

**THE KING WILLIAM PUBLIC HOUSE
CHURCH STREET
BOCKING
ESSEX**

LEVEL II HISTORIC BUILDING RECORD



**Essex County Council
Field Archaeology Unit**

October 2009

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Client: John Whitehead on behalf of Cambrils Ltd

FAU Project No.: 1979

NGR: TL 7586 2573

OASIS No.: essexcou1- 61581

Planning Application: BTE/01535/08

Dates of Fieldwork: 26th & 29th September 2008

1.0 INTRODUCTION

A programme of building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on the Grade II-listed King William Public House, cottages and coach house during conversion to residential usage. The work was commissioned by the architect, Mr. John Whitehead on behalf of Cambrils Ltd, and carried out in accordance with a brief issued by the Historic Environment Management team of Essex County Council (ECC HEM), who also monitored the work. Archaeological evaluation and monitoring was undertaken within the footprints of new houses constructed to its side and rear (T. Ennis 2009).

Copies of the report will be supplied to ECC HEM and the Essex Historic Environment Record (EHER) at County Hall, Chelmsford. The archive will be stored with Braintree Museum. An OASIS online record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

The King William is a notable timber-framed structure along Church Street, in the old centre of Bocking, believed to be close to the site of a former guild hall (HEM 2008). Other historic structures that share the plot were included in the survey and are listed below:

- The King William: a two-storied structure enlarged in the 17th and 18th centuries (buildings 1-3)
- Formerly detached rear service wing, refurbished in the 18th century (building 4)
- A lightly-timbered 18th century cottage, undergoing conversion (building 5)
- 19th century brick coach house, already converted (building 6)

2.0 BACKGROUND

2.1 Site location and description

The King William (TL 7586 2573) is located on the east side of Bocking Church Street in the heart of the town (fig.1). The buildings at the back include a detached wing and 18th century cottages, forming a line with a brick coach house at the far end of the plot. All the buildings apart from the coach house are Grade II-Listed. Much of the open area to the south is given over to a tarmac car park but was formerly gardens (fig. 3).

2.2 Listed building descriptions

The following list descriptions are taken verbatim from the English Heritage website Listed Buildings Online (<http://www.english-heritage.org.uk/lbonline>).

King William Inn (LBS 113722)

A C17 timber-framed and plastered building with c18 additions and alterations. 2 storeys, attics and cellars. The front is panelled with applied timber framing. 4 window range, the windows at the north end are C18, double-hung sashes with glazing bars, in flush cased frames. The upper storey windows on the south end are casements and double-hung sashes with vertical glazing bars on the ground storey. There is a plaster panel above the centre doorway at the north end bearing the date 1783 (plate 1). The south end is weatherboarded. Roofs tiled. RCHM (16).

Cottages at the rear of King William Inn (LBS 113814)

A range of C18 timber-framed and plastered cottages which adjoins a wing of the King William Inn extending to the South-east at the rear of the Inn. 1 storey and attics. Small casement windows. 2 boarded doors. Roof tiled, with 4 sloping roofed dormers (slate roofed).

2.3 Planning background

A planning application for conversion to residential usage was submitted to Braintree District Council (BDC) in August 2008 (BTE/01535/08) for residential conversion of the public house

and cottages and erection of three new houses. Mindful of the impact of conversion on the historic integrity of the buildings and the archaeological importance of Church Street and the site itself, ECC HEM advised BDC that a full archaeological condition should be attached to the planning consent based on advice given in Planning Policy Guidance Note 16: Archaeology and Planning (DOE 1990). ECC HEM subsequently produced a brief requiring a programme of building recording to English Heritage level 2 standard and archaeological trial trenching prior to development.

2.4 Historical background & development

The EHER and English Heritage's Listed Buildings Online service were used to obtain background information on the site and buildings covered in the survey. A suggested phase plan is provided as figure 2. Cartographic and documentary research was undertaken at the Essex Record Office, Chelmsford (ERO) and relevant map extracts are included in the report as figures 3 and 4.

Church Street is an ancient thoroughfare and most of the buildings lining it are timber-framed and Listed. To the west of the King William is Bocking Hall, seat of the manor, which was rebuilt in the second half of the 16th century (LBS 113744) and the 14th century St Mary's Church (LBS 113712). Tradition states that a medieval Guildhall stood next to the King William (HER 18426 & Quinn 1981) and therefore either on the site of Rose Cottage (built in the 17th century) or the King William's car park (fig. 1).

The List description for the King William describes it as "a 17th century timber-framed and plastered building with 18th-century additions and alterations" (LBS 113722). Internal study and inspection of the exposed frame suggests a date between the late 14th and 16th century, quite a broad span, necessitated by lack of exposed fabric. The original building was two storied, with a jettied front and open hall upstairs, indicative of a public building, and a service range at the back (fig. 2).

The structure was built-onto in the 17th century by building 2 to the south-west. Building 2 was constructed as a separate unit and was only relatively recently incorporated into the pub, according to a local resident. Indeed, it had its own street number (80), which would appear to support this.

A coaching inn was probably established in the latter stages of the 18th-century, perhaps in 1783, when the exterior was plastered over. The pub derives its name from William IV (b.1765) who was the brother of George III. William did not ascend the throne until 1830

when he was 65 years old and would have been only 18 when the inn was established. He was the last of the Hanovarian monarchs, reigning for only seven years. However, he was popular in his youth as a naval man and is depicted on the pub sign as such. Important changes were made to the structure at this time to enlarge the building. The old service range was connected to the main building by building 3 (fig. 2) and cottage 5 built onto the rear. It is unclear whether coach house 6 dates from this late 18th century phase, but it is likely.

The King William is not clearly visible within the built-up area of Church Street on historic maps before the 19th-century and there are no manorial maps at the Record Office. The tithe map of 1838-39 shows the inn, cottages and coach house, plus other buildings since removed from the site, with a large plot of land to the east (fig. 3). Unfortunately the tithe award no longer survives to provide information on the ownership and occupancy of the premises. Later maps such as the First edition Ordnance Survey map of 1875 show the buildings as they appear today, with a track from the street to the coach house and the open plot fenced off for a garden/orchard with a structure located away from the street frontage (fig. 4). The King William is not labelled as a public house until the 1938 OS map (not shown), even though other Church Street pubs are evident on the first edition (including the Rose and Crown two doors up, fig. 4).

Improvements were made to cottages 5 in the 19th-century by strengthening the weak outer framing.

Building 2 was incorporated into the pub as the 'snug' around the middle of the 20th century. Towards the end of the century, buildings 3 and 4 were stripped-out when the back of the pub was refurbished to become a games room. A corridor was inserted between the old service range and outbuilding at the same time.

The pub has shut down within the last two years and plans submitted for change of use and redevelopment for 7 dwellings, including three new units, were submitted in August 2008.

3.0 OBJECTIVES

The purpose of the historic building survey was, as outlined in the brief (ECC HEM 2008), to provide a basic English Heritage level 2 record of the public house and a Level 2 or Level 1 record of the cottages and coach house. A level 2 record is primarily a descriptive record,

with analysis of development and use and suitable conclusions, but without discussion of the evidence on which the analysis is founded (English Heritage 2006).

This was a pragmatic approach given that the pub (buildings 1-4) had been stripped-out before the survey began and conversion works were well under way in cottages 5 and the coach house (6). However, photographs showing the buildings before work started were provided by the client and are reproduced in the report where appropriate.

The survey was also required to address the following: plan form of the site and its setting, materials and method of construction, architectural treatments, dating and phasing, original function/internal layout and subsequent changes, significance and architectural merit of the buildings and the significance of the site in general.

4.0 DESCRIPTION OF WORKS

Building works had started prior to the commissioning of the survey and were ongoing during the recording work. The cottages and coach house were in advance stages of refurbishment and access was limited. Although the interior of the pub has been stripped out, the historic fabric is relatively unaffected, although previous work in the old service range (mentioned in section 2.4) has left only a skeleton frame.

The standing buildings were recorded using drawings (floor plans and elevations) supplied by the client. No plans of the attic or coach house were available. External and internal architectural descriptions were made and an assessment of date and function. A numbered block plan was produced to show the location of the structures and areas of interest within the survey (fig.1). A series of photographs (digital and 35mm black & white print) were taken to record the buildings internally and externally. Specific shots were taken of any areas of important architectural detail, fixtures or fittings. A representative selection of photographs is reproduced at the back of the report as plates 1-25. The remainder can be found in the archive.

Historic documentary and cartographic research, outlined in section 2.3, was undertaken to investigate the origins and development of the public house. The FAU survey coincided with a similar survey by Richard Shackle of the Essex Vernacular Architecture Group, who suggested the building may have been built as a court hall for the local Lord of the Manor and whose comments are referenced in the following text.

Following on from the standing building survey, an archaeological evaluation of the site was undertaken in the area of the new street frontage house and monitoring carried out on those in the eastern corner of the plot. No evidence for medieval occupation was found and the earliest surviving deposits were contemporary with the late 18th century inn. The results are presented in a separate FAU report (Ennis 2009).

5.0 BUILDING DESCRIPTIONS

The survival of historic fabric varied though most of it remained safely covered by plaster during the survey. The rear wall of the public bar has been removed and most of the rear wing. Both these buildings are now supported on a framework of steel joists (fig. 5). No new areas of framing were exposed during the survey, but those areas already exposed were recorded. The old timbers of the street frontage elevation were exposed after the survey was completed and photographs taken for the record.

5.1 Buildings 1-3 (public bar, snug and bar area)

Buildings 1-3 form the core of the modern public house and are described together. Building 4 (games room), which is also part of the pub (and former coaching inn) is described separately, in section 5.2).

The core structure stands on a north-east to south-west alignment part-way down the hill towards the river. The quality of framing in the main part is very good and it was clearly a structure of some status, most likely to date between the late 14th and 16th centuries. This means it could be a medieval guild hall, or structure of similar importance, such as a court hall.

Close analysis of the plan form and fabric indicates a jettied two-bayed structure, with two floors, the ground floor divided into two rooms along the bay and a first floor open hall above. The hall would have been open to the rafters, with a crown post roof on display in the centre (R. Shackle pers. comm.). A free-standing service range occupied the area at the back (building 4).

The main part measures 9 by 5.5m wide (equivalent to one rod) and is of box frame construction. It has a two-celled plan form with facing doors either side echoing the cross passage arrangement. The large single chamber above was reached by an internal stair. The timber frame employs large elaborate jowled posts, stout studwork and external bracing,

typical of late medieval and early post-medieval construction. Some of these features can be discerned in plate 2, through the green mesh after the front was stripped back to the frame, but better still in the original south-west end wall seen upstairs (plate 3). The 17th-century addition, with its catslide roof (plate 4), is mainly built from primary-braced framing with some evidence of reused timbers.

5.1.1 External description

The main elevation faces the road and has a plastered front with painted mock square panelling in black and white in plaster/faux-timber (plate 1), though originally the timbers were fully-exposed (plate 2). The roof is tiled and gabled either end with plain chimney stacks.

Wall framing is of close-studded construction with trenched external braces either end falling from post to stud and a small two-light mullion window, visible in the top left side of plate 2, though this is difficult to see (see also fig. 6). The one bay 17th-century addition (building 2) is also close-studded (plates 2 and 4) to match the existing, but is primary-braced on the less prominent elevations.

Of the four window range, the windows at the north end are 18th-century double-hung sashes with glazing bars, in flush cased frames (LBS 113722). Between the two upper windows is a plaster panel, above the doorway, bearing the date of 1783 (plate 1), which is assumed to be the date the coaching inn was established. Building 2 has ground floor sash windows and casements on the upper floor.

Both of the existing pub entrances have 19th century four-panelled doors, now boarded-off. The public bar door is central to the early building while the other, leading into the snug, lies at the southern end.

Away from the street frontage, the south-western gable wall building 2 is weatherboarded over a primary-braced timber frame that was exposed during the works (plate 4). Small casement windows light the attic and first floor bathroom. A catslide roof leads off to the back which, although a contemporary feature with it, is entirely rebuilt (plate 6). Horizontal sliding sashes light the ladies toilets beneath the roof, where much of the lower register was under-built in modern timbers (plate 4) when the toilets were refurbished in recent years.

The original south-west wall to the main building (1) can be observed within building 2. The pattern of external bracing is the same as the front but it is particularly interesting in showing

the end post with a jowl at the top and the bottom, often associated with jettied structures (Alcock 1996) and repeated on the other jetty posts. Below, the profile of the early jetty can be seen against the in-filled front (plate 3). The studs are large at around 6 inches wide, with gaps of 9 inches to one foot, and fully pegged. Those exposed are scribed in Roman numerals and are 'tagged', presumably to indicate the first floor, though the pattern is difficult to interpret.

The other original gable wall, on the north-east side is attached to Rose Cottage next door and could not be viewed externally.

The rear elevation, below the catslide roof, is modern, although the fenestration to the gents toilets has a more 'period' feel. The door into the bar is modern too. A small horizontal sash window to the right of the roof lights the top landing (plate 5) and is likely to be 18th century date. The roof conceals good 17th-century primary-braced framing, containing some reused timbers (plate 6).

5.1.2 Internal description

All features associated with the bar had been stripped-out prior to the survey and the two rooms above had been cleared. The stairs and landing next to and above bar area 3, perhaps 18th century date, had been removed and replaced by a temporary stair. Much of the rear wall of the original building 1 has been stripped-out previously and is now supported on a steel frame that extends into the bar area and beyond into games room 4 (fig. 5).

Ground floor: public bar, bar area and snug

All pub fixtures and fittings had been removed before the survey, leaving bare plastered walls, sparse panelling and concrete-screed floors. The only exposed timbers were the wall plates (partly-exposed) and ceiling joists, which were well-preserved.

The original building (public bar, fig. 5) consisted of two bays divided by a stud wall, forming two chambers. This was removed in the pub era and the ceiling beam propped up by a heavy Samson post (plate 7). A gap in the empty stud soffits of the beam indicates where the doorway into the adjoining room was located (fig. 5). A similar gap in the wall plate in the south-eastern (rear) elevation shows the position of the rear door, facing the main entrance at the front, in the old cross passage form. The doorway on the other side of the fireplace is a later, internal, insertion (fig. 5).

The large inglenook fireplace is centrally located in the south-eastern wall of the main chamber. This is a later feature, perhaps of 16th or 17th century origin, inserted under the wall plate (plate 8), feeding into with an external stack (fig. 5).

The ceiling is built from substantial 7 inch-wide oak joists carried on a 10 inch-wide binding joist (plate 7), large but plainly decorated with crude chamfers and plain stops. The original stair trap is indicated by an area of inferior studwork on the second bay, close to the back wall (fig. 5, left hand side of plate 7), and would have led straight up into the hall above (R. Shackle pers. comm.).

Shutter grooves under the front wall plate either side of the most northerly window, barely visible behind the plaster, show where a mullioned window was re-located into the under-built jetty along with the re-assembled wall frame. Inside the entrance lobby it can be seen where the downstairs partition wall was extended to the new outer wall line which created a further 0.6m of room space to the ground floor (fig. 5). However, the extent of the jetty is best seen on the first floor (plate 3).

The wall between the bar and snug is the end wall of the original building, which is now hidden by modern walling either side (fig. 5). A large part of this wall was removed to create access into the snug when the two buildings were combined. A heavy bridging joist carries the ceiling across the snug to the brick fireplace at the other end of the room (plate 9). The ceiling here is 0.5m lower where the new end is terraced into the natural slope and built from thinner 5 inch joists. It would appear that the heavy brick chimney inclusive to the build has poor foundations as it is leaning towards the road and taking this end of the building with it.

The bar area (3) is devoid of features apart from the cellar, which is extremely low and brick-lined. The kitchen retains modern fixtures.

First floor

The upper floor recently provided accommodation for the landlord and family and comprised three bedrooms, kitchen and bathroom, by the stair landing (fig. 6). The landing (removed before the survey) and the linking bedroom are 18th century additions (fig. 6). The attic above is accessed at either end of the building, reflecting its separation into two different entities. The historic fixtures surviving are mainly doors and fireplaces, dated to the 18th and 19th centuries.

The original first floor held a single large chamber open to a crown post roof (R. Shackle pers. comm.). The open truss has been filled-in to create two rooms (fig. 6, plate 10) but large pegholes exist in the central bay posts for big braces of the sort needed to support a heavy crown post, which was removed when the attic was inserted.

Much more of the frame to the earliest part of the structure is visible on this level. Of particular note are the bay posts with their large prominent 'gunstock' jowls, especially on the stair landing where the rear wall has been removed (plate 11). The jowls are less apparent on the road-facing side where they are embedded into the fabric.

A bridle scarf joint was recorded in the rear wall plate of the main chamber (fig. 6), a medieval form whose attitude shows the building was constructed from the south-west end. In contrast, the wall plates at the junction of the main build and building 2 are butted together rather than scarfed (fig. 6).

Attic

The attic is in two parts, divided by the gable end wall of the original structure. The attic over the main structure was probably introduced when the inn was established, as the boarded stair door and fixtures (plate 12) were common after 1790 (R. Shackle pers. comm.). The attic is divided in two rooms by a studwork/plaster partition constructed from waney timbers similar to those found in the 18th century cottage at the back. The first room has orange-painted hardboard covering the roof timbers but the second room retains a plaster coat and exposed wall framing amongst the modern pipework and water tanks (plate 14). Floor boards are as much as one foot wide (30cm) and underneath the voids between the joists have been filled with chaff husks for insulation (R. Shackle pers. comm.).

The approach to the attic in the 18th century part of the building is more rudimentary, lending support to the fact that this was built as a separate entity. A single flight of stairs leads to the attic, built from square-cut lumps of timber (plate 13); an unusual feature to survive. All of the attic floor has been taken-up to expose the joists, which are attached by bare-faced soffit tenons, indicative of a post-1650 date. The roof structure is rough, with exposed purlins resting on a wide collar braced by diagonal members (plate 15).

5.2 Building 4 (games room)

The rear of the inn has been much altered in recent years and its development is hard to decipher. Originally it formed a single-storied two-bayed structure, acting perhaps as a detached service range, each bay 3.5m wide. The roof and some of the wall posts remain but otherwise so little survives that it is unclear whether it was built with the main structure or

after. The range was incorporated into the main build in the 18th century and a floor added over the south-eastern bay. More recently it became the games room of the pub, and intensive modernisation works were carried out, removing the stud walls and rebuilding the elevation onto the car park.

5.2.1 External description

Photographs supplied by the architect prior to conversion show the south-west elevation, a low-roofed rendered building with modern windows similar in style to the cottage next door (plate 16), which is divided and a passage at the south-eastern end, providing access to the rear of the pub. There are no windows at first floor level, except for a dormer window at the north-west end which is within the 18th century part (3), against the roofline of the older building (plate 16). The original south-east gable survives, in 18th-century refurbished form, as the adjoining wall to cottage 5 on the far side of the passageway where the jowled bay posts remain and identical wind bracing to the inside (plate 17). The upper part of the opposite gable wall partly survives inside the public house (plate 18) and is described in section 5.2.2 below. The long elevation to the north-east was removed when the modern corridor was added, leaving only the bay posts.

5.2.2 Internal description

An internal steel frame now supports the timber main frame which comprises six jowled bay posts, similar to those in the main structure, plus wall plates. The wall plates show sockets for three widely-spaced studs at 0.75m intervals (plate 19). Only one original tie beam remains, on the south-east bay. This has been dropped from the top of the post and bolted further down to accommodate the 18th century floor over this bay, represented by an inserted bridging joist, waney-timbered partition and remains of a former doorway (plate 18, fig. 5).

Studwork has been removed from the lower part of the front gable (north-west side, plate 18). The studs were pegged and their spacing suggests there was once a doorway towards the north-east. No other features were identified apart from a possible 18th century doorway on the car park elevation (fig. 5).

The collar purlin roof remains, wind braced at both ends, but additional collars have been nailed between the purlins for effect and to hold up the plasterboard panels (plates 17 & 19), which meant the roof structure could not be properly investigated.

No historic fixtures and fittings remain to verify a service range function (e.g. fireplace for a medieval kitchen).

5.3 Cottages 5

A range of two 18th century timber-framed and plastered cottages adjoins the rear wing on the south-east side of the passage. Conversion was at an advanced stage here, but photographs of the front elevation were supplied by the architect and are included in the report. Plate 20 shows four casement windows and two boarded doors that light the ground floor kitchens and living areas. The roof is tiled and gabled either end with two plain chimney stacks, one per cottage. Four sloping slate roofed dormers light the two bedrooms of each cottage.

The opposing long elevation and the south-east gable are pictured in plate 21, undergoing conversion. The existing floor plans show no openings at the back apart from a single doorway at the north-west end (fig. 7).

The cottages are built from rough hedgerow timbers and reused pieces. As part of the present refurbishment a new frame was integrated into the old (plates 22 & 23), but during the survey it was clear that parts of the frame had already been strengthened in the same way in the 19th century. There is a particularly crude binding joist in the south-east bay (ground floor fig. 7, plate 22). One original feature to survive was a small two light window on the ground floor (fig. 7, plate 23). The room layouts are identical for each property (fig. 7, but probably relate to later refurbishment (fireplaces, blocked doorways, etc) rather than the more general accommodation expected at an 18th century inn

5.4 Coach house 6

The coach house is brick-built in Flemish bond with plastered gables and a tiled roof (plate 25) and is probably contemporary with the formation of the inn. There are four coach doors at the front, the first of which, to the north-west (left in plate 25) has a gabled taking-in door supplying an internal loft. No record was made of the interior which was in an advanced stage of conversion at the time of the survey.

6.0 DISCUSSION

The earliest part is the main building fronting Church Street (1), which is a structure of some importance. Indeed, the recent analysis indicates a jettied two-celled building with an open meeting hall above, dominated by an impressive crown post roof. The outer framing would have been exposed around daubed and lime-washed panels. Access into the building was by either of two facing doorways that led into the main downstairs chamber then into the rear chamber and up onto the first floor hall through a stair trap. In terms of dating, its prominent features (externally-braced close studwork, mullion windows, heavy jowling and bridle scarf joinery) suggest a build date sometime between the late 14th and 16th centuries. Later additions show improvements in perhaps the 16th or 17th centuries by extending beneath the jetty and adding a fireplace and chimney to the rear. The attic was probably added in the late 18th century when the inn was established, as the doorway onto the stair dates from this period.

Some interesting features were recorded in the survey, such as the jowled heads and feet to the jetty bay posts and good carpenter's marks on the south-western gable. However, large sections of framing remained unseen during the survey and other areas, such as the original ground floor room partitions and most of the rear wall, were removed during its former use, making more precise dating of the structure difficult.

In terms of function, this is clearly a high status structure, with an originally 'public' rather than private usage shown by the open hall upstairs and its larger plot. It is possible this is the guild hall, which is traditionally believed to have stood next to the King William (Medlycott 1999).

The formerly detached building to the rear (4) is likely to have been a two-bay service wing to the main building, again built using heavy timbers and daub infilling. Unfortunately the old fabric has been adversely affected by previous modifications while the pub was still trading, resulting in the wholesale removal of almost all of its walls. The car park elevation was completely rebuilt and the opposite side left open to a new corridor/rear entrance. Those features that do survive suggest a similar or slightly later date to the main building. Again the bay posts have jowls and the studwork is substantial, though the spacing is much wider apart, which would suit a single storey service building of this type behind a more prominent structure. Entry would have been at the north-west end, facing the main building. The clasped purlin roof suggests a mid-16th century date or later, though it has been adapted in

recent years. This fact suggests that the two main buildings belong to this later date as they do 'work together' and are likely to be closely-related.

A loft was added over the end bay, away from vermin and accessed by a ladder, probably in the 18th century.

The 17th-century one-bay structure (2) was not originally part of the main building and its function is unknown. It has a catslide roofed part at the back that appears to be contemporary. Its attic may be contemporary and would offer further floor area.

A plaster date plaque on the front of the building suggests the coaching inn was established in 1783, when the future King William was a popular figure in his prime. This initiated a series of further changes and additions reflecting the need to expand facilities to feed and lodge travellers. The main building and detached range were linked together (by building 3) to create greater combined space and cottage 5 was added onto the old wing, built crudely from hedgerow timbers. At the same time or soon after, a brick coach house was built at the back of the plot and there are likely to have been stables and other outbuildings nearby that are no longer standing and whose existence is not shown clearly on earlier maps.

As the railway network spread in the mid-19th century, Braintree became the focus for transport as the coach trade dwindled. The cottages were refurbished as separate dwellings. In the 20th century a new kitchen was added at the rear of the main building and old service range and later on in the century the back of the old inn was gutted for internal modifications.

7.0 CONCLUSION

Despite the impact pub changes in the latter part of the 20th century on the historic structure, much fabric still survives that charts the origins and subsequent development of the buildings on the site. However, further analysis, should new areas of framing be opened-up in the future, would be helpful in perhaps conferring a more precise construction date for some of the earlier elements.

It now seems likely that the main frontage building (1) represents the old guildhall that has traditionally been assumed to stand next door. There are several early structures along nearby Bradford Street, which marks the boundary between Bocking and Braintree, that have first floor halls that have been interpreted as 'wool halls'. These were owned by rich cloth

merchants and date from the 14th century onwards, with similar arrangements to the guild halls.

Like many standing structures of its age, this is a complex building that has been adapted and changed over many years. It was most likely built in the 15th or 16th centuries, either at the end of the medieval period or the beginning of the Tudor period, though on balance, the latter date is perhaps more likely. The 16th-century was a time of prosperity in the local woollen and cloth industry and its location on a large plot just up from the market and across from the Hall in the centre of the then prosperous town was a prominent position. With the decline in the woollen cloth trade in the 18th century, and improvements in transport and a fledgling road network, the perhaps increasingly underused building became a coaching inn.

ACKNOWLEDGEMENTS

Thanks are due to George Moss and Chris (site foreman) of Cambrils and to John Whitehead, the architect, for supplying plans of the site and for commissioning the works. Thanks also to Richard Shackle of the Essex VAG group and staff at the Essex Records Office. Fieldwork, recording and photography were undertaken by the author. Illustrations were prepared by the author and produced by Andrew Lewsey of ECC FAU. The project was managed by Adrian Scruby and monitored by Teresa O'Connor of ECC HEM, on behalf of the LPA.

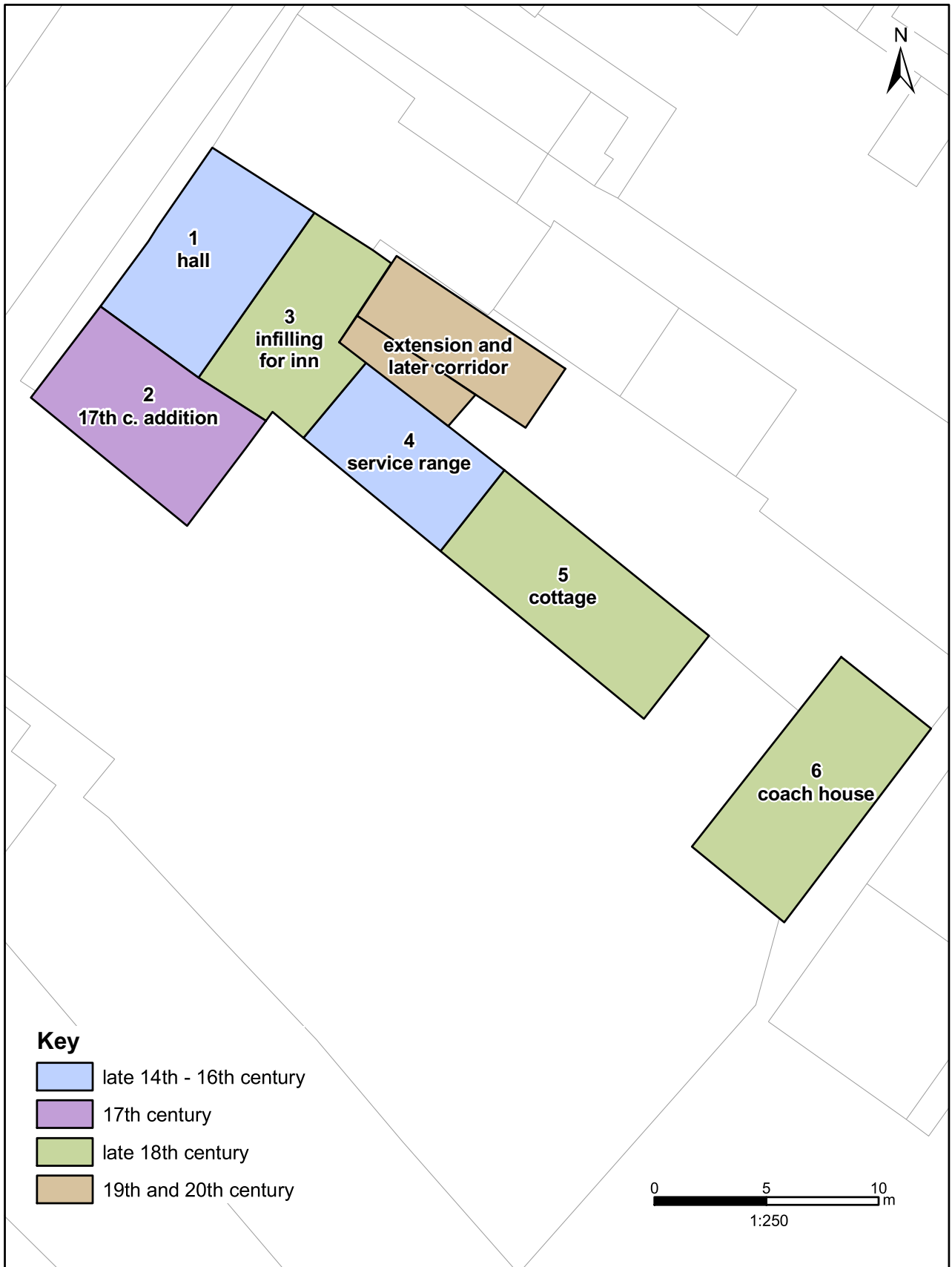
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Fig.1. Site location and block plan



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Fig.2. Interpretative phase plan

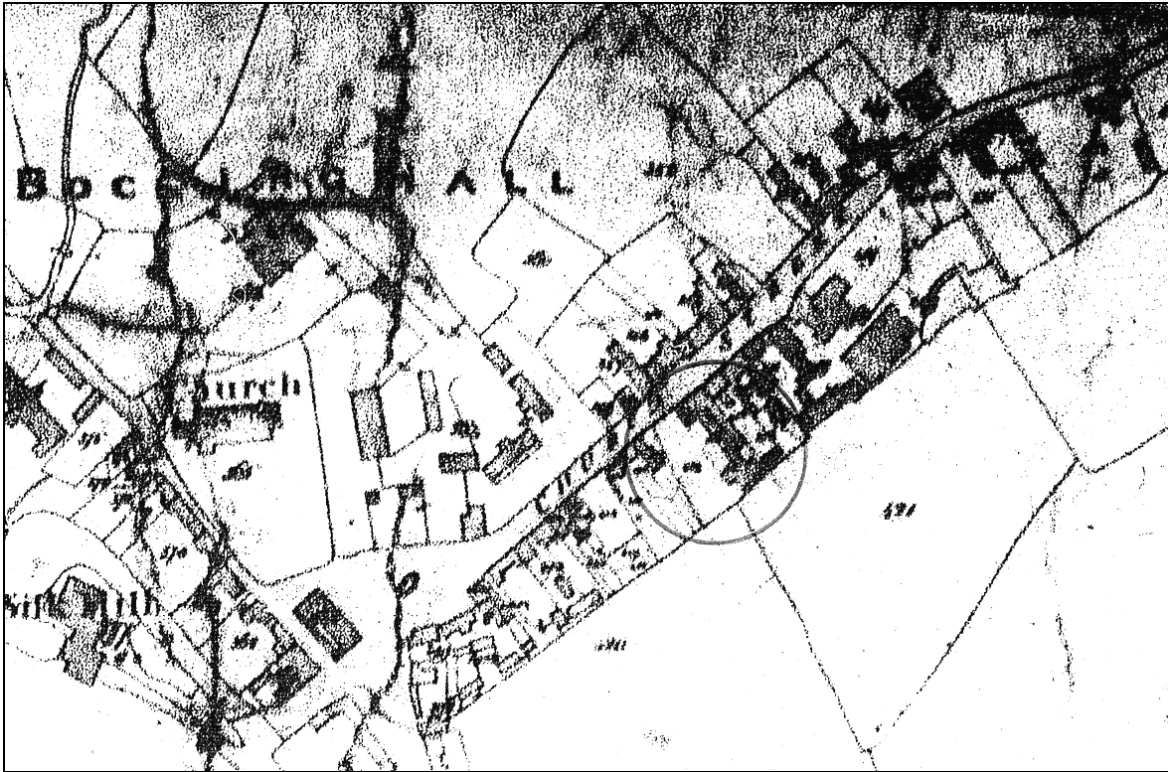


Fig. 3 Enlarged extract from Bocking Tithe Map, 1838-39 (D/CT 39)

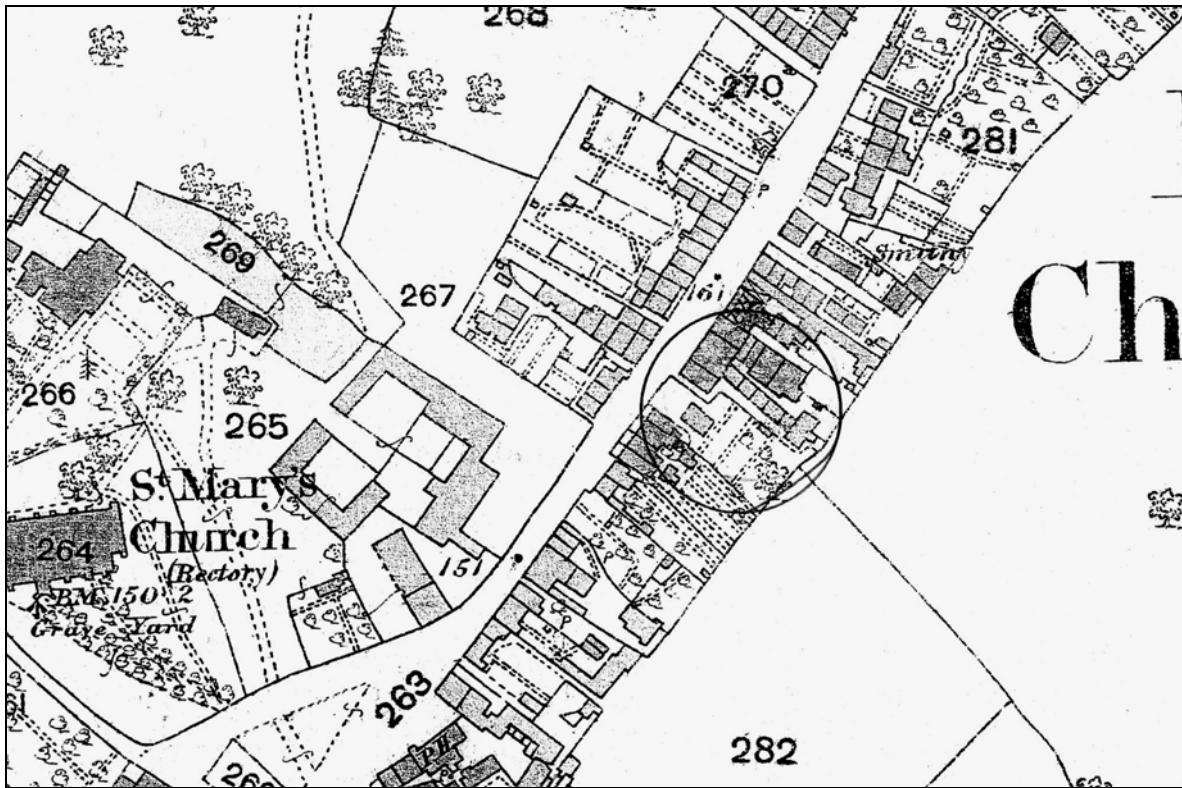


Fig. 4 Enlarged extract from first edition OS map, 1875 (sheet 25/6)

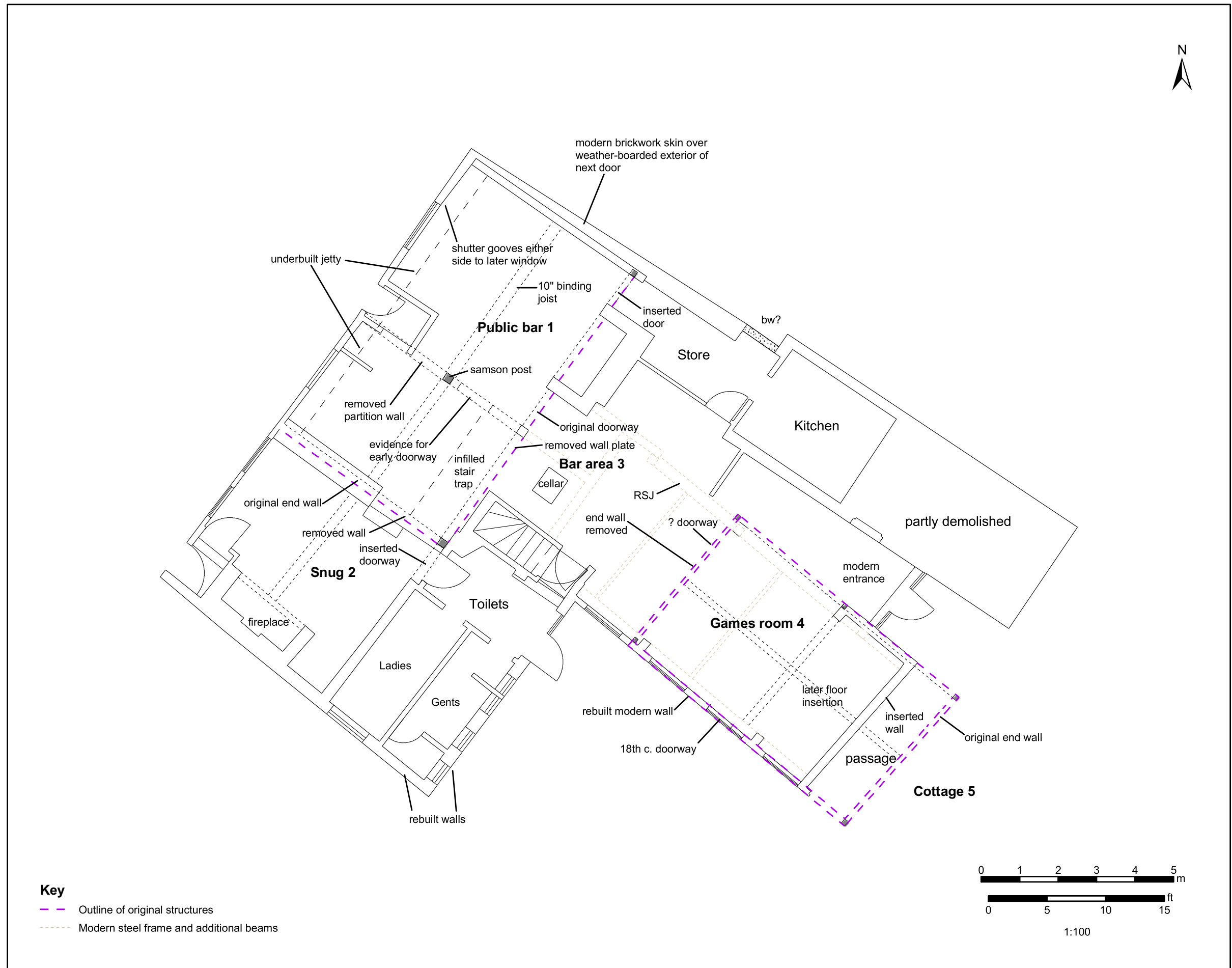


Fig.5. Ground floor plan of public house showing most recent room functions

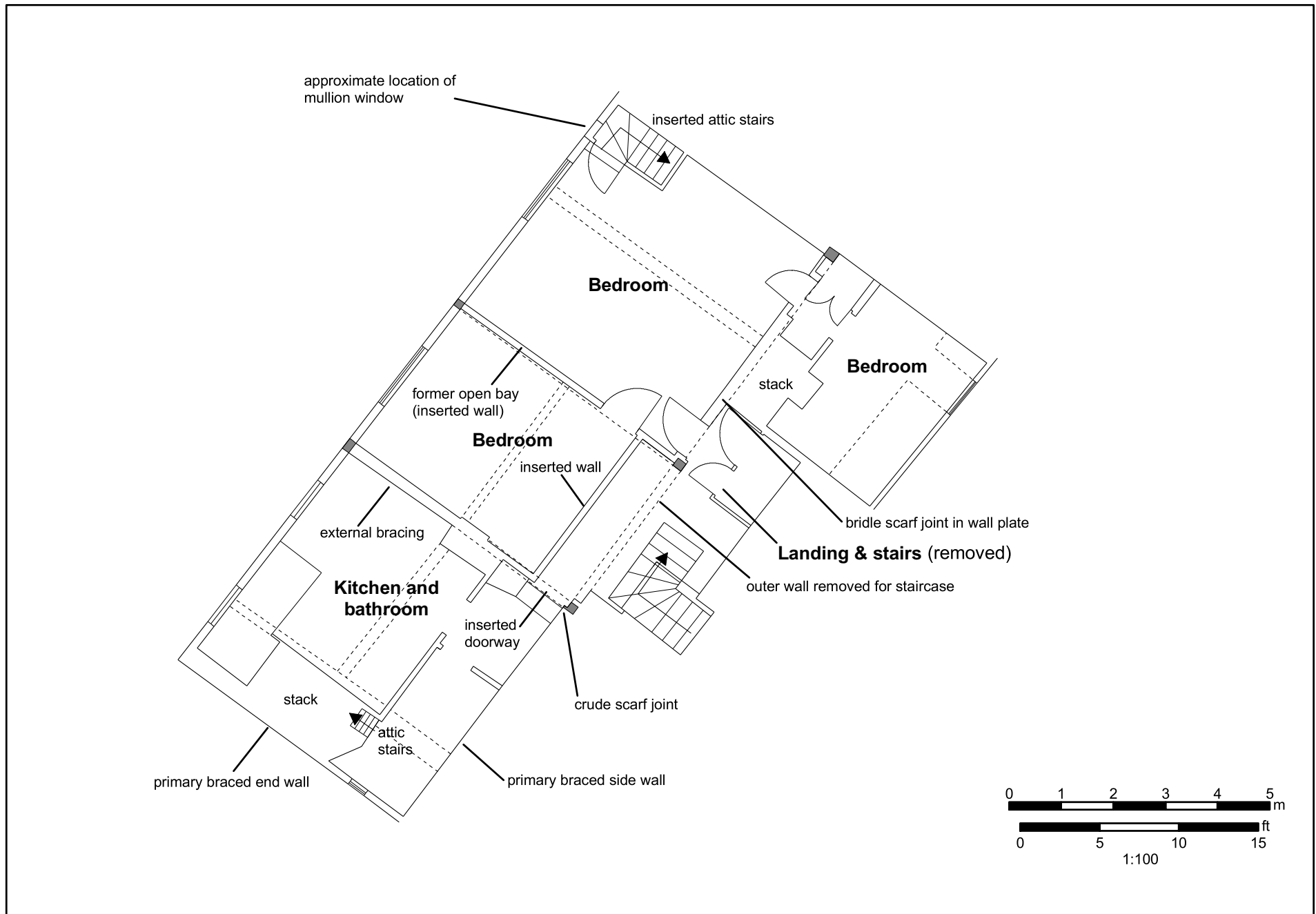


Fig.6. First floor plan of public house

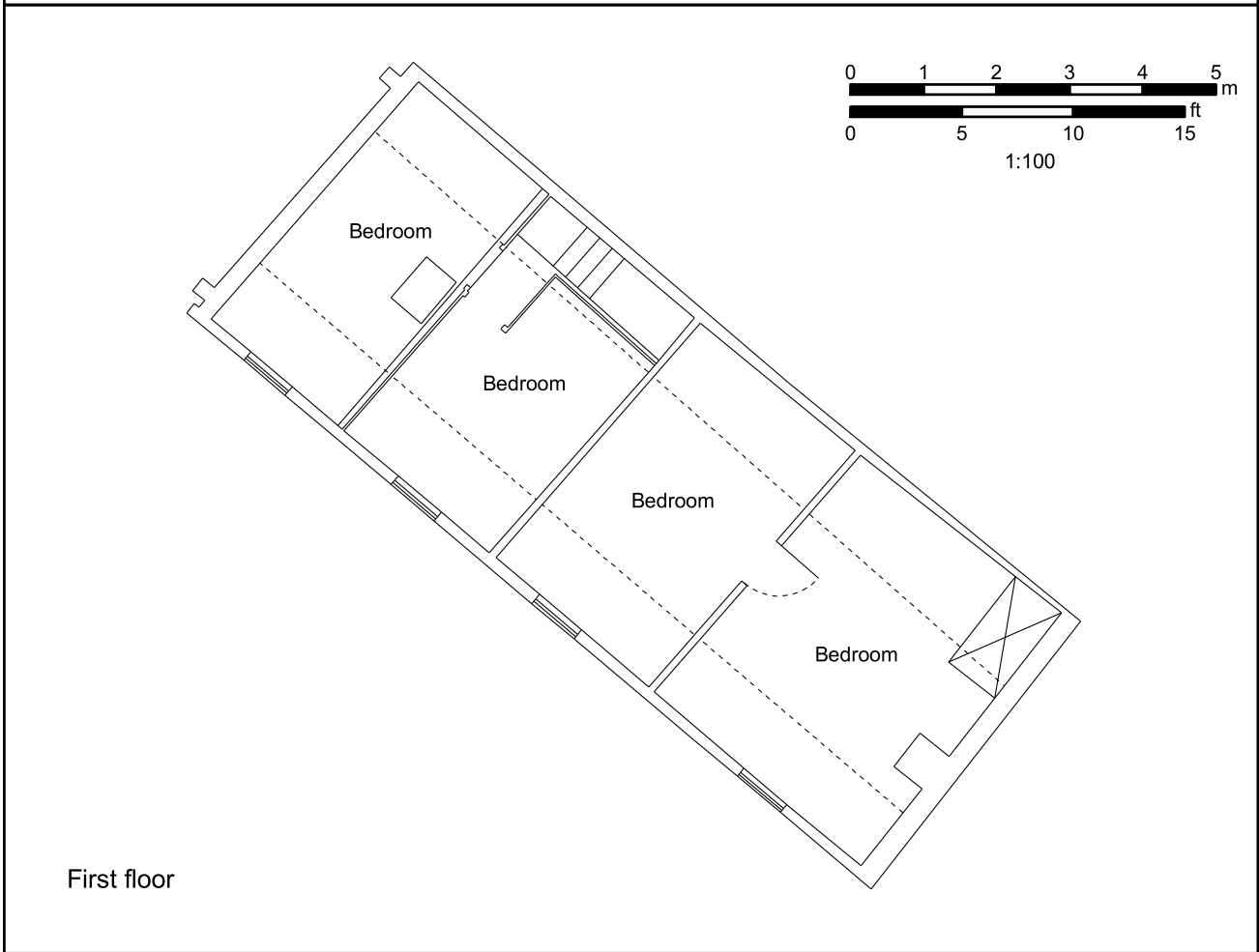
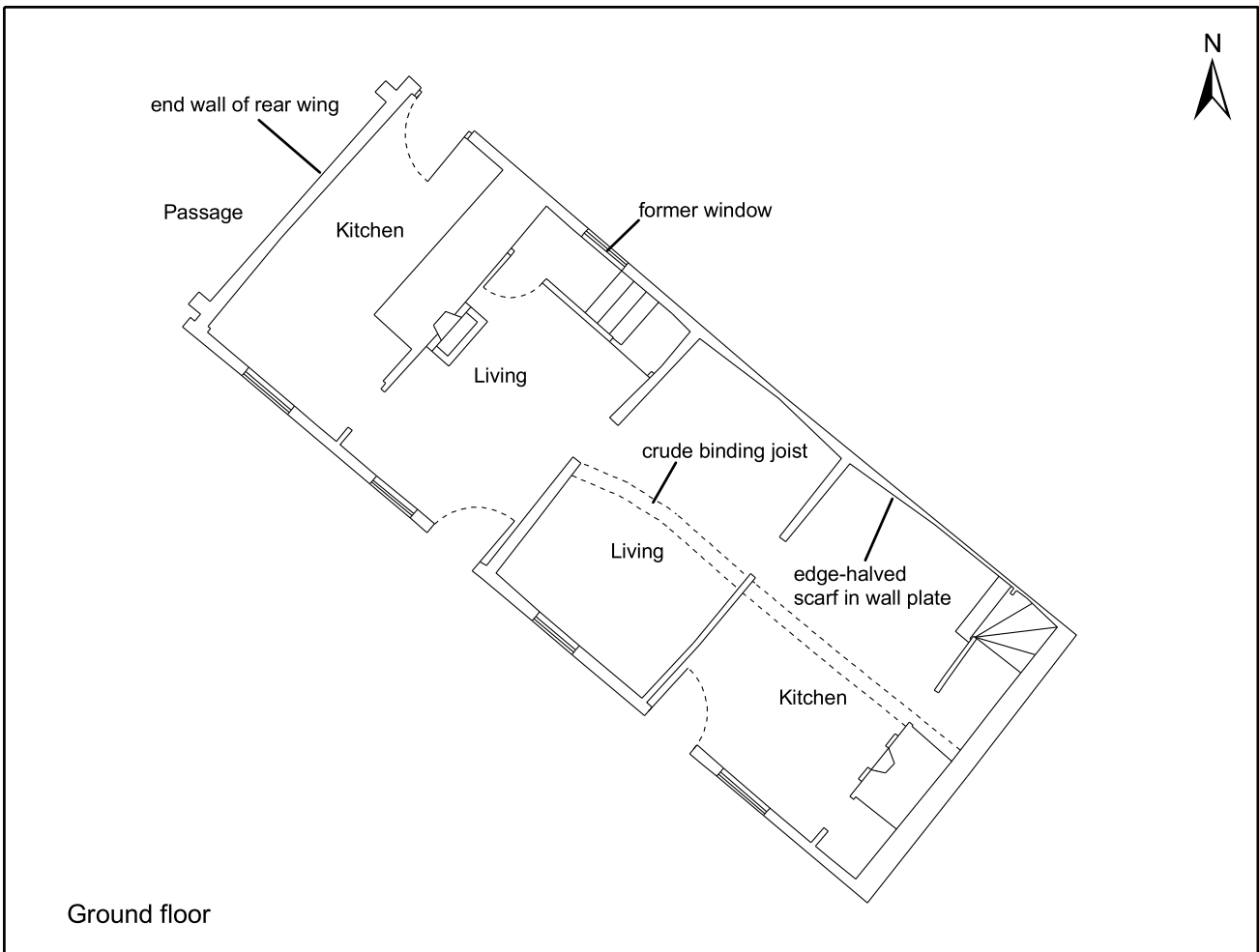


Fig.7. Cottage floor plans



Plate 1 The King William from Church Street (main façade)



Plate 2 Framing exposed on the main façade



Plate 3 Original south-eastern end wall



Plate 4 Stripped-back 17th century addition (south-east elevation)



Plate 5 King William and cottages during refurbishment



Plate 6 Primary-braced timbers behind the catslide roof



Plate 7 Interior of public bar viewed to south-west (snug)



Plate 8 Inserted fireplace in public bar



Plate 9 Snug viewed to south-west



Plate 10 Inserted first floor partition wall



Plate 11 Jowled bay posts on line of former rear wall



Plate 12 Attic stair (north-east end)

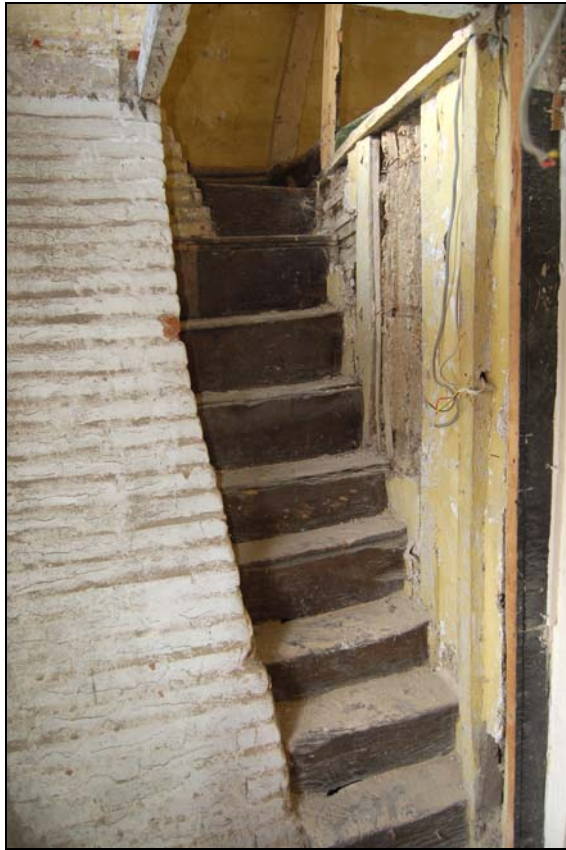


Plate 13 Attic stair (south-west end)



Plate 14 Main attic and original end wall (beyond partition)



Plate 15 Attic of building 2



Plate 16 Rear of public house before conversion



Plate 17 Jowled corner post and rebuilt end wall of former rear wing



Plate 18 Rear wing viewed towards south-east



Plate 19 Removed north-east wall of rear wing



Plate 20 Cottages before refurbishment



Plate 21 Cottages during refurbishment and rear of public house



Plate 22 Interior of cottages viewed to north-west



Plate 23 Interior of cottages viewed to east



Plate 24 Remains of 18th-century window on north-east wall



Plate 25 Coach house before conversion

Appendix 1: EHER Summary Sheet

Site Name/Address: King William Public House, 80-82 Church Street, Bocking, Essex	
Parish: Bocking	District: Braintree
NGR: TL 7586 2573	OASIS record No.: essexcou1-61581
Type of Work: Building recording	Site Director/Team: Andrew Letch ECC FAU
Date of Work: September 2008	Size of Area Investigated: N/A
Curating Museum: Braintree	Funding Source: John Whitehead on behalf of Cambrils Ltd
Further Work Anticipated? None	Related LB & HER Nos. 113722 & 113814: HER 18426
Final Report: Summary in EAH	
Periods Represented: Late med/early post-med and later	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>Level II English Heritage recording works were undertaken at the former King William Public House during residential conversion. The main part of the pub has a prominent Church Street façade and is late medieval/early post-med (pre-1600) jettied timber-framed structure adapted and extended over time. Though much fabric is either hidden or removed, the quality and build indicate a high status building, perhaps the guildhall mentioned 'next door' in the HER. A detached service range at the back is likely to be contemporary 16th century but only the posts and roof survives. A roadside extension was built in the 17th-century, but this only appears to have been part of the pub in recent years. The coaching inn was established in the late 18th-century (1783) by joining the main building with the range at the back. At the same time cottages were built onto the back of the range in true vernacular from 'hedgerow timbers'; a Listed building that has survived through Victorian and modern interventions. A brick coach house, either contemporary or slightly later in date, had already been converted at the time of survey.</p> <p>The pub itself is a major local building. Its close studwork, braced each end, (former) jettied front, heavy jowling and bridle scarf joinery suggests a 16th-century or slightly earlier date. Its primary build is two celled with an upper floor hall containing a likely crown post roof, removed to provide an attic and first floor chambers. The jetty-side bay posts have jowled heads and feet. The service wing at the back would have contained kitchen and food store. An evaluation carried out soon after found evidence of late 18th century post-medieval contemporary with the inn, and no structural remains.</p>	
Previous Summaries/Reports: <i>Archaeological Monitoring & Evaluation at the King William Public House, Church Street, Bocking</i> Ennis, T (ECC FAU unpub.)	
Author of Summary: Andrew Letch	Date of Summary: 6th October 2009

Appendix 2: Contents of Archive

Site name: King William Public House, Church Street, Bocking, Essex

Site code: BOCKW 08

Project no.: 1979

Index to the Archive:

Document wallet containing:

1. Introduction

- 1.1 HEM design brief for building recording and archaeological evaluation
- 1.2 FAU written scheme of investigation for building recording
- 1.3 Client/archive report
- 1.4 Unbound version of report
- 1.5 CD containing digital photographs, architects drawings & copies of report, pdf-formatted

2. Site Archive

- 2.1 Photographic record (digital prints & monochrome 35mm prints & negatives)
- 2.2 Photographic registers
- 2.3 Site notes & annotated survey drawings