



18 and 18a Church Street

INTRODUCTION

These buildings are located on the south side of Church Street between the passage to the Through Inn in East Street and Swan Yard. Nos 18 and 18a were originally one property, a 16th century long-wall jetty building on the street frontage with an earlier 15th century range behind. This was subdivided with the formation of a shop, no. 18a, in the western half with a flat over it. An 18th or 19th century building to the rear which was detached is now joined to the other buildings and forms part of the first floor flat.

No. 18a is the premises of Buntings Butchers. A modern shop front now occupies the front of the ground floor. The first floor elevation has a 19th century sash window and is rendered with a tiled roof with a ridge line parallel to the street.

Successful tree ring dates were obtained for the rear range of no. 18, and the roof of the long-wall jetty building in the flat over the shop.

BUNTINGS SHOP, 18A CHURCH STREET

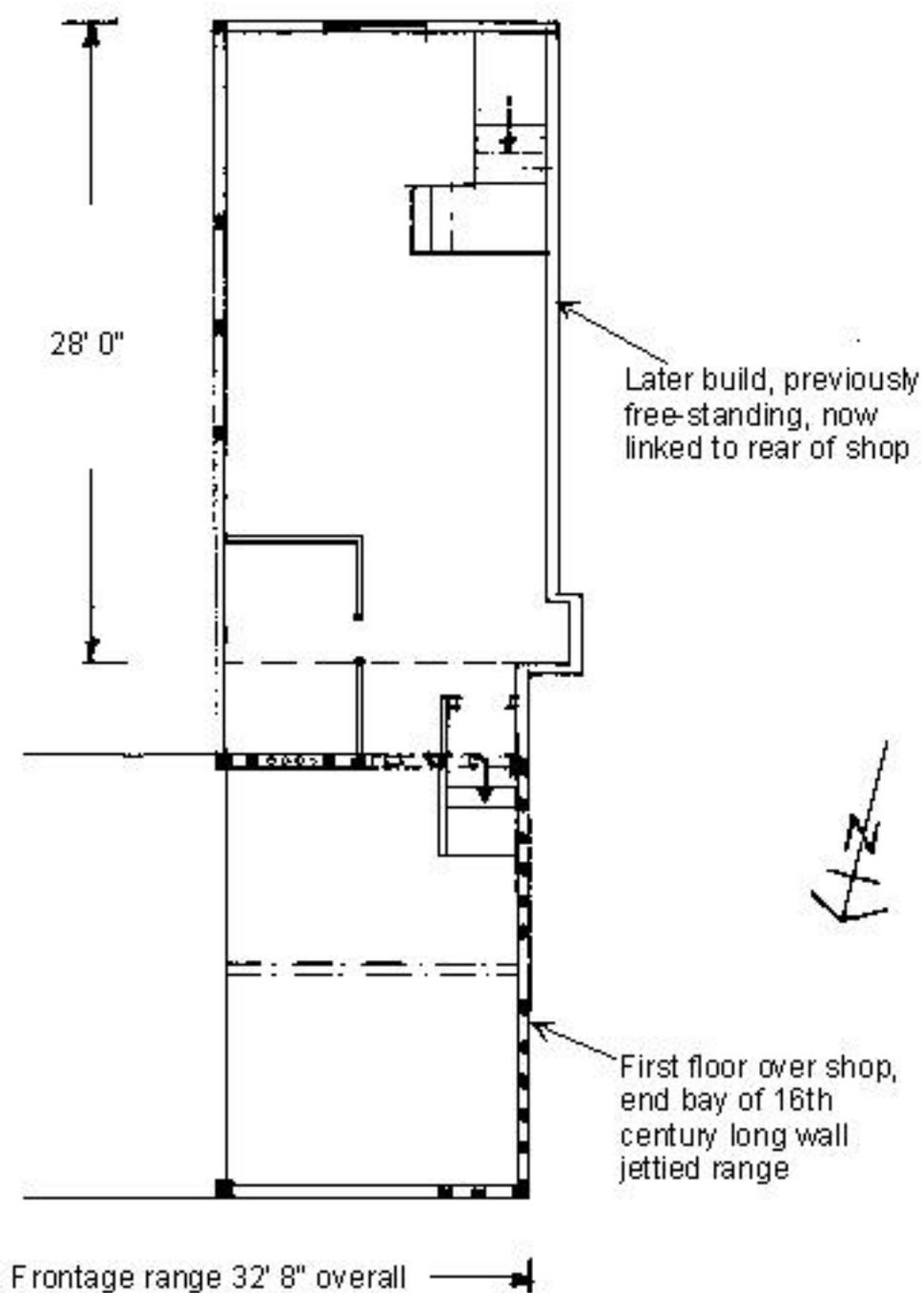
The overall dimensions of the long wall jetty frontage range, orientated north-east to south-west, are 32ft 8ins x 19ft 6ins, with rear wings to the south. As the interior of the ground floor shop is covered by modern finishes, this report only describes the first floor flat. The frontage range of the flat consists of the original end west bay of 18 Church Street. It measures 11ft 6ins x 18ft 2ins wide internally and is constructed from oak in the typical Essex close studded style, with evidence for external braces. The heads of the storey posts are jowled and all the studs in the close studded construction are pegged. The covered ceiling joists, forming the attic, are housed into a chamfered axial beam that appears to have been inserted to give attic space as evidenced by the iron straps to the slightly cambered end tie beam. To the east side of the rear wall is a window, 3ft wide and 3ft 2ins high, with four surviving diamond mullions set at 9 inch centres. Access to the attic is now by a modern stair against the west wall. The roof is constructed from paired rafters with side purlins clasped by collars, now removed. The principal rafters do not respect the bay divisions with a coupled pair 4ft from the west end frame.

A late 18th or early 19th century free-standing timber-framed building at the rear, measuring 26ft 10ins x 14ft wide internally, and of primary brace construction, has now been integrated with the frontage range.

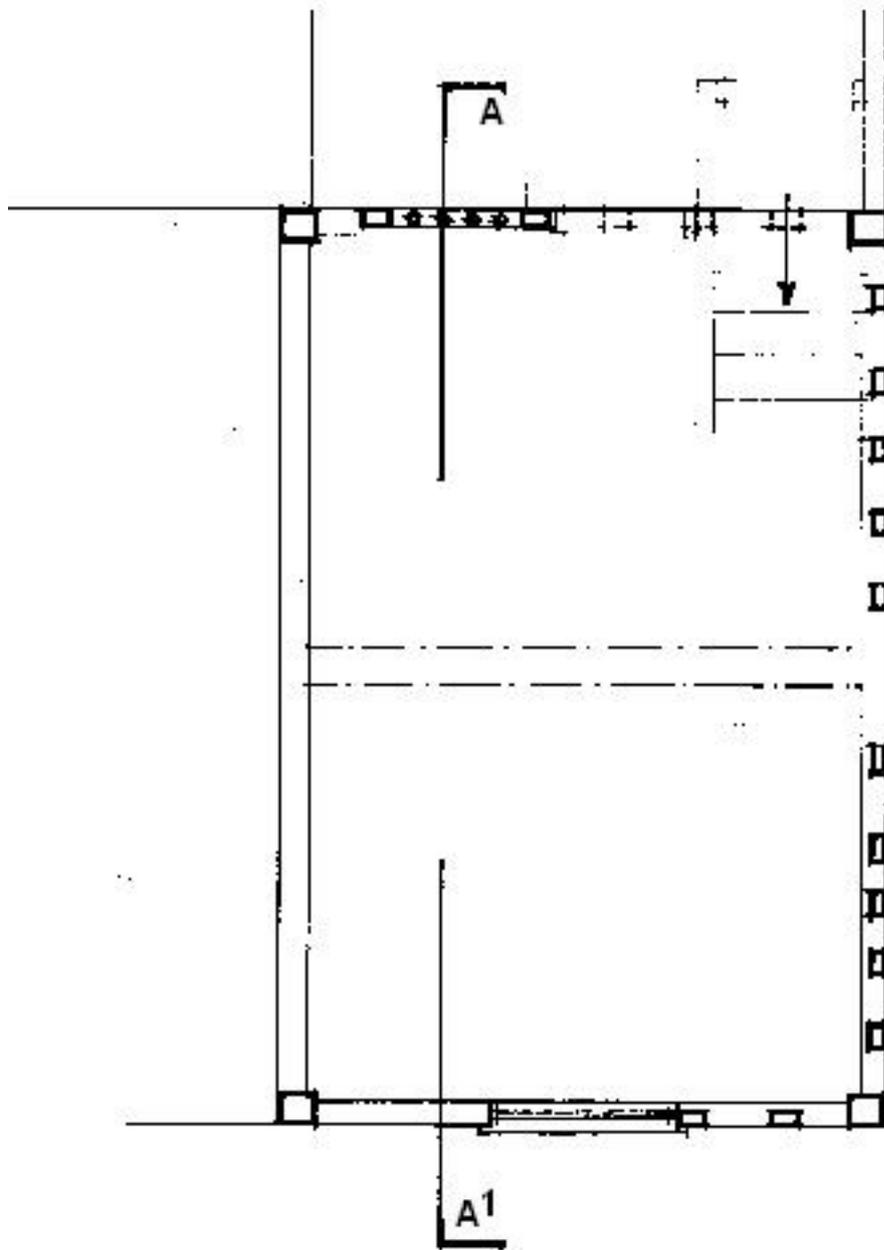
Discussion

Two cores taken from the roof structure both gave terminal tree-ring dates: a principal rafter dated to winter 1545, and a truncated purlin to winter 1588, a discrepancy which gives rise to concern over how they are interpreted. The first floor ceiling is thought to have been inserted at a later date to create the attic space. A large dormer window now exists between the principal rafter and truncated purlin and the bay division between nos. 18a and 18 Church Street. Changes to create the dormer window have involved removal of the collar and cutting the purlin. It is suggested that the date of the principal rafter is correct and fits with the features that are visible, whilst the date of the purlin be disregarded as this could have been a replacement timber, and if reused could have been placed there at anytime.

18A Church Street, Coggeshall, Essex.
(Buntings flat)



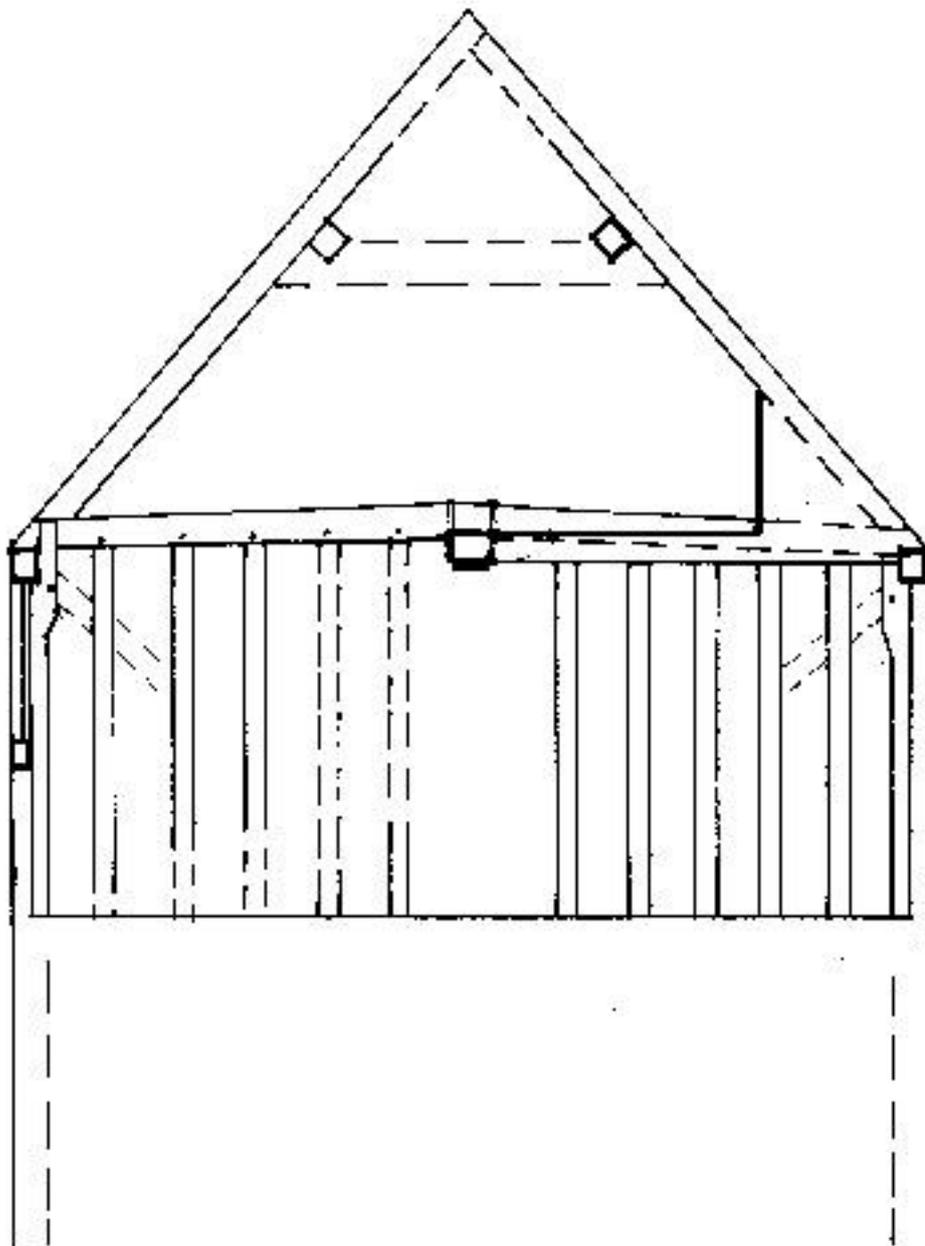
18A Church Street, Coggeshall, Essex.
(Buntings flat)



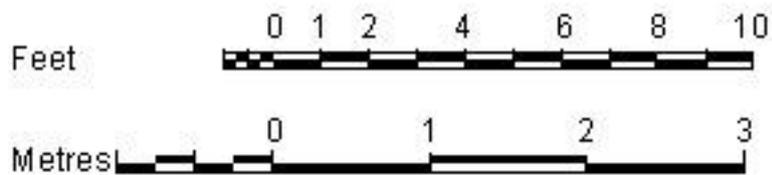
FIRST FLOOR PLAN



18A Church Street, Coggeshall, Essex.
(Buntings flat)



SECTION ON A - A¹



18 CHURCH STREET

No. 18 comprises the eastern part of the long-wall jetty house on the frontage where successful tree-ring dates of 1545 and 1588 were obtained, and a range at right angles to the rear where floor joists gave a felling date of 1428.

The frontage range has most of the timber-frame covered but at ground floor the transverse beam, with a deep chamfer only to the west, is visible creating a narrow bay at the eastern end. This narrow bay has an axial beam, possibly not original, offset to the rear whilst the axial beam to the west bay is central. This has deep chamfers that mitre into the transverse beam. The chamfers stop at an inserted wall to the west but would have continued for approximately another 3ft to a bay division. A lateral brick stack against the rear wall intrudes into the room with a coved support for a first floor hearth. There is an 18th century door with cockshead hinges to the east of the stack.

At first floor most of the frame is covered but where there is a flying freehold over Buntings shop, the rear wall plate is exposed. This has an edge halved and bridled scarf joint 2ft long, and mortises where studs and storey post have been removed. The studs were set at 1ft 4ins centres and of 5ft x4ins section, with the storey post 9ins wide. Close studding and a window position are visible in the front, north wall.

The rear wing is of medieval date and is the rear bay of a longer cross-wing, the front part of which was removed when the long-wall jetty range was built. The evidence for this statement is the existence of a pseudo jowl on the north-west storey post supporting the transverse beam, and the lack of pegs for infill studs at the west end of the beam suggesting an opening through to another bay.

The wing is two storey with the original joists to the upper floor lodged on the midrails. The joists are from whole trees, converted to square section and then sawn in half to give heavy flat section joists. An apotropaic or ritual protection mark was scribed onto the face of a converted section which when sawn in half has left matching elements of the mark on each joist.

It would appear that there was close studding on all four sides of the building but the evidence in the form of peg holes or studs is clearest at ground level on the east, north and west sides and for first floor on the east and west walls. At first floor the frame is covered by modern finishes. Evidence for a window survives at ground floor in the form of a shutter groove and corresponding lack of pegs towards the north end of the west wall. On the east wall the pegs in the mid rail for first floor studs are evenly spaced at 2ft centres. However the spacing on the west wall is more erratic and lack of studding over a 2ft 8ins gap suggests a door opening that could have been for a garderobe. At the north east corner joists change direction but only one is pegged. This suggests that there has been a trimmed stair trap along the north wall but with later changes the original configuration is unclear.

The roof is of simple paired rafter form with collars, as often found on narrow spans and appears to be original.

Discussion

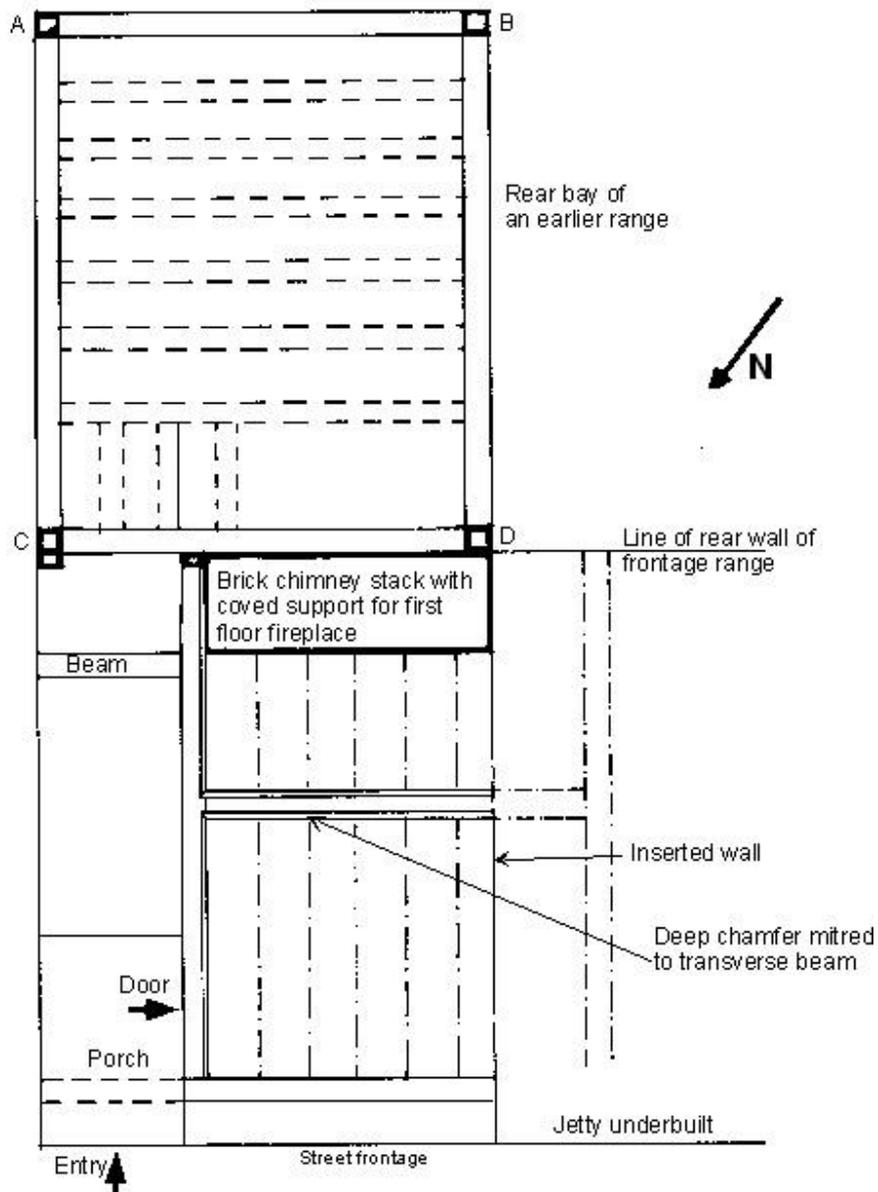
The rear wing is of interest as it appears to have been part of an earlier frontage building, possibly the rear bay of a cross-wing adjoining an open hall. Evidence is insufficient to say more about its layout other than to suggest that it shared the same frontage line as the existing building, in which case it would have been a three bay cross-wing.

Apotropaic marks have been studied in depth in East Anglia but it is very rare to find one that can be so precisely dated. Its presence on the timbers before they were fully converted excludes the possibility of it having been made at a later date.

HISTORY

When the frontage range was built, it was clearly all in the same ownership, the earlier building being integrated into the new build. At the time of the 1575 rental survey it was in the ownership of Thomas Paycocke.

18 Church Street, Coggeshall, Essex.

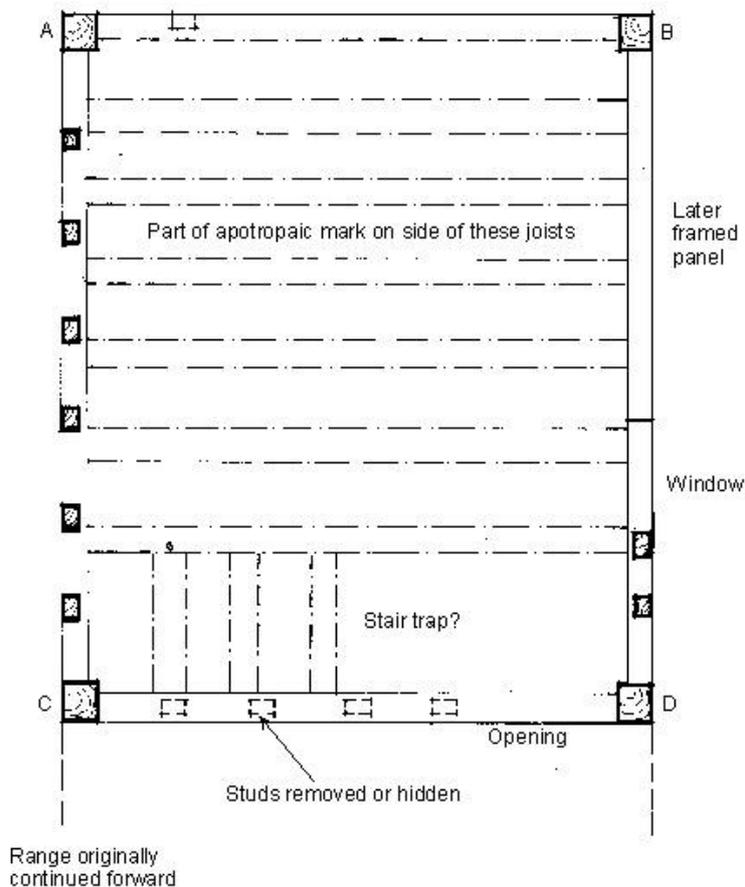


GROUND FLOOR PLAN

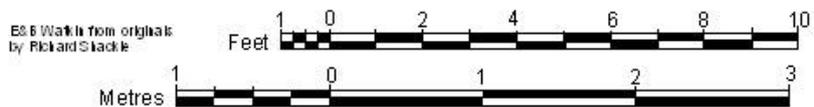
0 1 2 4 6 8 10
Feet

0 1 2 3
Metres

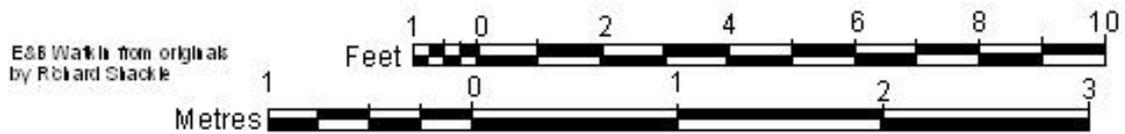
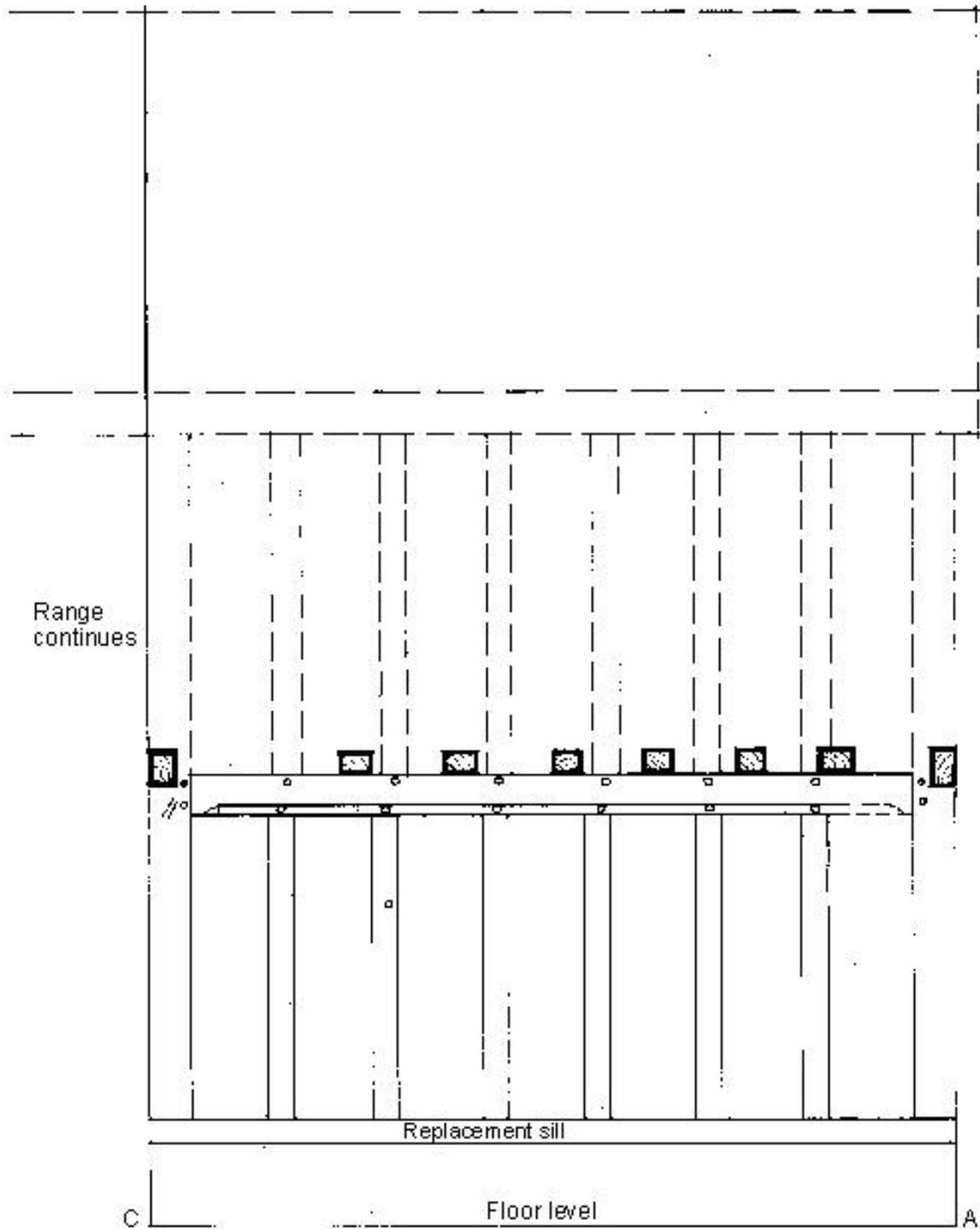
18 Church Street, Coggeshall, Essex.



GROUND FLOOR PLAN

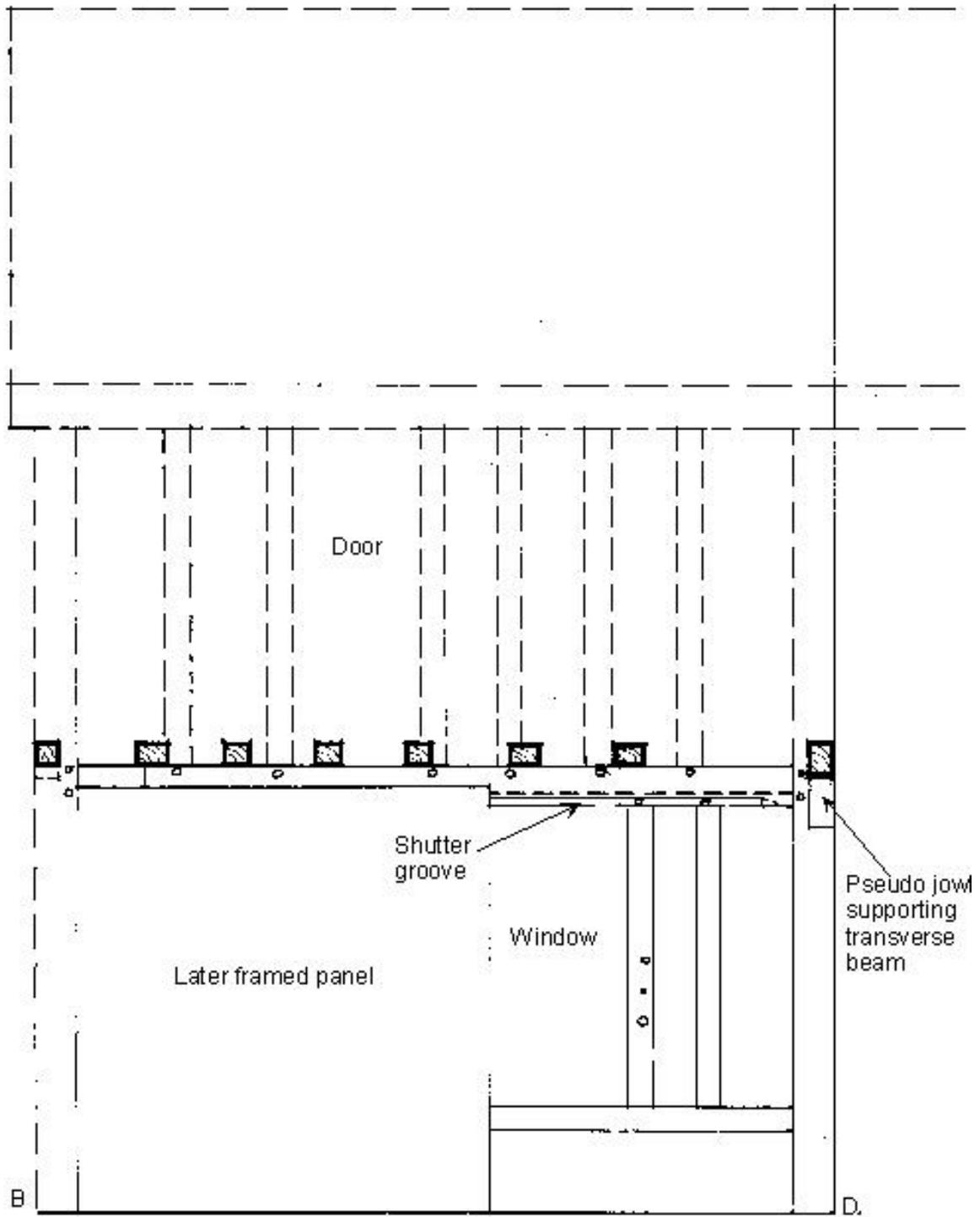


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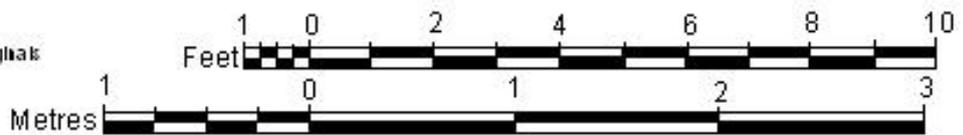


Elevation of east wall of rear range, seen from inside

18 Church Street, Coggeshall, Essex.



ES&Wark from originals
by Rickard Slackle



Elevation of west wall of rear range, seen from inside