



14 and 15 MARKET HILL

INTRODUCTION

This property is in multi-occupation with shops to the ground floor and flats at first and attic floors. The building is mainly of 17th century date with an earlier element to the rear and represents infill to the east side of the north market area. The north-west corner of the building has been cut back making it difficult to define the original length. This section has also been subject to a roof raise that created an additional storey under a slack pitch slate roof. The exterior was upgraded with vertical sliding sash windows and parapet in the late 18th century but since then windows have been changed and shop fronts inserted. This description is limited to the first floor and only the flats where access was available. There are few features preserved in the shops.

DESCRIPTION

FLAT 4

This forms a rear wing with the first floor chamber jettied with narrow section joists over the ground floor of an earlier building. The timber-framing, where visible, is of close studded construction with straight primary braces. An original brick fireplace intrudes into the chamber by 2ft 4ins with 9 inch side jambs and arch opening. The back of the hearth, 3ft 11ins wide by 2ft 1ins deep, is canted which is typical of first floor fireplaces. An original frieze window with ovolo moulded mullions survives in the south-east rear wall. This could have been flanked by an oriel and another matching frieze window but the evidence has either been covered or

destroyed by the insertion of a later sash window. The chamber originally measured 16ft 4ins x 22ft 6ins internally but is now subdivided by modern partitions.

STAIR TOWER

This is situated to the rear, adjacent to the rear wing. It now contains modern stairs and as all the timber-frame is covered apart from the close studding under the frieze windows no evidence is visible to be able to suggest the original layout. Fenestration to the south-east wall consists of a window with frieze lights and ovolo moulded mullions and saddle bars, showing that it was always glazed.

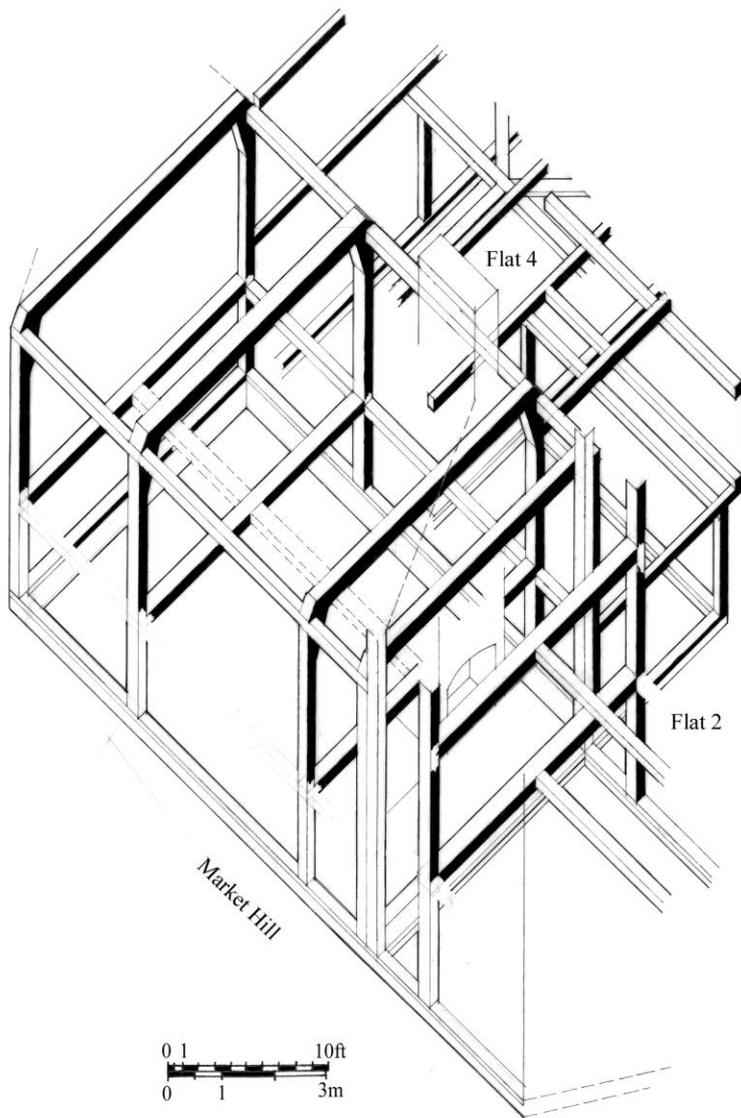
FLAT 2

This formed another heated first floor chamber of 2½ bays with a width of 17ft 6ins. The length is difficult to determine due to the cut back corner but appears to have been approximately 24ft 6ins. Internally the features visible are the brick fireplace and transverse and axial beams as all the timber-frame is covered. The 10 inch wide transverse beam to the west of the stack is chamfered with lamb's tongue and notch stops typical of the 17th century. The chamfer is stopped on both sides to respect an axial beam although there is only one to the west. A pegged mortise survives for a brace close to the end where the axial beam was cut-back. No evidence was found for any other braces or studs. The brick fireplace has 9 inch wide chamfered jambs, and a canted back 1ft 10ins deep.

DISCUSSION

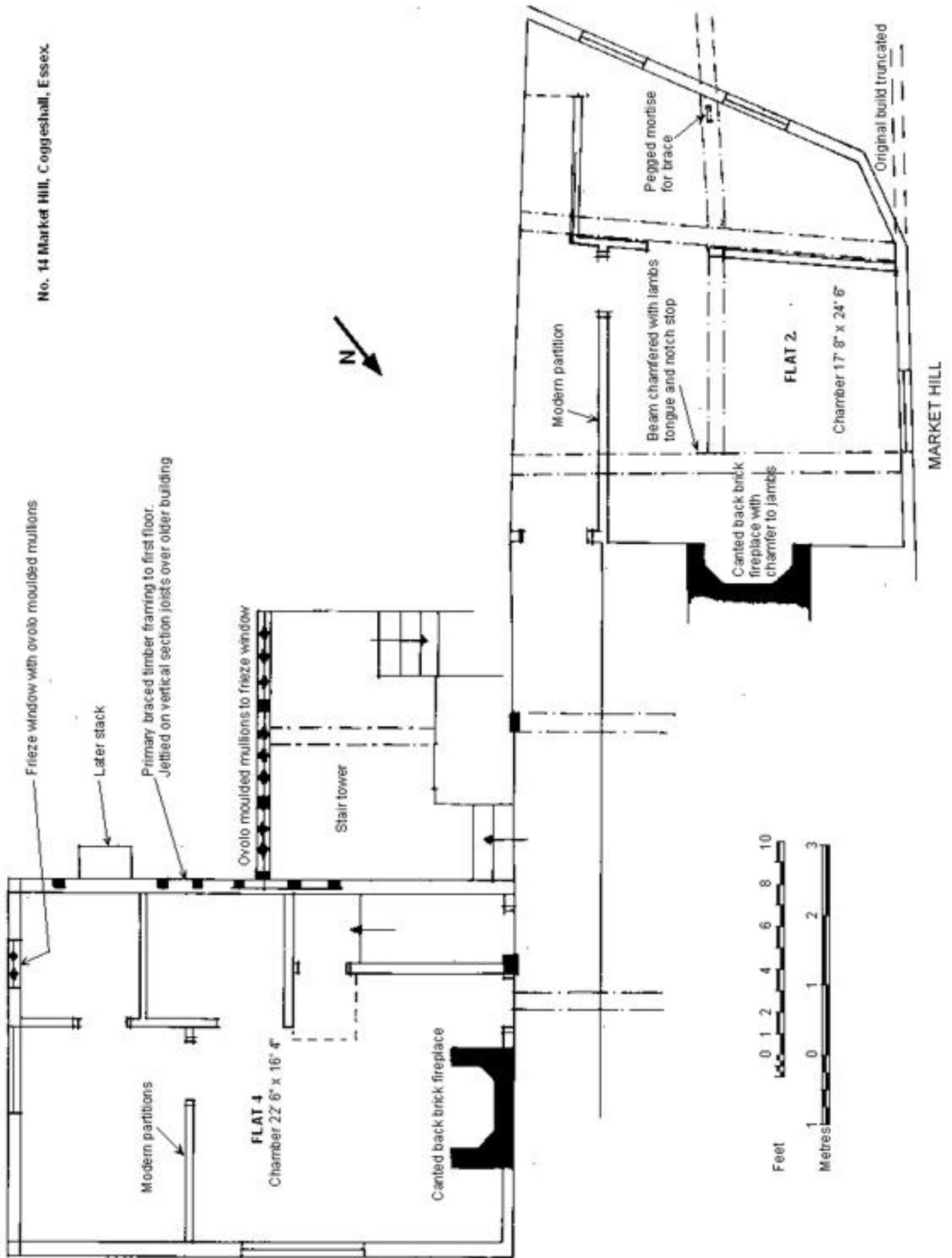
On the 1575 survey this site formed part of a large plot of land owned by Thomas Hopper. It has been suggested by David Stenning that the ground floor room of the rear wing was a single storey building associated with the market. With the encroachment onto the market place by 14 and 15 Market Hill it would appear that rather than demolish the earlier structure it was incorporated as a rear wing with the addition of a first floor. This property, when built, would have made a significant statement in the street scene with the latest features such as the glazed windows. However, it is interesting to note that it not only incorporated an earlier building but also reused medieval sooted rafters for first floor joists. These would have been hidden by plaster ceilings but were seen when repair work was undertaken.

Brenda Watkin 13:11:2011



Axonometric drawing of the timber frame

No. 11 Market Hill, Coggeshall, Essex.



Plan at first floor



Frieze window at first floor of the stair tower