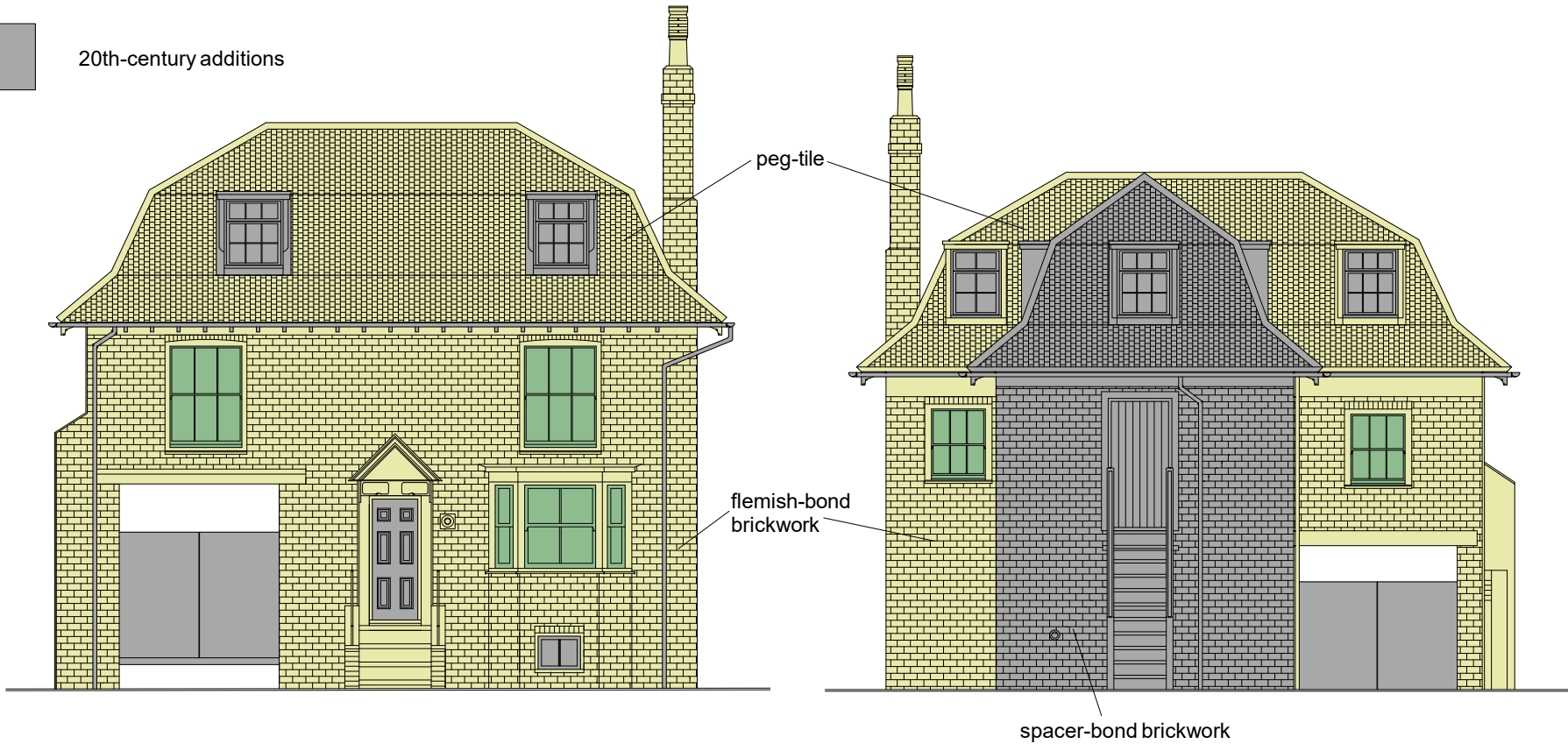





Fig 7 North and south elevations of 79 Magdalen Street with phasing.

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key

-  late 18th century
-  19th-century additions
-  20th-century additions

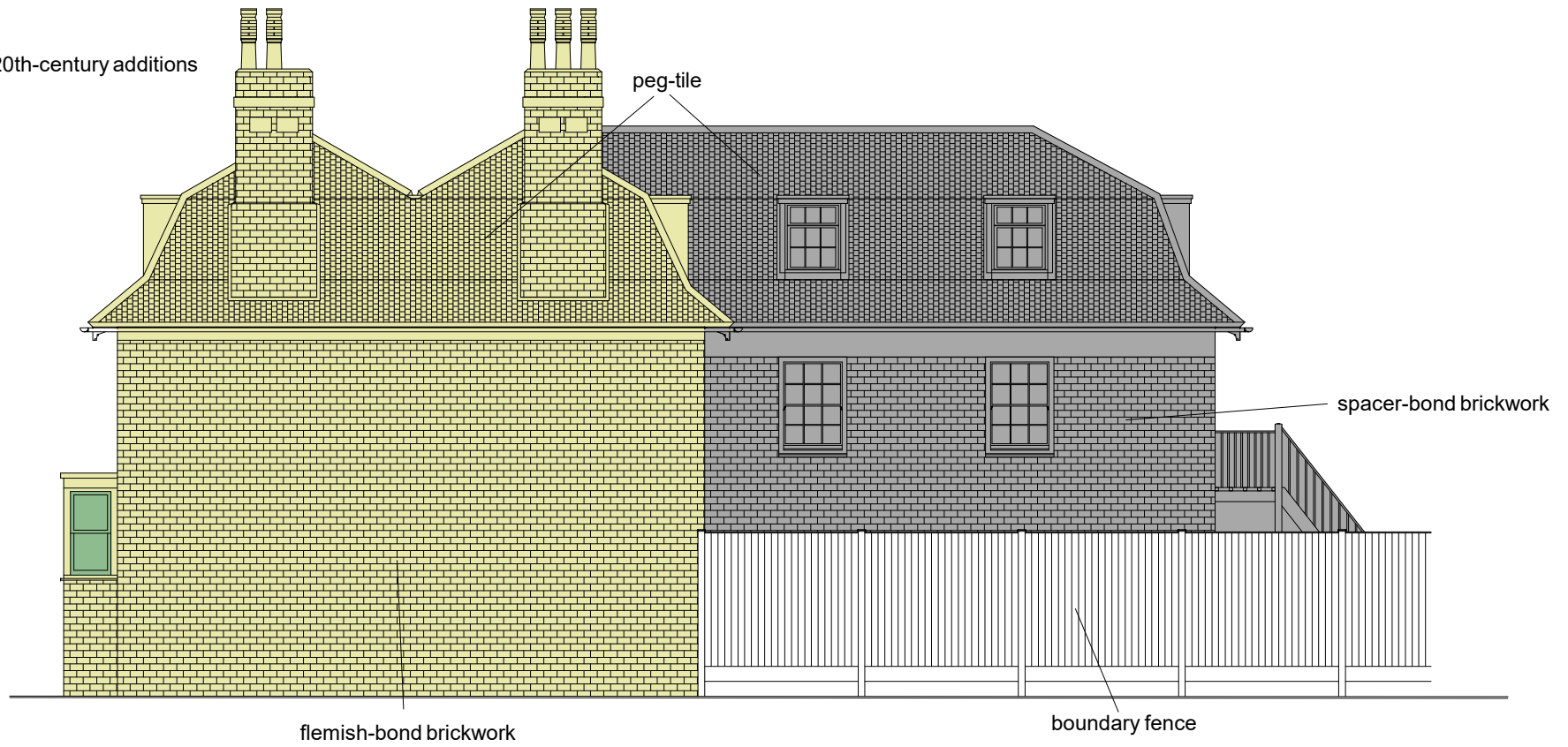


Fig 8 West elevation of 79 Magdalen Street with phasing.

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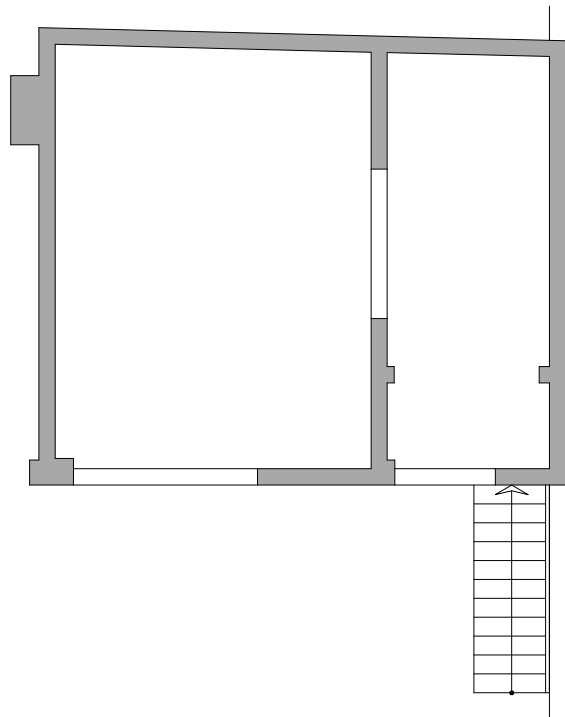


key

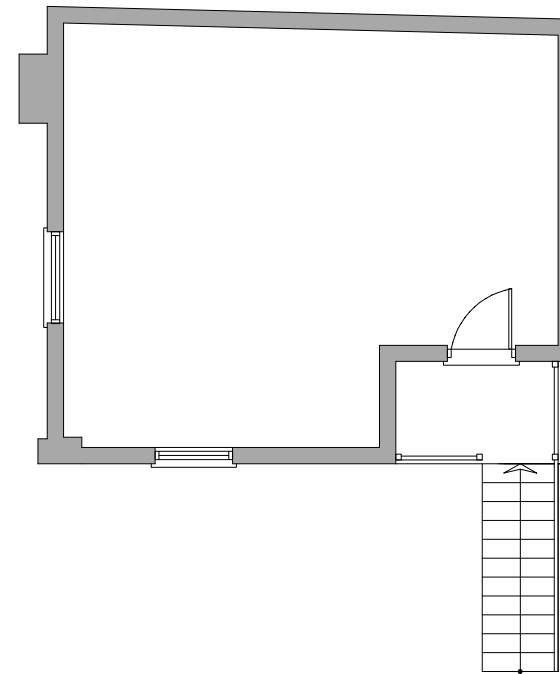


20th century

ground-floor



first-floor



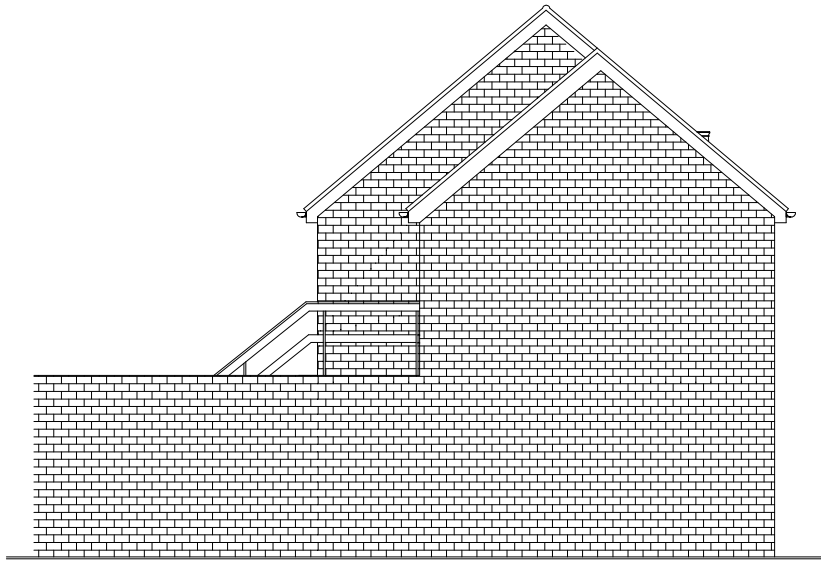
P28

Fig 9 Ground-floor and first-floor plans of outbuilding. Location and direction of photographs reproduced with text shown.

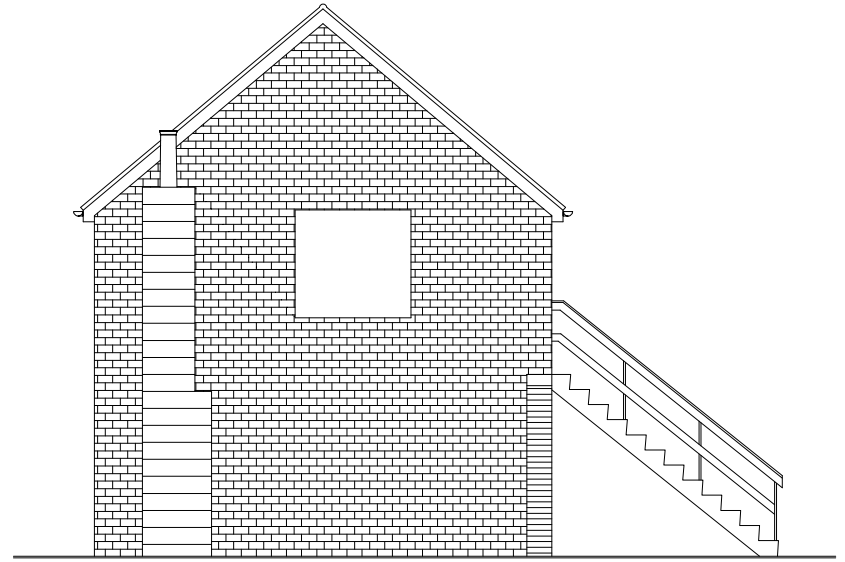
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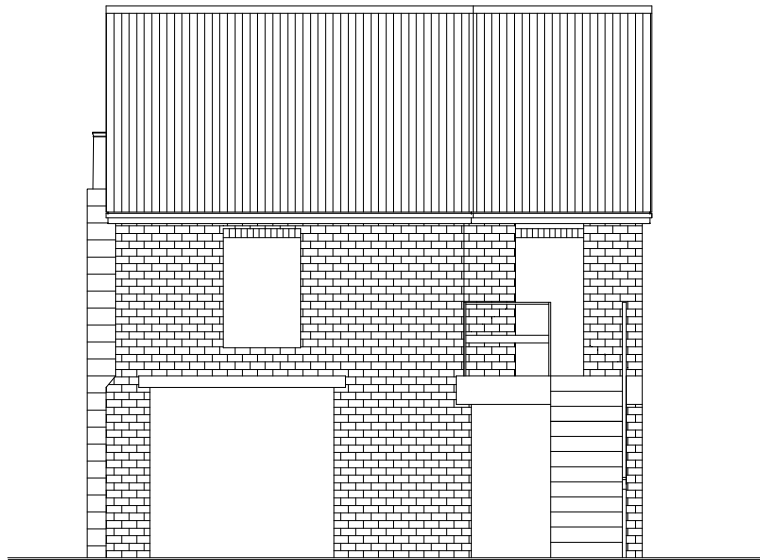
west elevation



east elevation



north elevation



south elevation

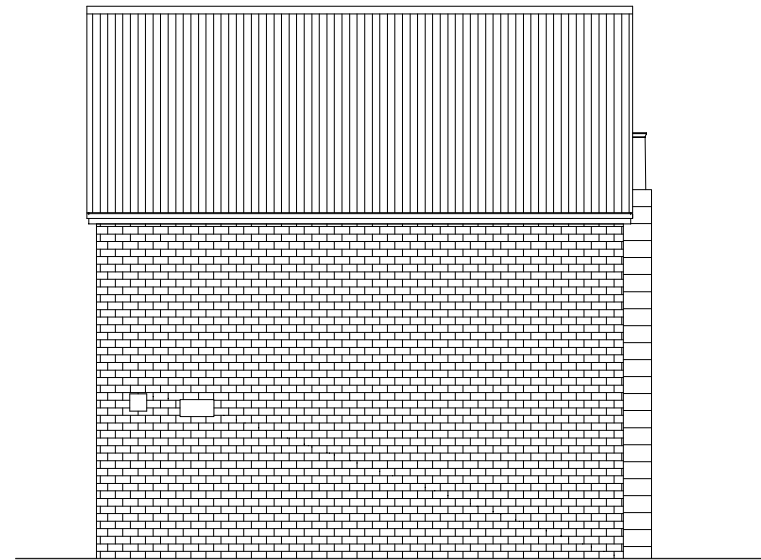


Fig 10 Elevations of outbuilding (when intact).

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Printable version

OASIS ID: colchest3-342266

Project details

| | |
|--|--|
| Project name | Historic Building Recording at 79 Magdalen Street, Colchester, Essex, CO1 2LA |
| Short description of the project | A programme of historic building recording was carried out by Colchester Archaeological Trust at 79 Magdalen Street, Colchester, Essex in February 2019. The building is a Grade II listed dwelling, originally constructed in the late 18th century as a public house called the 'Colchester Arms'. The pub shut in 1910 after which it was the subject of significant alteration and modernisation, including the erection of a three-storey extension to the rear of the property. Little survives today that points to either the buildings use as a pub or its 18th century date. The building's most interesting features are a series of substantial hand-sawn joists in the cellar that originated from an earlier, post-medieval, building. |
| Project dates | Start: 19-02-2019 End: 19-03-2019 |
| Previous/future work | No / No |
| Any associated project reference codes | 2019/02b - Contracting Unit No. |
| Any associated project reference codes | 1123551 - NHLE No. |
| Any associated project reference codes | ECC4300 - HER event no. |
| Any associated project reference codes | 180117 - Planning Application No. |
| Any associated project reference codes | COLEM:2019.7 - Museum accession ID |
| Type of project | Building Recording |
| Site status | Listed Building |
| Current Land use | Other 2 - In use as a building |
| Monument type | PUBLIC HOUSE Post Medieval |
| Significant Finds | WINDOW Post Medieval |
| Significant Finds | BEAM Post Medieval |
| Prompt | National Planning Policy Framework - NPPF |

Project location

Country England

| | |
|------------------|--|
| Site location | ESSEX COLCHESTER COLCHESTER 79 Magdalen Street, Colchester |
| Postcode | CO1 2LA |
| Study area | 185 Square metres |
| Site coordinates | TM 00417 24742 51.884629691025 0.912485079735 51 53 04 N 000 54 44 E Point |

Project creators

| | |
|------------------------------|---------------------------------|
| Name of Organisation | Colchester Archaeological Trust |
| Project brief originator | CBC Archaeological Officer |
| Project design originator | Emma Holloway |
| Project director/manager | Chris Lister |
| Project supervisor | Mark Baister |
| Type of sponsor/funding body | Owner |
| Name of sponsor/funding body | PKAFL Prop Ltd |

Project archives

| | |
|---------------------------|---|
| Physical Archive Exists? | No |
| Digital Archive recipient | Colchester Museum |
| Digital Archive ID | COLEM:2019.7 |
| Digital Contents | "Survey","other" |
| Digital Media available | "Survey" |
| Paper Archive recipient | Colchester Museum |
| Paper Archive ID | COLEM:2019.7 |
| Paper Contents | "Survey","other" |
| Paper Media available | "Context sheet","Miscellaneous Material","Plan","Report","Survey ","Unpublished Text" |

Project bibliography 1

| | |
|-------------------------------|--|
| Publication type | Grey literature (unpublished document/manuscript) |
| Title | Historic building recording at 79 Magdalen Street, Colchester, Essex CO1 2LA |
| Author(s)/Editor(s) | Baister, M. |
| Other bibliographic details | CAT Report 1391 |
| Date | 2019 |
| Issuer or publisher | Colchester Archaeological Trust |
| Place of issue or publication | Colchester |
| Description | A4 bound report with clear plastic front and black opaque back. |

URL <http://cat.essex.ac.uk/summaries/CAT-1391.html>

Entered by Mark Baister (mb@catuk.org)

Entered on 19 March 2019

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Essex Historic Environment Record/ Essex Archaeology and History

Summary sheet

| | |
|--|---|
| Address: 79 Magdalen Street, Colchester, Essex CO1 2LA | |
| Parish: St Mary Magdalen | District: Colchester |
| NGR: TM 00417 24742 (centre) | Site code: CAT project ref.: 19/02b CHER ref: ECC4300 OASIS ref: colchest3-342266 |
| Type of work: Historic building recording | Site director/group: Colchester Archaeological Trust |
| Date of work: February 2019 | Size of area investigated: 185 square metres |
| Location of curating museum: Colchester museum accession code COLEM 2019.7 | Funding source: Developer |
| Further seasons anticipated? No | Related CHER/EHER number(s): MCC3447 |
| Final report: CAT Report 1391 | |
| Periods represented: Post-medieval, Modern | |
| <p>Summary of fieldwork results:</p> <p>A programme of historic building recording was carried out by Colchester Archaeological Trust at 79 Magdalen Street, Colchester, Essex in February 2019.</p> <p>The building is a Grade II listed dwelling, originally constructed in the late 18th century as a public house called the 'Colchester Arms'. The pub shut in 1910 after which it was the subject of significant alteration and modernisation, including the erection of a three-storey extension to the rear of the property. Little survives today that points to either the buildings use as a pub or its 18th century date. The building's most interesting features are a series of substantial hand-sawn joists in the cellar that originated from an earlier, post-medieval, building.</p> | |
| Previous summaries/reports: none | |
| CBC monitor: Jess Tipper | |
| Keywords: brick-built, public house | Significance: * |
| Author of summary: Mark Baister | Date of summary: March 2019 |