

**Historic building recording
of the former Fleece public house,
27 West Street, Coggeshall,
Essex, CO6 1NS**

August 2020



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CAT project ref.: 2020/07g
NGR: TL 84772 22503 (c)
Planning reference: 13/01071/FUL
ECC code: CG24
OASIS project id: colchest3-400127



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CAT Report 1595
September 2020

Contents

1	Summary	1
2	Introduction	1
3	Aims	2
4	Methodology	2
5	Historical background	3
6	Building recording descriptive record	9
7	Discussion	19
8	Acknowledgements	21
9	References	21
10	Abbreviations and glossary	22
11	Archive deposition	22
12	Contents of archive	22

Appendix 1: Full digital photographic record (images on accompanying CD)	24
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Figures after p29

OASIS Data Collection Form

List of maps

	pg
Map 1 Chapman and André map of Essex, 1777, showing Coggeshall. Building highlighted in red to west.	4
Map 2 1875 6-inch OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.	4
Map 3 1896 25-inch OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.	5
Map 4 1920 25-inch OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.	5
Map 5 1956 1:2500 OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.	6

List of figures

- Fig 1 Site location, with building and outbuildings highlighted.
- Fig 2 Ground-floor plan of the former Fleece public house, with phasing (derived from listing entry). Location and direction of photographs reproduced in text shown.

List of photographs reproduced in text		pg
Cover	North-west elevation of building, showing adjacent Grade I listed Paycocke's House. Photograph taken facing east.	
Photograph 1	North-west elevation of pub, showing eastern two bays. Taken around 1900. Brick plinth supporting building visible (since rendered over). Pargetting more detailed than currently. Windows appear unchanged (although lower panes of projecting window have since been replaced with frosted examples). "Goslings" visible at top of elevation name of local brewery which closed in 1904 (http://breweryhistory.com/wiki/index.php?title=Gosling_Family_History). Photograph taken facing east. Reproduced from www.coggeshallhistory.com .	6
Photograph 2	North-west elevation of pub. Taken around 1908. Pargetting unchanged from earlier photograph. Lack of pub sign or branding at top of elevation suggests the pub was closed when this photograph was taken. Photograph taken facing east. Reproduced from www.coggeshallhistory.com .	6
Photograph 3	North-west elevation of pub. Taken around 1910. Pargetting unclear, but appears unchanged from earlier photographs. Pub sign and branding now shows the pub is owned by Greene King. Photograph taken facing east. Reproduced from www.coggeshallhistory.com .	7
Photograph 4	North-west elevation of pub. Taken around 1930, showing detail of the bay windows and passageway to rear of pub. Man in photograph is William Smith, a Coggeshall basket weaver whose parents owned the Fleece from 1885 to 1937. Photograph taken facing south-east. Reproduced from www.coggeshallhistory.com .	7
Photograph 5	North-west elevation of pub. Taken around 1935. Pargetting unclear, but appears unchanged from earlier photographs. Pub sign is new, and branding at top of elevation has been removed. Greene King Plaque has been added to east of window. Photograph taken facing west. Reproduced from www.coggeshallhistory.com .	7
Photograph 6	North-west elevation of building. Photograph taken facing south-east.	9
Photograph 7	Detail of sash-shutters on bay windows. Lid into recess in sill visible below window. Photograph taken facing east.	10
Photograph 8	Detail of windows showing sash for pulling up shutters. Lid into recess in sill visible below windows. Photograph taken facing south.	10
Photograph 9	South-east (rear) elevation of the building, showing multiple ranges and ridge-lines. Photograph taken facing north-west.	10
Photograph 10	Mid 18th-century fixed 12-light window on western range with surviving crown-glass pane. Photograph taken facing south-west.	11
Photograph 11	Early 19th-century 16-light sash window on western range. Photograph taken facing south-west.	11
Photograph 12	South-east elevation of western range, showing door in gable. Photograph taken facing west.	11
Photograph 13	Modern outbuildings in rear yard. Photograph taken facing west.	12
Photograph 14	Largest room in western range, showing concrete floor with drainage channels for storage of kegs. Varying ceiling heights also visible. Photograph taken facing north-west.	12
Photograph 15	Interior of western range, showing varying ceiling heights related to 15th-century phase. Wall to left is brick-built, wall to right is timber. Photograph taken facing south-east.	13
Photograph 16	View of attic space above western range through door in gabled end. Timbers visible. Photograph taken facing west.	13
Photograph 17	South-west elevation of 20th-century extension (toilet block of pub). Photograph taken facing north-east.	14

Photograph 18	Ground-floor of 18th-century extension. Chamfered binding-beam visible in foreground, rear of 17th-century fireplace behind cupboard. Photograph taken facing north.	14
Photograph 19	Detail of empty mortice on binding-beam in 18th-century extension. Photograph taken facing north-west.	14
Photograph 20	Interior of 19th-century lean-to extension. Photograph taken facing south-east.	15
Photograph 21	Interior of 17th-century full length extension, showing six-panel door at western end leaded to cupboard. Photograph taken facing south-west.	15
Photograph 22	Interior of 17th-century main range, showing bays 3 and 4. Photograph taken facing north.	16
Photograph 23	Interior of 17th-century main range, showing inserted stud wall between bays 2 and 3. The binding-beam above wall has several original pegs. Photograph taken facing west.	16
Photograph 24	Inserted wall between 17th-century extension and main range, with large re-used studs added. Photograph taken facing west.	17
Photograph 25	Detail of reused timber with lap joints forming part of division between 17th-century extension and main range. Photograph taken facing north-west.	17
Photograph 26	17th-century fireplace in south wall of bay 4. Photograph taken facing east.	17
Photograph 27	Detail of decorated north corner-post in main 17th-century range. Photograph taken facing north.	18
Photograph 28	Detail of face-halved scarf joint on girding-beam between bays 1 and 2 of 17th-century main range. Photograph taken from 17th-century extension, facing west.	18

1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at the former Fleece public house, 27 West Street, Coggeshall, Essex in August 2020.

The former public house is a two-storey structure with multiple ranges and ridge-lines. It was originally constructed as a hall-house in the 15th century before being largely rebuilt in the 17th, and has multiple additions and extensions from the 18th, 19th and 20th-centuries. The building recording focused on the ground-floor of the main 17th-century range, which had been the most impacted by the recent closure of the pub and the building's conversion (back) into a house.

The survey found that the main changes to the structure since its conversion were the removal of the bar and the insertion of two stud walls. Both of these walls, however, are in the location of original divisions within the structure and so represent a return to the building's original plan form. Aside from some minor furnishing changes, little else has been altered within the building. The conversion work also had the result of exposing a series of original sash shutters on the exterior of the early 19th-century bay windows on the front elevation.

2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out on the former Fleece public house at 27 West Street, Coggeshall. The recording work was commissioned by James Bailey and was carried out by Colchester Archaeological Trust (CAT) in August 2020. The site is located on the south side of West Street in Coggeshall town centre, at NGR TL 84772 22503 (Fig 1).

A planning application (planning ref. 13/01071/FUL) was submitted to Braintree District Council in September 2013 proposing the change of use of three rooms on the ground floor of the building from drinking establishment to residential.

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to the council that a Historic England building recording be made of the pub's ground-floor prior to its conversion into a private house. This recommendation was given based on the pub's status as a Grade II* listed building, its presence within a conservation area, and its many remaining features from both its origins as a house and late conversion into an inn, all of which were highlighted by the EHER. The recommendation was based on the National Planning Policy Framework (DCLG 2019).

Unfortunately the historic building record was not carried out prior to the pub's conversion, and so was carried out in retrospect in August 2020.

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2020) and agreed with the HEA. 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 ground-floor of the pub prior to its conversion. The building recording was carried out to Level 2 (Historic England 2016) which is defined 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 addition to this recording, the outbuildings to the rear of the pub were also recorded at the lower Level 1, defined below:

“Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building’s location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.”

In particular the record considered the:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of the structure.
- Original function and layout.
- Original and later fixtures and fittings.
- 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 site.
- A large-scale block plan of the site.
- Annotated and phased floor-plan of the ground-floor 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 Essex Records Office (ERO) and the Essex Historic Environment Record (EHER) accessed via Heritage Gateway (www.heritagegateway.org.uk). The *Coggeshall Historic Towns Assessment Report* (Medlycott 1999) and the local history website www.coggeshallhistory.com were also consulted.

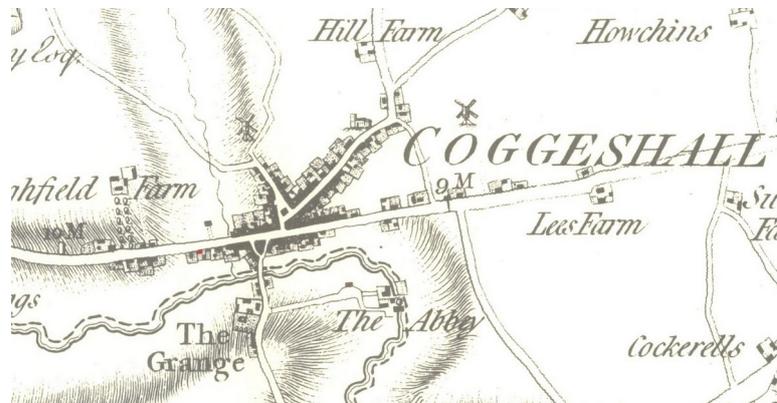
As the building recording is limited in scope, only being concerned with the building's use as a public house and the impact the conversion to a private dwelling has had on the ground-floor of the building (and any outbuildings), the historical background here is limited to a brief summary of the building's origins. The more recent history of the building as a public house is also addressed.

The former Fleece public house is situated within the historic core of the medieval settlement at Coggeshall, and is within the town's Conservation Area. Accordingly it is in close proximity to several listed buildings (as well as being Grade II* listed itself). Most prominently it is immediately adjacent and adjoining to Paycocke's House (NHLE 1337597, Grade I listed), a complete and impressive example of a wealthy 15th-century clothiers house.

The Fleece itself also dates from the 15th century, although the majority of the building was rebuilt in the early 17th and it has many alterations dating from the 18th, 19th and 20th centuries. The Grade II* listing entry is reproduced below:

"House, now public house. C15 and early C17, altered in C18, C19 and C20. Timber framed, plastered, roofed with handmade red plain tiles. 4-bay main range facing N with external stack to rear of left bay, early C17. To right, C15 2-bay crosswing surviving from a former hall house on the site of the present main range. C17 full-length 2-storey lean-to to rear of main range and crosswing. C18 2-storey extension to rear of left end, roofed as a parallel range, C20 single-storey wing to rear of it, and early C19 single-storey lean-to extension to right of it, roofed with red clay pantiles. Early C19 single-storey wing to rear of crosswing, extended to right in C20. 2 storeys. Full-length jetty, and below it one C18 square bay of casements with pulvinated frieze and brick below, casements altered; and 2 early C19 splayed bays of sashes, respectively of 4-20-20-4 and 4-20-4 lights, with 5 simple pilasters, continuous plain fascia and moulded shallow canopy. First floor, 3 early C19 tripartite sashes of 4-12-4 lights. Much crown glass. Mid-C18 half-glazed door with 9 lights, 8 of original bullseye glass, one inscribed 'G. 1752', transferred from an internal position. Double vehicle doors to passage through, to left of crosswing. Pargetting on first floor, with C17/18 vine-leaf frieze and roll-moulding below eaves, and modern date 1505, restored or modern designs in panels below it. Scrolled wrought iron bracket for inn sign. In the vehicle entry, at rear right, is a mid-C18 window of 12 fixed lights, one of original bullseye glass. In the left elevation of the rear left wing is one mid-C18 sash of 12 lights, re-set, and one early C19 sash of 16 lights. To the rear of the rear lean-to is one early C19 sash of 10+10 lights. Framing is exposed internally in the upper right wall of the crosswing, with wide curved tension bracing trenched into the studs. The walls have been raised approximately one metre in the early C17 rebuild, and the floor and jetty rebuilt; chamfered transverse and axial beams with lamb's tongue stops. The main range has jowled posts; the front left post has a carved and ovolo-moulded step supporting the girt; chamfered binding and bridging beams with lamb's tongue stops, joists plastered to the soffits. A ground-floor studded partition has been removed. The upper storey is of unusual height, with similar beams and joists above. In the front wall of it is one blocked original window in the main range, with one ovolo mullion, the saddle bars missing, and a similar inserted window in the crosswing. On each floor is an original wood-burning hearth with ovolo-moulded jambs and depressed arch, and rear splays. The date 1505 in the modern pargetting has no historical basis, derived only from Paycockes, to the left (item 9/227, q.v.). Listed at the higher grade for exceptionally complete details of the early C17 phase, and later exterior features."

The Chapman and André map of Essex from 1777 shows the Fleece, but the lack of detail on the map prohibits an accurate assessment of its layout or number of outbuildings (Map 1).



Map 1 Chapman and André map of Essex, 1777, showing Coggeshall. Building highlighted in red to west.

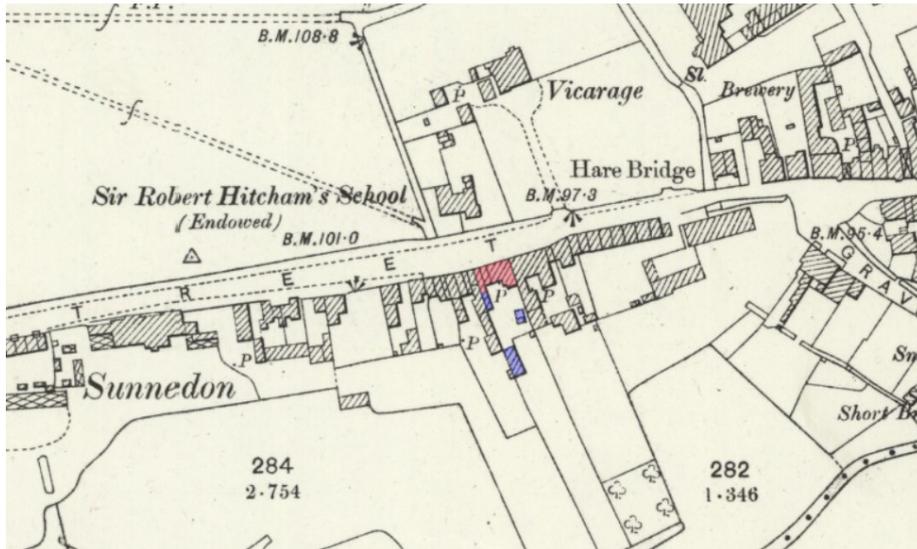
The 1853 tithe map of Coggeshall shows the pub and its accompanying tithe apportionment details the building as the Fleece Public House and the owners and occupiers as "Richmond", presumably a brewing company.

The first edition OS map of 1875 shows the site in significantly more detail, and for the first time several outbuildings are visible to the rear of the pub, none of which survive today (Map 2).



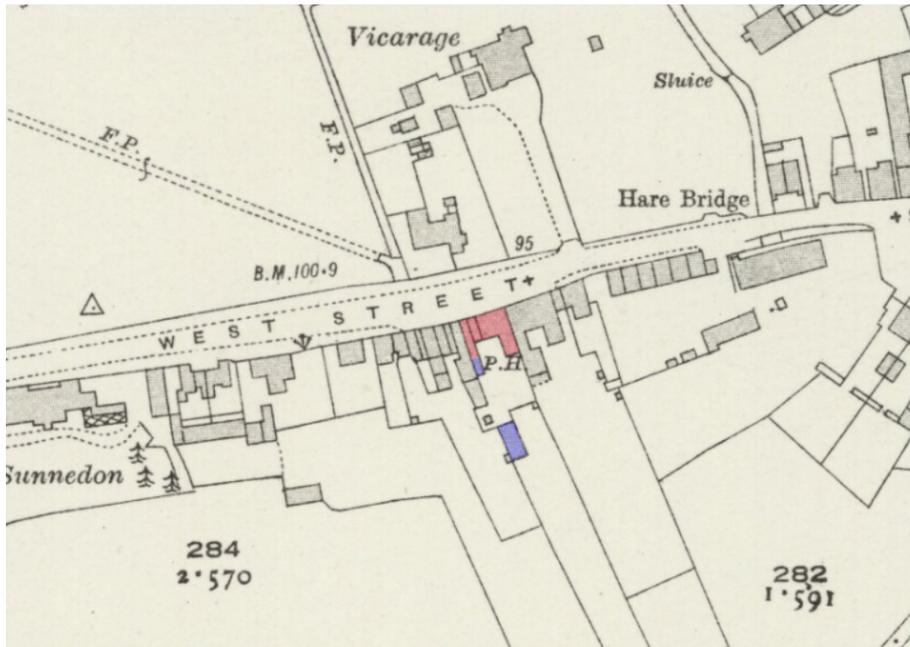
Map 2 1875 6-inch OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.

The 1896 OS map shows the pub as much the same, but with the outbuildings reduced in number and size (Map 3).



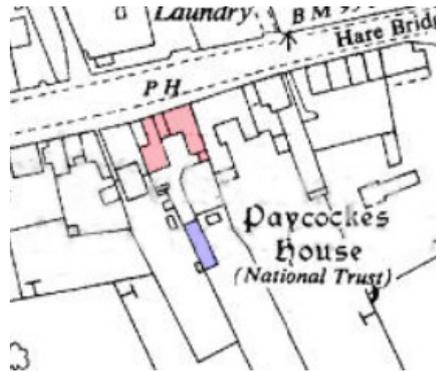
Map 3 1896 25-inch OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.

The 1920 OS map shows even fewer outbuildings, but the east end of the pub has clearly been extended southwards (Map 4). This is the rear 20th-century single-storey wing mentioned in the listing entry.



Map 4 1920 25-inch OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.

The 1956 OS map shows the site much as it is today (Map 5). The site seems to have been extended to the west, as mentioned in the listing entry (apparently as a result of a change in property boundaries). The outbuilding visible to the south has since been demolished and replaced by two modern examples (see descriptive record below).



Map 5 1956 1:2500 OS map. Pub highlighted in red, since demolished outbuildings highlighted in blue.

Curiously, despite its early 19th-century origin, it is not until later 20th-century mapping that the single-storey lean-to extension behind the eastern range, mentioned in the listing entry, is depicted (Fig 1).

A series of early 20th-century photographs of the front elevation of the public house are reproduced below (Photographs 1-5).



Photograph 1 North-west elevation of pub. Taken around 1900. Brick plinth supporting building visible (since rendered over). Pargetting more detailed than currently. Windows appear unchanged (although lower panes of projecting window have since been replaced with frosted examples). "Goslings" visible at top of elevation name of local brewery which closed in 1904 (http://breweryhistory.com/wiki/index.php?title=Gosling_Family_History). Photograph taken facing east. Reproduced from www.coggeshallhistory.com.



Photograph 2 North-west elevation of pub. Taken around 1908. Pargetting unchanged from earlier photograph. Lack of pub sign or branding at top of elevation suggests the pub was closed when this photograph was taken. Photograph taken facing east. Reproduced from www.coggeshallhistory.com.



Photograph 3 North-west elevation of pub. Taken around 1910. Pargetting unclear, but appears unchanged from earlier photographs. Pub sign and branding now shows the pub is owned by Greene King. Photograph taken facing east. Reproduced from www.coggeshallhistory.com.



Photograph 4 North-west elevation of pub. Taken around 1930, showing detail of the projecting bay windows and passageway to rear of pub. Man in photograph is William Smith, a Coggeshall basket weaver whose parents owned the Fleece from 1885 to 1937. Photograph taken facing south-east. Reproduced from www.coggeshallhistory.com.



Photograph 5 North-west elevation of pub. Taken around 1935. Pargetting unclear, but appears unchanged from earlier photographs. Pub sign is new, and branding at top of elevation has been removed. Greene King Plaque has been added to east of window. Photograph taken facing west. Reproduced from www.coggeshallhistory.com.

These photographs show that at the turn of the century the pub was owned by Goslings Brewery. After their closure in 1904 the pub was apparently shut for a brief period (Photograph 2) before being purchased by Greene King, who owned it until its final closure as a public house in 2013 due to declining sales and profitability. It was purchased by the current owners later that same year with the intention of converting it into a fully residential dwelling. These photographs also show that the current paving must have been added sometime in the late 20th century (see descriptive record below).

In summary then, the site was occupied by a hall-house in the 15th century, but in the 17th century the hall was entirely demolished and rebuilt, with only the 15th-century western cross-wing partially surviving. Since that point several extensions have been added to the rear (south) of the property, the later examples of which are visible appearing on mapping from the late 19th and early 20th-century.

The exact date of the building's conversion into a public house from a private dwelling is uncertain, but a recent Heritage Statement on the property (attached to planning application 20/00403/LBC) attests that the building was known as the Fleece in 1731.

6 Building recording descriptive record (Fig 2)

As established above, the survey of the building was carried out some 6 years after the conversion of the ground-floor into a fully residential property. As a result, some interpretation has been required to determine the original layout of the public house's ground-floor. This has been aided by conversations with the current owners and referencing plans associated with the planning application.

The survey focuses on the ground-floor of the eastern range, as it is the area most impacted by the conversion work. However, the exterior of the building and the western range's ground-floor are also briefly described.

Exterior

The building is aligned north-east/south-west and comprises several ranges of various heights (Photograph 10). It measures approximately 16.8m x 14m in size and covers around 191 square metres.

The building is a mixture of brick-built and timber-framed elements. The majority of the exterior of the building is covered in white render, although there are some areas of exposed brickwork and wooden panelling.

The varying ranges and ridge-lines of the pub are largely covered in peg-tiles, although the western range projecting to the south is covered in slate and the 19th-century lean-to has a pantile roof (Photograph 9). Most of the building's ranges are gabled, although the smallest extension has a catslide roof (Photograph 9). A single (rebuilt) chimney remains rising above the two-storey 18th-century extension projecting from the south-east (Photograph 9).



Photograph 6 North-west elevation of building. Photograph taken facing south.

The north-west elevation of the building fronts onto West Street and is decorated with ornate pargetting, including the date 1505 at the top of the elevation (Photograph 6). As this pargetting was added to the building in the later 20th century (see historical background above), this date is of little merit (and is described as such in the listing entry). A wide doorway on this elevation enters into the passage leading to the rear yard (Photograph 6). The main door into the property is also on this elevation, filled with a half-glazed (with crown glass) doorway. This entire first-floor is jettied and has three tripartite wooden-framed 20-light sash windows with no horns. The ground-floor has several bay windows projecting from the wall, infilling space beneath the jetty. The easternmost window is a wooden-framed 15-light casement window, supported on exposed brickwork. The two other windows on the ground-floor are splayed wooden-framed sash windows, one of 48 and one of 28-lights.



Photograph 7 Detail of sash-shutters on bay windows. Lid into recess in sill visible below window. Photograph taken facing east.



Photograph 8 Detail of windows showing sash for pulling up shutters. Lid into recess in sill visible below windows. Photograph taken facing south.

During the conversion work carried out on the building it was discovered that these splayed sash-windows have external sash shutters, housed in the sill below the windows (Photographs 7 and 8). These sash shutters are early 19th century in their design (Hall 2005, 96) and are unquestionably original to the windows. They were, however, obscured by modern additions and paintwork during the building's use as a pub, and as a result are not mentioned in the listing entry (see above).



Photograph 9 South-east (rear) elevation of the building, showing multiple ranges and ridge-lines. Photograph taken facing north-west.

The rear south-east elevation of the building is a much more complex scene than on the street frontage, with the many extensions and varying roof pitches (Photograph 9). The windows at the rear of the building are many and varied, and include multiple 18th-19th-century sash, fixed and casement windows on the western range, along with modern fixed windows on the 20th-century rear extension (Fig 2, Photographs 10-11). The rear doors into the building are all modern replacements. The first-floor of the western range has a door in the gable-end (Photograph 12) and the first-floor of the main range has two small casement windows (Photograph 9).



Photograph 10 Mid 18th-century fixed 12-light window on western range with surviving crown-glass pane. Photograph taken facing south-west.



Photograph 11 Early 19th-century 16-light sash window on western range. Photograph taken facing south-west.



Photograph 12 South-east elevation of western range, showing door in gable. Photograph taken facing west.

The south-west elevation of the building is featureless, while the north-east elevation is entirely obscuring by the neighbouring property of Paycocke's (Fig 1).

There are two outbuildings in the yard to the rear of the pub, both of which appear to be very modern in origin (Photograph 13). The northernmost outbuilding is constructed entirely of concrete blocks, has a pantile roof and several modern casement windows (Photograph 13). The southernmost outbuilding is constructed of regular brickwork laid in stretcher-bond, again with a pantile roof and modern casement windows. Both outbuildings are accessed via modern doors, with the southernmost one being entirely glazed (Photograph 13). Only the interior of the southern outbuilding was accessible, but was very clearly modern in origin, with machine-cut panelling and imitation timber-framing.



Photograph 13 Modern outbuildings in rear yard. Photograph taken facing west.



Photograph 14 Largest room in western range, showing concrete floor with drainage channels for storage of kegs. Varying ceiling heights also visible. Photograph taken facing north-west.

Interior

As mentioned above, only the ground-floor of the building was examined.

The rooms to the west of the passage to the rear yard (within the area of the 15th-century cross-wing) appear largely unchanged from when the building was a public-house. They are all storage rooms with concrete floors, and the largest central room has several drainage chutes on the floor, suggesting it was previously used for storage of kegs (Photograph 14). The northernmost room of this range is a converted office space containing an inserted, and later blocked, fireplace (Fig 2). Hand-sawn chamfered binding-beams are visible in the northern rooms of this range, and there are varying ceiling heights, all of which are presumably associated with what remains of the 15th-century cross-wing and the 17th-century full length extension (Photograph 15, Fig 2). The attic-space of this range was not

accessible, but visible through the door in the gable-end were several apparently hand-sawn timbers (Photograph 16).



Photograph 15 Interior of western range, showing varying ceiling heights related to 15th-century phase. Wall to left is brick-built, wall to right is timber. Photograph taken facing south-east.



Photograph 16 View of attic space above western range through door in gabled end. Timbers visible. Photograph taken facing west.

The 20th-century extension at the south end of the east range was the pub's toilet block, but was converted into a toilet/washroom when the property was converted into a dwelling in 2013 (Photograph 17). Some of the interior walls have been removed and the layout partially altered, but given the extensions modern origin, this is of little interest historically (Fig 2).

Immediately to the north of the 20th-century extension is the 18th-century two-storey extension (as noted in the listing entry). The ground-floor of this extension was labelled on plans of the pub as a "Dining Room", but has been converted into a bedroom (Photograph 18). There appears to have been no structural change to the fabric of this room, although the rear of the 17th-century fireplace to the north is partially obscured by a wardrobe (Photograph 18).



Photograph 17 South-west elevation of 20th-century extension (toilet block of pub). Photograph taken facing north-east.



Photograph 18 Ground-floor of 18th-century extension. Chamfered binding-beam visible in foreground, rear of 17th-century fireplace behind cupboard. Photograph taken facing north.



Photograph 19 Detail of empty mortice on binding-beam in 18th-century extension. Photograph taken facing north-west.

The ceiling in this room has two north-east/south-west binding-beams; the northern one is machine-cut and clearly a modern replacement, but the southern one is hand-sawn, chamfered, and appears to be the original southern end of this extension (Fig 2). It has empty mortices on its side, suggesting that at some point the ceiling of this room has been raised and that the joists now sit on-top of the binding-beam (Photograph 19). The floor of this room is tiled.

The 19th-century single-storey lean-to to the west of the 18th-century two-storey extension is labelled as a “Kitchen” on plans of the pub, but has since been converted into a lounge area (Photograph 20). The staircase up to the first-floor is also in this extension.



Photograph 20 Interior of 19th-century lean-to extension. Photograph taken facing south-east.



Photograph 21 Interior of 17th-century full length extension, showing six-panel door at western end led to cupboard. Photograph taken facing south-west.

The two-storey full-length 17th-century extension is probably where the bar would have been located during the building’s use as a pub, although it may also have extended into the 17th-century main range. No evidence of the bar was observed during the survey. It is unlikely, however, that the bar would have taken up the whole of this extension, as access for customers into the dining room area (the 18th-century extension, see above) would be required. At the western end of the 17th-century extension is a small cupboard below the stairway, accessed by a six-panel 18th or early 19th-century door, with an original lock case (Photograph 21).

The ground-floor of the main four-bay 17th-century range (whose bays have been numbered 1-4 for ease of description; see Fig 2) has been the most altered by the conversion of the building. Most prominently, a stud wall has been inserted between bays 2 and 3, subdividing an area that during the building’s use as a

pub would have been open plan (Photograph 23). Examination of the hand-sawn binding-beam above this stud wall shows several pegs and empty mortices, indicating that it would have originally been the location of a timber division within the building during its original tenure as a house.



Photograph 22 Interior of 17th-century main range, showing bays 3 and 4. Photograph taken facing north.



Photograph 23 Interior of 17th-century main range, showing inserted stud wall between bays 2 and 3. The binding-beam above wall has several original pegs. Photograph taken facing west.

The wall dividing the four-bay range from the 17th-century full-length extension also appears to have been added during the conversion work (although, again, in the location of an original division). Although the timbers forming the studs are all hand-sawn and quite substantial, they all fail to align with pegs visible on the beam above, suggesting that they are a later addition to this division (Photograph 24). In addition, the easternmost timber has empty mortices for lap-joints on its side, suggesting it has been originally a wall-plate or girding-beam and has been reused, either from elsewhere in the building or from another structure entirely (Photograph 25). There is the possibility that these timbers may have been present prior to the conversion work and formed part of the fabric of the bar in some capacity.

Also visible on the ground-floor of this range is the brick fireplace on the southern elevation of bay 4 (Photograph 26), as well as the ornately carved north corner-post (Photograph 27), both of which are described in the listing entry (see above).



Photograph 24 Inserted wall between 17th-century extension and main range, with large re-used studs added. Photograph taken facing west.



Photograph 25 Detail of reused timber with lap joints forming part of division between 17th-century extension and main range. Photograph taken facing north-west.



Photograph 26 17th-century fireplace in south wall of bay 4. Photograph taken facing east.

The western wall of bay 1 is constructed of brickwork (measuring 220mm x 105mm x 65mm and laid in stretcher-bond) rather than timber. Presumably this is a 20th-century repair or rebuild (predating the conversion), but it might suggest that originally the range extended further to the west and the passage to the rear of the property was originally narrower. This may account for the disparate sizing of the bays within the

structure, with bay 4 being by far the largest and bay 1 being the narrowest by some margin (Fig 2).

During this survey no carpenter's marks were observed on the timber-frames of any of the building's phases, although given the relative lack of exposed timber this is not surprising. It seems likely that there are some marks, particularly within the 17th- and 18th-century phases, but they are hidden behind modern plaster and render.

A single scarf joint was observed during the survey on the southern girding-beam between bays 1 and 2 in the main range. Although it is clearly a face-halved scarf, its exact form could not be identified (Photograph 28).



Photograph 27 Detail of decorated north corner-post in main 17th-century range. Photograph taken facing north.



Photograph 28 Detail of face-halved scarf joint on girding-beam between bays 1 and 2 of 17th-century main range. Photograph taken from 17th-century extension, facing west.

7 Discussion

The focus of this building recording was to establish what changes have been made to the former Fleece public house since its conversion into a private residence, and to establish what impact this has had, if any, on its historic fabric.

The plan form of the building when it was a public house consisted of the following: a large front bar in the north of the building (the entire four-bay 17th-century main range), with a smaller bar to the south-east (the 18th-century extension), and a toilet block (the 20th-century extension) leading to the rear yard and garden. The remainder of the rooms on the ground-floor were not part of the public house and instead formed part of the private residence of the landlord. As a result they have required little in the way of conversion work and are largely identical, barring the removal or alteration of furnishings, as they would have been during the building's time as a public house.

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 likely that when the Fleece was first converted into a public house the large front bar would have been the public bar and the rear bar would have been a lounge or private bar. Whether the Fleece has an earlier history as a tavern or inn is uncertain, given the lack of clarity over the date of its conversion from a house. The building is named as the "Fleece Inn" on an early 20th-century photograph (Photograph 3), although by that point the terms "inn", "tavern" and "pub" had become almost completely interchangeable.

Key amongst the changes carried out on the property during the conversion back into a private residence are the insertion of stud walls on the ground-floor of the main range, dividing the large public bar into three smaller rooms (Fig 2). Although clearly a change from the building's plan form when it was a public house, the beams above the inserted walls show that these were the locations of divisions with the structure when it was originally constructed. As a result, the studs walls are best viewed as a reinstatement, rather than insertion, and serve to return the building to its original plan form. Although the location of the pub's bar could not be categorically determined, it was probably located within the 17th-century full length extension, possibly projecting slightly into the main range (Fig 2). Although entirely masked by modern fabric, the south wall of bay 1 in the main range appears to have been the location of another fireplace (Fig 2), presumably similar to the one still extant in bay 1 (Stenning & Shackle 2013, 82).

The ground-floor of the 18th-century two-storey range has been converted into a bedroom, but none of the building's fabric appears to have been altered. The raised ceiling level and replacement binding-beam observed in this room were probably alterations carried out sometime in the 19th-century.

The modifications to the 19th- and 20th-century rear extensions are very slight and are confined to the removal of a kitchen in the 19th-century lean-to and the partial removal of toilets and the construction of a washroom in the 20th-century extension.

The western range appears to have not changed at all from the building's time as a public house. All the features and fittings within the range seem to predate the conversion, including the room for the storage of kegs and the concrete block walls. Indeed, several pieces of paraphernalia survive in this range the building's time as a pub, including signs (Photograph 14). The northernmost room in this range (the converted office) has had, presumably, new furnishings, but the fabric of the building remains unchanged.

Aside from the removal of the bar, none of the building's fabric appears to have been impacted by the conversion. Indeed, in many ways the conversion has been a benefit to the structure. It has returned it to its original plan form and, notably, the conversion work has uncovered sash-shutters and their corresponding storage recesses on the building's front elevation would not have been discovered otherwise.

8 Acknowledgements

Colchester Archaeological Trust would like to thank James Bailey for commissioning and funding the historic building recording.
The recording was carried out by Mark Baister.
Figures are by Mark Baister.
The project was monitored by Teresa O'Connor for Essex County Council.
The text was reviewed by Philip Crummy, director of CAT.

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	2020	<i>Written Scheme of Investigation (WSI) for an historic building recording at the former Fleece pub, 27 west Street, Coggeshall, Essex, CO6 1NS by L. Pooley</i>
CIfA	2014a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b (updated 2019)	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
DCLG	2019	<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.
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological occasional papers 24 by Medlycott, M
Hall, L.	2005	<i>Period House Fixtures & Fittings: 1300-1900</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>
Medlycott, M.	1999	<i>Coggeshall Historic Towns Assessment Report</i>
Stenning, D. & Shackle, R.	2013	<i>Discovering Coggeshall: Timber-framed buildings in the town centre</i>

10 Abbreviations and glossary

beam	horizontal members in timber-frames
carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
catslide roof	a roof continuing down beyond the main wall-plate to cover an outshot or extension
CIfA	Chartered Institute for Archaeologists
EHHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e. widthways
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
OASIS	Online Access to the Index of Archaeological Investigations, http://oasis.ac.uk/pages/wiki/Main
post	in wall frames vertical members which rise the full height of the frame, being either principal-posts at the bay divisions or intermediate-posts within the bay
stud	in wall frames the upright smaller section timbers between the main posts of the frame
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
wall-plate	a timber running horizontally along the top of a wall to receive the ends of common rafters

11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ. The digital archive will be permanently deposited with the Archaeological Data Service (<https://archaeologydataservice.ac.uk/>) under EHER code CG24.

12 Contents of archive

Paper record

One A4 document wallet containing:
The report (CAT Report 1595)
Original site record (plans and notes)
Site digital photos and log

Digital record

The CAT WSI
The report (CAT Report 1595)
Digital plans
Site digital photos and log

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checked by: Philip Crummy
date: 10/09/2020

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

- CG24_PhotoGraph_001.JPG North-west elevation of building. Photograph taken facing east.
CG24_PhotoGraph_002.JPG North-west elevation of building. Photograph taken facing west.
CG24_PhotoGraph_003.JPG North-west elevation of building, showing adjacent Paycocke's House.
Photograph taken facing east.
CG24_PhotoGraph_004.JPG Detail of access to recess for sash shutters on bay window on north-west
elevation. Photograph taken facing south-east.
CG24_PhotoGraph_005.JPG Detail of ropes for sash shutters on bay window on north-west elevation.
Photograph taken facing west.
CG24_PhotoGraph_006.JPG Detail of ropes for sash shutters on bay window on north-west elevation.
Photograph taken facing west.
CG24_PhotoGraph_007.JPG Detail of sash shutters on bay window on north-west elevation.
Photograph taken facing east.
CG24_PhotoGraph_008.JPG Rear (south-east) elevation of building, showing extensions. Photograph
taken facing north-west.
CG24_PhotoGraph_009.JPG Modern outbuildings to rear of pub. Photograph taken facing west.
CG24_PhotoGraph_010.JPG Southern outbuilding. Photograph taken facing south-west.
CG24_PhotoGraph_011.JPG Northern outbuilding. Photograph taken facing south-west.
CG24_PhotoGraph_012.JPG Access into northern outbuilding. Photograph taken facing south.
CG24_PhotoGraph_013.JPG 19th-century extension to rear of western cross-wing. Photograph taken
facing west.
CG24_PhotoGraph_014.JPG Detail of casement window on 19th-century extension to crosswing.
Photograph taken facing south-west.
CG24_PhotoGraph_015.JPG Detail of sash window on 19th-century extension to crosswing.
Photograph taken facing south-west.
CG24_PhotoGraph_016.JPG Detail of sash window on 19th-century extension to crosswing.
Photograph taken facing south-west.
CG24_PhotoGraph_017.JPG Detail of fixed window with crown glass on 19th-century extension to
crosswing. Photograph taken facing south-west.
CG24_PhotoGraph_018.JPG Western elevation within passageway, showing access to remnants of
15th-century crosswing. Photograph taken facing west.
CG24_PhotoGraph_019.JPG Detail of sign detailing car parking restrictions dating from building's time
as a pub. Photograph taken facing south-west.
CG24_PhotoGraph_020.JPG Passage to front of building. Photograph taken facing north-west.
CG24_PhotoGraph_021.JPG Interior of passage to front of building, showing binding-beams.
Photograph taken facing north-west.
CG24_PhotoGraph_022.JPG Eastern side of passageway, showing inserted brickwork and doorway
into bay 1 of the 17th-century main range. Photograph taken facing north.
CG24_PhotoGraph_023.JPG Detail of door leading into passage from street. Photograph taken facing
north-west.
CG24_PhotoGraph_024.JPG Detail of binding-beams above passageway. Photograph taken facing
south-east.
CG24_PhotoGraph_025.JPG Doorway into converted office space in north of western range.
Photograph taken facing south-west.
CG24_PhotoGraph_026.JPG Interior of converted office space in north end of western range.
Photograph taken facing east.
CG24_PhotoGraph_027.JPG Interior of converted office space in north end of western range.
Photograph taken facing north.
CG24_PhotoGraph_028.JPG Interior of converted office space in north end of western range, showing
chamfered binding-beam. Photograph taken facing north.
CG24_PhotoGraph_029.JPG Interior of converted office space in north end of western range, showing
binding-beams. Photograph taken facing east.
CG24_PhotoGraph_030.JPG Interior of converted office space in north end of western range.
Photograph taken facing south-east.
CG24_PhotoGraph_031.JPG Interior of converted office space in north end of western range, showing
detail of blocked fireplace. Photograph taken facing south.
CG24_PhotoGraph_032.JPG Interior of converted office space in north end of western range.
Photograph taken facing west.
CG24_PhotoGraph_033.JPG Southern elevation of western range. Photograph taken facing west.
CG24_PhotoGraph_034.JPG Southern elevation of western range. Photograph taken facing west.
CG24_PhotoGraph_035.JPG Detail of attic space above western range. Photograph taken facing north-
west.
CG24_PhotoGraph_036.JPG Detail of attic space above western range. Photograph taken facing north-
west.

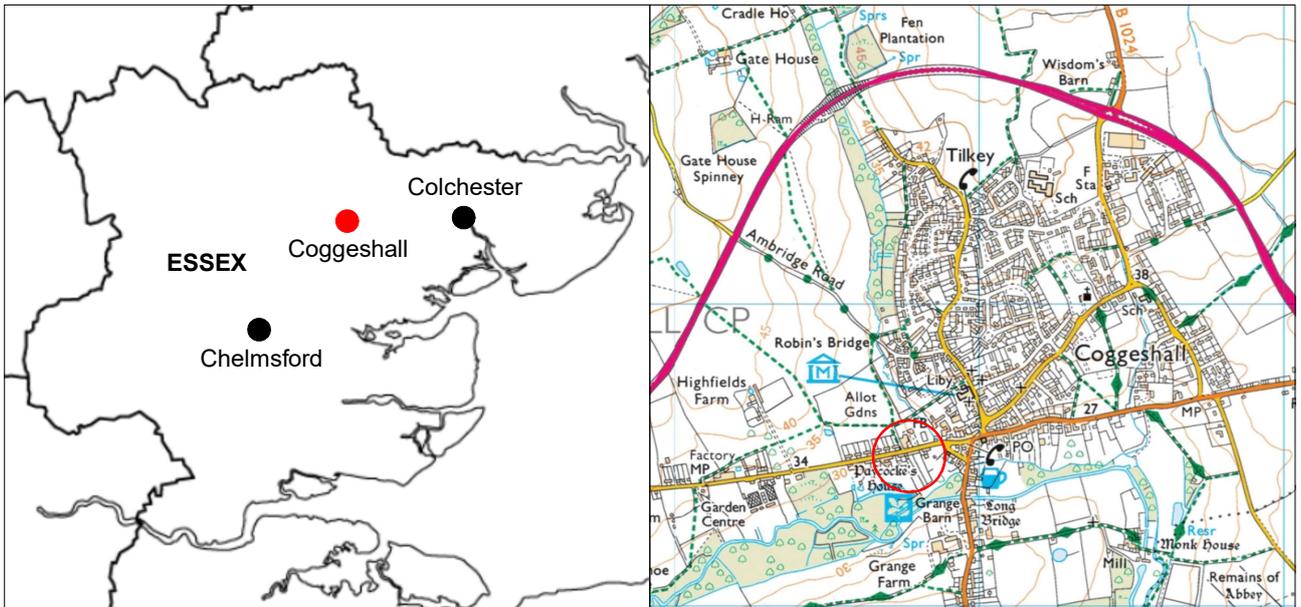
- CG24_Photograph_037.JPG Interior of western range, showing inserted concrete block wall. Photograph taken facing north-west.
- CG24_Photograph_038.JPG Interior of western range, showing 20th-century brickwork wall. Photograph taken facing south-west.
- CG24_Photograph_039.JPG Interior of western range, showing fixed window on south-east elevation. Photograph taken facing south-east.
- CG24_Photograph_040.JPG Interior of western range, 20th-century extension to west. Photograph taken facing north-west.
- CG24_Photograph_041.JPG Interior of western range, within 20th-century extension to west. Photograph taken facing north-west.
- CG24_Photograph_042.JPG Interior of western range, showing room with concrete floor with drainage channels used for storage of kegs during building's use as a pub. Photograph taken facing north-west.
- CG24_Photograph_043.JPG Interior of western range, showing room with concrete floor with drainage channels used for storage of kegs during building's use as a pub. Photograph taken facing north-west.
- CG24_Photograph_044.JPG Interior of western range, showing concrete block wall. Photograph taken facing west.
- CG24_Photograph_045.JPG Interior of western range, showing room with concrete floor with drainage channels used for storage of kegs during building's use as a pub. Photograph taken facing south-east.
- CG24_Photograph_046.JPG Interior of western range, showing changing ceiling levels. Photograph taken facing west.
- CG24_Photograph_047.JPG Interior of western range, showing modern division. Photograph taken facing south-east.
- CG24_Photograph_048.JPG Interior of western range, showing detail of binding-beam. Photograph taken facing south-east.
- CG24_Photograph_049.JPG Interior of western range, showing changing ceiling levels. Photograph taken facing north-west.
- CG24_Photograph_050.JPG Detail of inserted ?chimney in western range. Photograph taken facing west.
- CG24_Photograph_051.JPG Interior of western range of building. Photograph taken facing north-west.
- CG24_Photograph_052.JPG Detail of inserted ?chimney in western range. Photograph taken facing west.
- CG24_Photograph_053.JPG Detail of chamfered binding-beam in western range. Photograph taken facing west.
- CG24_Photograph_054.JPG Detail of chamfered binding-beam in western range. Photograph taken facing south.
- CG24_Photograph_055.JPG Detail of sash window in western range. Photograph taken facing north-east.
- CG24_Photograph_056.JPG Detail of binding-beam in converted office in north end of western range. Photograph taken facing south-east.
- CG24_Photograph_057.JPG Doorway into passageway, along with scars on the brickwork and floor. Photograph taken facing north.
- CG24_Photograph_058.JPG Detail of fixed window in western range. Photograph taken facing north-east.
- CG24_Photograph_059.JPG Garden to rear of building. Photograph taken facing south-east.
- CG24_Photograph_060.JPG Rear (south-east) elevation of building. Photograph taken facing north.
- CG24_Photograph_061.JPG Rear (south-east) elevation of building. Photograph taken facing north-west.
- CG24_Photograph_062.JPG South-east elevation of outbuildings. Photograph taken facing north-west.
- CG24_Photograph_063.JPG South-east elevation of 20th-century eastern extension, showing Paycocke's House behind. Photograph taken facing north-east.
- CG24_Photograph_064.JPG South-east elevation of 20th-century extension. Photograph taken facing north-west.
- CG24_Photograph_065.JPG South-west elevation of 20th-century extension. Photograph taken facing north-east.
- CG24_Photograph_066.JPG South-east elevation of 19th-century extension. Photograph taken facing north-west.
- CG24_Photograph_067.JPG Detail of door leading into bay 1 of 17th-century range in passageway. Photograph taken facing north-east.
- CG24_Photograph_068.JPG Sash window on south-west elevation of 19th-century extension to south of eastern range. Photograph taken facing north-east.
- CG24_Photograph_069.JPG Doorway leading to stairs in 19th-century lean-to. Photograph taken facing north-west.
- CG24_Photograph_070.JPG Detail of sash window on south-east elevation of 19th-century lean-to. Photograph taken facing north-west.

- CG24_Photograph_071.JPG Detail of casement window on 20th-century extension. Photograph taken facing north-east.
- CG24_Photograph_072.JPG Detail of doorway on 20th-century extension. Photograph taken facing north-east.
- CG24_Photograph_073.JPG Detail of fixed windows on 20th-century extension. Photograph taken facing north-east.
- CG24_Photograph_074.JPG Detail of leaded windows on south-west elevation of Paycocke's House. Photograph taken facing north-east.
- CG24_Photograph_075.JPG Interior of southern outbuilding. Photograph taken facing south.
- CG24_Photograph_076.JPG Interior of southern outbuilding. Photograph taken facing north-west.
- CG24_Photograph_077.JPG Interior of southern outbuilding. Photograph taken facing south-west.
- CG24_Photograph_078.JPG Interior of 20th-century extension. Photograph taken facing north-east.
- CG24_Photograph_079.JPG Interior of 20th-century extension showing converted storage room/washroom. Photograph taken facing south-east.
- CG24_Photograph_080.JPG Interior of 20th-century extension showing converted storage room/washroom. Photograph taken facing south.
- CG24_Photograph_081.JPG Interior of 20th-century extension showing converted bathroom. Photograph taken facing south-east.
- CG24_Photograph_082.JPG Detail of exterior half-glazed door leading into 20th-century extension. Photograph taken facing south-east.
- CG24_Photograph_083.JPG Interior of 18th-century extension, showing binding-beams. Cupboard obscures rear of 17th-century fireplace. Photograph taken facing north.
- CG24_Photograph_084.JPG Interior of 18th-century extension, showing original binding-beam. Photograph taken facing north.
- CG24_Photograph_085.JPG Interior of 18th-century extension, showing detail of exposed empty mortices on original binding-beam. Photograph taken facing north-west.
- CG24_Photograph_086.JPG Interior of 18th-century extension, showing binding-beams. Photograph taken facing east.
- CG24_Photograph_087.JPG Interior of 18th-century extension, showing binding-beams. Photograph taken facing east.
- CG24_Photograph_088.JPG Interior of 18th-century extension, showing binding-beams. Cupboard obscures rear of 17th-century fireplace. Photograph taken facing west.
- CG24_Photograph_089.JPG Interior of 18th-century extension. Cupboard obscures rear of 17th-century fireplace. Photograph taken facing north-west.
- CG24_Photograph_090.JPG Interior of 18th-century extension, showing posts adjacent to 17th-century brick fireplace. Photograph taken facing north.
- CG24_Photograph_091.JPG Interior of 18th-century extension, showing posts adjacent to 17th-century brick fireplace. Photograph taken facing north-west.
- CG24_Photograph_092.JPG Interior of 18th-century extension, showing posts adjacent to 17th-century brick fireplace. Photograph taken facing north.
- CG24_Photograph_093.JPG Interior of 18th-century extension, showing posts and beam adjacent to 17th-century brick fireplace. Photograph taken facing north.
- CG24_Photograph_094.JPG Detail of doorway leading from 18th-century extension to 17th-century extension. Photograph taken facing south-west.
- CG24_Photograph_095.JPG Interior of 17th-century extension, showing west side of fireplace. Photograph taken facing north-east.
- CG24_Photograph_096.JPG Interior of 17th-century extension, showing early 19th-century four-panel door leading to cupboard. Photograph taken facing south-west.
- CG24_Photograph_097.JPG Interior of 17th-century extension, showing detail of early 19th-century four-panel door leading to cupboard. Photograph taken facing south-west.
- CG24_Photograph_098.JPG Interior of 19th-century lean-to extension. Photograph taken facing east.
- CG24_Photograph_099.JPG Interior of 19th-century lean-to extension. Photograph taken facing south-east.
- CG24_Photograph_100.JPG Interior of 19th-century lean-to extension. Photograph taken facing south.
- CG24_Photograph_101.JPG Interior of 19th-century lean-to extension. Photograph taken facing south-west.
- CG24_Photograph_102.JPG Interior of 19th-century lean-to extension. Photograph taken facing north.
- CG24_Photograph_103.JPG Interior of 19th-century lean-to extension, showing staircase up to first-floor. Photograph taken facing north-west.
- CG24_Photograph_104.JPG Interior of 17th-century extension, showing dividing wall between extension and main range. Photograph taken facing north.
- CG24_Photograph_105.JPG Interior of 17th-century extension, showing dividing wall between extension and main range. Photograph taken facing west.
- CG24_Photograph_106.JPG Interior of 17th-century extension, showing dividing wall and doorway between extension and main range. Photograph taken facing west.
- CG24_Photograph_107.JPG Interior of 17th-century extension, showing interior of cupboard. Photograph taken facing south-west.

- CG24_Photograph_108.JPG Interior of 17th-century extension, showing interior of cupboard. Photograph taken facing south-west.
- CG24_Photograph_109.JPG Detail of lock on four-panel door of cupboard in 17th-century extension. Photograph taken facing south-west.
- CG24_Photograph_110.JPG Interior of 17th-century extension, showing scarf joint on girding-beam between bays 1 and 2 of main range. Photograph taken facing west.
- CG24_Photograph_111.JPG Interior of main 17th-century range, showing bays 3 and 4. Photograph taken facing north.
- CG24_Photograph_112.JPG Interior of main 17th-century range, showing exterior porch and door. Photograph taken facing north-west.
- CG24_Photograph_113.JPG Interior of main 17th-century range, showing fireplace in south wall of bay 4. Photograph taken facing east.
- CG24_Photograph_114.JPG Interior of main 17th-century range, showing bay window on north wall of bay 3. Photograph taken facing north-west.
- CG24_Photograph_115.JPG Interior of main 17th-century range, showing bay window on north wall of bay 3. Photograph taken facing north-west.
- CG24_Photograph_116.JPG Interior of main 17th-century range, showing fireplace on south wall of bay 4. Photograph taken facing south-east.
- CG24_Photograph_117.JPG Interior of main 17th-century range, showing fireplace on south wall of bay 4. Photograph taken facing south-east.
- CG24_Photograph_118.JPG Interior of main 17th-century range, showing east wall and girding-beam of bay 4. Photograph taken facing east.
- CG24_Photograph_119.JPG Interior of main 17th-century range, showing east wall and girding-beam of bay 4. Photograph taken facing east.
- CG24_Photograph_120.JPG Interior of main 17th-century range, showing decorated north corner-post. Photograph taken facing north.
- CG24_Photograph_121.JPG Interior of main 17th-century range, showing detail of decorated north corner-post. Photograph taken facing north.
- CG24_Photograph_122.JPG Interior of main 17th-century range, showing girding-beam on east wall of bay 4. Photograph taken facing south.
- CG24_Photograph_123.JPG Interior of main 17th-century range, inserted wall in location of original division within building. Photograph taken facing south-west.
- CG24_Photograph_124.JPG Interior of main 17th-century range, showing chamfered binding-beams. Photograph taken facing south-west.
- CG24_Photograph_125.JPG Interior of main 17th-century range, showing inserted wall in location of original division within building. Photograph taken facing west.
- CG24_Photograph_126.JPG Interior of main 17th-century range, inserted wall in location of original division within building, adjacent to fireplace. Photograph taken facing south-east.
- CG24_Photograph_127.JPG Interior of main 17th-century range, showing inserted wall and doorway in location of original division within building. Photograph taken facing south-west.
- CG24_Photograph_128.JPG Interior of main 17th-century range, showing binding-beam. Photograph taken facing north-west.
- CG24_Photograph_129.JPG Interior of main 17th-century range, showing binding-beams. Photograph taken facing west.
- CG24_Photograph_130.JPG Interior of main 17th-century range, showing girding-beam on eastern wall of bay 4. Photograph taken facing north.
- CG24_Photograph_131.JPG Interior of main 17th-century range, showing pegs on binding-beam from original division between bays 2 and 3. Photograph taken facing south-west.
- CG24_Photograph_132.JPG Interior of main 17th-century range, showing pegs on binding-beam from original division between bays 2 and 3. Photograph taken facing south-west.
- CG24_Photograph_133.JPG Interior of main 17th-century range, showing binding-beam between bays 1 and 2. Photograph taken facing south-east.
- CG24_Photograph_134.JPG Interior of main 17th-century range, showing binding-beam and scarf joint on girding-beam, between bays 1 and 2. Photograph taken facing south-east.
- CG24_Photograph_135.JPG Interior of main 17th-century range, showing inserted wall between bays 2 and 3. Photograph taken facing north.
- CG24_Photograph_136.JPG Interior of main 17th-century range, showing binding-beam between bays 1 and 2. Photograph taken facing south-east.
- CG24_Photograph_137.JPG Interior of main 17th-century range, showing details of binding-beams between bays 1 and 2. Photograph taken facing south.
- CG24_Photograph_138.JPG Interior of main 17th-century range, showing window on west side of porch. Photograph taken facing north-east.

- CG24_PhotoGraph_139.JPG Interior of main 17th-century range. Photograph taken facing south.
- CG24_PhotoGraph_140.JPG Interior of main 17th-century range, inserted wall between bays 2 and 3. Photograph taken facing east.
- CG24_PhotoGraph_141.JPG Interior of main 17th-century range, exterior door on western elevation of bay 1. Photograph taken facing south-west.
- CG24_PhotoGraph_142.JPG Interior of main 17th-century range, showing detail of binding-beam between bays 1 and 2. Photograph taken facing south-west.
- CG24_PhotoGraph_143.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing west.
- CG24_PhotoGraph_144.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing west.
- CG24_PhotoGraph_145.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing north.
- CG24_PhotoGraph_146.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing north.
- CG24_PhotoGraph_147.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing north-west.
- CG24_PhotoGraph_148.JPG Interior of main 17th-century range showing girding-beam. Photograph taken facing south-east.
- CG24_PhotoGraph_149.JPG Interior of main 17th-century range, showing girding-beam and pegs from original division between bays 2 and 3. Photograph taken facing north-east.
- CG24_PhotoGraph_150.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing north.
- CG24_PhotoGraph_151.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing north.
- CG24_PhotoGraph_152.JPG Interior of main 17th-century range, showing projecting windows in bay 1 and 2. Photograph taken facing west.
- CG24_PhotoGraph_153.JPG Interior of main 17th-century range, showing exterior door on north-west elevation of bay 3. Photograph taken facing north-west.
- CG24_PhotoGraph_154.JPG Interior of main 17th-century range, showing porch door. Photograph taken facing south-west.
- CG24_PhotoGraph_155.JPG Interior of 17th-century extension, showing hand-sawn stud with possible Baltic timber markings. Photograph taken facing north-west.
- CG24_PhotoGraph_156.JPG Interior of 17th-century extension, showing hand-sawn stud with possible Baltic timber markings. Photograph taken facing north-west.
- CG24_PhotoGraph_157.JPG Interior of 17th-century extension, showing hand-sawn stud above doorway. Photograph taken facing north-west.
- CG24_PhotoGraph_158.JPG Interior of 17th-century main range, showing hand-sawn stud beneath binding-beam. Photograph taken facing west.
- CG24_PhotoGraph_159.JPG Interior of main 17th-century range, showing girding-beam and pegs above inserted door leading into 17th-century extension. Photograph taken facing south-east.
- CG24_PhotoGraph_160.JPG Interior of main 17th-century range, showing girding-beam and pegs above inserted door leading into 17th-century extension. Photograph taken facing south-east.
- CG24_PhotoGraph_161.JPG Hand-sawn stud with empty lap-joints between 17th-century extension and main range. Photograph taken facing north-west.
- CG24_PhotoGraph_162.JPG Hand-sawn stud with empty lap-joints between 17th-century extension and main range. Photograph taken facing north-west.
- CG24_PhotoGraph_163.JPG Detail of scarf-joint on girding-beam on south wall between bays 1 and 2 in the 17th-century main range. Photograph taken facing south-east.
- CG24_PhotoGraph_164.JPG Detail of girding-beam on south wall of bay 2 in the 17th-century main range. Photograph taken facing south-east.
- CG24_PhotoGraph_165.JPG Detail of sash shutters on bay windows on front elevation of building. Photograph taken facing east.
- CG24_PhotoGraph_166.JPG Detail of sash shutters on bay windows on front elevation of building. Photograph taken facing north-east.
- CG24_PhotoGraph_167.JPG Detail of double doors leading to passageway on front elevation of building. Photograph taken facing south-east.
- CG24_PhotoGraph_168.JPG Detail of doorway on front elevation of building, with crown glass. Photograph taken facing south-east.
- CG24_PhotoGraph_169.JPG Detail of projecting bay window with brick plinth beneath on front elevation of building. Photograph taken facing south-east.
- CG24_PhotoGraph_170.JPG Sash window on first-floor of front elevation. Photograph taken facing south-east.

- CG24_PhotoGraph_171.JPG Projecting sash window on ground-floor of front elevation. Photograph taken facing south-east.
- CG24_PhotoGraph_172.JPG Sash window on first-floor of front elevation. Photograph taken facing south-east.
- CG24_PhotoGraph_173.JPG Projecting sash window on ground-floor of front elevation. Photograph taken facing south-east.
- CG24_PhotoGraph_174.JPG Sash window on first-floor of front elevation. Photograph taken facing south-east.
- CG24_PhotoGraph_175.JPG South-west elevation of the building. Photograph taken facing north-east.



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Fig 1 Site location, with building and outbuildings highlighted.



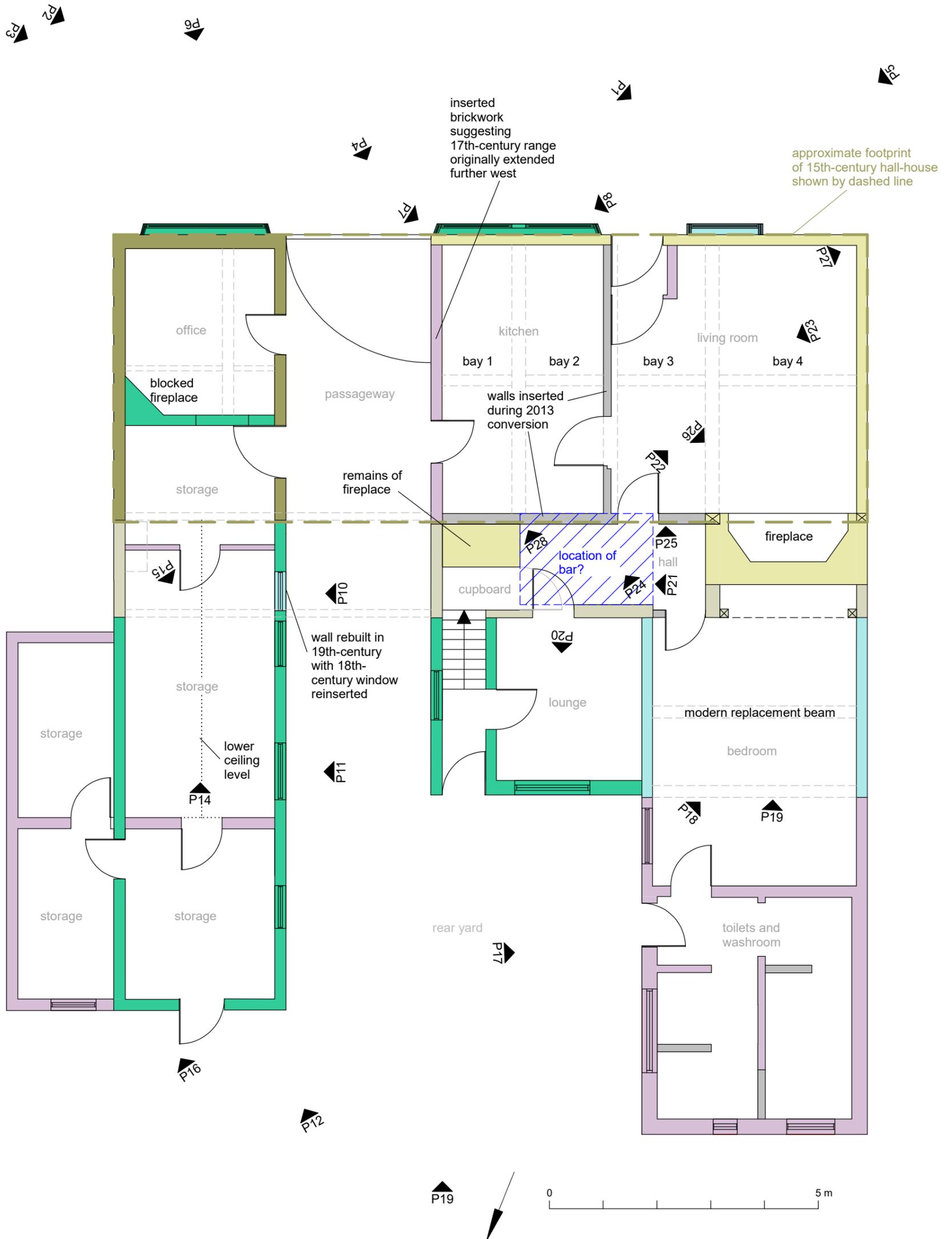
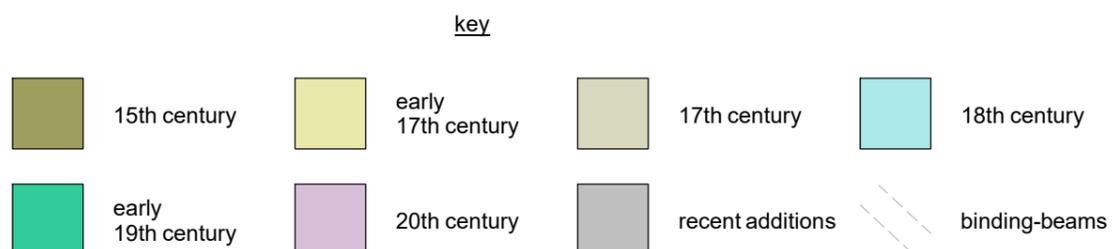


Fig 2 Ground-floor plan of the former Fleece public house, with phasing (derived from listing entry). Location and direction of photographs reproduced in text shown.



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OASIS ID: colchest3-400127

Project details

Project name	Historic building recording at the former Fleece Public House, 27 West Street, Coggeshall, Essex, CO6 1NS
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust at the former Fleece public house, 27 West Street, Coggeshall, Essex in August 2020. The former public house is a two-storey structure with multiple ranges and ridge-lines. It was originally constructed as a hall-house in the 15th century before being largely rebuilt in the 17th, and has multiple additions and extensions from the 18th, 19th and 20th-centuries. The building recording focused on the ground-floor of the main 17th-century range, which had been the most impacted by the recent closure of the pub and the building's conversion (back) into a house. The survey found that the main changes to the structure since its conversion were the removal of the bar and the insertion of two stud walls. Both of these walls, however, are in the location of original divisions within the structure and so represent a return to the building's original plan form. Aside from some minor furnishing changes, little else has been altered within the building. The conversion work also had the result of exposing a series of original sash shutters on the exterior of the early 19th-century bay windows on the front elevation.
Project dates	Start: 24-08-2020 End: 11-09-2020
Previous/future work	No / Not known
Any associated project reference codes	2020/07g - Contracting Unit No.
Any associated project reference codes	13/01071 - Planning Application No.
Any associated project reference codes	CG24 - HER event no.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	HALL HOUSE Medieval
Monument type	HOUSE Post Medieval
Significant Finds	FIREPLACE Post Medieval
Methods & techniques	"Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	ESSEX BRAINTREE COGGESHALL former Fleece Public House, 27 West Street
Postcode	CO6 1NS
Study area	191 Square metres
Site coordinates	TL 84772 22503 51.869948020122 0.684211954793 51 52 11 N 000 41 03 E Point

Project creators

Name of Organisation	Colchester Archaeological Trust
Project brief originator	none

Project design originator	Laura Pooley
Project director/manager	Chris Lister
Project supervisor	Mark Baister
Type of sponsor/funding body	Landowner

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Braintree Museum
Digital Archive ID	CG24
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	Braintree Museum
Paper Archive ID	CG24
Paper Contents	"Survey"
Paper Media available	"Miscellaneous Material","Photograph","Plan","Report","Survey "

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic building recording of the former Fleece public house, 27 West Street, Coggeshall, Essex, CO6 1NS August 2020
Author(s)/Editor(s)	Baister, M
Other bibliographic details	CAT Report 1595
Date	2020
Issuer or publisher	Colchester Archaeological Trust
Place of issue or publication	Colchester
Description	A4 bound report with clear plastic front and opaque black card back.
URL	http://cat.essex.ac.uk/summaries/CAT-1595.html
Entered by	Mark Baister (mb@catuk.org)
Entered on	11 September 2020

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