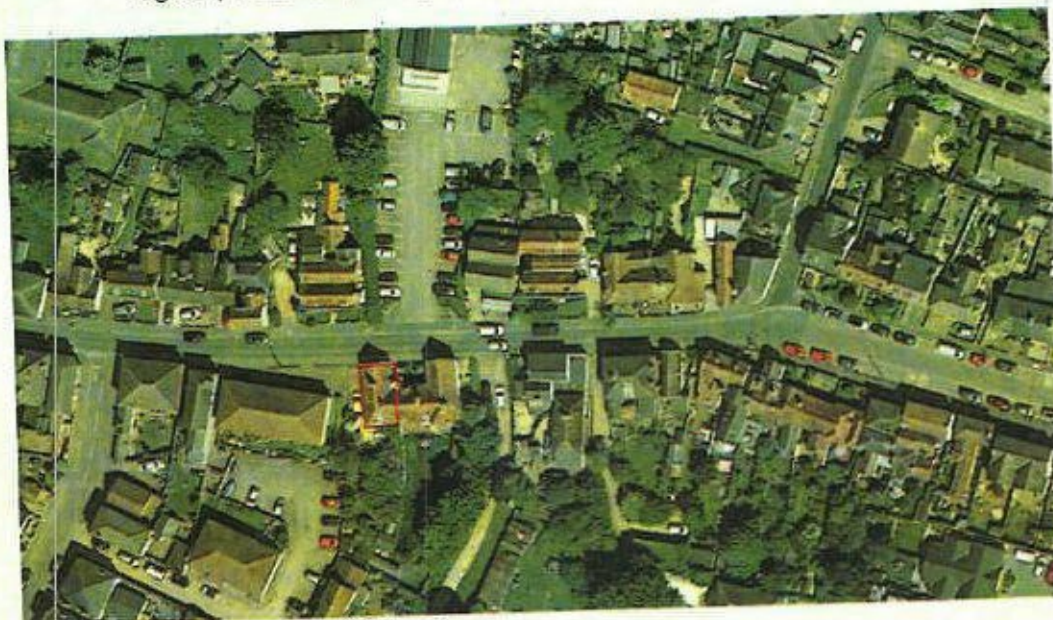


48 High Street, Brightlingsea, Essex. CO7 0AQ.
 Digitally rectified photography of the exposed gable. 14 06 2021.

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2020 Google earth. Location of the site.



2020 Google earth. Detail of the site showing the building under study.

Location

48 High Street, Brightlingsea, Essex. CO7 0AQ. The cottage is on the south side of the road.
 The cottage is one wing of the larger Jacobes Hall and Listed as part of it. The brick stair
 turret is also part of No 48. TM 08879 16746.

Listing



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Jacobes Hall and No 48 (at RHS). 14 06 2021. BJHC.

Entry Name: Jacobes Hall **Listing Date:** 18 July 1949 **Grade:** I **Source:** Historic England
Source ID: 1111438 **English Heritage Legacy ID:** 120174 **Location:** Brightlingsea, Tendring,
 Essex, **Civil Parish:** Brightlingsea

BRIGHTLINGSEA HIGH STREET TM 0816-0916 (scuth side) 8/47 Jacobes Hall 18.7.49 GV I

Hall house with cross-wings to left and right. C15. Restored circa 1919. Exposed timber frame. Red plain tiled roofs. Off centre left and end right chimney stacks to hall. Central stack to right crosswing and to rear of left crosswing. The originally jettied cross-wings now underbuilt. (Only true for No 48) .2 storeys and attics. Hipped dormer to right of hall. 1:1:1 window range of vari-light C20 glazing. 4 centre arched doorway to left of hall. Exposed halved arched braces to first floor of crosswings and blocked mullions to crosswings.

An interesting feature is the C15/C16 red brick semi hexagonal stair turret at the angle of the hall and right crosswing. it is crenellated with 3 bands of trefoiled corbelling. The pyramidal capping shows signs of crocketting. There is a 2 light window under a square head at eaves level. The right return of right crosswing has 3 panelled doors, surrounds with flat canopies, similar doorway to left crosswing return. Original mullion windows now blocked to main frame. 2 storeys. The good quality heavy timber frame is virtually complete with the first floor of the hall inserted C15/C16. Halved arched braces to walls. Arched braces to tie beams, those to cross-wings supporting 2 armed crown posts.

The hall octagonal crown post with moulded capital and base. C.A. Hewitt suggests a date of circa 1460-70 for this. Original doors with 4 centred heads, one with foliated spandrels. The inserted hall ceiling with moulded ceiling beams, main beams carved with twisted leaves and foliate stops. Moulded and crenellated wall plates. Large inglenook fireplaces that to east with a moulded lintel with foliate spandrels.



Known to have been the home of the Beriff family whose memorial brasses in All Saints Church, Brightlingsea are dated circa 1496 to circa 1578. A CI9 shop was erected between the cross-wings and was demolished circa 1919 when the building was restored by Mr. Henry Havelock. E.P. Dicken History of Brightlingsea, 1913. C.A. Hewitt English Historic Carpentry, 1980. RCHM 4.

Listing NGR: TM0887016746

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Scope of this Report

This report illustrates the front gable as a rectified photograph. Additional photographs and historic mapping support a general discussion.



Barry Hillman-Crouch
Design & Recording Services

Height 22ft 9in - 6.95m

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Tie-beam
12ft -
3.66m
from PSL

Width at ground level - 17ft - 5.26m

Window 3ft x 4ft high

0

5m

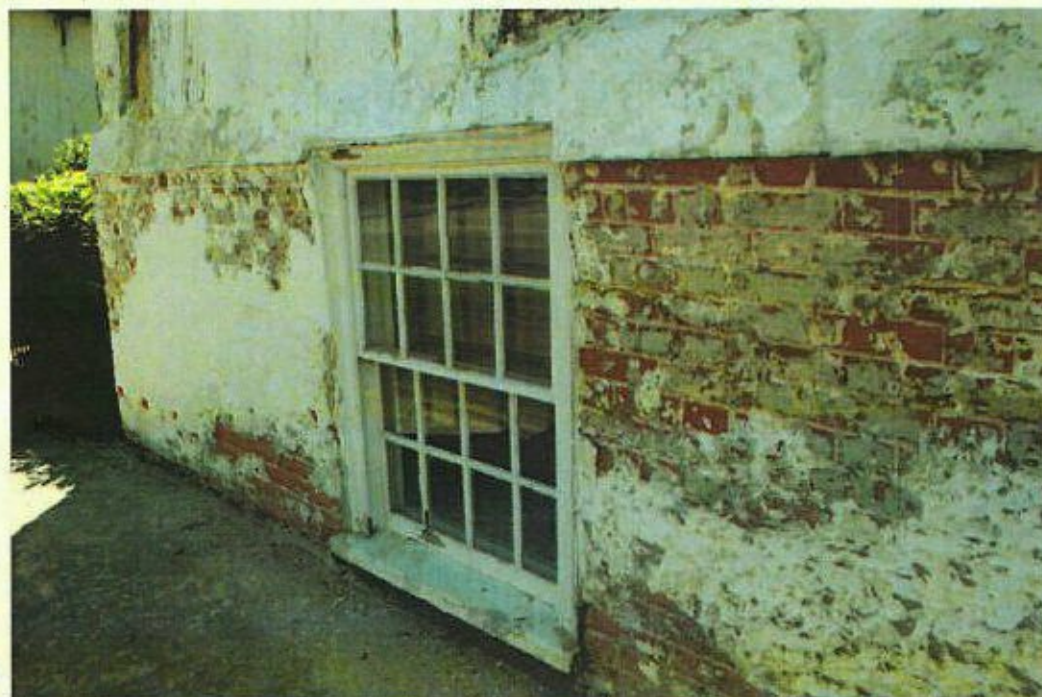
Rectified photograph of the north elevation of 48 High St, Brightlingsea,
part of Jacobes Hall. 300 dpi. Scale 1 to 20. BJHC. 14 06 2021

External Photography

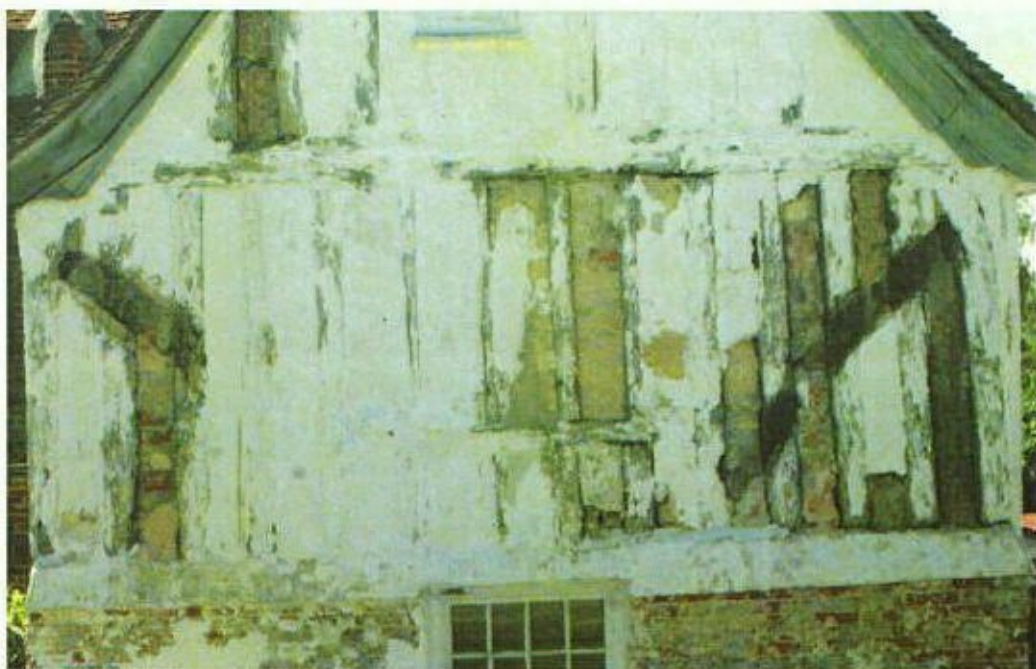
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The octagonal stair-tower serves No48.



Detail of the inserted brickwork under-building the jettied front. Contrast enhanced.



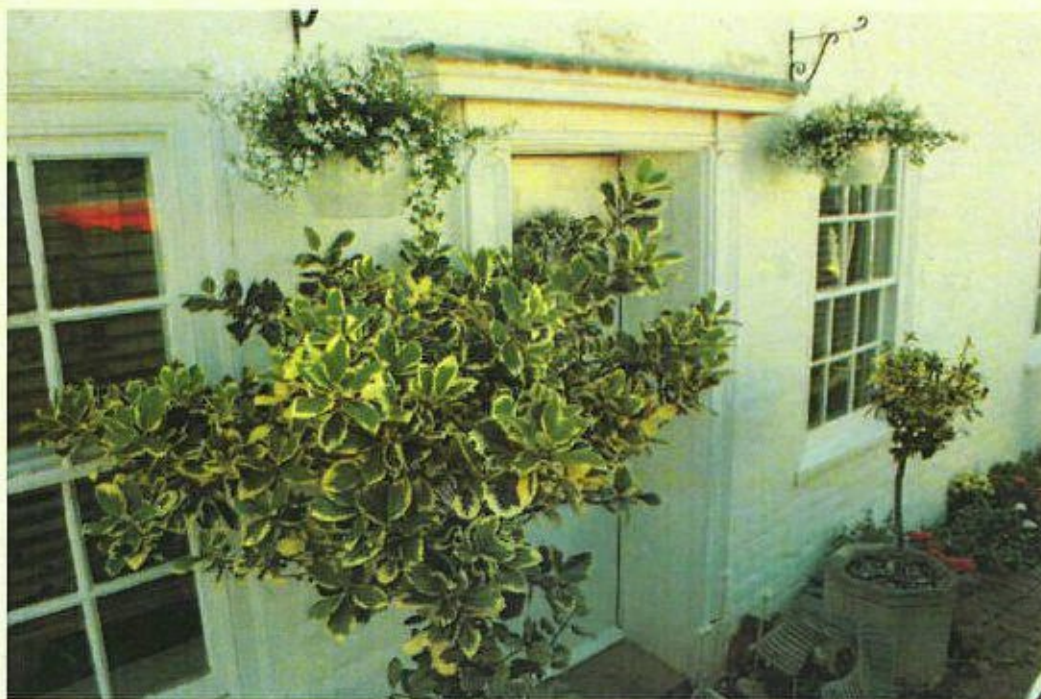
Detail of the exposed close studding.



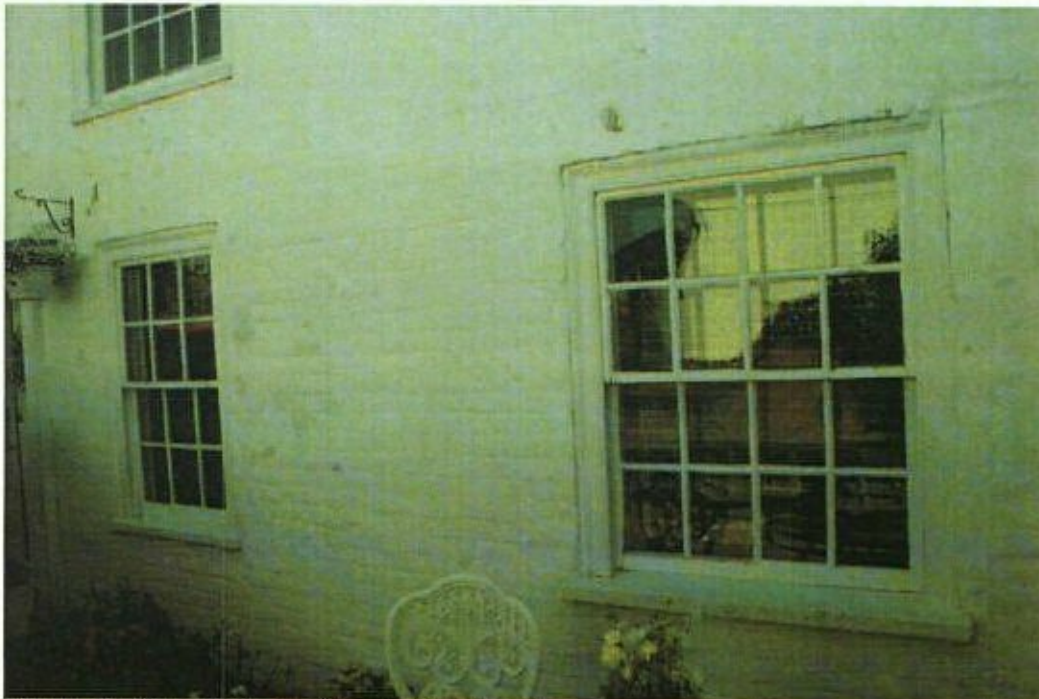
Detail of the blocked window and additional brick noggin.



The western elevation.



The central doorcase is one of three identical EC19th inserted doorways.

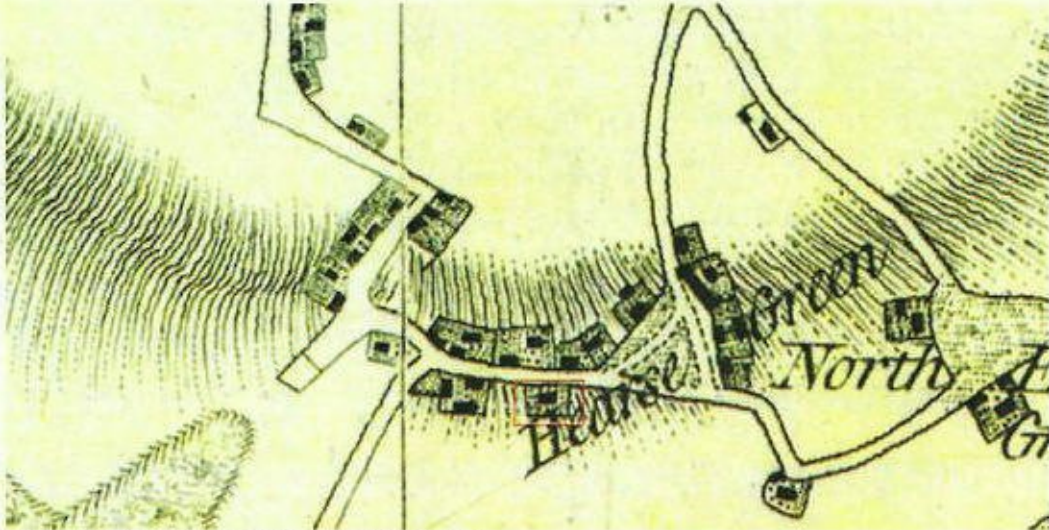


The varying fenestration on the western elevation.



The south elevation.

Topographical Survey from Maps

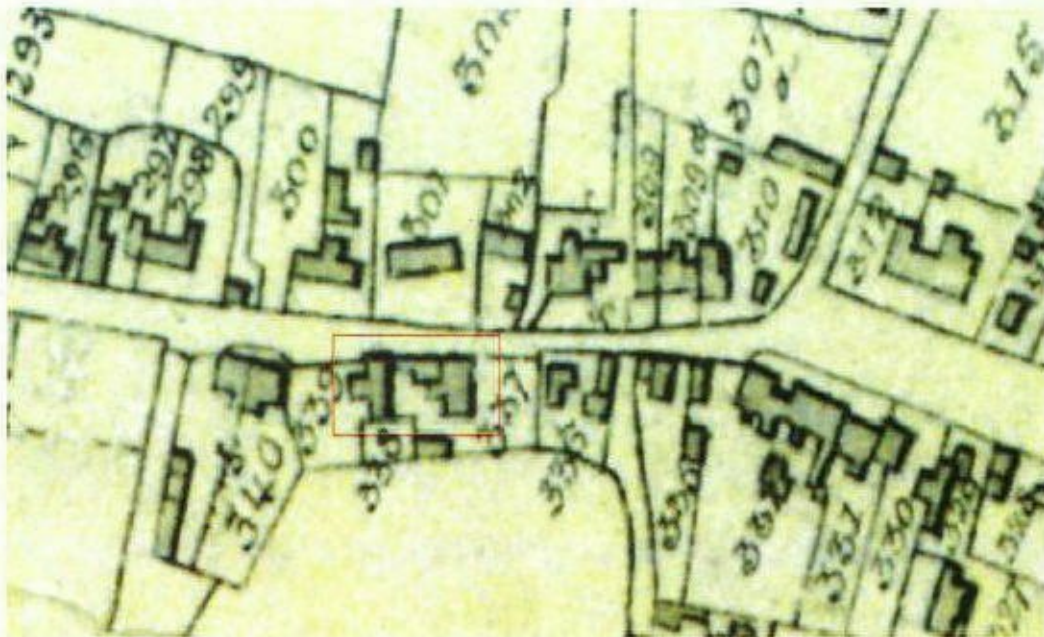


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1777 Chapman and Andre's Map of Essex.



1805 Ordnance Survey Map.

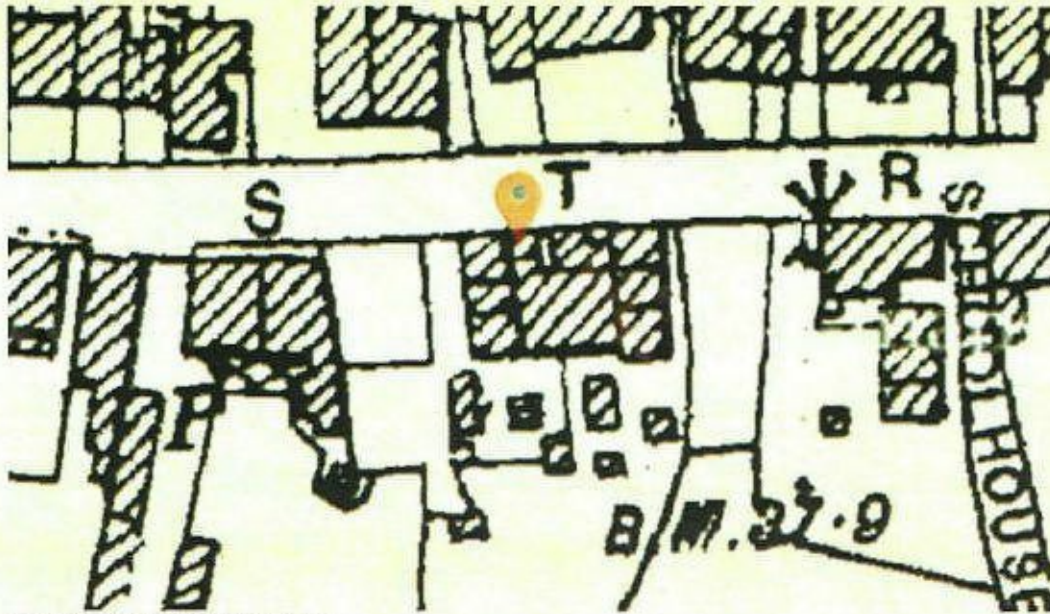


1843 Tithe Map for Brightlingsea.

The site was Plot 337, 338 and 339 all labelled as Cottage and Yards belonging to Robert Lufkin and occupied by Mann Death & others. White's Directory of Essex 1848 and 1863 has Eliza Lufkin running an academy. The 1863 edition has William Death, upholsterer and broker and also David Death, grocer and draper. Curiously the two cross-wings are shown as separate buildings each with an extension to the west side.

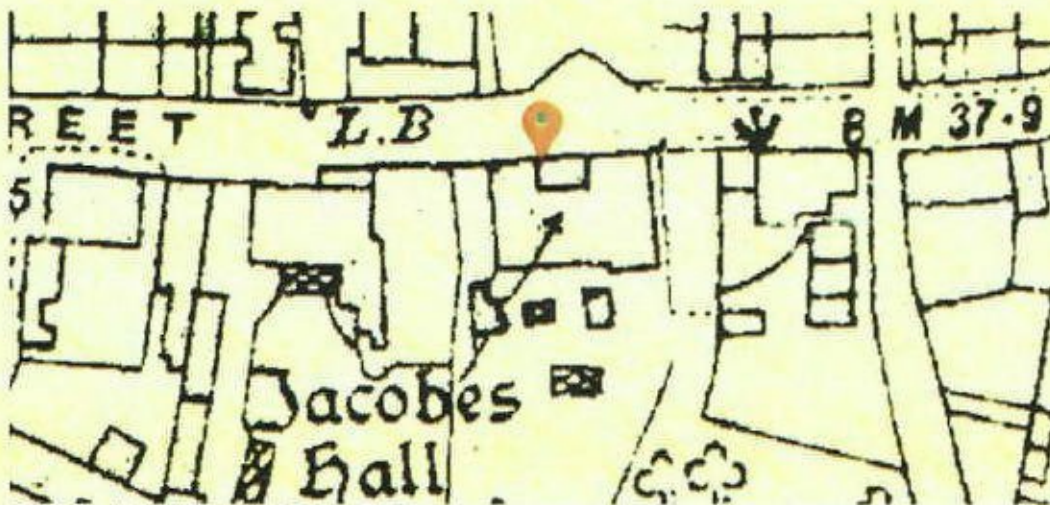


1874 Ordnance Survey Map.

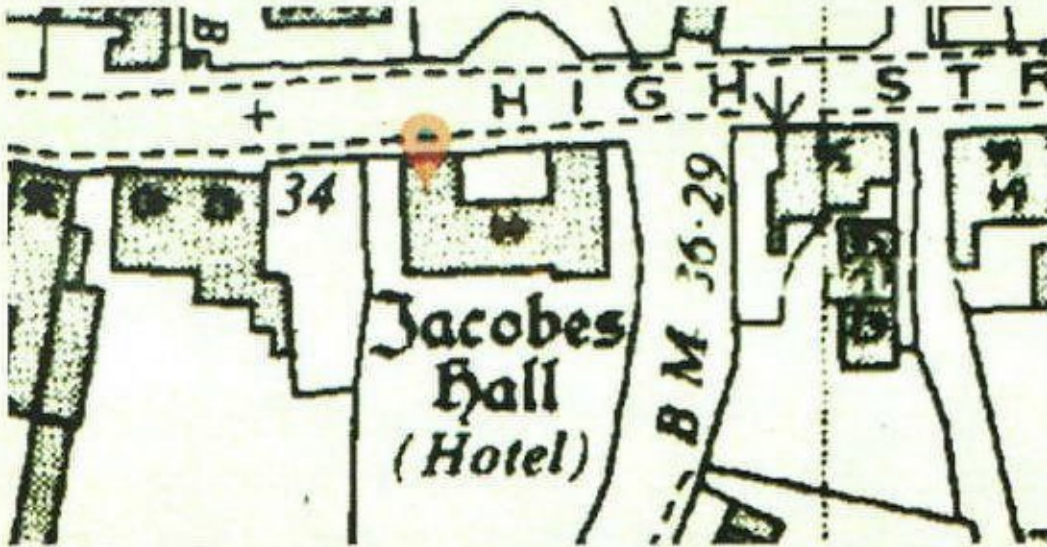


1897 Ordnance Survey Map.

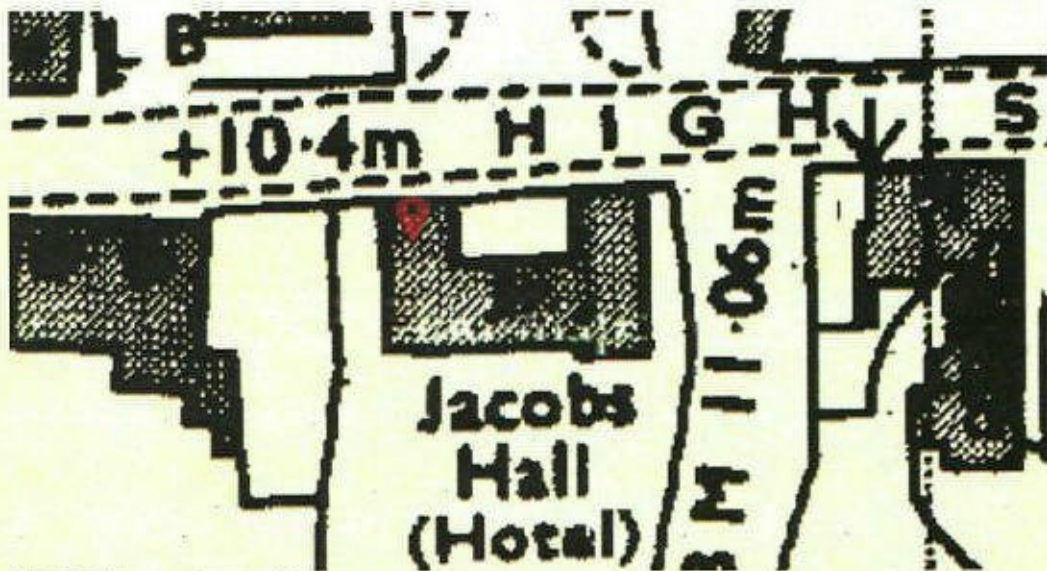
The building has been divided into six small dwellings a larger hall and a shop.



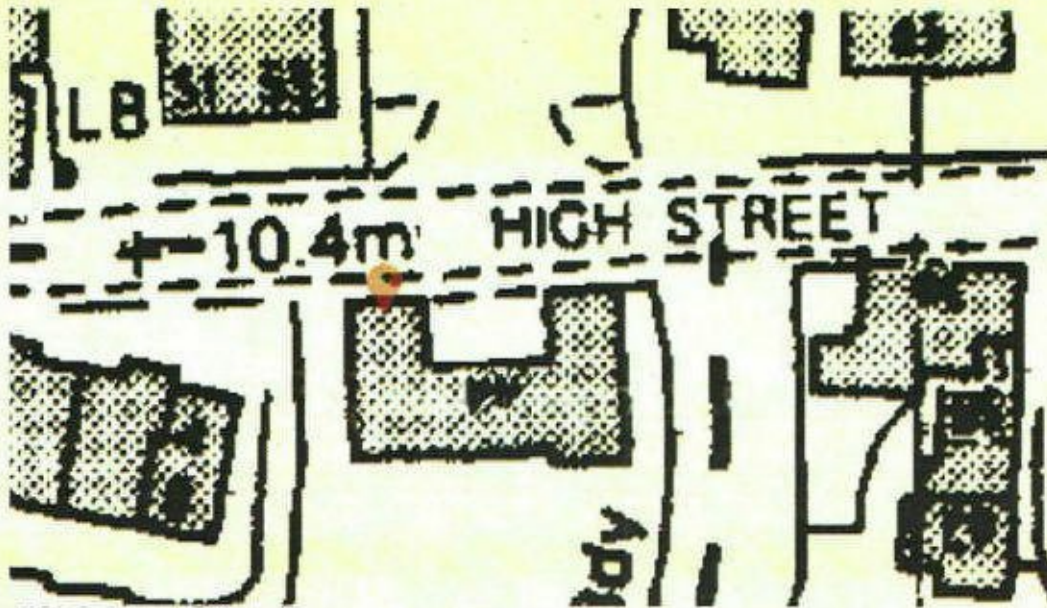
1923 Ordnance Survey Map.



1970 Ordnance Survey Map.



1983 Ordnance Survey Map.



1991 Ordnance Survey Map.

Historic Photography



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JACOB'S OLD HALL, BRIGHTONSEA.

Post card from the 1910's. No 48 is rendered.



JACOB'S OLD HALL, BRIGHTONSEA.

Post card possibly 1930's.



Post marked 1944 postcard.

Brightlingsea. Jacob's c.1960



c.1960. Francis Frith Collection.



1960's or 1970's. Jacobes Hall Hotel and Restaurant.