

**Historic building recording at 1-7 Winnocks,  
Military Road, Colchester,  
Essex, CO1 2AF**

**April 2018**



**report prepared by Chris Lister**

**commissioned by  
Adam Edwards, Purcell  
on behalf of  
Trustees of Winnocks Almhouses**

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**CAT Report 1277**  
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## Contents

1	Summary	1
2	Introduction	1
3	Aims	2
4	Building recording methodology	2
5	Historical background	2
6	Descriptive summary	8
7	Acknowledgements	10
8	References	10
9	Abbreviations and glossary	11
10	Archive deposition	11
11	Contents of archive	11

## Appendices

Appendix 1: Selected digital photographs referenced in the text	13
Appendix 2: Full list of digital photographic record (images on accompanying CD)	24

Figures after p29

CAT Written Scheme of Investigation

OASIS Data Collection Form

## List of figures

- Fig 1 Site location.
- Fig 2 Floor plan of paired almshouses.
- Fig 3 Floor plan of single almshouse.
- Fig 4 Front elevation of paired almshouses.
- Fig 5 Side elevation of paired almshouses.
- Fig 6 Rear elevation of paired almshouses.
- Fig 7 Front elevation of single almshouse.
- Fig 8 Side elevation of single almshouse.
- Fig 9 Rear elevation of single almshouse.

## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust on a complex of 20th-century almshouses at 1-7 Winnocks, Military Road, Colchester in advance of their demolition. The brick buildings were constructed in 1934 as additional accommodation for the residents of the adjacent almshouse built by John Winnock in 1678. The construction was funded by George Rose, a local printer. Although the almshouses retain much of their original plan form, extensions added to each in 1962 and subsequent renovations have removed most of the original internal features.*

## 2 Introduction

This is the archive report on historic building recording undertaken at 1-7 Winnock's Almshouses, Colchester, in response to an application for their demolition and the construction of nine new dwellings. The work was commissioned by Adam Edwards of Purcell on behalf of the Trustees of Winnock's Almshouses and was carried out by Colchester Archaeological Trust (CAT) in April 2018. 1-7 Winnock's Almshouses is centred at NGR TM 0008 2472.

Planning application 180308 was submitted to Colchester Borough Council in January 2018 for the demolition of 1-7 Winnock's Almshouses and the erection of nine new dwellings. The almshouses are locally listed. The Colchester Borough Council Archaeological Advisor (CBCAA) recommended that a Historic England Level 2 Historic Building Record be carried out on all the buildings prior to demolition. This recording recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework, and reads as follows:

*"Prior to the commencement of any works, a programme of building recording and analysis shall have been undertaken and a detailed record of the building shall have been made by a person or body approved by the Local Planning Authority and in accordance with a Written Scheme which first shall have been submitted to and approved, in writing, by the Local Planning Authority.*

*Reason: To secure provision for inspection and recording of matters of historical importance associated with the site, which may be lost in the course of works."*

In response to this recommendation, a Written Scheme of Investigation (WSI) was prepared by Colchester Archaeological Trust (CAT 2018) and agreed with the CBCAA. All work was carried out in accordance with this WSI.

All work was carried out according to standards and practices contained in the Chartered Institute for Archaeologists' *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2014), *Management of research projects in the historic environment* (MoRPHE), and *Standards for field archaeology in the East of England* (EAA 14). In addition, the guidelines contained in *Historic England: Understanding Historic Buildings, A guide to good recording practice* (2016) and *RCHME: Descriptive Specification 3rd Edition* were also followed.

### 3 Aims

The aim of the building recording was to provide a photographic record of the almshouses prior to their demolition. The building recording was carried out to Level 2 (Historic England 2016).

### 4 Building recording methodology

The following are included in this report:

- A brief cartographic survey of the evidence pertaining to the buildings and their history.
- A large-scale block plan of the site showing the position of the buildings.
- A photographic record, comprising digital photographs of both the exterior and interior of the buildings including details of their façades and historic fixtures and fittings.
- A very brief summary history of the buildings and written assessment of their historic features.

### 5 Historical background (Fig 1, Plans 1-5, Map 1)

The following historical background draws on the Colchester Historic Environment Record (CHER) accessed via the Colchester Heritage Explorer. A documentary and cartographic search was also undertaken at the Essex Records Office (ERO).

1-7 Winnocks are a group of almshouses constructed in 1934. They are locally listed ([www.colchesterhistoricbuildingsforum.org.uk](http://www.colchesterhistoricbuildingsforum.org.uk)) and consist of 3 pairs of semi-detached almshouses, and one detached single almshouse (Fig 1). A boiler house to the south of the site is a later addition and was erected in the late 20th-century (Purcell 2018). 1-7 Winnocks are part of a larger collection of surviving almshouses in this part of Colchester, on both the east and west sides of Military Road (Fig 1). They are located immediately to the west of a row of six Grade I listed almshouses built by John Winnock in 1678 (NHLE no

1123565) (CHER MCC272 and MCC3475). Winnock's wealth came from his involvement in the cloth trade (Purcell 2018), and the inscription on the main gable of the Grade I listed almshouse lists many other benefactors from 1678 to 1848 (Photograph 1).



**Photograph 1**

Inscription in the pediment of the 1678 almshouse listing the benefactors of Winnocks.

The seven almshouses detailed in this report were erected and endowed by George Rose, a local printer (Polley 2006). They were built in 1934, at the same time as four pairs of identical almshouses located directly opposite the site, on the eastern side of Military Road (Fig 1) (ERO D/B 6 Pb3/6763). An inscription bearing George Rose's name is present on the exterior of each almshouse (Photograph 2).



**Photograph 2**

Inscription stone found below the front window to each of the almshouses, recording the endowment by George Rose.

The Essex Record Office contains three building plans for 1-7 Winnocks, designed by F Stanley Daniell, a local chartered surveyor and the Clerk to Winnock's Charity (Plans 1-3). The first (Plan 1, ERO D/B 6 Pb3/6526) shows only the northern and westernmost pairs of almshouses (designated in this report as Nos.1-2 and Nos.3-4) and was approved by Colchester Council on the 7th March 1934. The second (Plan 2, ERO D/B 6 Pb3/6570) includes the southern pair of almshouses (Nos.5-6) and was approved by the council on 2nd May 1934. Finally, the third (Plan 3, ERO D/B 6 Pb3/6729) shows the addition of the single detached almshouse (No.7) to the site and was approved on 3rd October 1934.

This differing time-frame between the submission of plans containing all four buildings might suggest that they were constructed sequentially, rather than as a single building project. Alternatively, it may mean that the plans for the site were being revised throughout 1934, and that it was not until the latter part of the year that the final plan was completed and all the almshouses constructed.

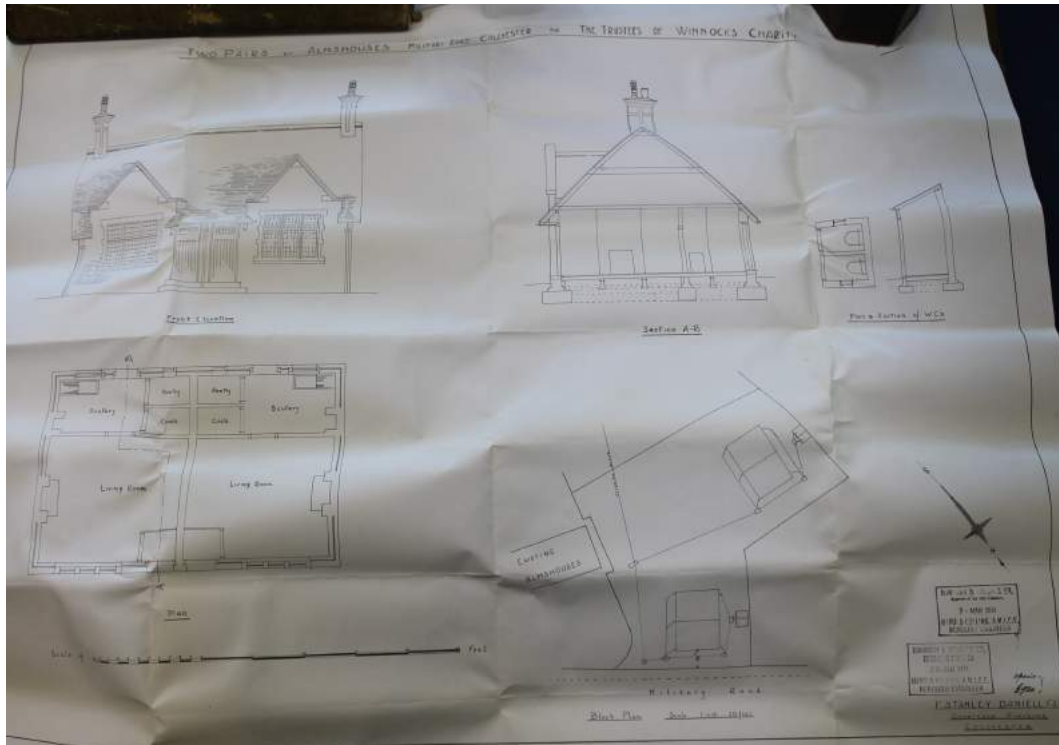
The original plans show that the almshouses were all constructed to an identical layout of four rooms, comprising a large living room, a scullery, a coal store and a pantry, with the pairs of almshouses having a mirror symmetry (Plan 4). A single detached WC, in effect an outhouse, was provided for each almshouse (Plans 1-3).

The almshouses were constructed in a neo-Tudor style with flat-headed stone mullion and transom windows, leaded comes, and a steeply pitched transverse roof with a smaller front-facing gable (Purcell 2018; Plan 5).

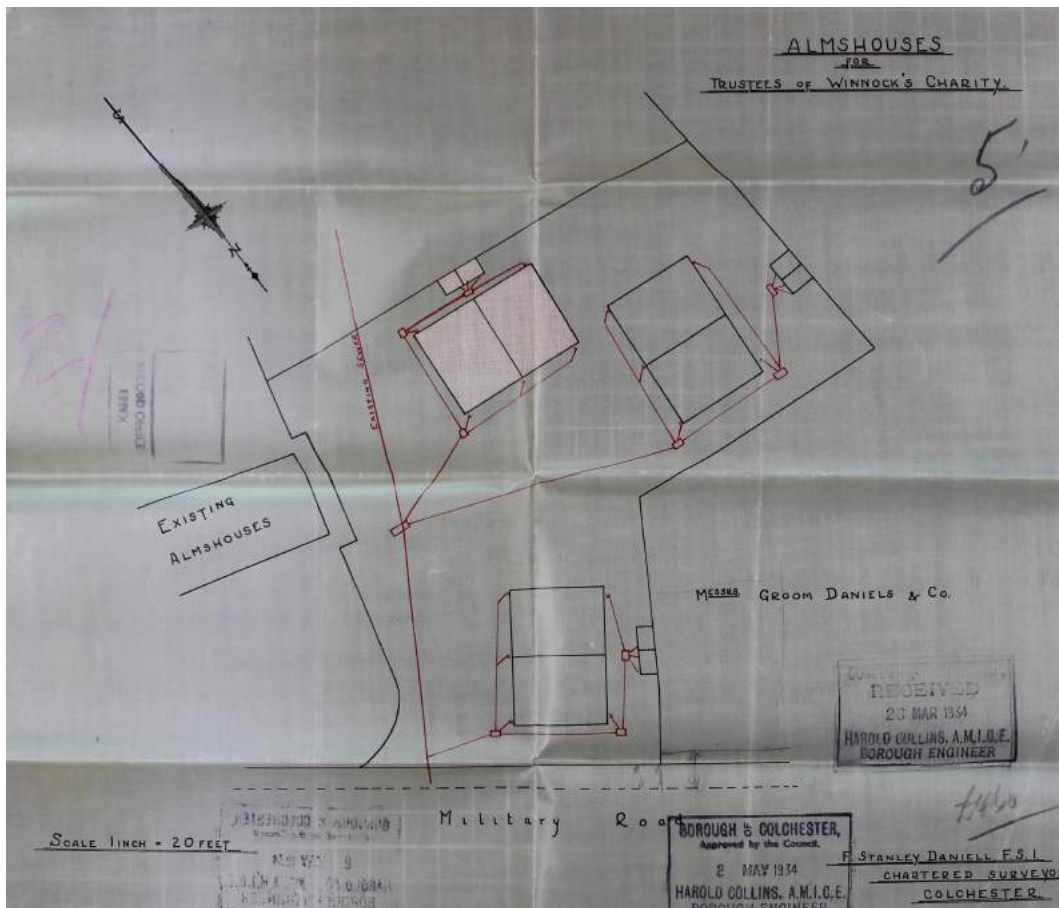
Between construction and the time of this survey significant architectural alterations were carried out on the almshouses to keep them in line with modern living requirements. Specifically, these included the addition of rear extensions in 1962 to accommodate inside bathrooms and lavatories; the replacement in 1980 of many of the original metal windows with brick and wooden frames; a programme of improvements to the kitchens throughout the 1980s; and the replacement of the front windows with UPVC double-glazed versions. The original coal-fired hearths in the living rooms and sculleries were replaced by oil-fired central heating in the early 1970s, which was converted to gas in 1984 and supplemented with an electric fire in the living rooms (Purcell 20018).

Curiously, although we know the almshouses were constructed in 1934, they do not appear on the 1938 OS map (Map 1). Instead an elongated building is present on the site, extending westwards from the 1678 almshouses, and described as "Laundry". This omission is probably the result of the 1938 OS map being surveyed several years prior to its publication.





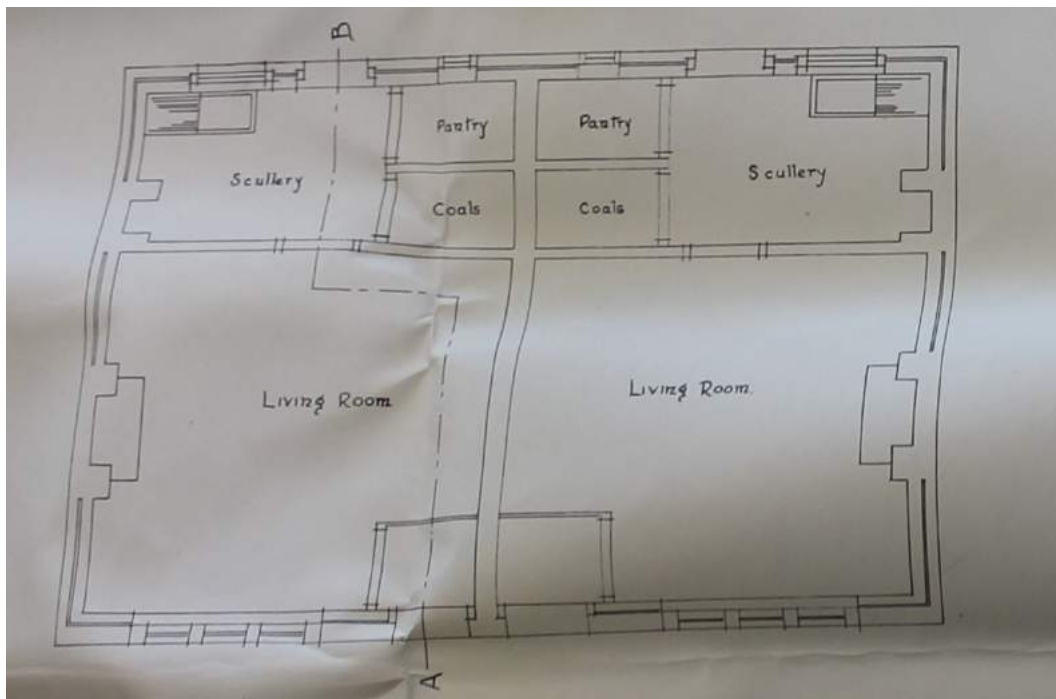
**Plan 1** Plan by F Stanley Daniell of the original two pairs of almshouses (Nos. 1-2 & Nos. 3-4). ERO D/B 6 Pb3/6526.



**Plan 2** Plan by F Stanley Daniell of the third pair of almshouses (Nos.5-6). ERO D/B 6 Pb3/6570.

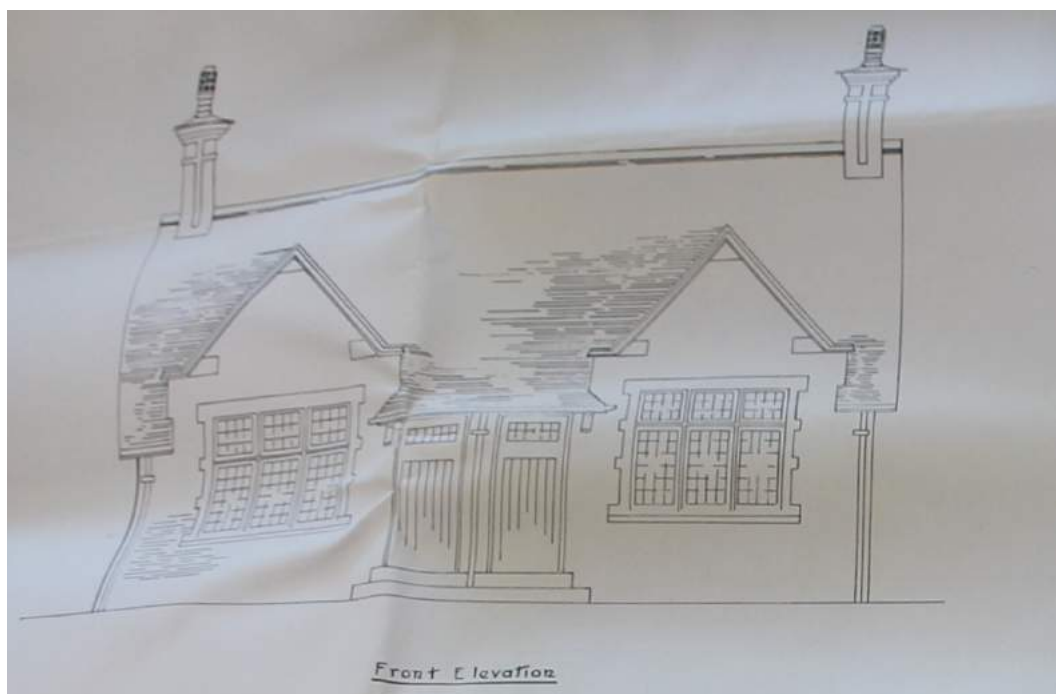


Plan 3 Plan by F Stanley Daniell of the single almshouse (No.7). ERO D/B 6 Pb3/6729.



Plan 4 Detail from Plan 1 (ERO D/B 6 Pb3/6526) illustrating the original four-room layout of the paired almshouses.





**Plan 5** Detail from Plan 1 (ERO D/B 6 Pb3/6526) illustrating the neo-Tudor style elevation to the almshouses.



**Map 1** 1938 edition 6 inch Ordnance Survey. Despite the known construction date of 1934 none of the almshouses are shown.

## 6 Descriptive summary (Figs 2-9)

Due to the identical plan form of the almshouses the following description incorporates photographs from all seven to provide a descriptive narrative. Except for Photographs 1 & 2 (located in Section 5) all the photographs referred to in the following text can be viewed in Appendix 1. Appendix 2 contains a full list of the photographic record.

Nos.1-7 Winnocks are built of red brick laid in Flemish bond with tiled roofs and a front-facing pointed gable in a simple neo-Tudor style, with Nos.1-2, 3-4 and 5-6 having mirror symmetry (Photograph 3, Fig 4). The flared chimney stacks have a cruciform pattern of raised brickwork on each face in keeping with the neo-Tudor style. The buildings have blue-painted timber doors with leaded lights and black-painted ironmongery which appear to be the original doors illustrated on F Stanley Daniell's plans and elevations (Photograph 4). Below each gable is a large window with a red brick surround (Photograph 5). These windows are UPVC-framed, double-glazed replacements for the original stone transom and mullion windows and the red brick surrounds are part of the modification. The timber brackets that support the roof over each door are painted white as is the remainder of the joinery. Nos.1,3, 5 & 7 have an inscription stone below the window, recording that the almshouses were endowed by George Rose in 1934 (Photograph 2). Apart from the modern windows the front façades remain predominantly unaltered.

The side elevations are unremarkable brickwork with an air brick or pair of air bricks located directly below the apex of the gable. The exception to this is the south-west elevation of No.2 Winnocks (Photograph 6, Fig 5). Here a timbered-framed casement has been inserted.

The rear elevation of the almshouses is where there has been the most significant change to the original design. Nos.1-6 have a single-storey flat-roofed extension that extends approximately two-thirds of the width of the original structure (Photograph 7, Figs 2 & 6). These extensions, built in 1962, provided a bathroom with an inside toilet (replacing the original outhouse) along with a storage cupboard and a back door (Photograph 8). Access to the bathroom extension was through the original, centrally-located backdoor opening and it is possible that the original backdoors were rehung in the extensions. Five of the seven backdoors are identical and may date to 1934. The fenestration of the extensions comprise metal-framed Critall windows for the bathroom and the storage cupboard, each with an angled sill of creasing tiles. At No.7 the extension is located at the side of the almshouse as there was not sufficient room to build this at the rear (Photograph 9, Fig 8). This resulted in a slightly different design: the extension has only one window and the new backdoor was in the long elevation not the short one (Photograph 10). The rear to No.7 was also altered to incorporate changes to the backdoor and the original fenestration (Photograph 11, Fig 9). The original backdoor and the pantry window were blocked in,

whilst the metal-framed window to the scullery was replaced by a larger timber-framed casement.

The interiors of Nos.1-7 Winnocks have been subject to alteration which has stripped almost all original features from the buildings. Although the plan form remains basically the same (bed-sitting room with kitchen area to the rear) modernisation has required the removal of period features including the windows, fireplaces, coal store and pantry (Figs 2 & 3).

The front door opens into a small entrance lobby, just large enough to accommodate the door, that opens into the bed-sitting room (Photograph 12). This was presumably designed to cut down on draughts for the elderly occupant. In each of the almshouses the original coal-fired hearth in the bed-sitting room has been blocked in and replaced by an electric fire (Photograph 13). The coal-fired hearth was originally the only source of warmth until central heating was installed in the 1970s. To accommodate the hot water tank for the central heating system, cupboards were constructed to one side of the chimney breast. Although not an original feature to the almshouses, Nos.2 & 5 (and presumably all the almshouses at one time) were equipped with intercom systems, linking the residents to the on-site warden (Photograph 14). This is not perhaps an earth-shattering observation until it is noted that the intercom system is by Tunstall Byers, a Doncaster-based company who, in 1966, developed the world's first Warden's Intercommunication Call System. Although the models located in the almshouses are probably later versions it indicates that Winnock's Charity sought to provide the residents with the most up to date care equipment.

A centrally-located doorway in the rear wall of the bed-sitting room opens onto what was originally the scullery but became the kitchen after the addition of the 1962 bathroom extension (Photograph 15). The scullery hearths have all been removed and the coal stores and pantries converted, the coal stores into additional kitchen space and the pantries into the WC for the 1962 bathroom extension (Photograph 16).

What was originally the backdoor to the almshouse became the access point to the 1962 bathroom extension (with the exception of No.7). Directly opposite the former back doorway is a storage cupboard, with a four-panel timber door (Photograph 17). Each of Nos.1-6 has the original four-panel door. To one side of the storage cupboard is the 1962 backdoor, to the other side is the bathroom itself, behind another four-panel door, this one with a Bakelite door knob on the outside and a Bakelite door handle and locking mechanism on the inside (Photographs 18, 19). The bathrooms themselves consist of a sink and a small bath, with a WC constructed within the former pantry (Photograph 20). Although in Nos.1-5 and No.7 the bathroom furniture is identical this does not appear to be

contemporary to the 1962 extension. These are probably replacement fixtures, possibly dating to the 1980s when the kitchens were refitted. The bath in No.6 has been replaced with a shower.

The original plan form of No.7 is identical to the other almshouses, but the inability to locate the 1962 bathroom extension to the rear of the building necessitated changes to the scullery/kitchen layout not present in Nos. 1-6. The conversion of the scullery to the kitchen resulted in a layout predominantly identical to the other almshouses (Photograph 21) but with one major difference. The end of the scullery formerly occupied by the coal store and the pantry has been combined and an opening cut through the rear of the coal store to provide access to the bathroom extension (Photograph 22). A short corridor behind this leads to the new backdoor with the bathroom to the right of the corridor and a double-width storage cupboard on the left (Photograph 23).

The boiler house is a single-storey, flat-roofed brick structure located to the rear of the main 17th-century range of almshouses. It has a tall, square brick chimney and dates to the early 1970s when the almshouses were provided with oil-fired central heating, generated within this structure (Photograph 24).

## 7 Acknowledgements

Colchester Archaeological Trust would like to thank Adam Edwards of Purcell and the Trustees of Winnock's Almshouses for commissioning and funding the building recording. The building recording was carried out by Chris Lister with additional research by Mark Baister and Dr Elliott Hicks.

The drawings in this report were adapted from plans and elevations supplied by Purcell and direct field observations by the author and MB.

The project was monitored by Dr Jess Tipper for Colchester Borough Council.

## 8 References

Note: all CAT reports, except for DBAs, are available online in .pdf format at

<http://cat.essex.ac.uk>

- |                  |      |  |
|------------------|------|--|
| Brown, D         | 2007 | <i>Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation</i>                 |
| CAT              | 2014 | <i>Health &amp; Safety Policy</i>  |
| CBCAA            | 2016 | <i>Brief for Level 2 Historic Building Recording at 1-7 Winnocks, Military Road Colchester, CO1 2AF</i> , by J Tipper    |
| CIfA             | 2014 | <i>Standard and Guidance for archaeological investigation and recording of standing buildings or structures</i>          |
| DCLG             | 2012 | <i>National Planning Policy Framework</i>  |
| English Heritage | 2006 | <i>Management of Research Projects in the Historic Environment (MoRPHE)</i>  |
| ERO D/B 6        | 1934 | <i>Building plan of four pairs of almshouses, Winnock Road, Colchester</i> (almshouses on eastern side of Military Road) |
| Pb3/6763         |      |  |
| Gurney, D        | 2003 | <i>Standards for field archaeology in the East of England</i> . East Anglian Archaeology Occasional Papers 14 (EAA 14).  |

Historic England	2015	Management of research projects in the historic environment. The MoRPHE Project Manager's Guide.
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice.</i> Historic England.
Medlycott, M	2011	<i>Research and archaeology revisited: A revised framework for the East of England.</i> East Anglian Archaeology Occasional Papers 24 (EAA 24)
Polley, B.	2006	<i>Colchester Almshouses</i> ERO T/P 805/2
Purcell	2018	<i>1-7 Winnock's Almshouse, Military Road, Colchester: Heritage Impact Assessment</i>
RCHME	1996	<i>Recording Historic Buildings: A Descriptive Specification, 3rd edition.</i>

## 9 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CBCAA	Colchester Borough Council Archaeological Advisor
CHER	Colchester Historic Environment Record, held by CBC
ClfA	Chartered Institute for Archaeologists
ECC	Essex County Council
EHER	Essex Historic Environment Record, held by ECC
HE	Historic Environment
modern	period from the 19th-century onwards to the present
NGR	National Grid Reference
UPVC	Unplasticized PolyVinyl Chloride - a rigid, chemically resistant form of PVC used for pipework, window frames, and other structures
WC	Water Closet – toilet
WSI	Written Scheme of Investigation

## 10 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with Colchester Museum under accession code 2018.32.

## 11 Contents of archive

One A4 document wallet containing:

- 1.1 Copy of WSI produced by CAT
- 1.2 Risk assessment
- 1.3 Digital photographic record
- 1.4 Attendance register
- 1.5 Site photographic record on CD
- 1.6 Client report

**Distribution list**

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Trustees of Winnock's Almshouses  
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checked by: Philip Crummy  
date: 14/06/2018



**Appendix 1**  
**Selected digital photographs referenced in the text**



**Photograph 3**  
East elevation of Nos.3-4 Winnocks: the windows are replacement UPVC frames set into a brick surround. The doors appear to be original – view west.



**Photograph 4**  
Original door to No.1 Winnocks – view north-west.



**Photograph 5**  
Replacement UPVC window and brick surround to No.1 Winnocks – view north-west.



**Photograph 6**  
South-west elevation of No.2 Winnocks, identical to the other gable elevations except for an inserted timber-framed casement – view north-east.





**Photograph 7**

1962 bathroom extension to Nos.5-6 Winnocks: the larger window is for the bathroom, the smaller one for the storage cupboard - view north-west.



**Photograph 8**

1962 bathroom extension to No.1 Winnocks: the backdoor of the extension is possibly the original almshouse backdoor, relocated and reused in 1962. The timber-framed casement window is a replacement for the original metal-framed Critall window - view south.



**Photograph 9**

1962 bathroom extension to No.7 Winnocks: insufficient space to the rear of the almshouse required the extension to be located along the side of the building - view south.



**Photograph 10**

1962 bathroom extension to No.7 Winnocks with only one metal-framed window and the backdoor located in the long elevation instead of the short - view north-east.





**Photograph 11**

South-west elevation to No.7 Winnocks with the 1962 bathroom extension to the left. The blocked in pantry window and backdoor are clearly distinguishable by the change in the brickwork and the original metal-framed window has been replaced by a timber-framed casement - view north-east.



**Photograph 12**

Entrance lobby to No.2 Winnocks with replacement internal door - view east.



**Photograph 13**

Bed-sitting room of No.5 Winnocks showing blocked in hearth with replacement electric fire and cupboard for central heating system to the left of the chimney breast - view south-west.



**Photograph 14**

Tunstall Byers & Co. intercom system located in the bed-sitting room of No.2 Winnocks.

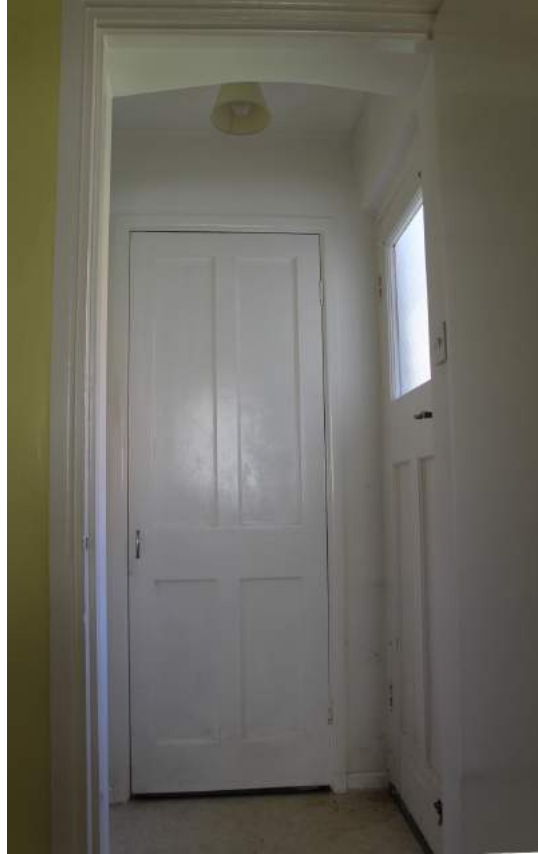




**Photograph 15**  
Kitchen of No.3 Winnocks: the original scullery hearth was in the right-hand corner - view north.



**Photograph 16**  
Kitchen of No.3 Winnocks: the original coal store was located to the left, now a handy nook for a microwave. The pantry has been blocked off from the kitchen and turned into the WC for the 1962 bathroom extension - view south.



**Photograph 17**

Original rear entrance to No.3 Winnocks, converted to an access to the 1962 bathroom extension with a storage cupboard directly opposite - view west.



**Photograph 18**

Bakelite doorknob on the exterior of the bathroom door to No.4 Winnocks.



**Photograph 19**  
Bakelite door handle and locking mechanism on the interior of the bathroom door to No.4 Winnocks.



**Photograph 20**  
Bathroom of No.2 Winnocks, probably dating from the 1980s – view north.



**Photograph 21**  
Kitchen of No.7 Winnocks – view south-east.



**Photograph 22**  
Former pantry and coal store of No.7 Winnocks, converted to provide an access to the 1962 bathroom extension – view north-west.



**Photograph 23**  
1962 bathroom extension to No.7 Winnocks,  
with storage cupboard to the left and  
bathroom on the right – view north-west.



**Photograph 24**  
Boiler house to the rear of the 17th-century  
range, dating from the early 1970s – view  
south-east.

## Appendix 2

### Full list of digital photographic record (images on accompanying CD)

- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_001.JPG  
General site shot – view west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_002.JPG  
General shot of boundary wall to Military Road, a section of which is to be removed during the construction phase – view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_003.JPG  
Detail of inscription on pediment to the 1678 almshouse noting the benefactors and their endowments – view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_004.JPG  
South-east elevation of Nos.1-2 Winnocks - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_005.JPG  
North-east elevation of No.1 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_006.JPG  
North-east elevation of the 1962 extension to No.1 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_007.JPG  
Oblique shot of the rear of the 1962 extension to No.1 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_008.JPG  
South-west elevation of No.2 Winnocks - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_009.JPG  
South-west elevation of extension to No.2 Winnocks - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_010.JPG  
South-east elevation of No.1 Winnocks, showing the inserted UPVC window with modern brick surround common to each of the front elevations - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_011.JPG  
Detail of the inscription stone below the front window to No.1 Winnocks, recording the endowment of George Rose for the construction of the two almshouses in 1934 - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_012.JPG  
Detail of the original front door to No.1 Winnocks with ten leaded lights and iron door furniture - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_013.JPG  
Replacement timber-framed window in north-west elevation of No.1 Winnocks - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_014.JPG  
Bed-sitting room of No.1 Winnocks showing electric fire located over original coal-fired hearth - view north.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_015.JPG  
Bed-sitting room of No.1 Winnocks - view west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_016.JPG  
Bed-sitting room of No.1 Winnocks - view east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_017.JPG  
Scullery of No.1 Winnocks with 1980s kitchen - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_018.JPG  
South-west end of the kitchen to No.1 Winnocks, originally the coal store (left) and pantry (right). The pantry has since been incorporated into the 1962 bathroom extension - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_019.JPG  
Original back door opening to No.1 Winnocks, used as access to the 1962 bathroom extension - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_020.JPG  
Interior of storage cupboard in 1962 extension to 1 Winnocks - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_021.JPG  
Detail of iron door furniture on original door to No.2 Winnocks - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_022.JPG



- Bed-sitting room of No.2 Winnocks showing electric fire located over original coal-fired hearth - view west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_023.JPG  
Bed-sitting room of No.2 Winnocks - view north.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_024.JPG  
Detail of Tunstall Byers & Co intercom in bed-sitting room of No.2 Winnocks - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_025.JPG  
Original entrance lobby to No.2 Winnocks with replacement door - view east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_026.JPG  
Bed-sitting room of No.2 Winnocks - view south.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_027.JPG  
Scullery of No.2 Winnocks with 1980s kitchen - view south-west
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_028.JPG  
North-east end of the kitchen to No.2 Winnocks, originally the coal store (right) and pantry (left). The pantry has since been incorporated into the 1962 bathroom extension – view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_029.JPG  
Original door to storage cupboard in 1962 extension to No.2 Winnocks - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_030.JPG  
Detail of original Bakelite door knob and lock assembly to 1962 bathroom extension of No.2 Winnocks. Intriguingly the lock is on the outside!
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_031.JPG  
Detail of original Bakelite door handle on the inside of the door to the 1962 bathroom extension of No.2 Winnocks. Empty screw holes indicate the positions of the handle and door knob have been reversed.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_032.JPG  
Interior of the 1962 bathroom extension to No.2 Winnocks - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_033.JPG  
WC in the 1962 bathroom extension to No.2 Winnocks - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_034.JPG  
East elevation of Nos.3-4 Winnocks - view west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_035.JPG  
North elevation of the 1962 extension to No.3 Winnocks - view south.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_036.JPG  
Replacement timber-framed window in west elevation of No.3 Winnocks - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_037.JPG  
West elevation of No.3 Winnocks - view east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_038.JPG  
Detail of Crittall window to storage cupboard in west elevation of the 1962 bathroom extension to No.3 Winnocks - view east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_039.JPG  
Detail of Crittall window to bathroom in west elevation of the 1962 extension to No.3 Winnocks - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_040.JPG  
South elevation of No.4 Winnocks - view north.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_041.JPG  
South elevation of the 1962 bathroom extension to No.4 Winnocks - view north.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_042.JPG  
Crittall windows in west elevation of No.4 Winnocks - view north.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_043.JPG  
Detail of iron door furniture on original door to No.3 Winnocks - view west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_044.JPG  
Bed-sitting room of No.3 Winnocks showing electric fire located over original coal-fired hearth - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_045.JPG  
Bed-sitting room of No.3 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_046.JPG

- Bed-sitting room of No.3 Winnocks - view north-east.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_047.JPG  
Scullery of No.3 Winnocks with 1980s kitchen - view north.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_048.JPG  
South end of the kitchen to No.3 Winnocks, originally the coal store (left) and pantry (right).  
The pantry has since been incorporated into the 1962 bathroom extension - view south.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_049.JPG  
Original back door opening to No.3 Winnocks, used as access to the 1962 bathroom extension - view west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_050.JPG  
Detail of original Bakelite door knob and lock assembly on exterior of door to 1962 bathroom extension of No.3 Winnocks.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_051.JPG  
Interior of the 1962 bathroom extension to No.3 Winnocks - view south-west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_052.JPG  
The 1962 bathroom extension to No.3 Winnocks showing the breach in the original exterior wall to convert the pantry into the WC - view south.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_053.JPG  
Detail of iron door furniture on original door to No.4 Winnocks - view west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_054.JPG  
Bed-sitting room of No.4 Winnocks showing electric fire located over original coal-fired hearth - view south-west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_055.JPG  
Bed-sitting room of No.4 Winnocks - view north-west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_056.JPG  
Original entrance lobby to No.4 Winnocks with replacement door - view north-east.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_057.JPG  
Bed-sitting room of No.4 Winnocks - view south-east.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_058.JPG  
Scullery of No.4 Winnocks with 1980s kitchen - view south.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_059.JPG  
South end of the kitchen to No.4 Winnocks, originally the coal store (right) and pantry (left).  
The pantry has since been incorporated into the 1962 bathroom extension - view north.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_060.JPG  
Original back door opening to No.4 Winnocks, used as access to the 1962 bathroom extension, with the storage cupboard directly opposite - view west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_061.JPG  
Detail of original Bakelite door handle and lock assembly on interior of door to 1962 bathroom extension of No.4 Winnocks.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_062.JPG  
Detail of original Bakelite door knob on exterior of door to 1962 bathroom extension of No.4 Winnocks.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_063.JPG  
Detail of Crittall window to storage cupboard in the 1962 bathroom extension to No.4 Winnocks - view west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_064.JPG  
Interior of the 1962 bathroom extension to No.4 Winnocks - view south-west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_065.JPG  
The 1962 bathroom extension to No.4 Winnocks showing the breach in the original exterior wall to convert the pantry into the WC - view south.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_066.JPG  
North-east elevation of Nos.5-6 Winnocks - view south-west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_067.JPG  
South-east elevation of No.6 Winnocks - view south-west.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_068.JPG  
North-west elevation of No.5 Winnocks - view south-east.  
COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_069.JPG

- North-west elevation of 1962 extension to No.5 Winnocks with replacement door - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_070.JPG  
North-west elevation of 1962 extension to No.5 Winnocks with replacement door - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_071.JPG  
Detail of the inscription stone below the front window to No.6 Winnocks, recording the endowment of George Rose for the construction of the two almshouses in 1934 - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_072.JPG  
Detail of iron door furniture on original door to No.5 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_073.JPG  
Bed-sitting room of No.5 Winnocks showing electric fire located over original coal-fired hearth - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_074.JPG  
Bed-sitting room of No.5 Winnocks - view south.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_075.JPG  
Original entrance lobby to No.5 Winnocks with replacement door - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_076.JPG  
Bed-sitting room of No.5 Winnocks - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_077.JPG  
Detail of Tunstall Byers & Co intercom in bed-sitting room of No.5 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_078.JPG  
Scullery of No.5 Winnocks with 1980s kitchen - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_079.JPG  
South-east end of the kitchen to No.5 Winnocks, originally the coal store (left) and pantry (right). The pantry has since been incorporated into the 1962 bathroom extension - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_080.JPG  
Original back door opening to No.5 Winnocks, used as access to the 1962 bathroom extension, with original 1962 door - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_081.JPG  
Detail of the original Bakelite handle on the door to the 1962 bathroom extension to No.5 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_082.JPG  
Original door to the storage cupboard in the 1962 bathroom extension to No.5 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_083.JPG  
Detail of Crittall window to storage cupboard in the 1962 bathroom extension to No.5 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_084.JPG  
Detail of original Bakelite door handle and lock assembly on interior of door to 1962 bathroom extension of No.5 Winnocks.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_085.JPG  
Interior of the 1962 bathroom extension to No.5 Winnocks - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_086.JPG  
Detail of Crittall window to the 1962 bathroom extension to No.5 Winnocks - view south.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_087.JPG  
Detail of iron door furniture on original door to No.6 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_088.JPG  
Bed-sitting room of No.6 Winnocks showing position of electric fire located over original coal-fired hearth - view south.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_089.JPG  
Bed-sitting room of No.6 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_090.JPG  
Original entrance lobby to No.6 Winnocks with replacement door - view north.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_091.JPG

- Bed-sitting room of No.6 Winnocks - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_092.JPG  
North-west end of the kitchen to No.6 Winnocks, originally the coal store (right) and pantry (left). The pantry has since been incorporated into the 1962 bathroom extension - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_093.JPG  
Scullery of No.6 Winnocks with 1980s kitchen - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_094.JPG  
Detail of the original Bakelite handle on the door to the 1962 bathroom extension to No.6 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_095.JPG  
Detail of Crittall window to storage cupboard in the 1962 bathroom extension to No.6 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_096.JPG  
Detail of original Bakelite door knob and lock assembly on interior of door to 1962 bathroom extension of No.6 Winnocks.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_097.JPG  
Interior of the 1962 bathroom to No.6 Winnocks, later converted to a shower room - view west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_098.JPG  
Replacement UPVC window to bathroom of No.6 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_099.JPG  
Replacement external door to the 1962 bathroom extension of No.6 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_100.JPG  
South-east elevation of the 1962 extension to No.6 Winnocks with replacement door - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_101.JPG  
South-west elevation of the 1962 extension to No.6 Winnocks - view north.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_102.JPG  
North-east elevation of No.7 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_103.JPG  
1962 bathroom extension to No.7 Winnocks - view south.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_104.JPG  
Upper portion of the south-east elevation to No.7 Winnocks - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_105.JPG  
1962 bathroom extension to No.7 Winnocks - view south.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_106.JPG  
North-west elevation of No.7 Winnocks with replacement door - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_107.JPG  
South-west elevation of No.7 Winnocks, showing blocked-in original backdoor opening and replacement timber-framed window - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_108.JPG  
South-west elevation of No.7 Winnocks, showing blocked-in original backdoor opening and replacement timber-framed window - view north-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_109.JPG  
The boiler house - view east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_110.JPG  
Bed-sitting room of No.7 Winnocks showing electric fire located over original coal-fired hearth - view south-east.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_111.JPG  
Bed-sitting room of No.7 Winnocks - view south-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_112.JPG  
Original entrance lobby to No.7 Winnocks with replacement door - view north-west.
- COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_113.JPG  
North-west end of the kitchen to No.7 Winnocks, originally the coal store (right) and pantry (left). Both have since been removed to enlarge the kitchen and provide access to the 1962 bathroom extension - view north-west.

COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_114.JPG

Scullery of No.7 Winnocks with 1980s kitchen - view south-east.

COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_115.JPG

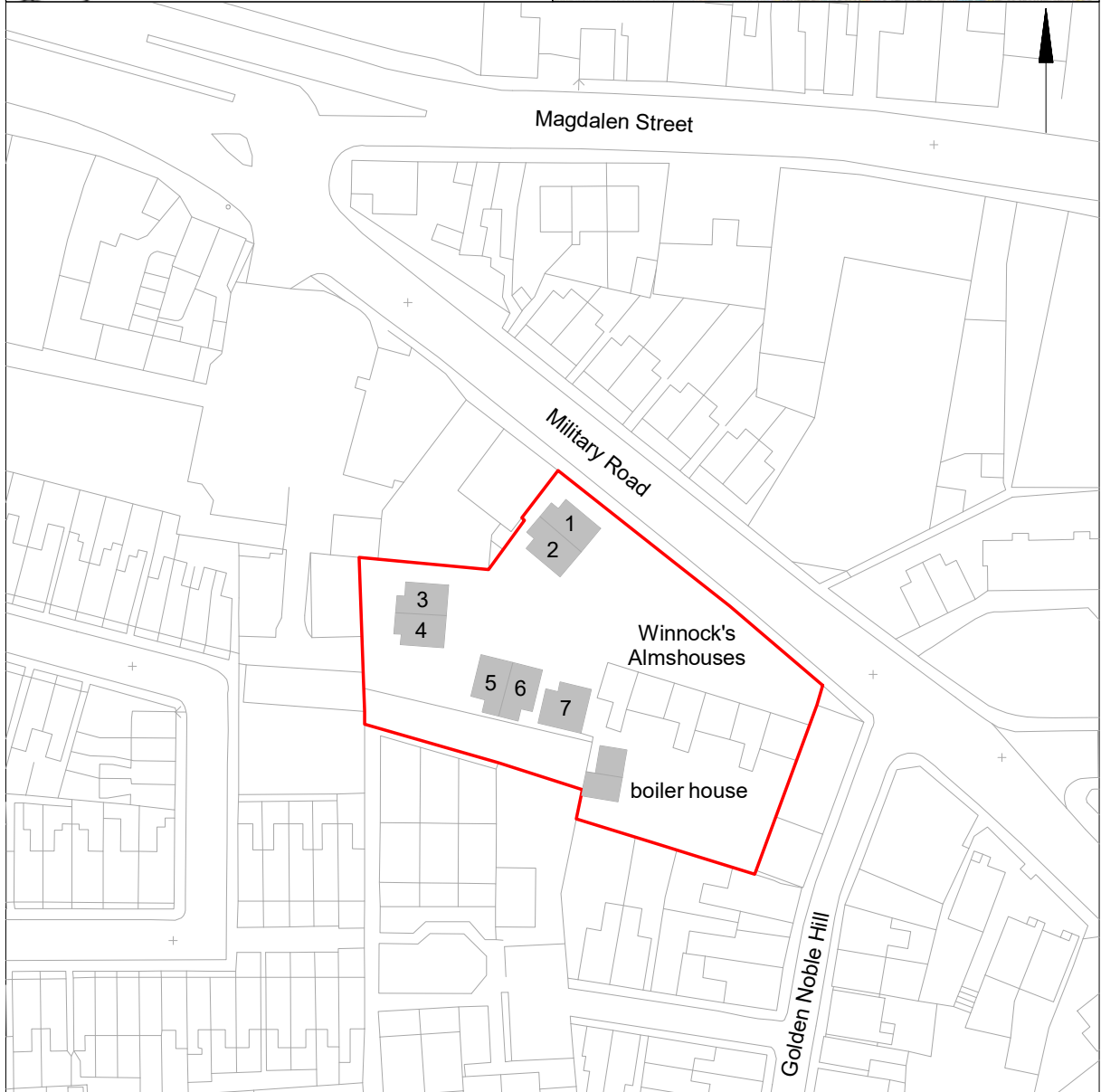
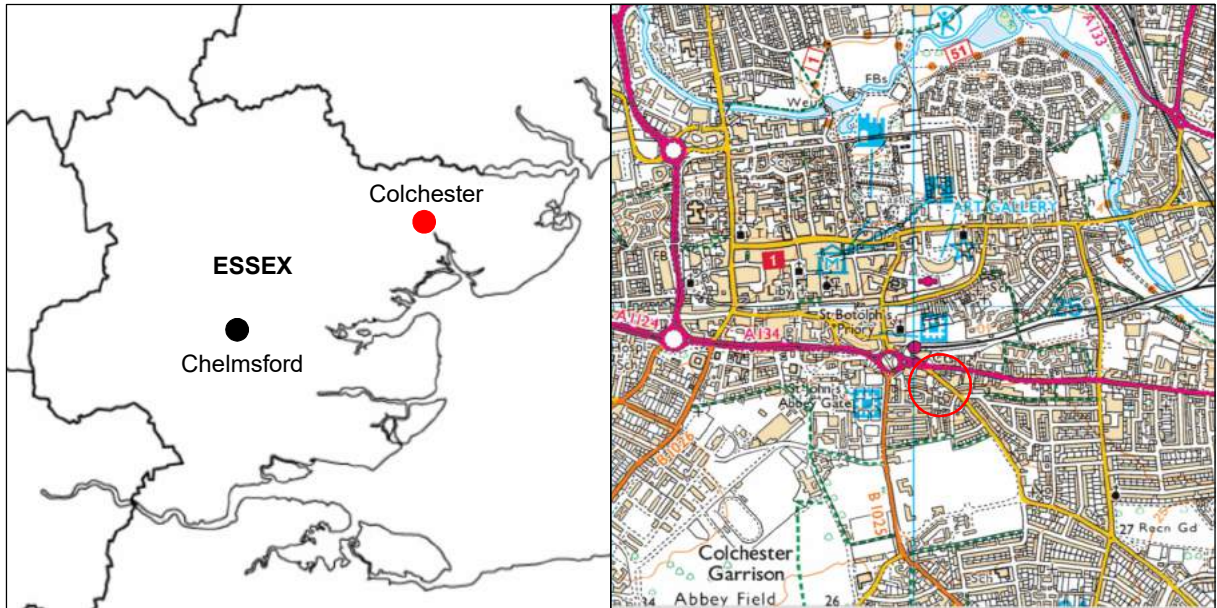
Interior of the 1962 bathroom to No.7 Winnocks - view north.

COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_116.JPG

View into the 1962 bathroom extension to No.7 Winnocks, with the bathroom to the right and a storage cupboard on the left - view north-west.

COLEM\_2018.32\_Colchester\_1-7\_Winnocks\_Almshouses\_HBR\_117.JPG

Detail of the inscription stone below the front window to No.7 Winnocks, recording the endowment of George Rose for the construction of the almshouse in 1934 - view south-west.



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Fig 1 Site location.

0 50 m



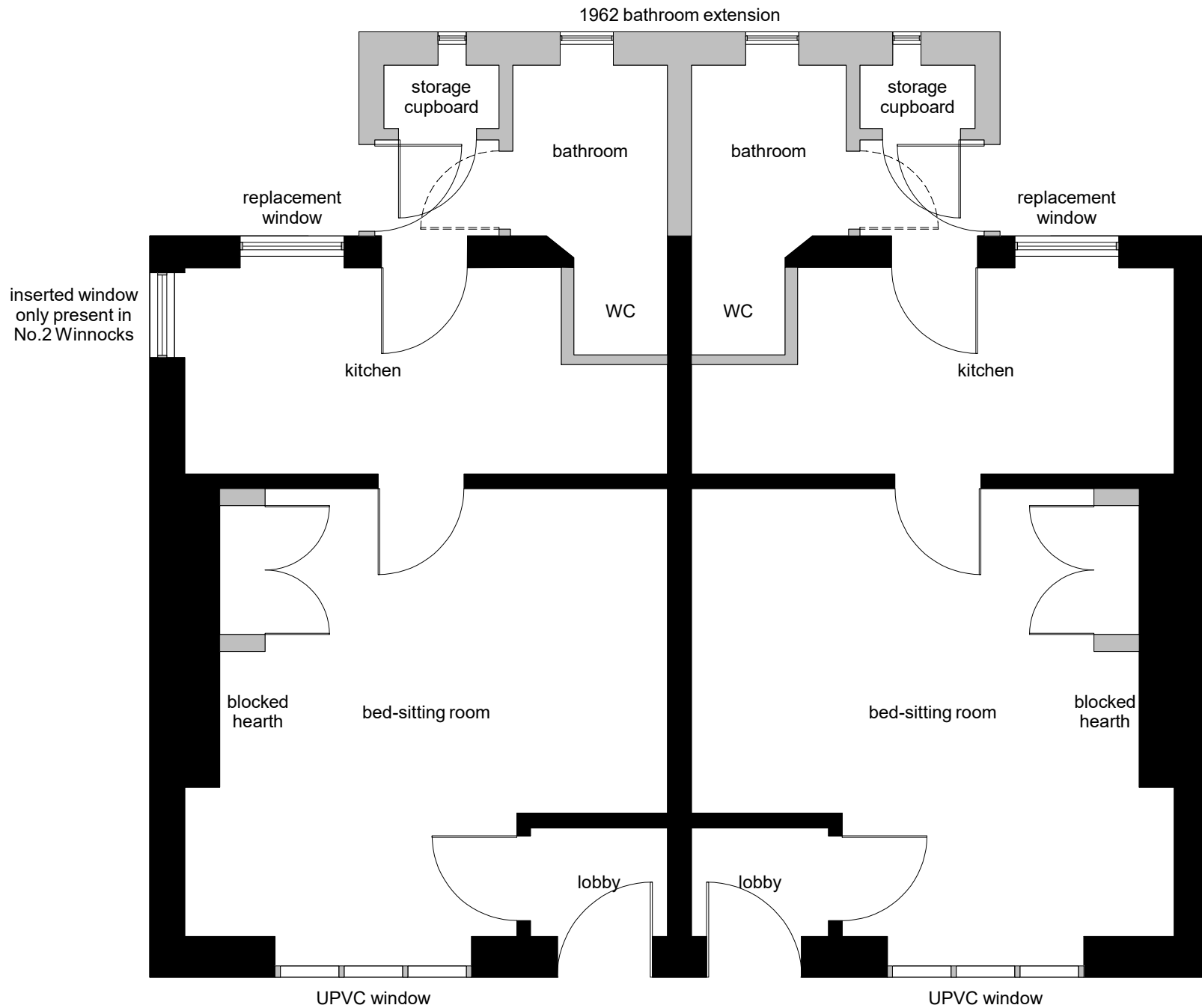


Fig 2 Floor plan of paired almshouses.



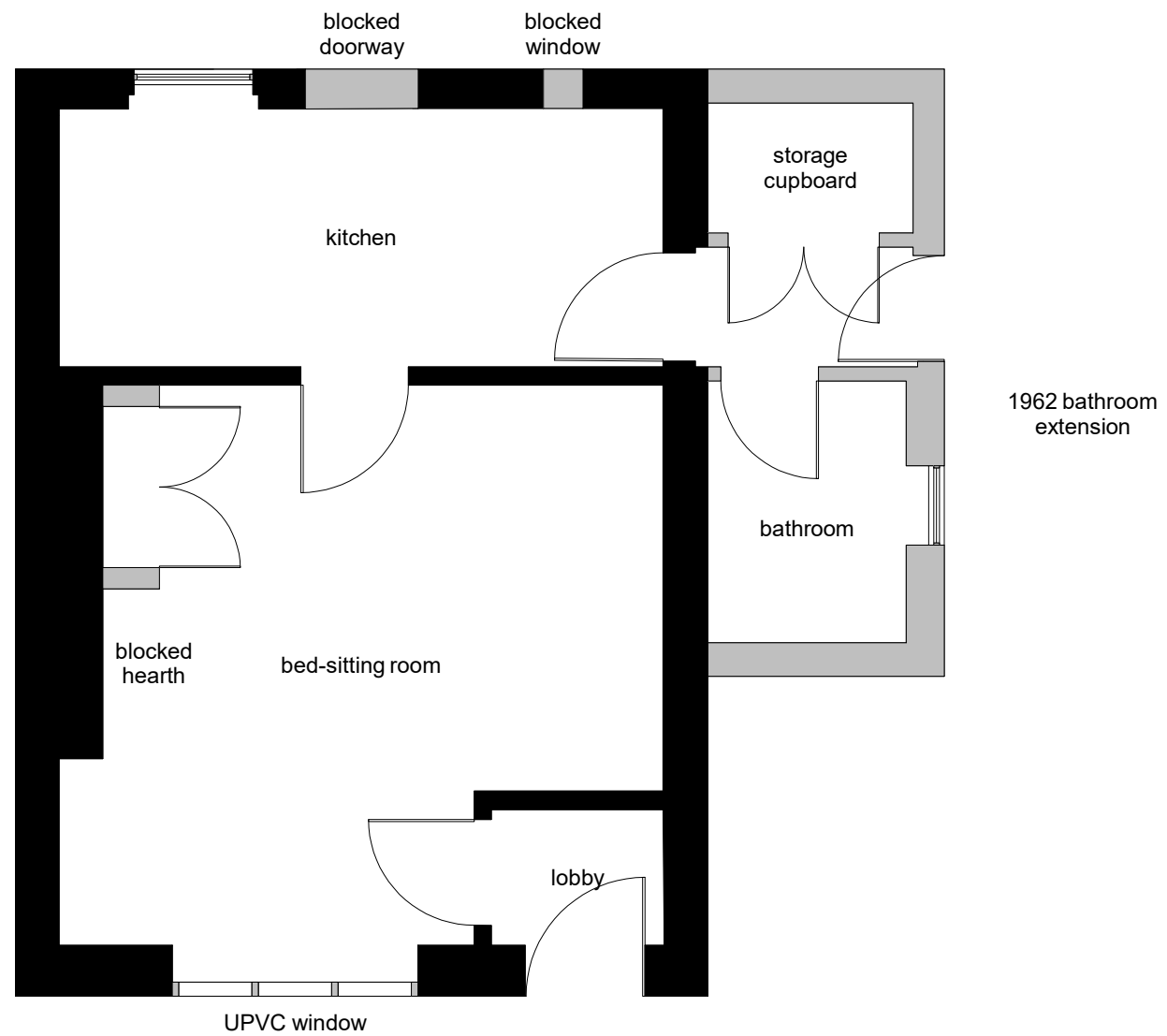


Fig 3 Floor plan of single almshouse.





Fig 4 Front elevation of paired almshouses.

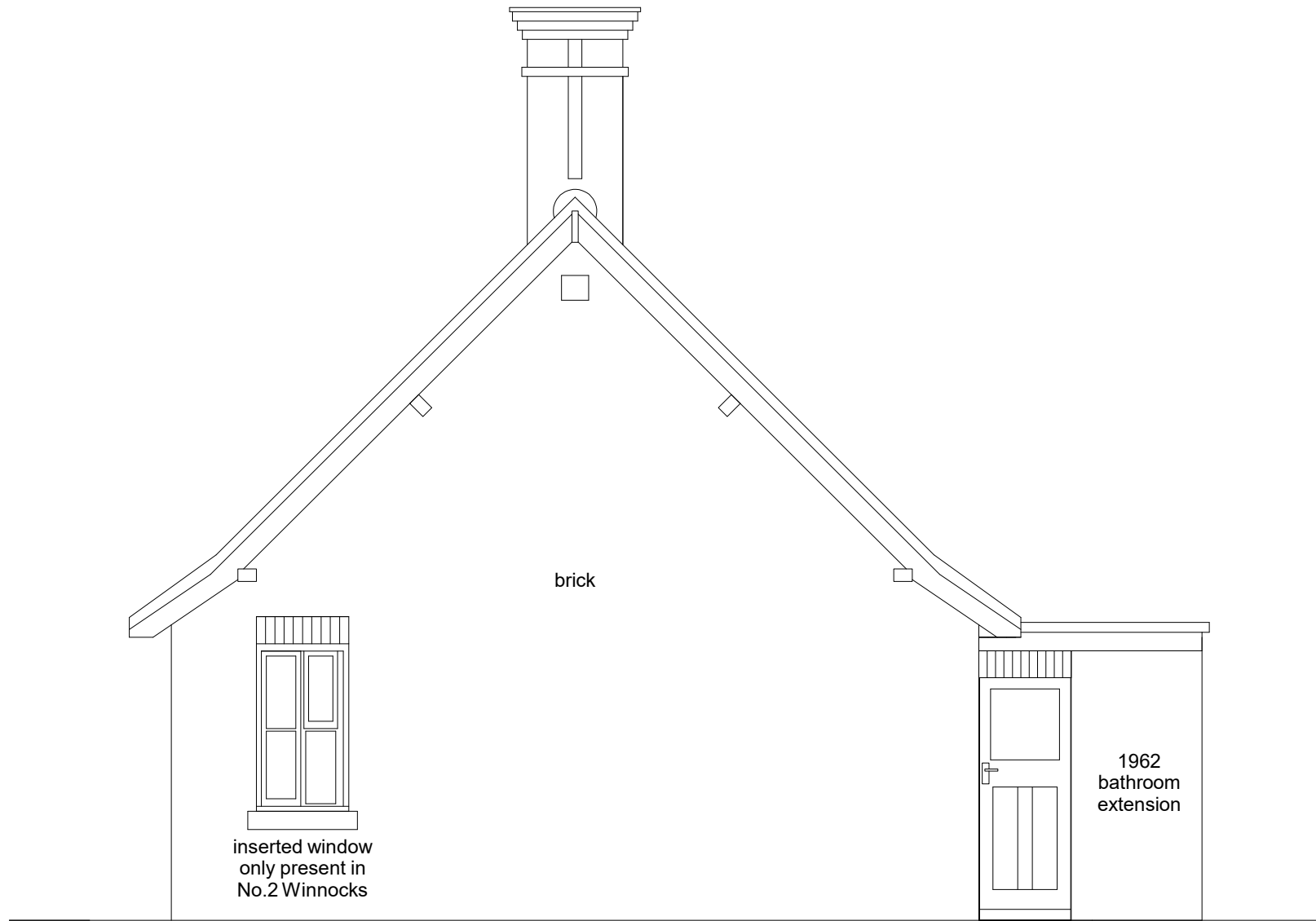
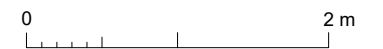


Fig 5 Side elevation of paired almshouses.



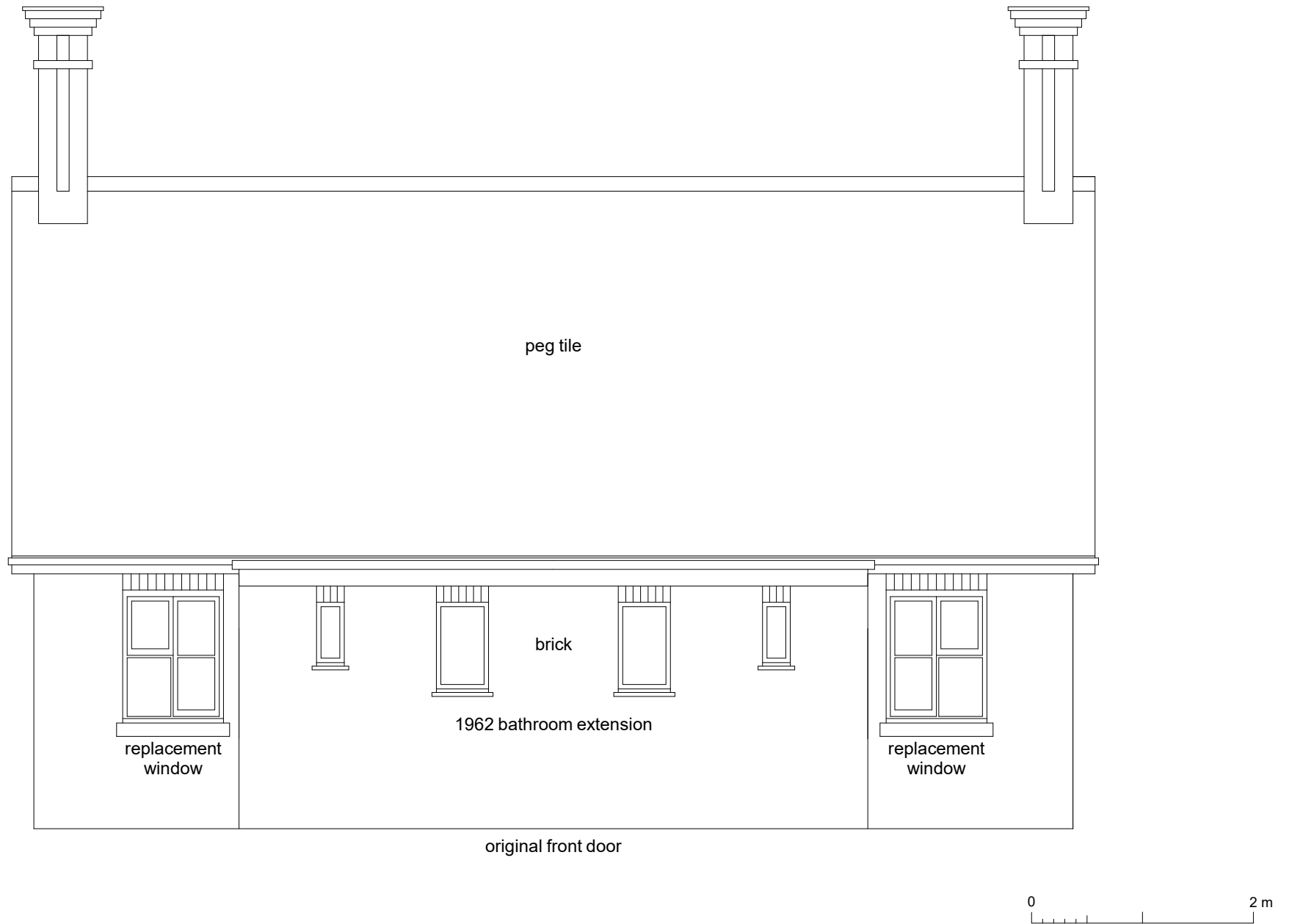


Fig 6 Rear elevation of paired almshouses.

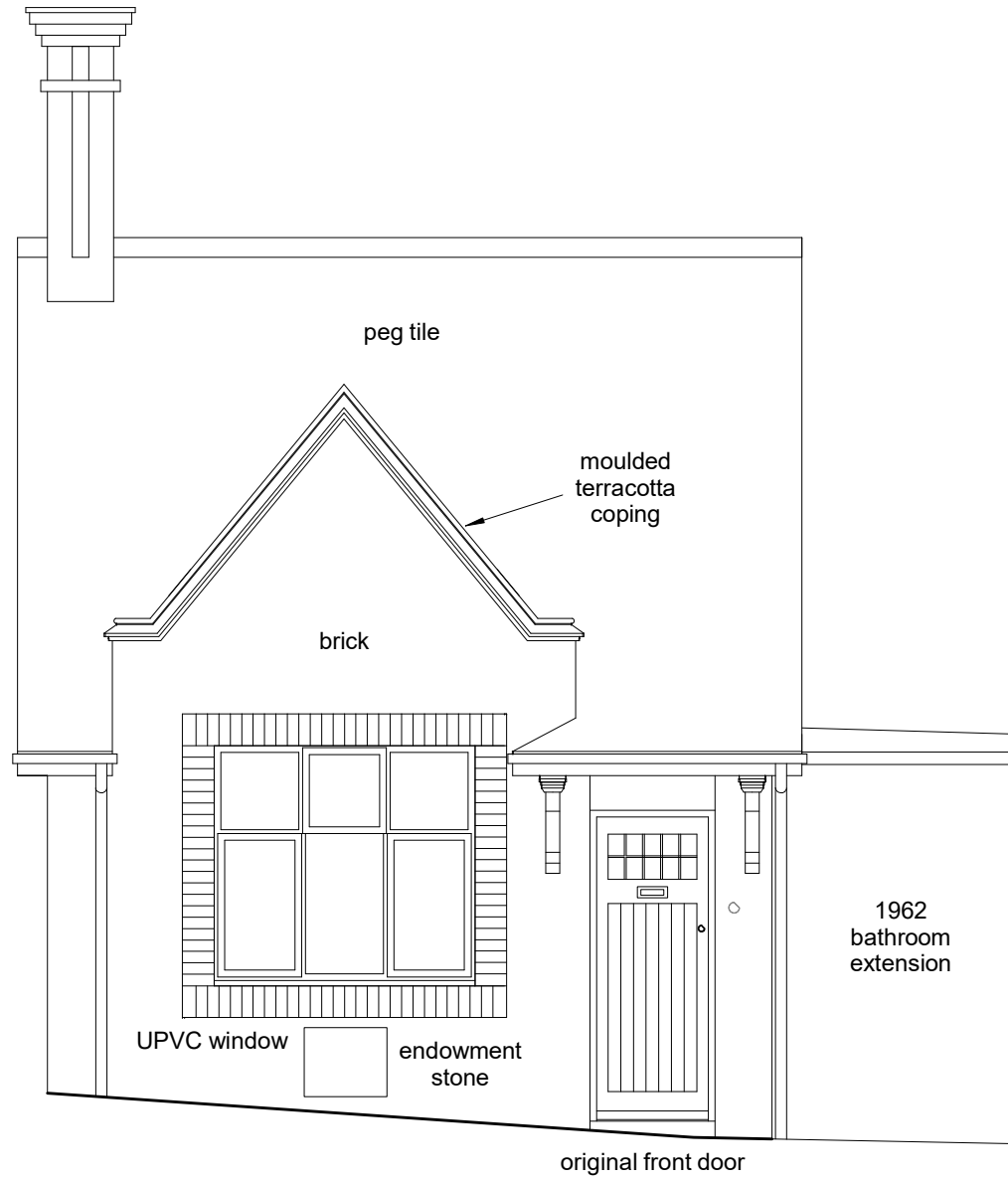


Fig 7 Front elevation of single almhouse.

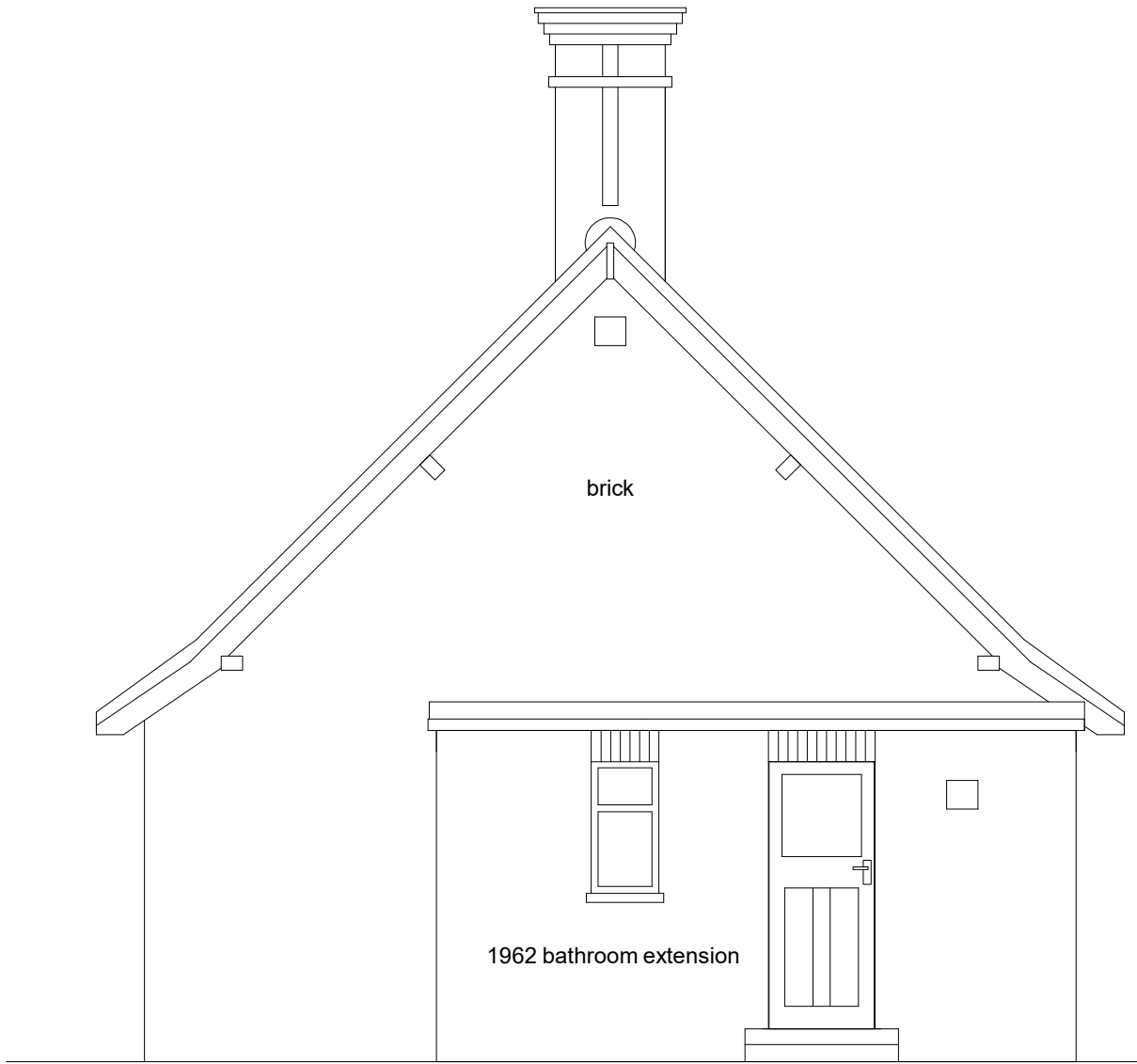


Fig 8 Side elevation of single almshouse.



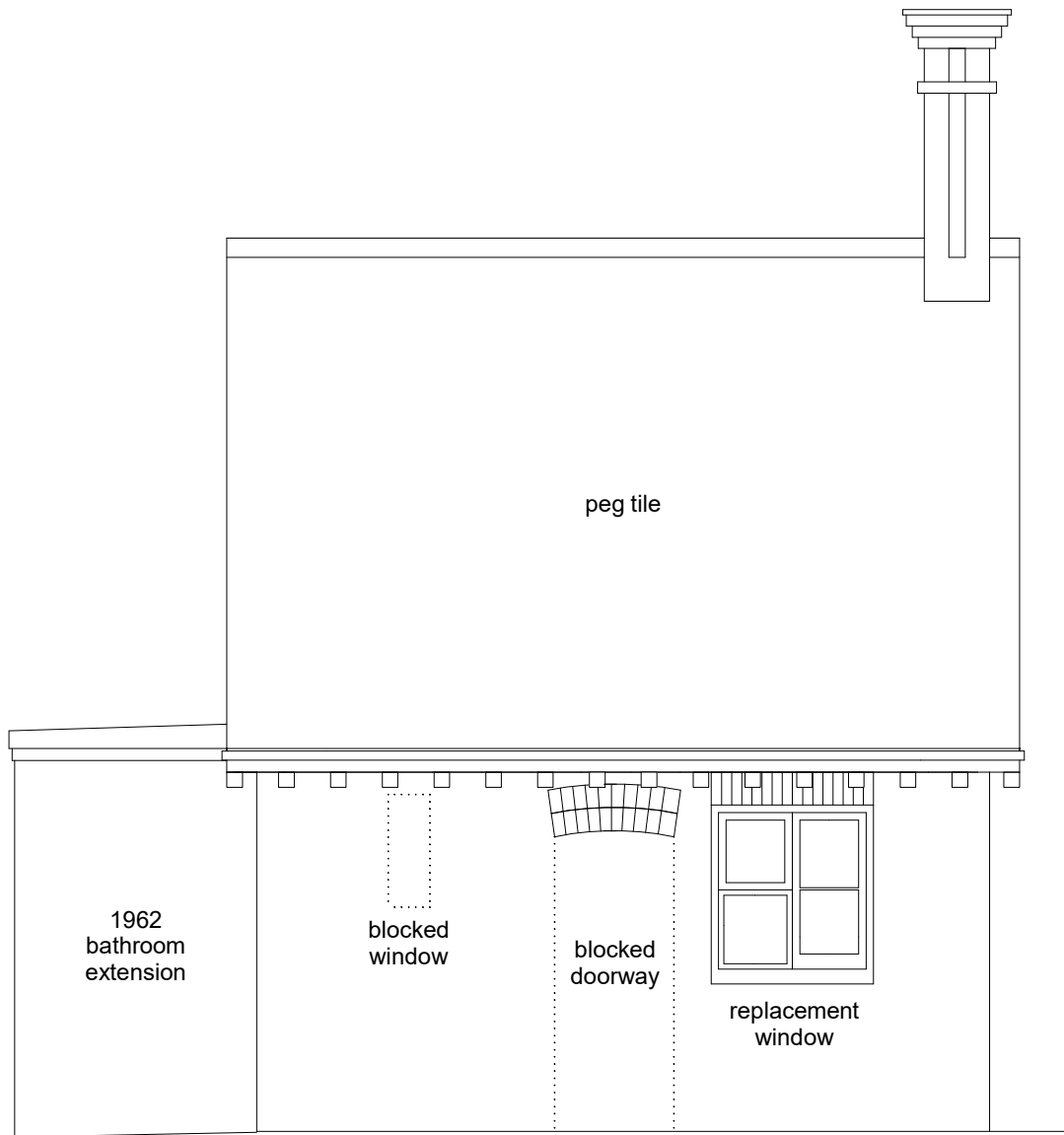


Fig 9 Rear elevation of single almshouse.

# Written Scheme of Investigation (WSI) for historic building recording at 1-7 Winnocks, Colchester, Essex, CO1 2AF

**NGR:** TM 0008 2472 (centre)

**Planning reference:** 180308

**Commissioned by:** Adam Edwards, Purcell

**Client:** Trustees of Winnocks Almshouses

**Curating Museum:** Colchester Museum

**Museum accession code:** [tbc](#)

**CHER project code:** [tbc](#)

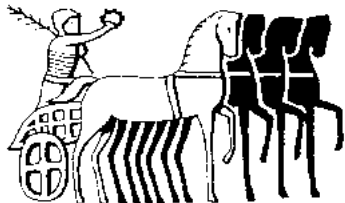
**CAT project code:** 18/03s

**OASIS project id:** colchest3-313426

**Site manager:** Chris Lister

**CBC monitor:** Jess Tipper

**This WSI written:** 5.4.2018



COLCHESTER ARCHAEOLOGICAL TRUST

Roman Circus House,  
Roman Circus Walk,  
Colchester,  
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*email:* [lp@catuk.org](mailto:lp@catuk.org)

## Site location and description

The development site is located within Colchester town centre, off Military Road, at 1-7 Winnocks (Fig 1). The site is centred on NGR TM 0008 2472.

## Proposed work

The proposed work comprises the demolition of seven existing almshouses and the boiler house, and the construction of nine new dwellings.

## Historic background

The following archaeological background draws on the Colchester Archaeological Trust report archive, the Colchester Historic Environment Record (CHER) accessed via the Colchester Heritage Explorer:

The buildings known as nos. 1-7 Winnocks are almshouses date from 1934 with later alterations and extensions, and are locally listed. The boiler house also appears to date to this period. They are located immediately to the west of a row of six Grade I listed almshouses built by John Winnock in 1678 (NHLE no 1123565) (CHER MCC272 and MCC3475).

Nos 1-7 Winnocks are built of red brick with tiled roofs in a simple NeoTudor style. The buildings have blue painted timber doors with leaded light windows and black painted ironmongery flanked by a large window with a red brick surround and a red brick gable over. The timber brackets that support the roof over each door are painted white as is the remainder of the joinery. Each building has an inscription stone below one window, recording that the almshouses were funded by George Rose in 1934. However, whilst the front façades remain relatively unaltered, there have been later alterations including the insertion of plastic windows and a rear extension, and the interiors have been subject to alteration which has stripped almost all original features from the buildings.

## Planning background

A planning application was made to Colchester Borough Council in January 2018 (application No.180308) proposing the demolition of seven existing almshouses and the construction of nine new dwellings.

As the buildings are locally listed, the Colchester Borough Council Archaeological Advisor (CBCAA) recommended that a Historic England Level 2 building survey be carried out on all of the buildings prior to demolition.

This recommendation is in line with the guidance given in Paragraph 141 of the National Planning Policy Framework, and reads as follows:

*"Prior to the commencement of any works, a programme of building recording and analysis shall have been undertaken and a detailed record of the building shall have been made by a person or body approved by the Local Planning Authority and in accordance with a Written Scheme which first shall have been submitted to and approved, in writing, by the Local Planning Authority.*

*Reason: To secure provision for inspection and recording of matters of historical importance associated with the site, which may be lost in the course of works."*

In response to this recommendation, Colchester Archaeological Trust was asked to prepare this written scheme of investigation (WSI) for submission to Colchester Borough Council Planning Department.

Any variations to this WSI will be agreed beforehand with the CBCAA.

## **Requirement for work**

The required archaeological work is for historic building recording.

The building recording will comprise a Historic England Level 2 survey of the two buildings.

The remains will be described, drawn and photographed. Specifically this will consider:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of the structures.
- Function and layout.
- Original and later fixtures and fittings.
- The significance of the site in its immediate local context.

A historical document search (documentary, cartographic and pictorial) will be undertaken to situate the history of the building complex within its immediate local context. This will include a map study to illustrate the development of the building complex.

The report will present conclusions regarding the form, date and development of the building.

## **Staffing**

The number of field staff for this project is estimated as follows: One CAT building recorder for one day.

In charge of day-to-day site work: Mark Baister

## **General methodology**

The relevant document of the Chartered Institute for Archaeologists (CIfA) will be followed, i.e. *Standard and guidance for archaeological investigation and recording of standing buildings or structures (2014)*. Other guidelines followed are those published in EAA **14** and EAA **24**, and MoRPHE.

Professional CAT field archaeologists will undertake all specified archaeological work, for which they will be suitably experienced and qualified.

All the latest Health and Safety guidelines will be followed on site. CAT has a standard health and safety policy, which will be adhered to (CAT 2014).

Notification of the supervisor/project manager's name and the start date for the project will be provided to CBCAA one week before start of work.

At the start of work (immediately before work commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. At the end of the project all parts of the OASIS online form will be completed for submission to EHER. This will include an uploaded .PDF version of the entire report.

A project or site code will be sought from CBCAA and/or the curating museum, as appropriate to the project. This code will be used to identify the project archive when it is deposited at the curating museum.

## **Building recording methodology**

A Historic England Level 2 survey of the almshouses will be undertaken.

A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site will be made. Sources consulted will include:

- Essex Historic Environment Record.
- Essex Records Office.
- The site owner/developer.

A large-scale block plan will be made of the site using existing architects' drawings or the current OS 1:2500 map extract.

Plans and elevations at a scale of 1:100 will be made of the buildings, tied into the descriptive text and accompanying photographic record.

The buildings will be viewed, described and photographed. The description will seek to address materials, dimensions, method of construction and phasing.

A full photographic record will be made comprising colour digital photographs. This record will include both general shots and details of external and internal features (ie structural detail). A photographic scale will be included in the case of detailed photographs. The photographic record will be accompanied by a photographic register detailing (as a minimum) location and direction of shot.

The completed plans will be clearly annotated to show the location and orientation of photographs taken as part of the survey.

Fully annotated photographic plates supporting the text will be reproduced as colour laser copies.

The guidelines contained in *Historic England: Understanding Historic Buildings. A guide to good recording practice (2016)* will be adhered to. In addition, *RCHME: Descriptive Specification 3rd Edition*, *CIfA's Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2014)* and the appropriate sections of the *Standards for Field Archaeology in the East of England (East Anglian Archaeology occasional paper 14, 2003)* and *Research and Archaeology Revised: A Revised Framework for the East of England (EAA 24, 2011)* and *Management of research projects in the historic environment (MoRPHE)* will be used for additional guidance in the design of the project specification, the contents of the report, and for the general execution of the project.

## **Results**

Notification will be given to the CBCAA when the fieldwork has been completed.

An appropriate archive will be prepared to minimum acceptable standards outlined in *Management of Research Projects in the Historic Environment (Historic England 2015)*.

A report will be submitted within 6 months of the end of fieldwork, with a copy supplied to the CBCAA as a PDF.

The report will contain:

- The aims and methods adopted in the course of the investigation.
- A brief history of the site, including its development, its original design, date, the form and function of the buildings and any significant modifications.
- Location maps, plans and annotated drawings tied into the OS Grid.
- Labelled re-productions of a representative sample of the photographs.
- Detailed results including a suitable conclusion and discussion and results referring to Regional Research Frameworks (Medlycott 2011).
- A concise non-technical summary of the project results.

Results will be published, to at least a summary level (i.e. round-up in *Essex Archaeology & History*) in the year following the archaeological field work. An allowance will be made in the project costs for the report to be published in an adequately peer reviewed journal or monograph series.

## Archive deposition

A copy of the full archive comprising drawings, photographs, negatives and the film register, copies of any correspondence and the full report will be submitted to the curating museum within twelve months of completing the fieldwork.

The archive will be prepared in accord with the curating museum's guidelines.

A summary of the contents of the archive will be supplied to the CBCAA at the time of deposition at the museum.

## Monitoring

The CBCAA will be responsible for monitoring progress and standards throughout the project. This will include the fieldwork, reporting, and publication stages.

Notification of the start of work will be given to the CBCAA one week in advance of its commencement.

Any variations of the WSI shall be agreed with the CBCAA before they are carried out.

The involvement of the CBCAA will be acknowledged in any report or publication arising from this project.

## References

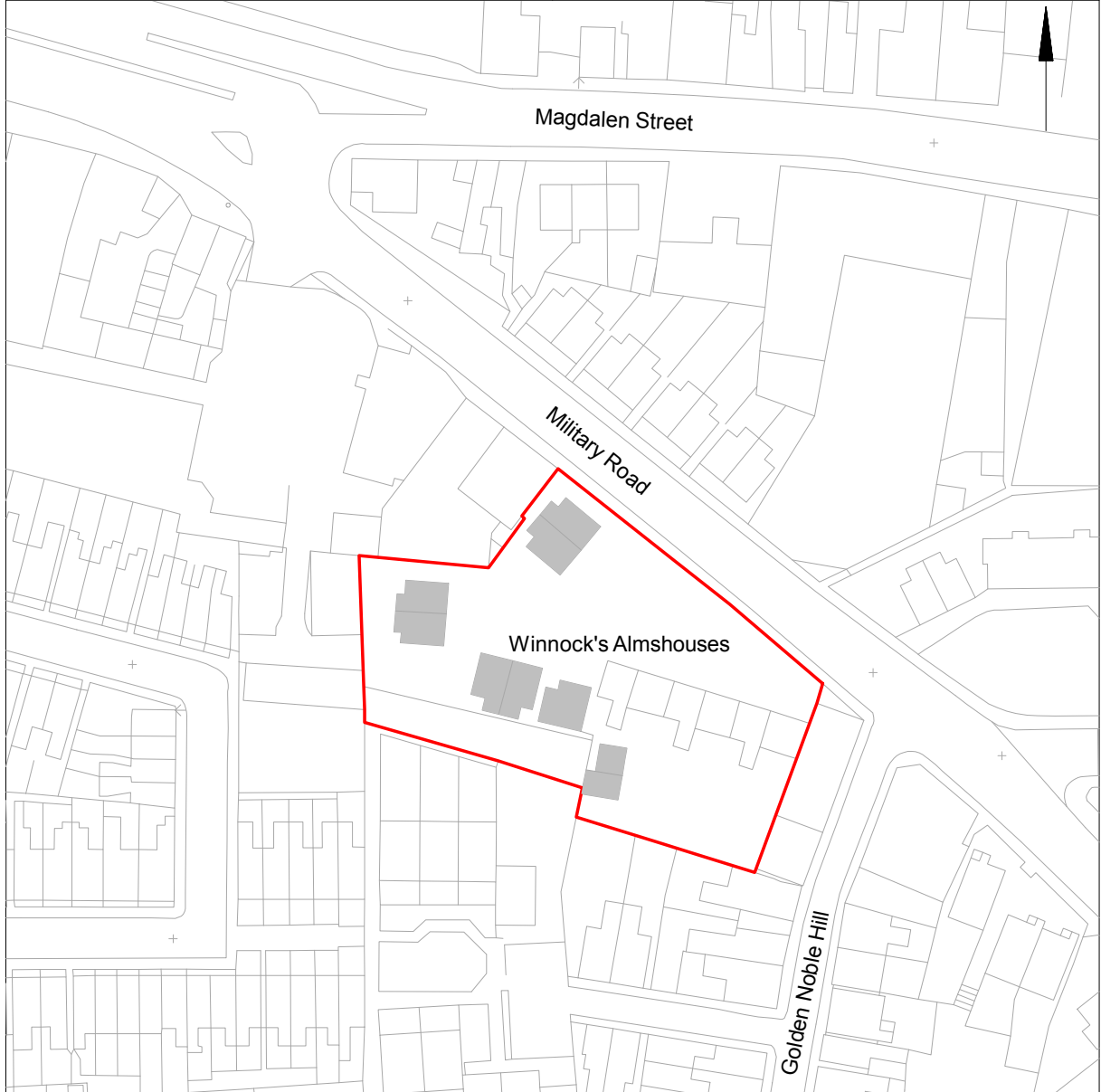
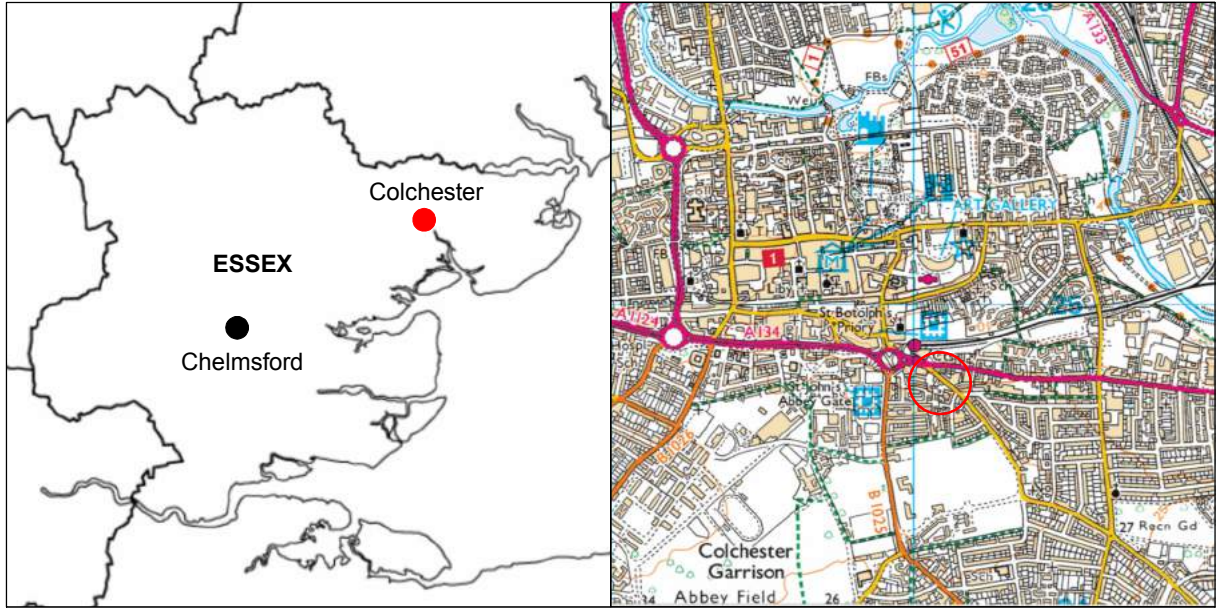
- |                  |      |  |
|------------------|------|--|
| Brown, D         | 2007 | <i>Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation</i>                                       |
| CAT              | 2014 | <i>Health &amp; Safety Policy</i>  |
| CBCAA            | 2016 | <i>Brief for Level 2 Historic Building Recording at 1-7 Winnocks, Military Road Colchester, CO1 2AF, by J Tipper</i>                           |
| Cifa             | 2014 | <i>Standard and Guidance for archaeological investigation and recording of standing buildings or structures</i>                                |
| DCLG             | 2012 | <i>National Planning Policy Framework</i>  |
| English Heritage | 2006 | <i>Management of Research Projects in the Historic Environment (MoRPHE)</i>  |
| Gurney, D        | 2003 | <i>Standards for field archaeology in the East of England. East Anglian Archaeology Occasional Papers 14 (EAA 14).</i>                         |
| Historic England | 2015 | Management of research projects in the historic environment. The MoRPHE Project Manager's Guide.   |
| Historic England | 2016 | <i>Understanding Historic Buildings. A guide to good recording practice.</i> Historic England.   |
| Medlycott, M     | 2011 | <i>Research and archaeology revisited: A revised framework for the East of England. East Anglian Archaeology Occasional Papers 24 (EAA 24)</i> |
| RCHME            | 1996 | <i>Recording Historic Buildings: A Descriptive Specification, 3rd edition.</i>   |

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Fig 1 Site location.



# OASIS DATA COLLECTION FORM: England

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**OASIS ID: colchest3-313426**

### Project details

Project name	Historic Building Recording at 1-7 Winnocks, Military Road, Colchester, Essex, CO1 2AF
Short description of the project	A programme of historic building recording was carried out by Colchester Archaeological Trust on a complex of 20th-century almshouses at 1-7 Winnocks, Military Road, Colchester in advance of their demolition. The brick buildings were constructed in 1934 as additional accommodation for the residents of the adjacent almshouse built by John Winnock in 1678. The construction was funded by George Rose, a local printer. Although the almshouses retain much of their original plan form, extensions added to each in 1962 and subsequent renovations have removed most of the original internal features.
Project dates	Start: 20-04-2018 End: 15-06-2018
Previous/future work	Yes / Not known
Any associated project reference codes	18/03s - Contracting Unit No.
Any associated project reference codes	180308 - Planning Application No.
Any associated project reference codes	ECC4179 - HER event no.
Type of project	Building Recording
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	ALMSHOUSE Modern
Significant Finds	WINDOW Modern
Methods & techniques	"Photographic Survey"
Prompt	Planning condition

### Project location

Country	England
Site location	ESSEX COLCHESTER COLCHESTER 1-7 Winnocks, Military Road
Postcode	CO1 2AF



Study area 1000 Square metres  
 Site coordinates TM 0008 2472 51.884553744229 0.907581803669 51 53 04 N 000 54 27 E Point

### Project creators

Name of Organisation Colchester Archaeological Trust  
 Project brief originator CBC Archaeological Officer  
 Project design originator Laura Pooley  
 Project director/manager Chris Lister  
 Project supervisor Chris Lister  
 Type of sponsor/funding body Owner

### Project archives

Physical Archive Exists? No  
 Digital Archive recipient Colchester Museum  
 Digital Archive ID 2018.32  
 Digital Contents "Survey", "other"  
 Digital Media available "Survey", "Text"  
 Paper Archive recipient Colchester Museum  
 Paper Archive ID 2018.32  
 Paper Contents "Survey", "other"  
 Paper Media available "Context sheet", "Miscellaneous Material", "Photograph", "Plan", "Report"

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)  
 Title Historic building recording at 1-7 Winnocks, Military Road, Colchester, Essex, CO1 2AF  
 Author(s)/Editor(s) Lister, C  
 Other bibliographic details CAT Report 1277  
 Date 2018  
 Issuer or publisher Colchester Archaeological Trust  
 Place of issue or publication Colchester  
 Description A4 bound report with clear plastic front and opaque card back.  
 URL <http://cat.essex.ac.uk/summaries/CAT-1277.html>

Entered by Mark Baister (mb@catuk.org)

Entered on 15 June 2018

## OASIS:

Please e-mail [Historic England](#) for OASIS help and advice

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