

21-23 East Street, Coggeshall (Thaddeus - formerly Bucks)



Tree-ring date: 1599.
Long wall jetty house.

Today this house has a lobby-entry plan with a central front door, with a Georgian exterior. Examination of the frame, and in particular the roof construction, reveals it to be of four bays with an off centre half bay for a chimney, and to have formerly had a jetty, now underbuilt. This indicates that it was a long wall jetty house, later remodelled with the chimney and door moved to a central position. It was built in 1599, six of the eight cores taken giving a tree-ring date in spring/summer of that year.

The initial remodelling of the house, with a central chimney, occurred in the 17th century. At the end of the 18th century or early in the 19th, the property was Georgianised, being given a four window bay symmetrical façade with sash windows, and a handsome central door case with a pediment, pulvinated frieze and rusticated jambs.

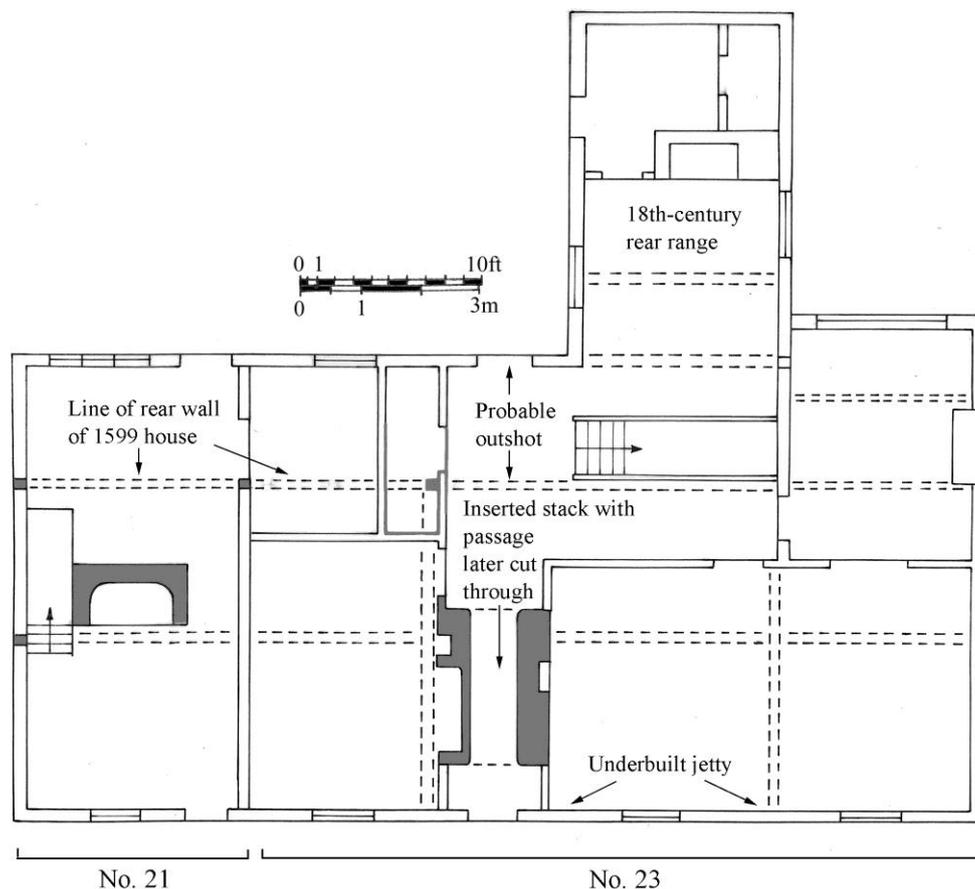
The westernmost bay has long been used as a separate dwelling, and today is no. 21 and known as The Cottage. No. 23 was known by its historic copyhold name Bucks until 1986 when it was changed to Thaddeus.

Nos 21-23, looking west.

No. 21 The Cottage

The original frame is largely altered, rebuilt with timber of light scantling, or concealed. Some original principal timbers, such as storey posts, are evident. The house has a large central chimney with a wide cooking hearth, built of loam bonded Tudor-type bricks (210-220 x 110 x 45-50m). The floor joists are narrow section, contrasting with studs which from mortice evidence measured about 5 ½ x 4 inches.

The roof was of clasped purlin type but rebuilt with a ridge piece and softwood purlins. It includes some smoke blackened timbers. The outshot to the rear (now raised in height beneath a flat roof) may be original or added not long after construction.



Plan of nos 21-23 East Street today

No. 23 Thaddeus/Bucks

At ground floor, the front wall was removed when the jetty was underbuilt, whilst the rear wall, apart from the storey posts, has been taken down to provide reorganised and enlarged accommodation. The original footprint of the house is, nevertheless, readily recognisable, with binding joists supported on jowls on the storey posts, and axial bridging joists running into them. The present central front door leads into an

entrance passage cut through the brick chimney stack. This is not the original arrangement. The framing of the roof reveals the existence of a chimney bay for an earlier stack located to the east of the existing one. In addition, in the room to the west of the front door, there is an empty mortice in the binding joist for an axial beam removed when the stack was built.

The rear of the house has been much altered and rebuilt, but its layout suggests an outshot ran along the back of it. This may have been an original feature, or added not long after the house was built. It has been suggested that a small pent roof above the position of the existing stairs was for a stair tower.

The development of the house can be divided into three main phases.

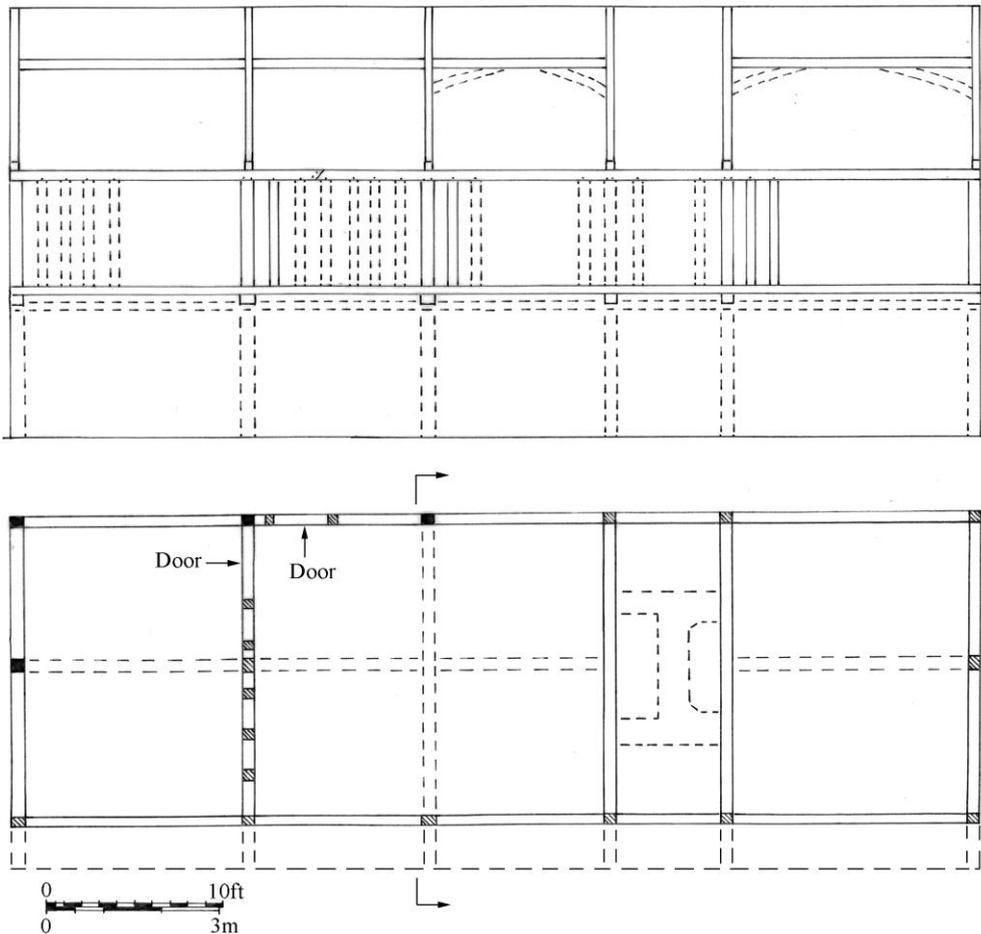
Phase 1. The 1599 house

This was of four bays and a half bay. Empty mortices in the binding joist and mid rail of the western ground floor room indicate there was a jetty. Carpentry features include close studding, jowled posts, lamb's tongue chamfers (on the binding joist in the western room), and a clasped purlin roof with wind braces. There was a chimney in the half bay. It is virtually certain that by 1599 any new substantial house would have had a brick chimney. The location of the chimney in the bay is uncertain: it could have been against the front or back walls, or in the middle of the bay (as shown on the plan). There seems to have been a door in the wall that divides nos 21 and 23, whilst mortices in the rear wall mid rail (now in the kitchen of no. 21) suggest the position of a door in the back wall. At first floor, there would have been windows in the front wall, but the framing is insufficiently well preserved for a detailed reconstruction to be possible.

It is tempting to reconstruct the house with a lobby-entry plan, but as has been seen, the position of the chimney is not clear, and this would be a very early example of such a layout. Instead, the door identified in the rear wall in no. 21 suggests that there was a traditional cross-passage in this location. If so, then the probable internal arrangement would have been a service end in no. 21, a ground floor hall formed by the two bays west of the chimney, and a parlour in the easternmost bay. The service end may well have been a separate shop, possibly rented out, as seems to have been the case at a similar building, nos 51-55 Church Street, where the house and the service bay shop have different merchant marks on the jetty bressumer.

Phase 2. 17th-century alterations

The chimney was moved to its existing position at some time in the 17th century on the evidence of its brickwork (120 x 55m). The effects of this change were to divide the house into two equal-sized bays either side of the stack. Because the stack is too close to the front wall to allow space for a lobby until the jetty was removed, there could not have been a lobby-entry plan unless the jetty was already underbuilt, which is possible though this development might have been expected to have occurred rather later. On this premise, there were probably entrance doors either side of the stack.



Nos 21-23 east Street, plan and front elevation, insofar as they can be reconstructed, of the house as built in 1599. The position of the stack in the chimney bay is speculative; it may well have been in the front or rear wall.

The history of the house (see below) indicates that it was routinely occupied by three tenants. This remodelling would have made its sub-division easier and may have been prompted by the need to accommodate several households.

The chimney in no. 21 is made of Tudor-type bricks and cannot date from later than the 17th century. It is probable that it is roughly contemporary with that in no. 23. Its construction was probably also connected with the sub-division of the house between several occupants.

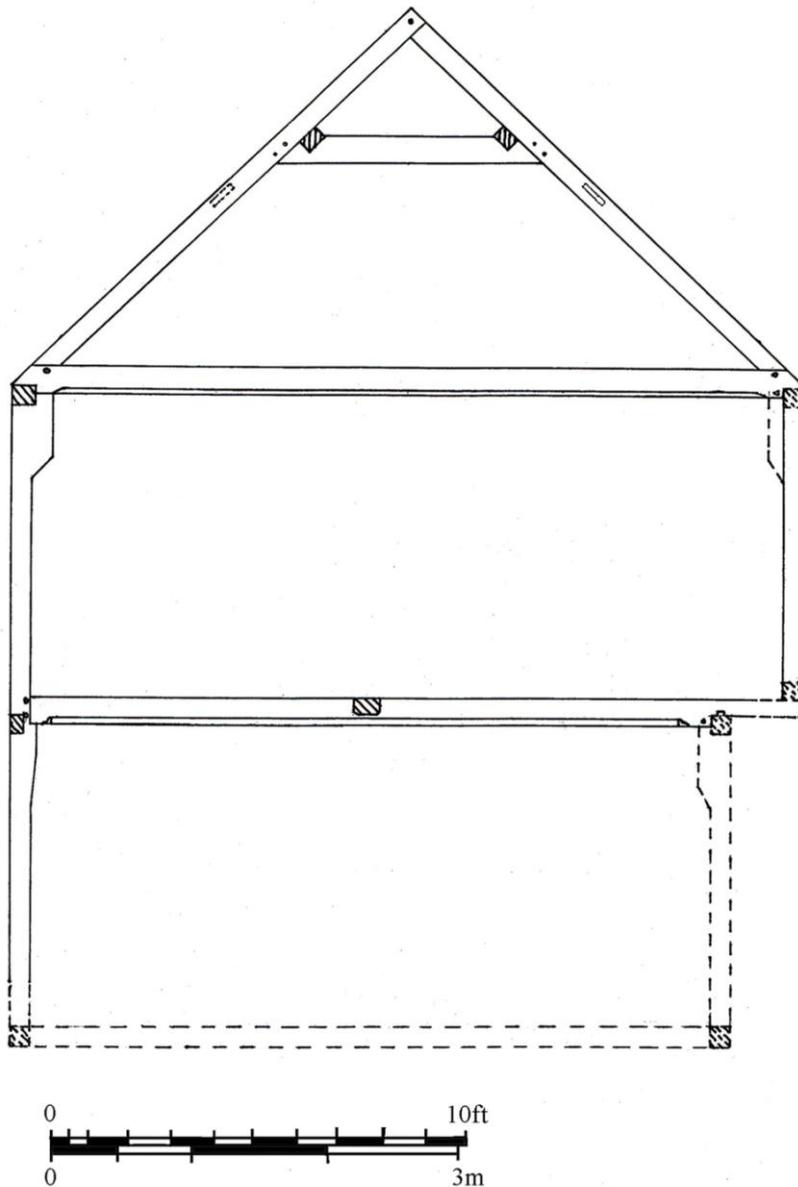
An outshot may have been added to the rear at this time if it did not already exist.

Phase 3. 18th- or early 19th-century Georgianisation and later

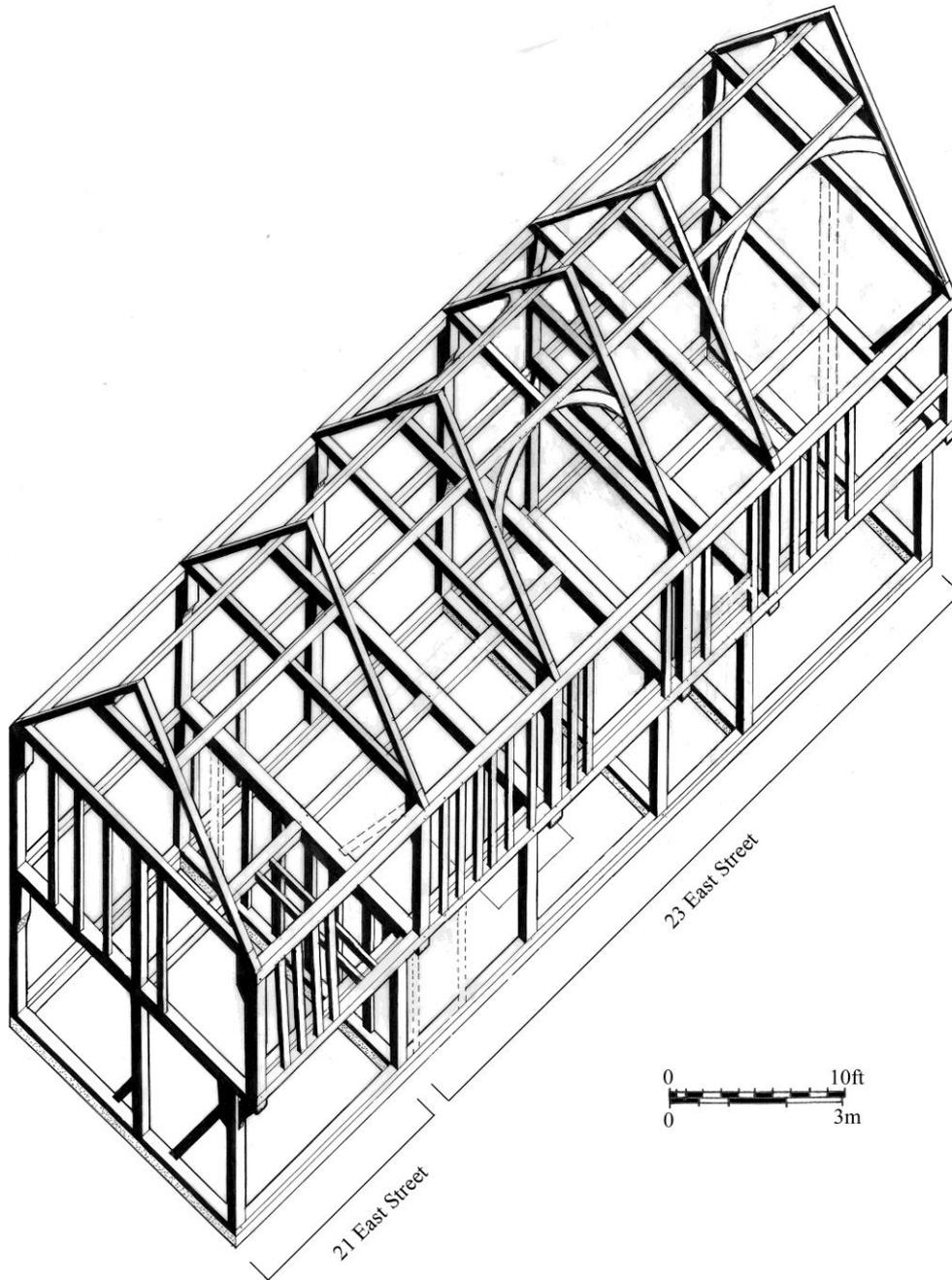
The jetty was underbuilt and the house given a flat symmetrical façade with sash windows. Underbuilding the jetty created space in front of the stack for a lobby-entry plan. It would have been at this time or soon after that the passage was cut through the brick chimney, giving access to a spacious hall and staircase formed by partial

removal of the rear wall. (The same expedient was adopted at nos 2-4 East Street, a lobby-entry house also with the chimney tunnelled through). The improved circulation created by the passage through the stack might equally well have facilitated the occupation of the house by several occupants or by a single household.

Cupboards were built into the corners of the western and eastern rooms of no. 23. The rear wing was probably built at this time if not before. It too would have provided more space for the various occupants of the property. The roof of the house has been remodelled such that the rear pitch has been raised to create first-floor headroom. The roof has a ridge piece which suggests this work took place c.1800 or later.



Nos 21-23 East Street, reconstructed section through the 1599 house.



Axonometric frame drawing of 21-23 East Street

History

The 1575 rental records the property as two copyhold tenements and gardens belonging to Buck, hence the name by which it was known until the 1980s. Its frontage was $3\frac{1}{4}$ perches, the same width as today. In 1599, therefore, the two tenements were rebuilt as one.

A bundle of deeds for Bucks dating from 1698 is preserved in the Essex Record Office (ERO A12296). Bucks was copyhold, held of the manor of Great Coggeshall. Although this was copyhold by inheritance, which meant the property passed down a family line so long as manorial rights were observed and fines paid to the lord, there was in effect a free market in copyholds and they could be bought and sold. As family members moved away from their place of origin, so copyhold properties became merely another asset, and were often let and sub-tenanted. It is clear that most of the time Bucks was sub-let to several persons. In 1769, for instance, it was said to be ‘made into Three Tenements’.

The documents for Bucks are mostly manorial. Ownership and occupation can be traced until 1906 when manorial rights were extinguished, and for the sake of simplicity, have been set out in a table. The indications of the value of the house may not be quite accurate, because of the confusion created by mortgages and bonds. The documents are not informative about the physical appearance of the house. Leases are more valuable for this, but only one survives, of 1788. This reveals that the house had outbuildings including a stable, and a pump. It was a repairing lease. The leaseholder was entitled to alter the property; these works would be assessed at the end of the fourteen year period and the owner, if he approved, could take them at a fair valuation, or else restore the house to its previous condition.

The sequence of documents begins with the surrender in October 1698 by William Guyon into the hands of the lord of his copyhold messuages and tenements in Gallows Street, late in the occupation of Joan Hawes and now of John Taylor and an unnamed member of the Hawes family or their assigns, to the use of Robert Townsend. In the 1671 Hearth Tax, John Taylor paid for one hearth, and widow Hawes was exempt from payment for two hearths. If the latter is identifiable with Joan Hawes, it can be speculated that her two hearths were those in no. 21, and that this part of the property had already been divided off as separate accommodation for her.

The manorial records come to an end in 1906 when Charles Buckingham paid £4.11s.6d to have the property enfranchised, i.e. freed from manorial controls and made freehold, under the Copyhold Act of 1894.

Table. Owners and occupiers of Bucks, 23 East Street (from ERO A12296). All persons were of Great Coggeshall unless stated otherwise.

Date	Purchaser (or leaseholder)	Admitted	Sale price/ mortgage	Occupants (or their assigns) at time of sale or transaction
1698	Robert Townsend			John Taylor and an

	draper (vendor William Guyon of Great Yeldham, gentleman)			unnamed member of the Hawes family, who was succeeded by John Gage
1737	Joseph Burrell, carpenter		£145. Burrell had a mortgage of £100 with Townsend	Mary Cox widow Mary Gladwin widow
1750		Hannah Burrell admitted on death of her father	Mortgage transferred to Thomas Brett of Little Coggeshall, yeoman	Hannah Burrell John Polley William Wood
1769		William Emmery of Hatfield Broad Oak, inherited on death of Hannah		John Conway William Thompson Samuel Rowse Property said to be divided into 3 tenements
1773	David Crumpton, apothecary and surgeon		£105	
1788	Thomas Babbs junior, currier, had a 14 year lease from Crumpton at £11.6s. p.a.			Mary Leech Samuel Rous
1789	On bankruptcy of Babbs, lease acquired by William Swinborne, currier, for £105.			
1793	William Swinborne purchased from Crumpton		£300	William Swinborne Mary Rudkin
1802	Thomas Harris, schoolmaster		£210. Harris paid £50 & had a mortgage of £160 with Swinborne from 1804	John Burrows ? Sparrow Michael Spurgin John Caustin
1811	Matthias Gardner, surveyor of Little Coggeshall		£300. Mortgage with Swinborne	Thomas Harris John Burrell James Binks

			paid off	
1812		Matthias Gardner	Gardner took out a £200 mortgage with John Gurton, farmer	William Johnson and under-tenants
1814	Matthias Gardner junior carpenter		£300	Ditto
1816	John Clemance, draper and tailor		£370. Clemance took out a £300 mortgage with Fisher Unwin, in 1821 transferred to Charles Pattison	John Clemance & his under-tenants
1837	William Appleford	As executor on death of his brother-in-law Clemance		John Clemance, William Reeve and another
1854	John Appleford Clemance		£470.	Clemance and William Reeve
1854	Misses Eleanor Palmer and Sarah Blyth of Braintree	As mortgagees to Clemance in the sum of £400		
1863	John Walter, tambour manufacturer (Clemance had died)		£382	
`1877		John Walter's executors		Walter, William Reeve & Frederick Augustus Judges
1883	John Anthony Humphrey	Nathaniel Walter, draper of Woolwich, & Thomas Simpson, surgeon, trustees of Walter's will on death of Walter's wife	£210	Misses Walter and Beaumont
1884		John Anthony Humphrey		
1891			£140 mortgage with Good	'two tenements or dwellings'

			Samaritan Lodge of Oddfellows	Humphrey & Cooper
1905		Ellen Humphrey, her husband having died in 1896		'partly unoccupied' & Victor Matravers
1906	Charles Buckingham		£260	

Bibliography

Hillman-Crouch, B. 2008 *Thaddeus (Thadews). Formerly Bucks - 21-23 East Street, Coggeshall, Essex* (unpublished report).