

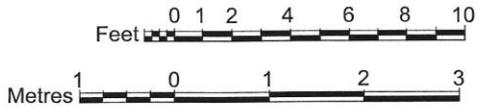
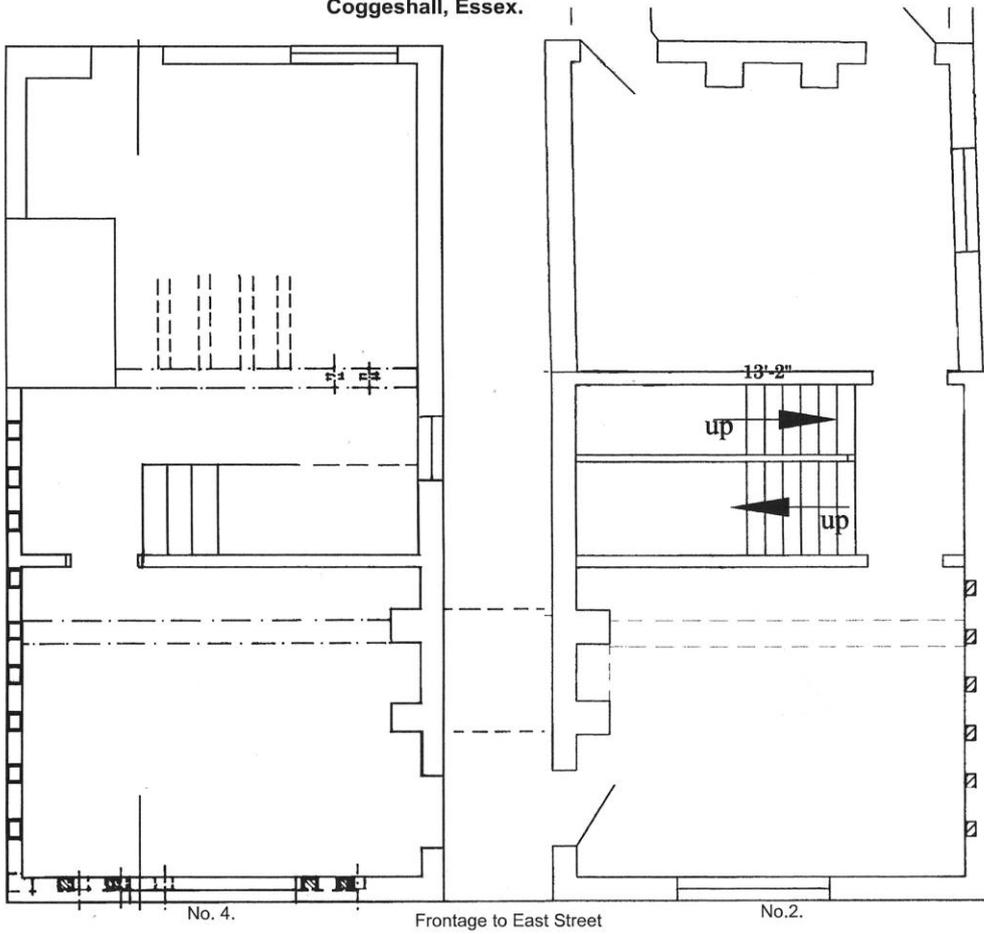


2 – 4 East Street

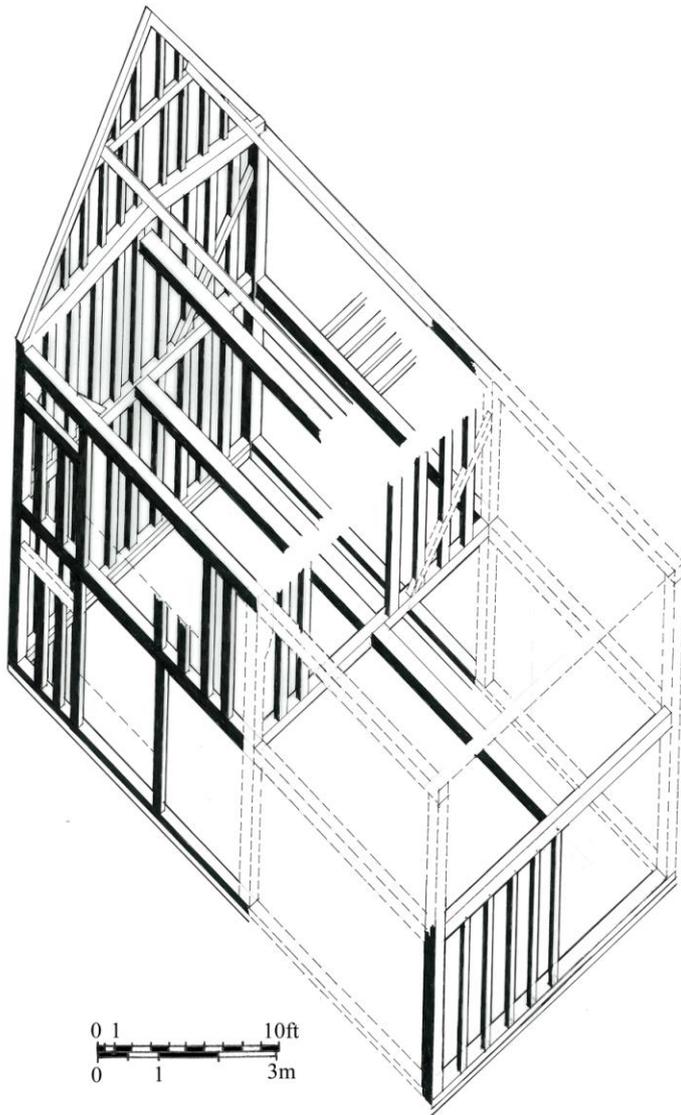
INTRODUCTION

Originally built in the 17th century as a two-storey lobby-entry house approximately 19ft wide by 33ft long it was not jettied to the front. There was a 1½ storey rear wing to the east and possibly a central stair tower. In the 19th century the property was modified to two semi-detached properties. A central passage, to the rear gardens, was created through the central stack, and the rear elevations were clad in brick with a rear extension in brick to no. 2 and a cellar constructed under the extension and the frontage range. The front elevation has symmetrically placed 19th-century tripartite sashes with contemporary geometric patterned pargetting. Two gabled dormers sit either side of the slightly offset central stack in a tiled gabled roof aligned with the street. Most of the framing is now covered in no. 2 so evidence for openings and framing comes from no. 4.

2 & 4 East Street,
Coggeshall, Essex.



PLAN OF 2&4
Visible timbers or
their positions marked



*Axonometric drawing of
the timber frame of 2-4
East Street*

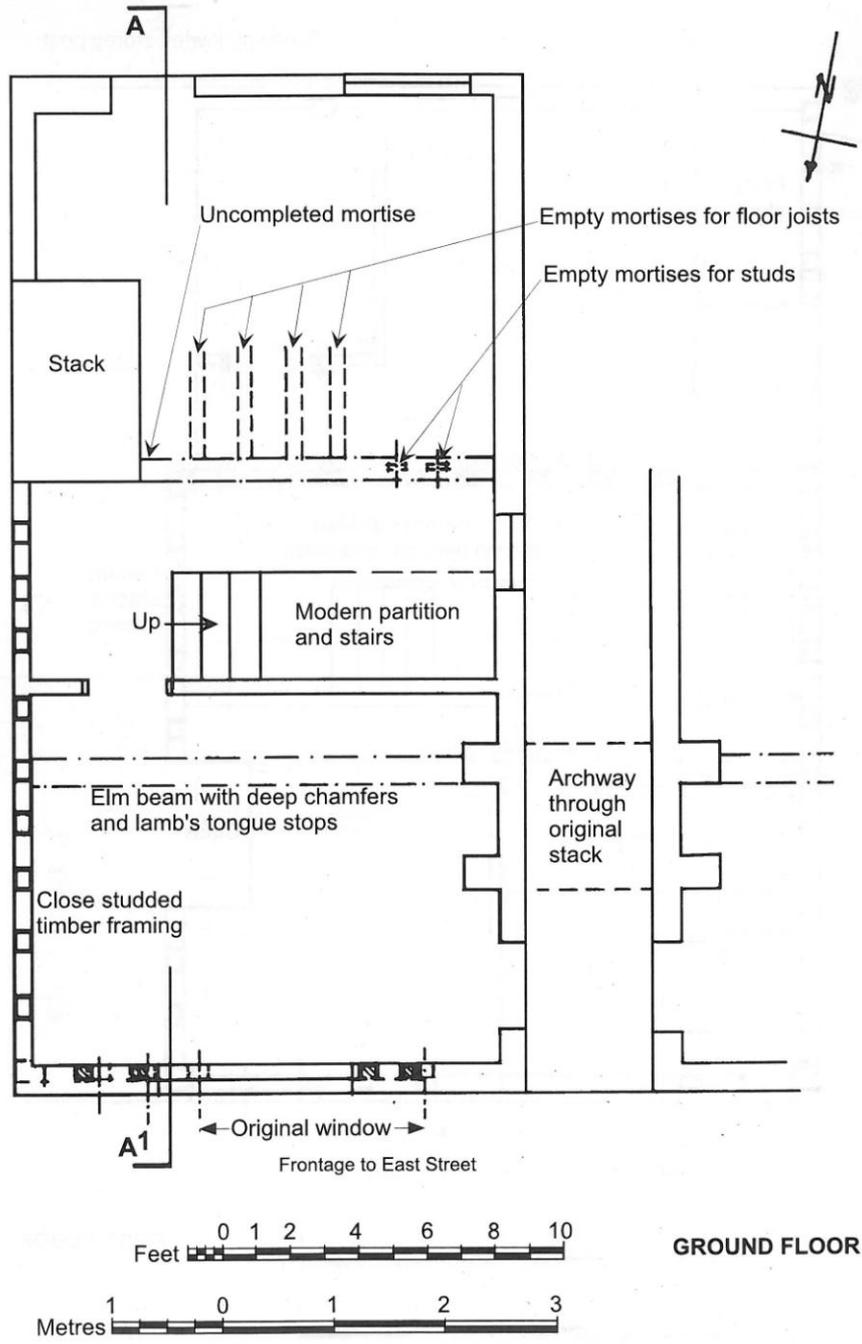
DESCRIPTION

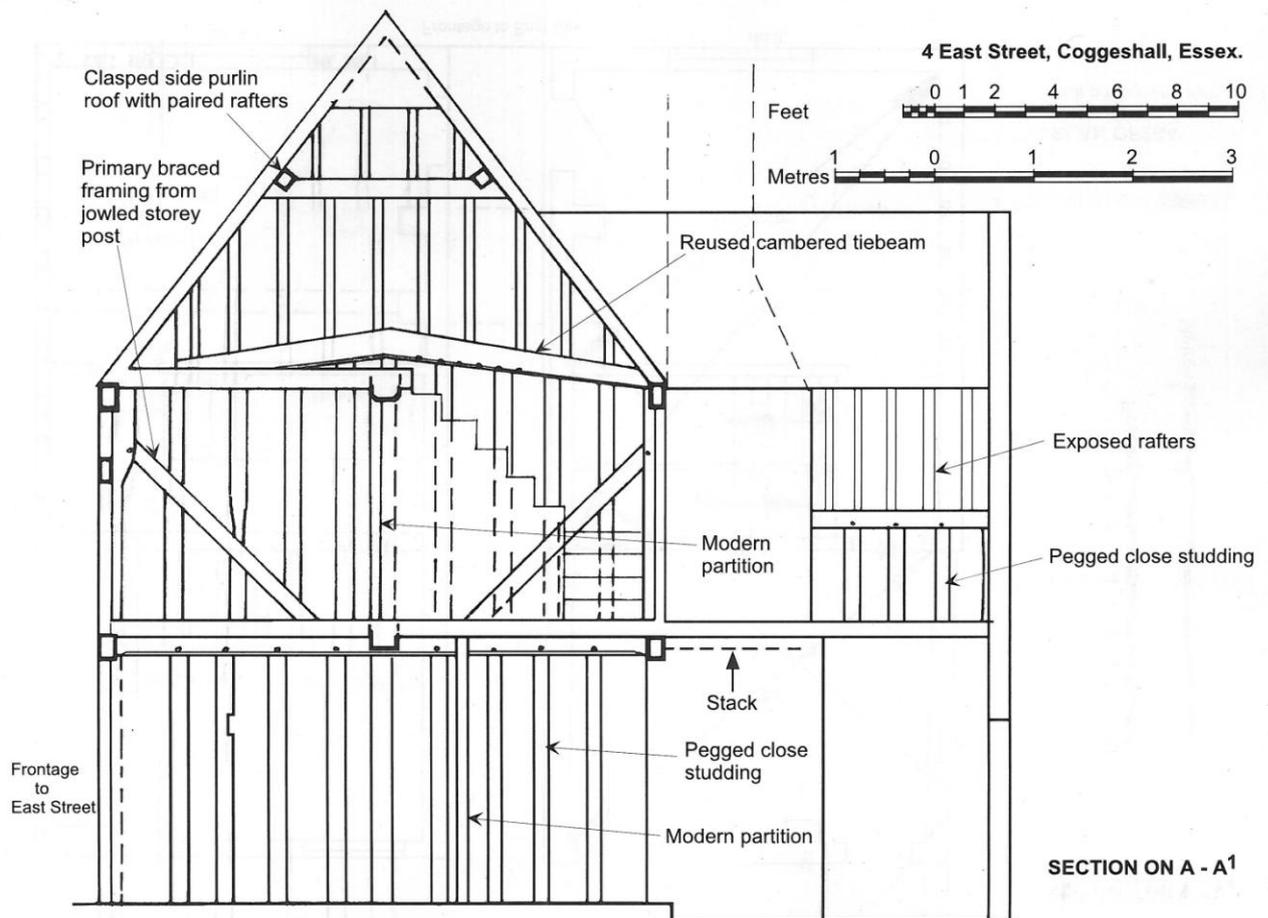
The original structure is timber-framed and incorporates reused oak timbers with elm used mainly for the structural frame. The ground floor would have originally contained two rooms, one either side of the entry lobby and both heated by the central stack. No 4 East Street, the eastern half of the property, had a rear wing as evidenced by the four pegged but now empty mortices for joists in the external face of the rear midrail. In the main range of the building the joists rest on the midrail. The configuration of joists would have left a gap against the later passage wall and there is also an incomplete joist mortice against the brick stack, which forms part of the division wall, and would have heated the rear space. The midrail also has evidence for two studs against the later passage wall and below the opening in the joists. There are no further mortices along the soffit of the midrail leaving a gap of 7ft 3ins between the last stud and stack. The ground floor wall framing appears to consist of close studding set at approximately 1ft 6ins centres. The framing to the front wall is rebuilt but the pattern of pegging shows an original window opening 6ft wide. The elm axial beams are heavily chamfered with lamb's tongue stops and all the common joists are covered. The common joists sit on a deep midrail and are jointed into the axial beam. The profile of the empty

mortices is for a soffit tenon with diminished haunch joint and it is assumed that this is the floor joist joint used throughout the building.

The cellar under no. 2 is built of brick with diagonal pressure marks indicating an age close to 1800. Typical to such a storage use are the niches with arched heads. There is an arched brick support to the ground floor hearth and stack. Reused timbers have been incorporated into the floor structure although in the front half, under the original build, most of the joists have been replaced.

4 East Street, Coggeshall, Essex.

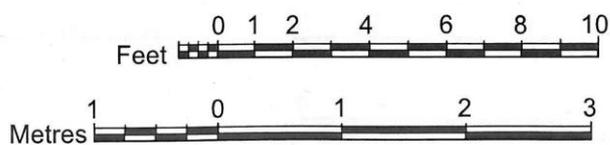
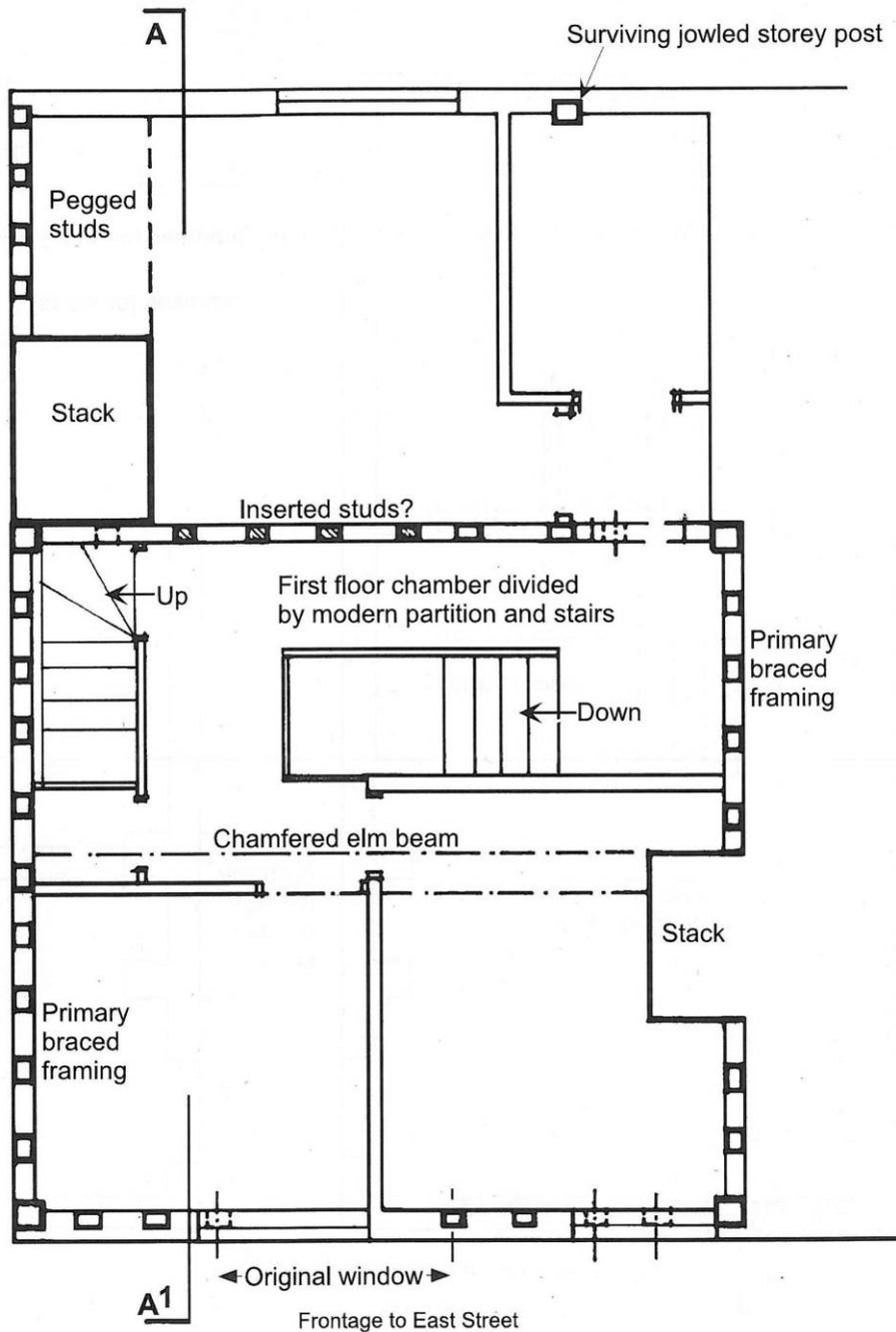




The first floor walls are of primary-braced construction with braces falling from the jowled storey posts. The rear wall plate is of elm and has been worked to size by both axe and saw conversion. At first floor there are two further rooms in the frontage range, one either side of the stack. There appears to be no direct access between these rooms other than from a rear stair or stair tower. There is a later blocked door opening between the front and rear range of no. 4 with the evidence for the original door opening being a gap in the pegging of the rear wall against the central storey post. No primary brace has been used in this position as it would have blocked the opening. A section of wall plate and studding, that is part of the rear wall of the medieval shop/store set behind no. 6 East Street, is exposed south of the stack in the rear room of the 1½ storey wing to no. 4. Also visible in the rear wall is the upper section of a jowled storey post with the jowl facing to the west and evidence for infill on the east edge of the post. The position of this storey post lines up with the east side of a two-storey central gable that could have originally functioned as a stair tower. (There are a number of lobby entry houses in Essex that have a stair tower in this position.) The original door opening at first floor level in the rear wall would also have been contained within this structure. The lack of pegging in the front wall plate gives the position of a window 6ft wide above that found on the ground floor. A deep cut-out in a stud for the cill gives a depth of 4ft but no evidence was visible to confirm if it was for an oriel window or to indicate any defined mullion profile. Only the front wall plate is exposed in no. 2 East Street but the pattern of

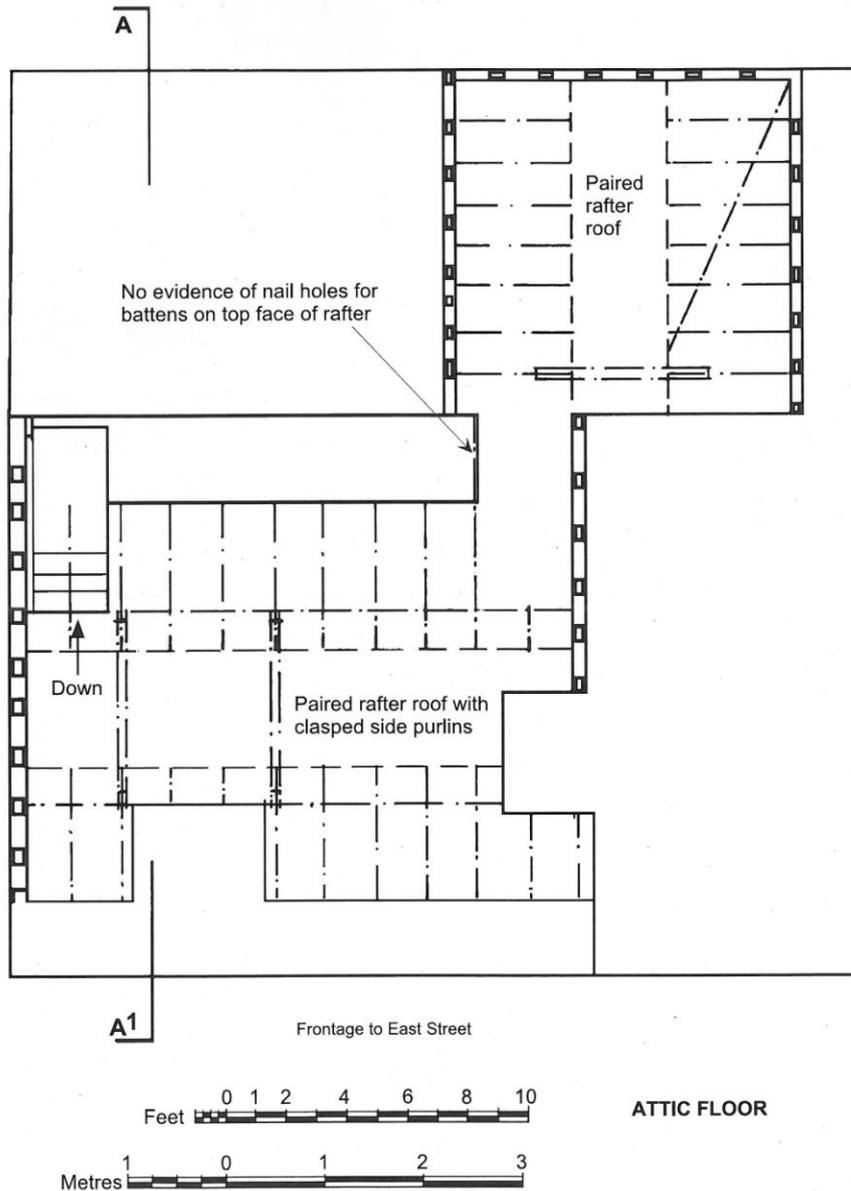
pegholes echoes that to no. 4. Ceiling joists are covered and housed into a heavy chamfered elm axial beam. It is suggested that, given the cambered tie-beam reused in the end frame, the attic floor was a slightly later 17th-century insertion.

4 East Street, Coggeshall, Essex.



FIRST FLOOR

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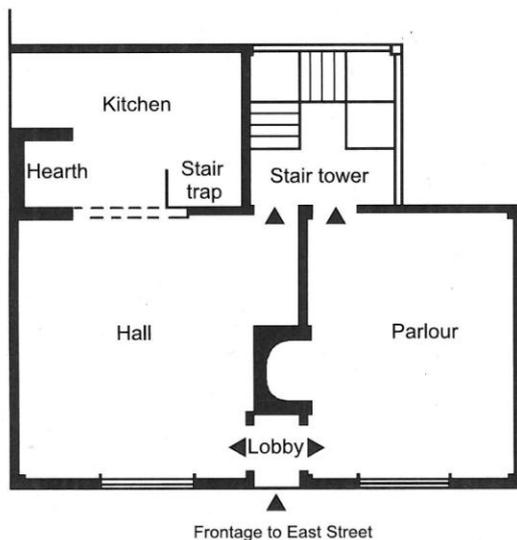


A 19th-century winder stair gives access from the first floor to the attic space against the end frame to the east. This wall is of primary-braced construction with a 15th-century reused cambered tie-beam. This has come from a former open truss as evidenced by the six visible pegs and mortices under that would have been for heavy arched braces. The paired rafter roof is of gabled form with clasped side purlins. The collars have been raised to allow sufficient head height and a dormer inserted into the front roof slope. Both purlins are joined by a short nailed splayed scarf. A rafter has been removed to allow access into the space of the central rear gable and it is interesting to note that the external face of the adjacent rafter has no nails for tile battens suggesting that it has always been covered by a building to the rear that may have been the stair tower. The rear attic room has a reused tie-beam to the south frame. The reused rafters on the west roof have a nailed diagonal brace, 9 x 1ins. Below the wall plate on the west side are pegged studs of average size, 4½ x 4ins at 1ft 8ins centres those to the east are more uneven in spacing and pegging. From the existing framing evidence it would appear alterations and repairs were made in the 19th century.

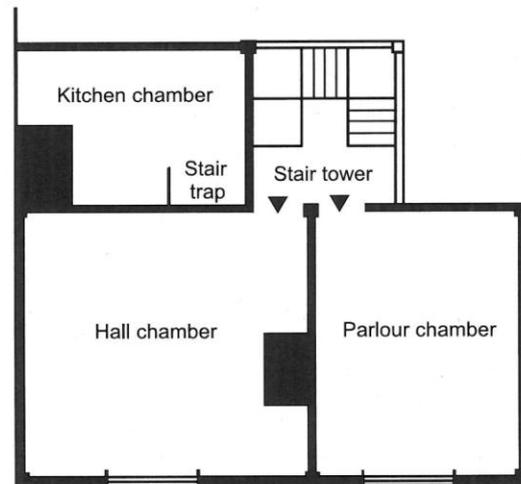
DISCUSSION

The original lobby entrance house has undergone considerable alteration and much of the frame is covered making the original form and function of the individual rooms difficult to define. It is suggested that the room to the west of the lobby was the parlour with the hall to the east. It is unusual to have such a wide opening from the hall into a rear room. The configuration of the floor joists and the opening suggest that there was a draft screen separating the two spaces with an opening for stairs to the chamber or store above. The rear room was heated and could have been used as a kitchen or was it for a more specific use? It is interesting to note that there would have been a difference in floor level between the main frontage range and that to the rear. Was this an attempt to increase the head height in the 1½ storey rear wing? The lack of access between the two first-floor rooms, parlour and hall chamber, through the central partition, points to the presence of rear stairs or a stair tower with separate entrances to the first-floor chambers by doorways through the rear wall of the frontage range. Originally there was minimal studding to the first floor rear wall of No. 4. This would have been blocked by the stack and partly by the lower roof structure. Given the gap in the floor joist mortices it appears that there was a separate stair trap so allowing separate access to the possible storage area of the upper rear wing from that to the hall chamber via the stair tower.

2 & 4 East Street,
Coggeshall, Essex.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CONJECTURAL ORIGINAL LAYOUT

HISTORY

This property built was built in the 17th century on a plot that on the 1575 survey map was shown as a lane and land, and to the west was owned by Mr. Longe and thus in the manor of Coggeshall Hall rather than Great Coggeshall.