

**HISTORIC BUILDING  
RECORDING OF  
BALANCE HOUSE,  
NO. 16 BALANCE STREET,  
UTTOXETER,  
STAFFORDSHIRE,  
ST14 8JE**

**ACCESSION NO: 2014.LH.77**

**SITE CODE: BHBS14**

**PCA REPORT NO. R11957**

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**Historic Building Recording of Balance House, No. 16 Balance Street, Uttoxeter,  
Staffordshire ST14 8JE**

**Report compiled by Adam Garwood**

**Site Code: BHBS14**

**Museum Accession No: 2014.LH.77**

**PCA Report No. R11957**

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**Client: CgMs Consulting on behalf of their Client**

**Central National Grid Reference: NGR SK 09173 33314**

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DOCUMENT VERIFICATION

BALANCE HOUSE,  
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 UTTOXETER,  
 STAFFORDSHIRE  
 ST14 8JE

HISTORICAL BUILDING RECORDING

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## 1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting on behalf of their Client to undertake a programme of historic building recording at Balance House, 16 Balance Street, Uttoxeter, Staffordshire. The buildings lie within Uttoxeter Conservation Area, but are not Listed Buildings. The building recording was as carried out in response to a planning condition (10) on (P/2014/01011) and on the advice of Stephen Dean, Principal Archaeologist at Staffordshire County Council. The building survey was carried out in accordance with a Level 1 and Level 3 survey as defined in English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*. Balance House was recorded at Level 3 while the modern buildings of the adjoining former nursing home were recorded at Level 1. The survey was undertaken to record the historic fabric, setting and character of the buildings prior to their demolition.
- 1.2 The historic building survey and documentary research into the historic and architectural development of Balance House suggests that it was first built during the early 18th century as a large 2½ storey town house, along one of Uttoxeter's principal Georgian thoroughfares. The house was extensively remodelled during the mid 18<sup>th</sup> century during a period of investment in Uttoxeter, particularly along Balance Street, as shown by the numbers of later Georgian houses which still remain to this day. Architectural features, including the use of a Palladian style classical surround to the main entrance, quoining to the corners and classical treatments to the principal rooms, are all features synonymous with late Georgian and Regency period architecture, while the footprint of the building, laid out over three principal spaces around a formal reception hall, adopts a typical Georgian domestic arrangement. These gentrifications appear to have been a remodelling of an earlier more modest house, of which only some structural timbers remain.
- 1.3 Records show that a house was present on this site by the early 18<sup>th</sup> century and remained within the Smith or Smyth Vere families until the early 19<sup>th</sup> century. Balance House was put to use as a Coach House (with stabling and outbuildings) during the late 18<sup>th</sup> century, continuing in that vein until around 1840, when the proprietor Mr George Alsop was pronounced bankrupt. Thereafter Balance House appears to return to a domestic use, mentioned as a house in Mr John Vernon's will of 1871 and continues as such into the late 19<sup>th</sup> century, when (after 1871 and the foundation of Henry Bamford and Sons) it was converted for use as a Works Club for Bamford's Leighton Ironworks. It is recorded as such in the 1900 Trade Directory. Balance House remained as the Works Club through both World Wars until it was finally replaced or augmented, post-war, by a new detached purpose-built club house to the west. This building, which succeeded Balance House as the focus of club house activities, was partially demolished (retaining only the front part) when the Ladywood Care Home was built during the 1980s. This effectively amalgamated the remains of the club house and Balance House into a single cohesive care facility.

## 2 INTRODUCTION

### 2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by CgMs Consulting, on behalf of their Client, to undertake a programme of historic building recording at Balance House, Balance Street, Uttoxeter, Staffordshire. The survey was carried out prior to the demolition of Balance House and the adjoining former nursing home buildings and as a consequence of a planning condition (10) attached to planning permission (P/2014/01011).
- 2.1.2 The building survey was undertaken in accordance with a Written Scheme of Investigation (WSI) agreed in advance of the work by Stephen Dean, Principal Archaeologist at Staffordshire County Council and advisor to the Local Planning Authority (Matthews, 2014). The WSI set out the methodology that was used by Pre-Construct Archaeology Limited during the project. Specifically the historic building survey of Balance House was carried out in accordance with an English Heritage Level 3 survey and a lower Level 1 record for the modern buildings of the adjoining former nursing home. The recording levels are set out in guidance published in English Heritage 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*.
- 2.1.3 The aim of the survey work was to produce a permanent record of the buildings in their present condition, prior to their demolition. The results of the investigations will form part of an ordered archive and report that will preserve these buildings 'by record' and thereby mitigate their loss.

### 2.2 Site Location and Description

- 2.2.1 Uttoxeter is a small market town in Staffordshire, which lies within its own parish and under the administration of East Staffordshire Borough Council (Local Planning Authority).
- 2.2.2 The proposed development site lies within the historic core of Uttoxeter, situated at a short distance to the south and west of the Market Place and Church Street and within the Uttoxeter Town Conservation Area. Balance House lies on the north side of Balance Street at Ordnance Survey National Grid Reference SK 09173 33314 (**Figures 1 and 2**).
- 2.2.3 The site comprises a total of c.0.21 hectares with a frontage onto Balance Street of 53 metres. It is presently occupied by a vacant former nursing home, comprising the 2½ storey and basemented Balance House and adjoining single storey modern additions. The Grade II Listed early 19<sup>th</sup> century Uttoxeter Police Station lies immediately to the west, while a small modern residential development at Chartley Court lies to the north. The north-east of the site adjoins the car park to the rear of the Black Swan Public House and to the east, a number of retail premises and electrical contractors front onto Balance Street. St Mary's Catholic Church, noted as the first church commission of Augustus Pugin, lies opposite Balance House, while the late 18<sup>th</sup> century Vernon House, converted to apartments, is situated at a short distance to the south-west (**Figure 2**).
- 2.2.4 The earliest building, Balance House is built over 2½ storeys with basement and is aligned north-south, presenting a gable elevation to Balance Street. A pitched roofed single storey range, set back from the street frontage projects east-west from its western elevation, while an aggregation of late 20<sup>th</sup> century single storey buildings adjoin to the north and west of Balance House. All were latterly in use as a care/nursing home.

### **3 PLANNING BACKGROUND**

#### **3.1 Introduction**

3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

#### **3.2 Legislation and Planning Guidance**

3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 as well as the Planning Policy Statements (PPSs).

3.2.2 The work was carried out in response to a planning condition (10) attached to the planning permission (Ref. No: P/2014/01011) for 'the demolition of the former nursing home to facilitate the erection of one block of 33 apartments and one block of 5 terraced dwellings at Balance House, No. 16 Balance Street, Uttoxeter, Staffordshire, ST14 8JE'.

3.2.3 An archaeological building recording condition (10) was attached to the draft decision notice. The wording of the condition is as follows:

Condition 10: No works relating to the demolition of the existing buildings on site shall take place until a programme of building recording has been carried out in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The resulting report shall thereafter be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that no development takes place which may adversely affect any items of archaeological interest without adequate prior investigation in accordance with the National Planning Policy Framework (particularly Section 12) and Staffordshire's adopted policy towards built heritage and archaeology.

## 4 METHODOLOGY

### 4.1 Aims and Objectives

4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Matthews, 2014) was to provide a detailed record of Balance House and a lower level record of the adjoining buildings, prior to their demolition.

4.1.2 The aim of the work was to produce a permanent record of the buildings prior to their demolition, meeting nationally recognised standards as set out by English Heritage and ALGAO (Association of Local Government Archaeological Officers). The historic building survey was undertaken to a standard allowing the future understanding and interpretation of the building and its site setting. An archive and report has been created as a result of the survey.

### 4.2 Documentary Research

4.2.1 A search of relevant primary and secondary sources was carried out at the Staffordshire Records Office in Stafford. The results of historical research are provided in Section 5 of this report.

### 4.3 On-Site Recording

4.3.1 The historic building survey was carried out from the 9<sup>th</sup> to 11<sup>th</sup> December 2014 by two historic buildings archaeologists. Detailed scaled floor plans of Balance House were surveyed on site. These were annotated and used as a basis for the illustrations in this report (**Figures 11 to 13**).

4.3.2 A photographic survey comprising high quality digital images was undertaken recording principal external elevations, important internal spaces and key features, fixtures or fittings. General shots of the site were taken to place the buildings in context with each other and the surroundings. Many of the images recorded have been included in this report (**Plates 1 to 34**) and **Figures 11 to 13** show the location and direction of these photographs.

4.3.3 The programme of historic building recording was undertaken in accordance with a Level 1 and a Level 3 survey, as set out in English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*. For the Level 3 survey this involved a full photographic record, accompanied by a drawn record and descriptive account, which are specified in the English Heritage guidance as follows:

#### ***The Written Account:***

4.3.4 The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.

4.3.5 The date when the record was made, and the name(s) of the recorder(s).

4.3.6 A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the findings.

#### ***The Photographic Record:***

- General view of views of the exterior of the building.
- The overall appearance of principal rooms and circulation areas.
- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

#### ***The Drawn Record***

- Shall comprise plans (to scale or full dimensioned) of all main floors as



existing. Small buildings of well-known types, or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels).

- As a minimum, in all cases, the drawn record will include a sketch plan roughly dimensioned (when no more thorough drawn record is required). Such a plan may not always include structural details (e.g. timber framing).
- In each of the above cases, use may be made of available plans (i.e. those prepared as part of a planning application). In all cases these shall be checked by the historic building specialist and supplemented or amended where necessary.

#### 4.4 Project Archive

4.4.1 A full and ordered archive including any written, drawn, survey and photographic records will be completed in accordance with guidelines defined in Brown (2008); Taylor and Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage. The archive will be provisionally stored in Pre-Construct Archaeology's Cambridge Office in Pampisford before being transferred to the relevant museum (The Potteries Museum and Art Gallery, Stoke on Trent).

#### 4.5 Guidance

4.5.1 All works were undertaken in accordance with standards set out in:

- Association of Local Government Archaeological Officers: *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* (1997)
- British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
- British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings* (BS 7913) (1998)
- English Heritage (Clark K): *Informed Conservation* (2001)
- English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
- IfA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)

## 5 HISTORICAL BACKGROUND

- 5.1.1 John Marius Wilson's Imperial Gazetteer of England and Wales described Uttoxeter in 1870-72 as 'town, a parish, a sub-district, and a district, in Staffordshire. The town stands on the Union canal near the river Dove, 13 miles north-east of Stafford. It was known to the Saxons as 'Uttocceaster', and was given, at the Norman Conquest to H. de Ferrers, thereafter passed to John of Gaunt and to the Talbots. It was the scene of some military operations during the Civil Wars of Charles I and suffered severely from fire in 1672. It is involved with brewing, cork-cutting, glue and leather manufacture and comprises several good streets with a central market place. It also benefits from a railway station with telegraph, two banking offices, a town hall of 1855, an ancient six-arched bridge, a modern church, with ancient tower and spire, four dissenting chapels, a Roman Catholic chapel, a grammar-school, national and infant schools, workhouse, alms houses and a weekly market on Wednesday. Population in 1861 was 3,645 and the urban area comprised 796 dwellings'.
- 5.1.2 The earliest records relating to Balance House or the site of Balance House are the deeds of the former Bamford's Social Club 1703-1871 (Ref. 3829/1-25). This comprises 25 legal documents associated with the ownership of the parcel of land that became the site of Bamford's Social Club in Balance Street. It is not clear from these documents whether the building recorded by the present survey is the same building or buildings referred to in some of the earlier references.
- 5.1.3 A Deed of Exchange dated 1703 records the sale of a house and land from William Lothrop to Thomas Bamford. Thomas Bamford took out a mortgage of 100 pounds with William Shalrofer in 1707 and in 1708 Thomas Bamford sold the site to James Smith for £ 234 & 6d.
- 5.1.4 In 1710 James Smith married Elizabeth Vere and used the dowry of a £100 to buy land with a building 'recently erected on the site', while in 1716 James Smith also bought a garden and buildings from William Cliff and William Key. In 1741 James Smith passed away and by 1742 the house was transferred to Elizabeth Smith (James' wife), his children and Richard Minor. Following the death of Elizabeth in 1743, James' son purchased the land and property from his sisters, Richard Stockley and Richard Minor.
- 5.1.5 By 1801 John Smyth sold the property to George Alsop for £1000 pounds. The document states that he bought a coach house, stables, outbuildings and yard on Balance Street, with outbuildings, dwelling and garden near to Carter Street. The coach house, stables, yard etc is mentioned in a mortgage taken out by Alsop in 1818 and the building is shown on a plan dated 1830 (**Figure 3**), attached to a conveyance of mortgage dated 1834. The building is illustrated with its distinctive canted bay to the roadside and the adjoining outbuildings to the north and is clearly the subject of this building recording exercise. The conveyance of a house in Balance Street dated 1840, records the bankruptcy of Mr George Alsop and the purchase of his estate by Mr John Vernon. This states that John Vernon acquired all the land that belonged to Vere Smith and there after John Smith on the north side of Balance Street other than land conveyed to Mr Thomas Cope. In his will (1871) John Vernon left his house on Balance Street to his son Thomas Vernon, who like his father is listed as a manufacturer. At this time John Coulson was the tenant of the house, outbuildings and yard.
- 5.1.6 The next available cartographic evidence showing Balance Street in detail is a copy (drafted in 1921 for the Ministry of Agriculture and Fisheries) of the original 1845 Tithe Map for the Parish and Township of Uttoxeter (**Figure 4**). This shows the extent of the town at this date, with development to the south-west of the main focus of activity at the Market Place and Church Street, along Carter Street, Stone Road, Market Street and Balance Street. Balance House, identified as plots (246) and (247) can be identified on the Tithe Map. It was abutted to the west by a pair of buildings and gardens (plot 243) and, across a narrow access from Balance Street, a complex of buildings (plots 248/249) to the east. All of these buildings (plots 243 and 248/249) have since been demolished.

- 5.1.7 The Tithe apportionment records the ownership and tenancy of Balance House in 1845. Both plots (246), (247) and the rear garden (245) were in the ownership of Mr John Vernon and the former, house and yard, laundry and wash-house (246 and 247) occupied by Mr Michael Clewley. The plot to the west of Balance House (243) (including No. 18 Balance Street) was under a different ownership of Joseph Bladon and comprised a multiple tenancy, including Elizabeth Milner, Thomas Richardson, John Konnersley, Dorothy Chatfield, Samuel Blood, Elizabeth Mellor, James Rhue and John Middlemiss.
- 5.1.8 The first edition Ordnance Survey map of 1883 (**Figure 5**) shows Balance House with its distinctive canted window bay to Balance Street and adjoining outbuildings to the north. The general layout of the building is much the same as that seen on the 1845 Tithe copy and the conveyance plan of 1830. Notably it is not identified as a 'club', seen on later extracts and therefore remained in domestic use until its conversion to a club house, sometime between 1883 and 1900.
- 5.1.9 The Kelly's Trade Directory of Staffordshire dated 1900 shows that Balance House, was by 1900 in use as the Leighton Ironworks Club, for Henry Bamford and Sons (established in the Leighton District to the south of the site and close to the railway in 1871). The same reference to the Leighton Ironworks Club appears in the 1912 edition of the Kelly's Trade Directory, although Thomas Edwards had replaced Mr Doran as Secretary. Thomas Edwards, a local man, was recorded in the 1911 census, as a wages clerk for an agricultural implement engineers (no doubt the Leighton Ironworks), who lived along with his wife and three children at No. 35 Leighton Road. The Kelly's Directory of 1927 shows no real change in the use of the building, although by this date it is referred to as 'The Bamford Works Club', but is still under the administration of Thomas Edwards. No. 18 Balance Street (to the west) was occupied by Mr John Ripley Oddie MB Ch B (physician). The Trade Directory for 1940 also refers to Balance House as 'The Bamford Works Club', although Thomas Edwards was no longer secretary, his duties taken on by Walter Yates.
- 5.1.10 The Third Edition Ordnance Survey map of 1920 (**Figure 6**) nominally marks out Balance House as a 'Club'. It clearly shows the canted bay to the roadside and two projecting window bays along the eastern elevation, either side of a central entrance portico. Interestingly the building is shown extending further to the north than at present, with a number of in-line outbuildings continuing to the north. No. 18 Balance Street, which is built in-line with the street frontage, abuts Balance House to the west, while a terrace of smaller dwellings complete the street frontage between No. 18 and the early 19<sup>th</sup> century Police Station. No.18 Balance Street, a double fronted and basemented two storey house, abutting Balance House, is shown on **Historic Plates 2 to 4**, while a large 18<sup>th</sup> or early 19<sup>th</sup> century three storey house (No. 14) with a central covered passage lies to the east of Balance House (shown on **Historic Plates 3 and 4**). The latter, probably divided on each side of the covered passage, is recorded in the 1940 Kelly's Trade Directory as in use by the Leeds Permanent Building Society and John Dryton and Sons, Solicitors.
- 5.1.11 The Ordnance Survey map of 1937 (**Figure 7**) shows very little change the general area of Balance Street to that depicted on the previous edition of 1920, although the adjoining outbuildings to the rear (north) of Balance House had been demolished. By the time of the compilation of the 1:2,500 OS extract of 1964 (**Figure 8**) some further changes had occurred. The terrace of houses to the west of No. 18 had been demolished and a new club house, set back from the roadside and avoiding the footprint of the former terraces (possibly to avoid basements) had been built. This new building probably succeeded Balance House as the focus of club house activities for the Bamfords Works Club. Whilst the 1:2500 Ordnance Survey map of 1973 (**Figure 9**) shows little change to Balance House and the adjoining No. 18 Balance Street, it does depict the loss of Nos 12 and 14 Balance Street and some buildings to the rear. This map also shows the 'Bowling Green' to the north of Balance House, most likely associated with the Works Club. The bowling green is also shown on the 1920, 1937 and 1964 maps (**Figures 6 to 9**). The bowling green has since been redeveloped and is presently occupied by Chartley Court (**Figure 2**). The 1:2500 Ordnance Survey map of 1989 (**Figure 10**) is the first to depict the present buildings that comprise the former

Ladywood Care Home. Its construction entailed the demolition of the adjacent basemented No. 18 Balance Street and the incorporation of the front-range of the former purpose-built Works Club House building into the new care facility.

5.1.12 A number of historical but undated photographs of Balance Street, thought to have taken just before World War II, are shown as **Historic Plates 1 to 4**. They show the extent to which Balance House has changed in recent years, particularly the loss of two ridgeline chimney stacks and to a lesser extent, three ball finials from the gable parapet. They also depict the extent of re-fenestration; the present windows to the ground floor canted bay, the side bay window, the first floor window of the southern bedroom, east side, and the windows to the attic storey are all replacement windows post-dating the photographs. The attic windows, which are blind in **Historic Plate 1** appear to be fenestrated using iron-framed multi-light casements in the subsequent photographs (**Historic Plates 2 to 4**). These casement windows have, in turn, since been replaced. The photographs also show that the southern (east) side bay window was originally built with a shallow hipped and tiled roof and not the present flat roof. The same treatment may be implied for the corresponding bay window to the north. A wrought iron bracket, attached to the gable wall, most likely held a pendant sign for the club. These photos also show the size and character of Nos 14 and 18 Balance Street. The former was a typical Georgian fronted town house with an ornate door surround with shell canopy. The latter was clearly a substantial dwelling with oriel windows to the first floor, a side passage and a large basement to the roadside.

## 6 BUILDING DESCRIPTIONS

### 6.1 Introduction

6.1.1 The following descriptive text provides objective information about Balance House at the time of the survey. Interpretation of spatial function and the phasing of the various elements of the building are based on the information gathered during the fieldwork and from documentary sources. For ease of reference all significant internal spaces within the house are individually numbered, pre-fixed with GF, FF or SF representing ground floor, first floor or second floors (**Figures 11 to 13**).

6.1.2 Balance House is a 2½ storey and basemented, brick and rendered, gable ended, former house, broadly orientated on a north-south alignment, presenting its principal facade to the east and principal gable elevation to the south and towards Balance Street. A single storey, predominantly flat roofed modern building, constructed during the 1980s as part of the Ladywood Care Home, but incorporating the facade of the former club house (built c.1950-60), extends to the rear (north) and west. The roofline of Balance House is pitched at c.45 degrees (more suitable for a plain tile or traditional stone slate) and covered with modern replacement interlocking tiles (**Plates 1 and 2**). The two through-ridge chimney stacks, shown on **Historic Plates 1 to 4**, have been truncated above the ridgeline, the southern one recently failing above the southern part of the building, allowing ingress of both weather and pigeons (**Plates 1 and 2**).

### 6.2 The Eastern Elevation (**Plates 2 to 5**)

6.2.1 The eastern elevation is laid out over two storeys, with three symmetrically arranged first floor windows and a pair of large, flat-roofed ground floor bay windows, set on each side of a central front door (**Plate 2**). The elevation is covered in modern rough-cast render, which overlies an earlier render lined out in imitation of ashlar, still partially visible. Rusticated quoining is present along the south-eastern corner but is not used on the corresponding and less visible north-eastern corner (**Plates 2, 4 and 5**).

6.2.2 The principal feature of the elevation is the centrally placed main entrance (**Plate 3**). This is built with a classical surround adopting a Palladian motif with a central semi-circular arch flanked by narrower flat side openings. The central arch is flanked by half round columns with simple capitals and bases, and the sides, by rectangular section pilasters, using a similar capital and base design. The columns/pilasters typically in classical form, rise to support a plain entablature with a moulded cornice and a central triangular unbroken pediment over the arched door opening. The central arched door opening includes an impost and a fixed glazed fanlight window over the door. The narrow sides incorporate a pair of vertical two over two sash windows with plain sills. The classical door surround, including the pilasters/columns and sills to the windows appear to be masonry in construction. The door architrave, though plain, is original. The softwood raised panel front door, may be a later replacement. The main front door is reached via a short flight of steps, built or rebuilt quite recently. The eastern elevation also includes reserved decoration in the form of a plain (now rendered) first floor band, set at the height of the top of the bay windows and the entablature, and a similar floor band above the first floor windows (**Plate 2**). These three windows are six over six vertical sliding sashes recessed back from the wall line with undecorated reveals.

6.2.3 The southern bay window, which projects out from the wall line of the eastern elevation and is built off a rectangular in plan brick-built plinth with a stone sill, is flat roofed (formerly hipped and tiled) with five tall narrow fixed and casement lights, each comprising ten (5x2) small panes (**Plate 4**). The windows use heavy, glazing bars with a stylised ovolo moulding (interior) and timber mullions. They are single glazed and clearly modern replacements (post-war). This treatment was not echoed in the northern bay window, which although similar in size used horned sash windows, with a large central sash window flanked by marginal side sashes (**Plate 5**). This three light window, with its large glass panes and horned sashes, was not an original feature.

### 6.3 The Southern Elevation (Plate 6)

- 6.3.1 The southern gable elevation is built over 2½ storeys with a canted two storey bay central to the elevation and two small symmetrically placed attic windows to the second floor, above (Plate 6). Both the south-eastern and south-western corners are accentuated by the use of rusticated stone quoins, which rise to over-sailing shaped masonry kneelers and a gable parapet with plain saddleback copings. **Historic Plates 1 to 4** all show that the stone plinths, projecting from the top the kneelers and at the apex of the gable parapet, formerly held ball finials. The projecting two storey canted bay was brick-built with a moulded cornice to a flat felted roof. This cornice coincides with the upper (second) floor band present on the adjacent eastern elevation, while the lower first floor band continues around the canted bay, between the ground and first floor windows. It is built off a stepped-out plinth wall, constructed using large masonry blocks, and built in red brick with rubbed and gauged brick voussoirs to the ground floor window openings. Similar treatment was used for the first floor and second floor windows, although the former had been much altered in line with modern structural works added to consolidate the bay at first floor level. The canted bay was built using 'specials' for the angles and queen closers to the openings. The use of gaugework, along with contrasting stone quoining, stone floor bands and stone wall plinth, suggests that the house was not originally externally rendered. The lined-out (ashlar) render, also present across this elevation, a later, but historic, adaptation.
- 6.3.2 The ground floor fenestration comprised replacement 20<sup>th</sup> century, six over nine casements, using similar glazing bars to those in the southern bay window of the eastern elevation, and plain one over one horned sashes at first floor. The smaller windows to the attic floor were a pair of modern casements with nine (3x3) small panes.

### 6.4 The Western Elevation (Plate 1)

- 6.4.1 The western elevation, apart from a later dormer added centrally to the eaves-line and a single small opening to the northern first floor bedroom, appeared to be un-fenestrated, although the over-painting of this elevation may have concealed blocked openings (Plate 1). Also the construction of the present care home buildings, which incorporates an easterly extension of the former club house labelled 'Club' on the 1964 and 1973 Ordnance Survey maps (Figures 8 and 9) to abut the western elevation (Plate 1), also masks any evidence of openings along the lower walls to the central and northern part of the building. Interestingly, the two floor bands, previously described, also extend along the length of this elevation. Their presence, shows that the former building to the west (No. 18 Balance Street) was a later construction, built up against the west wall of Balance House (Historic Plate 3).
- 6.4.2 The western elevation included localised patches of exposed brickwork present in the area of the former building (no.18). It was typically red brickwork (as seen throughout Uttoxeter) that comprised handmade bricks, many irregular in shape and some with burnt headers, laid in an irregular bond. The bricks were relatively small and narrow measuring 220 x 55-60 x 105-110mm. Very few showed evidence of kiss or pressure marks and all were unfrogged and laid in lime mortar. The bonding was particularly irregular with stretcher and header courses, the former using a half and quarter lap. The measurements and appearance of the bricks in the lower wall were directly comparable to the brickwork used in the facade of the late 18<sup>th</sup> century Vernon House, opposite.

### 6.5 The Northern Elevation (Plate 7)

- 6.5.1 The northern gable elevation lacked the decorative treatments lavished on the more visible southern roadside elevation (Plate 7). It was built without a gable parapet, quoins or evidence of lined-out (ashlar) render. It did however include the second floor, band and a short length of banding (not on the southern elevation) within the gable. The absence of the lower floor band and decorative detail is likely due to the former presence of a range of adjoining outbuildings (wash house, stables etc) recorded on the historic Ordnance Survey maps to the north of the building.
- 6.5.2 The two attic floor window openings have modern casement windows, while a similar

casement window is present in an inserted first floor opening close to the north-western corner. The present door opening in the north wall and adjacent to the north-eastern corner is also a later insertion, possibly added to provide internal access to the former adjoining buildings to the north.

## 6.6 Internal Descriptions

### *Ground Floor (GF1 to GF5)*

- 6.6.1 The original internal spatial layout of Balance House had been markedly changed at ground floor level by later alterations, particularly in the area of GF2 and within the northern part of the building (GF3 and GF5; **Figure 11**).

#### *Room (GF 1) Former Dining Room (Plates 8 and 9)*

- 6.6.2 GF1 was a large and light principal room, naturally lit by the large canted bay window to the south and the rectangular bay window to the east (**Figure 11**; **Plates 8 and 9**). The walls were plainly plastered, that along the western wall, hacked back to bare brickwork and recently dry lined. A wide chimney breast projected into the room along its north wall. The fireplace had been removed and blocked and the entire chimney breast re-plastered. The floor was covered in a modern wood-effect floating laminate floor. Whilst the ceiling had also seen some significant changes, linked with the introduction of structural ties, bracing the front wall and an inserted binding joist into the armature of the chimney stack, it did however, retain its moulded cyma-reverse plaster cornice to the wall junction and a wide frieze band, edged with a triple bead.

- 6.6.3 The canted end bay window was quite plain in its decoration, with a moulded sill to the windows, and a series of short moulded timber pedestals below the sill and aligning with the mullions and window extent. The mullions were also simply detailed with an edge bead and a moulded impost. The fenestration comprised 20<sup>th</sup> century (post-war) casement windows, the bottom 3x3 light fixed and the upper 2x3 light top hung. These windows used heavy glazing bars with a rounded-square section ovolo design. The same type of casement window and glazing bar was used in the rectangular window bay to the east. The decorative treatment of this window was simpler than that used for the south bay window, but did include chamfered edges to the window opening, stopped to the north-side only. A heavily moulded 7 inch deep skirting survived below both window bays, but elsewhere had largely been replaced.

#### *Room (GF2) Former Entrance Hall (Plates 10 to 13)*

- 6.6.4 GF2 was the formal entrance and reception space within the building and in-keeping with typical Georgian plan form included the principal stair to the first floor rooms. This stair, or at least the lower flight, had been extensively reworked in recent years, with the addition of a new lower short flight and half landing and a plain softwood closed riser straight flight up to first floor (**Plates 10 and 11**). A 1½ brick thick pier had been inserted to support the first floor joists adjacent to the stairwell and the flight had been boxed in below and along the line of the string, using fake open timber work (stained softwood). Whilst this stair was clearly a replacement, the presence of a moulded string/skirt along the side wall shows it was re-built in the same location as an earlier stair.

- 6.6.5 A 10 inch deep recessed alcove with a semi-circular arched head lay central to the west wall and directly opposite the main entrance (**Plate 10**). A plaster bead detail was used along its edge. The walls were plainly decorated, incorporating modern 'Torus' moulded skirtings, but no cornice or ceiling decoration, due to later re-plastering. A feature that does not sit comfortably alongside the refined classical treatments of Georgian decor, was a substantial 11 inch wide oak binding joist, crossing the ceiling of GF2 (east to west) and central to the original hall (**Plates 10 and 11**). Chamfers along its soffit, correctly stopped at both ends, shows that it was meant to be visible and is an original feature and not a re-used timber.

- 6.6.6 The main door opening and windows retained their original architraves, both simply chamfered with a beaded edge (**Plate 12**). The narrow side lights to the door were both top hung sashes with glazing bars. A small cupboard to the south of the entrance (GF4) and next to the stair was a modern creation as was a recessed area along the

north side of GF2 (**Plate 13**). This included more fake open timberwork around the opening, created by the removal of the original north wall of the hall (GF2) and the partial removal of the base of the chimney stack (**Figure 11**). This must have entailed some significant structural works and possibly the addition of the pier to further support the first floor structure. This area including the ceilings was thereafter clad in plasterboard and re-plastered.

- 6.6.7 A cellar was certainly located below the central part of the building (GF2), although whether it extended as far as the roadside southern part or further to the north, was unclear. Access into the basement was not possible at the time of the survey as the entrance had been sealed up. Though through collapsed floor boards it was seen to extend to the south of the main entrance towards the stair and probably half the width (east-west) of GF2. These small openings also showed that the ground floor joists (over the cellar) were regular cut softwood joists of 5 inch scantling, laid east-west across the shortest span of the building.

*Room (GF3) Former Morning Room (Plate 14)*

- 6.6.8 The northern part of the building had seen the most alteration. The largest room (GF3) was a modern creation formed by the addition of a stud wall to the south (following the partial removal of the stack base) and light ½ brick wide internal walls to the west. The northern wall to (GF3) was however a substantial load bearing wall, 450mm wide, which together with the northern gable wall, formed an east-west cross or rear-passage (GF5) along the northern side of the building. This wall had latterly been compromised by the insertion of an opening to create a perpendicular north-south passage to the west of (GF3), formerly opening into the modern care to the west but latterly converted with the addition of a stud wall, into a handyman's cupboard, and the addition of a small self contained WC adjacent to the rear entrance. The decoration in GF3 was entirely modern, the bay window was very plain in its detailing, with simple bead moulds to the mullions and architraves (**Plate 14**). A door opening in the west wall in line with the rear passage (GF5) is likely to be an early feature. Measurement of the western wall at this point, revealed that the wall had been thickened on its western, outer, side (up to 650mm) with the addition of a skin of blockwork (to support the roof joists) as part of the construction of the single-storey care home buildings to the west.

**First Floor (FF1-FF6)**

*Room FF1 Former Drawing Room (Plate 15)*

- 6.6.9 In common with the corresponding ground floor room (GF1), the ceiling of (FF1) was crossed centrally (north-south) by 'boxed in' structural ties that axially braced the front wall back to the stack (**Figure 12; Plate 15**). A series of lighter steel joists and a heavier box beam to the rear of the canted bay, also braced (FF1) transversely. RSJs were also present radiating out and through the walls of each angle of the canted bay. The works to the bay window also resulted in the insertion of a ceiling over the canted bay and the 'boxing' of the walls below window level. The three sash windows to the canted bay, were plain one over one sashes (with large glass panes), which incorporated an internal 3x3 grid-like frame of glazing bars applied to give the appearance of traditional multi-light windows, such as those in GF1 and along the eastern elevation. These fake glazing bars were plain in detail, added for the benefit of the buildings external appearance.
- 6.6.10 A replacement six over six horned sash window, built using the same stylised glazing bars as used in the ground floor bay window in GF1, lay off-centre along the eastern wall. Whilst the window was a 20<sup>th</sup> century replacement the moulded window architrave appeared to be original. The wall below the window had latterly (like the bay) been boxed around a wall mounted radiator. This boxing overlay a section of the original moulded 7 inch deep skirting board which survived along the eastern wall and within the bay. The remaining (later) skirting board was a simple plank-like skirting board with no moulding.
- 6.6.11 The chimney breast, situated centrally along the north wall, no longer retained its fireplace or the opening, latterly blocked and plastered over (**Figure 12**). The door opening to the west of the chimney breast had lost its original architrave to the south



and door, although the architrave to the north, facing into the landing was moulded and more likely original or an historic replacement. The ceiling was re-plastered following the strengthening works and no decorative wall or ceiling features survived.

*Area FF2 First Floor Stair/Landing (Plate 16)*

6.6.12 The two main architectural features of the landing were a half-round headed arched alcove recessed into the western wall and the newel stair winding its way up to the attic storey (**Plate 16**). The closed riser and string newel stair was built with a quarter winder in the lower flight, rising to an upper quarter landing and straight flight to the second floor. The newel posts were plain in appearance, lacking mouldings or decoration. They had simple over-sailing caps to the top of the post and as pendants. The hand rail was equally unmoulded, although the balusters, were turned. Those balusters to the lowest flight and around the stairwell opening on the second floor were narrow modern softwood replacements of the originals, which were much heavier but more intricate in their turning. The form of the balustrade and construction of the upper section of newel stair, both suggest that this stair is an original feature.

*Room (FF3) Modern WC (Plate 19)*

6.6.13 A small first floor toilet and bidet room latterly built using an enclosing light-weight stud wall into the southern side of the first floor landing, adjacent to the stairwell (**Figure 12**). All decor and fittings were modern (**Plate 19**).

*Room (FF4) First Floor Landing (Plates 17 to 19)*

6.6.14 This large first floor landing (FF4) was the equivalent of the principal reception hall (GF2) at ground floor. Accordingly the decor was heightened, using semi-circular arches to wall alcoves and door openings to the bedrooms (FF5 and FF6; **Plate 18**) and an elegant, semi-elliptical structural arch, central to the space (**Plates 17 and 19**). This area was the least impacted by later alterations and most of the classical influenced Georgian decoration remained intact. The moulded elliptical arch sprang off fluted plasterwork pilasters with a protruding impost, built just proud of the wall line and against the eastern flank wall. The top of the walls around the entire landing (including the WC FF3) was decorated using a plaster ogee and beaded soffit cornice, while the two half round arches to the bedrooms, were both edged (like the alcoves) with a plaster bead but also included a short impost. These two identical tall arched openings incorporated smaller but contemporary conventional door openings, the western of which retained its architrave (**Plate 18**). No doors survived. The skirting boards to the landing were 8 inch plain skirting boards with a chamfered top as was the wide architrave around the southern door to the stair. The six over six horned sash window and architrave were not original features but retained an ogee moulded sill. The sash window was hung on chords and comprised modern glass panes measuring 300 x 370mm.

*Rooms (FF5 & FF6) Bedrooms (Plates 20 and 21)*

6.6.15 Despite the presence of two door openings (which may be either gender specific or hierarchical), rooms (FF5) and (FF6) were clearly built as a single large room (**Figure 12**). The present dividing wall between the two rooms butts a blocked fireplace in the southern wall and is constructed of modern lightweight stud walling. Neither room retains any historic decorations (**Plates 20 and 21**), although the six over six non-horned sash window in the east wall is an original feature, which was built with fine ovolo moulded glazing bars and a more delicate window frame. The two smaller windows within (FF5) both appear to be later insertions, fitted with modern softwood casement fenestration (**Plate 20**).

**Second Floor (SF1-SF3)**

6.6.16 The second or attic floor was laid out over three principal spaces (**Figure 13**), with a large southern bedroom (SF1), corresponding in size and location with (GF1) and (FF1), a central landing (SF2) accommodating the stairwell and bathroom (SF3) and a large rear bedroom (SF4). All of these three main spaces are built 'in eaves'.

#### *Room SF1 Bedroom (Plates 22 to 24)*

6.6.17 This large single bedroom was heated by an open fireplace, with a decorative 19<sup>th</sup> century cast-iron surround, located central to the north wall (**Figure 13; Plates 22 and 24**). The bedroom, which does not benefit from a bay window as below, is lit by two small attic windows, built flush with the wall line (**Plate 23**). Both are identical modern casement windows, comprising fixed glazing and a top hung ventilator with plain glazing bars and no architrave. A skirting board with a single bead mould is present on all walls apart from the south wall. The floor boards are softwood 6 inch boards and the walls and ceiling roughly plastered using 'Artex'. The lower roof purlins extending along the east and west side of the ceiling have been left exposed (**Plates 22 and 23**). They are heavy scantling timbers with rough chamfers cut along their soffits. They were clearly meant to be visible, as was the central bridging beam, which also incorporated soffit chamfers and a simple stop to the south (north side obscured by the rebuilding of chimney stack). The size and character of these purlins suggests that the roof may have once held a much heavier traditional stone slate covering.

#### *Rooms (SF2) & (SF3) Landing (Plate 25)*

6.6.18 The lower purlins, seen in (SF1) continued on the same line and height across the second floor landing (**Plate 25**). They too were chamfered along the soffit and also roughly squared using an axe or adze. The purlins probably joined over the internal wall junctions to (SF1) and (SF4). The landing was lit by a dormer window inserted into the western wall at eaves level. This window was identical in style to those casements in bedroom (SF1) and comprised a fixed central panel, flanked by side hung casements. The surround was plain. A modern bathroom (SF3) had been inserted at this level by enclosing the eastern half of the landing behind a stud wall. All decoration and fittings were modern.

#### *Bedroom (SF4) (Plates 26 and 27)*

6.6.19 The door into the northernmost bedroom (SF4) was built re-using an oak beam as a lintel (**Plate 27**). It showed evidence of former use with the presence of empty peg holes in each face. The doorway into bedroom (SF4) has a 20th century plank and batten door with modern ironmongery. The bedroom comprised fitted wardrobes along the south wall and a number of free standing bedroom units along the side walls (**Plates 26 and 27**). The walls were roughly plastered using Artex and the floor re-boarded using modern softwood 110mm floor boards. The two window openings in the north wall both held modern casements. The ceiling, as in SF1, was crossed to the east and west by heavy scantling purlins.

#### *Roof Structure*

6.6.20 Access into the roof space was not possible, therefore all observations were made via a loft hatch above (SF2). This showed that the exposed purlins (seen in rooms SF1 to SF4) were the lower of two tiers of purlins in each pitch. The upper purlins were identical to the lower purlins, but lacked the chamfering (so were not originally exposed). The collars, though not visible, were presumably at the level of the present ceilings in the attic rooms. The softwood common rafters were sawn and regularly spaced and met at the apex (although how they joined was not apparent as no ridge piece was observed) and belonged to a later reworking of the roof that post-dates the purlins. The remains of the two chimney stacks, taken down below the level of the ridge, were still present within the roof space.

### **6.7 Former Care Home (Plates 28 to 34)**

6.7.1 The former care home comprises two principal elements, the remains of the former works club, first erected during the 1950s to 1960s, which is labelled 'Club' on the 1964 and 1973 Ordnance Survey maps (**Figures 8 and 9; Plates 28 and 29**) and an extensive purpose-built, flat roofed and single storey care home built prior to 1989 (**Plate 30**). Neither of these buildings retained any historic or architectural merit, the former significantly compromised by the latter. Accordingly only a limited photographic survey of these structures was carried out.

6.7.2 The front part of the works club was retained as part of the later redevelopment to a

care home. This included the south-facing brick facing facade, parapet wall to that facade and the western return, and the slate covered hip-ended pitched roof (**Plates 28 and 29**). The equivalent hip to the east was lost when the roof was extended to the east following the demolition of No. 18 Balance Street (compare **Figures 9 and 10; Plate 1**). A small and incomplete blockwork extension had latterly been built along the road frontage (**Plates 1, 28 and 29**), although works had been abandoned following planning issues.

- 6.7.3 Internally the building was laid out over a single storey with many small single bedrooms for the patients (**Plate 34**), larger day rooms (**Plates 32 and 33**), a central dining hall (**Plate 31**) and a kitchen.

## 7 CONCLUSION

- 7.1 The historic building survey and documentary research into the historic and architectural development of Balance House has shown that it was first built during the early 18<sup>th</sup> century as a large 2½ storey town house, on one Uttoxeter's principal Georgian thoroughfares. The house was extensively renovated and remodelled during the mid to late 18<sup>th</sup> century, as part of a period of investment and improvement in the area, particularly along Balance Street, as seen by the numbers of late Georgian houses which still remain to this day. The list entries for these town houses, including Nos 23-25 Balance Street (Vernon House), No. 38 Balance Street and Nos 53-55 Balance Street, all concur with a mid to late 18<sup>th</sup> century date (post-dating 1756) for this period of development. The opening of the Trent and Mersey Canal in 1777 and the development of the pottery industry in Stoke on Trent, during the late 18<sup>th</sup> century, would have also had a considerable bearing on the economy of Uttoxeter during the second half of the 18<sup>th</sup> century, while the turnpiking of the main road from Stoke, Uttoxeter and Newcastle under Lyme in 1759, may have influenced the re-use of Balance House as a Coach House from c.1801 through to 1840. The success of the Henry Bamford's Leighton Ironworks toward the end of the next century also had a direct bearing on the use of Balance House, which was converted for use as the Works Club sometime between 1883-1900.
- 7.2 The visit to the Staffordshire Record Office in Stafford uncovered a number of interesting records regarding the ownership and use of Balance House. A house, probably the first incarnation of Balance House, was present on this site by the early 18<sup>th</sup> century, and is recorded in 1710, when James Smith uses a dowry of a £100 to buy land with a building 'recently erected on the site'. The house remained within the Smith or Smyth Vere families throughout most of that century and until it was put to use as a Coach House (with stabling and outbuildings) during the late 18<sup>th</sup> or early 19<sup>th</sup> century, continuing in that vein until around 1840, when the proprietor, Mr George Alsop, was declared bankrupt. Thereafter Balance House appears to return to a domestic use, mentioned as a house in Mr John Vernon's will of 1871 and continues as such into the late 19<sup>th</sup> century, when between 1883 and 1900 it is converted for use as a Works Club for Bamford's Leighton Ironworks. Balance House remains as the Works Club through both World Wars until it is finally replaced or augmented, post-war, by a new detached purpose-built club house shown on the 1964 and 1973 Ordnance Survey maps. This building, which succeeded Balance House as the focus of club house activities, was partially demolished (retaining only part of the front range) when the Ladywood Care Home was built during the 1980s. This effectively amalgamated the remains of the club house and Balance House into a single cohesive care facility.
- 7.3 Structural evidence and architectural detailing support the suggestion of a mid to late 18<sup>th</sup> century remodelling for Balance House. The brickwork, where visible, was of the same character, size and appearance as that used in the facade of the mid-late 18<sup>th</sup> century nos 23-25 Balance Street (Vernon House) and nos 53-55 Balance Street. The architectural treatments both internally and externally and the plan form of the building are typical of the period. The use of a Palladian style classical surround to the main entrance, quoining to the corners and a canted window bay are features synonymous with late Georgian and Regency period architecture. Whilst the internal decorative treatments have been much compromised by later alterations, with loss of original fenestration, a replacement lower stair and spatial sub-division (particularly at ground floor), some original architectural features and treatments had survived. Of particular note was the classical decor to the first floor landing, with its elegant elliptical and semi-circular arches and the newel stair to the attic storey. Elsewhere wall and ceiling decoration was plain or absent, although this may be a consequence of significant modern structural works, bracing the building both axially (to the armature of the chimney stack) and transversely, seen across the first and second floors. The plan form of the building, laid out over three principal bays also adopts a typical Georgian plan, with a large reception hall and principal stair, flanked by the main ground floor rooms (dining and ?morning room or kitchens). The bay fronted room to the first floor may well have functioned as a withdrawing room, possibly too large and ostentatious

for a bedroom, with the latter located to the rear bays and second floor. The lack of a secondary stair, may suggest servants were not accommodated within the main house, but the architecture and size of the house clearly show that the house was built for and renovated by a 'well to do' family conversant with changes in architectural taste.

- 7.4 These gentrifications are part of a remodelling of a more modest early 18<sup>th</sup> century house, of which only some structural timbers (and possibly some walls) were visible at the site visit. Whilst most of the visible structural timberwork, comprised sawn, regular section softwood linked with the later remodelling and a 19<sup>th</sup> century re-roofing, the double purlins to the roof and two bridging beams to ground and second floors were both oak, roughly squared using an adze or axe and soffit chamfered. They were clearly out of place with the regular cut softwood and more refined classical decor of the remodelling. All of these earlier components were original structural timbers (not re-used) which were chamfered and/or stopped to be visible. Their locations suggest the early 18<sup>th</sup> century house was of a similar width and elevation, but probably spatially laid out to a different internal arrangement. The use of heavy scantling double purlins may also suggest that the preceding roof was covered in a more substantial roofing material, such as traditional stone slates or clay peg tiles.
- 7.5 The survey has shown that whilst the spatial and architectural integrity of this building had been significantly compromised by its use as a club house, care home and by structural works, it did retain the character and some particularly pleasing architectural features linked with its original late Georgian decor. Unfortunately for this building dis-use and lack of maintenance has lead to water ingress, a particularly bad infestation of pigeons, and accordingly the deterioration of internal spaces at attic level and localised instability of the floor structures.

## **8 ACKNOWLEDGEMENTS**

- 8.1 Pre-Construct Archaeology Limited would like to thank CgMs Consulting on behalf of their Client for commissioning the project.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The historic building survey was completed by Adam Garwood assisted by Kathryn Brooks. The documentary research was completed by Kathryn Brooks. This report was written by Adam Garwood and the illustrations were prepared by Mark Roughley.

## 9 BIBLIOGRAPHY

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Matthews, C. 2014 *Written Scheme of Investigation for Historic Building Recording at Balance House, 16 Balance Street, Uttoxeter, Staffordshire ST14 8JE* Pre-Construct Archaeology Limited

## APPENDIX 1 OASIS FORM

<b>OASIS ID: preconst1-198305</b>	
<b>Project details</b>	
Project name	Historic Building Survey of Balance House, No. 16 Balance Street, Uttoxeter, Staffordshire
Short description of the project	The project was as carried out prior to the building's demolition and in response to a planning condition (10) on (P/2014/01011). Balance House was first built during the early 18th century as a large 2½ storey town house, on one of Uttoxeter's principal Georgian thoroughfares. The development of this area of Uttoxeter, particularly along Balance Street, during the mid to late 18th century is shown by the numbers of listed late Georgian houses which still remain to this day and it is during this period that house was remodelled. The use of a Palladian style classical surround to the main entrance, quoining and a canted window bay are features synonymous with late Georgian and Regency period architecture, while the footprint of the building, laid out over three principal spaces around a formal reception hall, also adopts a typical Georgian plan. It was later used as a club house for the Leighton Ironworks and most recently as a care home.
Project dates	Start: 09-12-2012 End: 11-12-2014
Any associated project reference codes	BHBS14 - Sitecode
Any associated project reference codes	(P/2014/01011). - Planning Application No.
Type of project	Building Recording
Site status	Conservation Area
Monument type	HOUSE Post Medieval
Monument type	CLUB HOUSE Modern
Methods & techniques	"Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition
<b>Project location</b>	
Country	England
Site location	STAFFORDSHIRE EAST STAFFORDSHIRE UTTOXETER Balance House, No. 16 Balance Street, Uttoxeter, Staffordshire ST14 8JE
Postcode	ST148JE
Site coordinates	SK 09173 33314 52.896871899 -1.86362624653 52 53 48 N 001 51 49 W Point
<b>Project creators</b>	
Name of Organisation	PCA Midlands
Project brief originator	CgMs Consulting
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Private company
<b>Project archives</b>	
Physical Archive Exists?	No
Digital Archive recipient	Potteries Museum and Arts Gallery
Digital Archive ID	2014.LH.77
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Potteries Museum and Arts Gallery



Paper Archive ID 2014.LH.77  
Paper Media available "Plan", "Report"

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**Project bibliography 1**

Publication type Grey literature (unpublished document/manuscript)  
Title Historic Building Survey of Balance House, No. 16 Balance Street, Uttoxeter, Staffordshire ST14 8JE  
Author(s)/Editor(s) Garwood, A  
Date 2015  
Issuer or publisher Pre-Construct Archaeology Limited  
Place of issue or publication Brockley Office  
Description A4 PDF report for planning submission

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Entered by Charlotte Matthews (cmatthews@pre-construct.com)  
Entered on 21 January 2015



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06/01/15 MR

Figure 1  
Site Location  
1:20,000 at A4

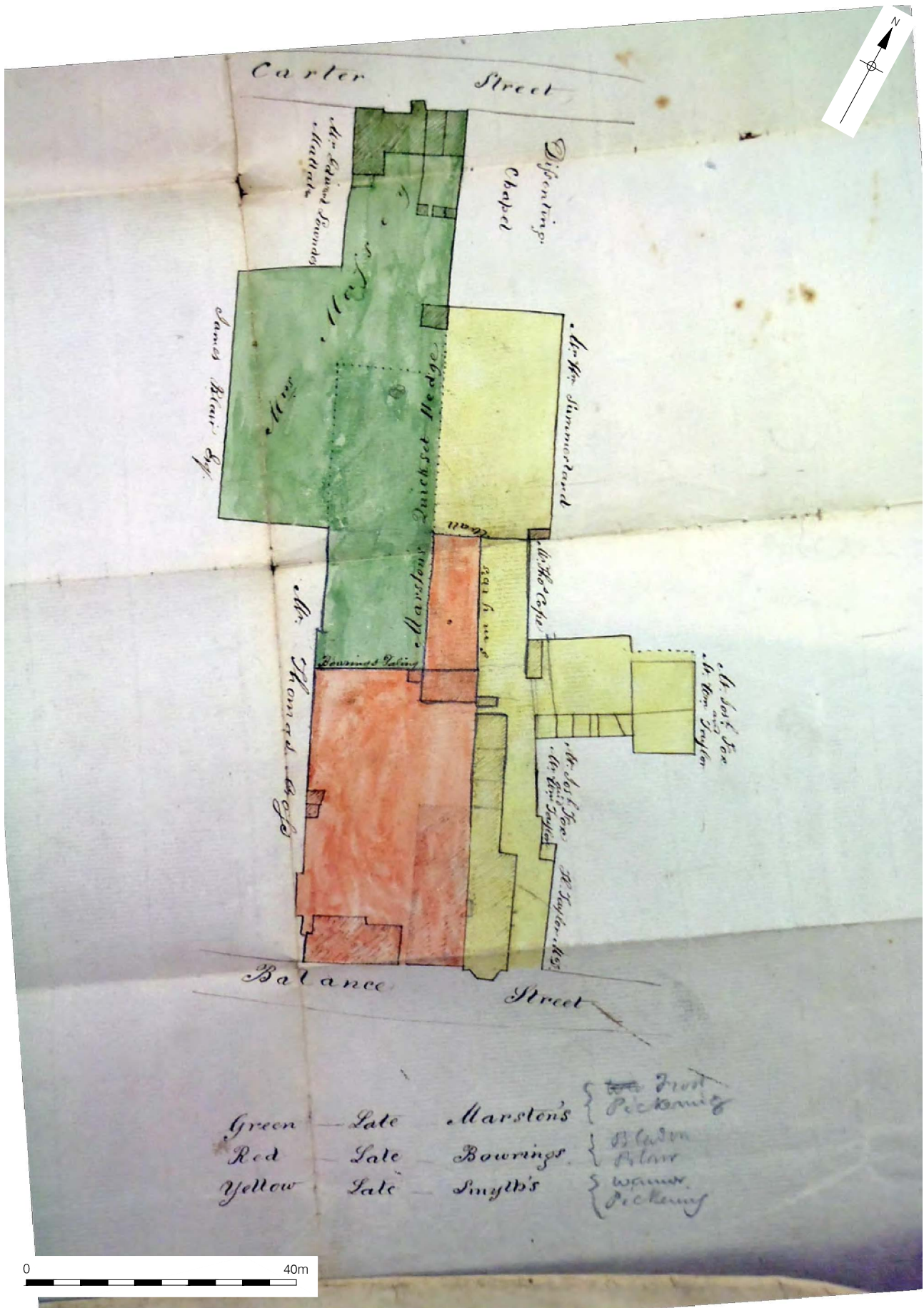


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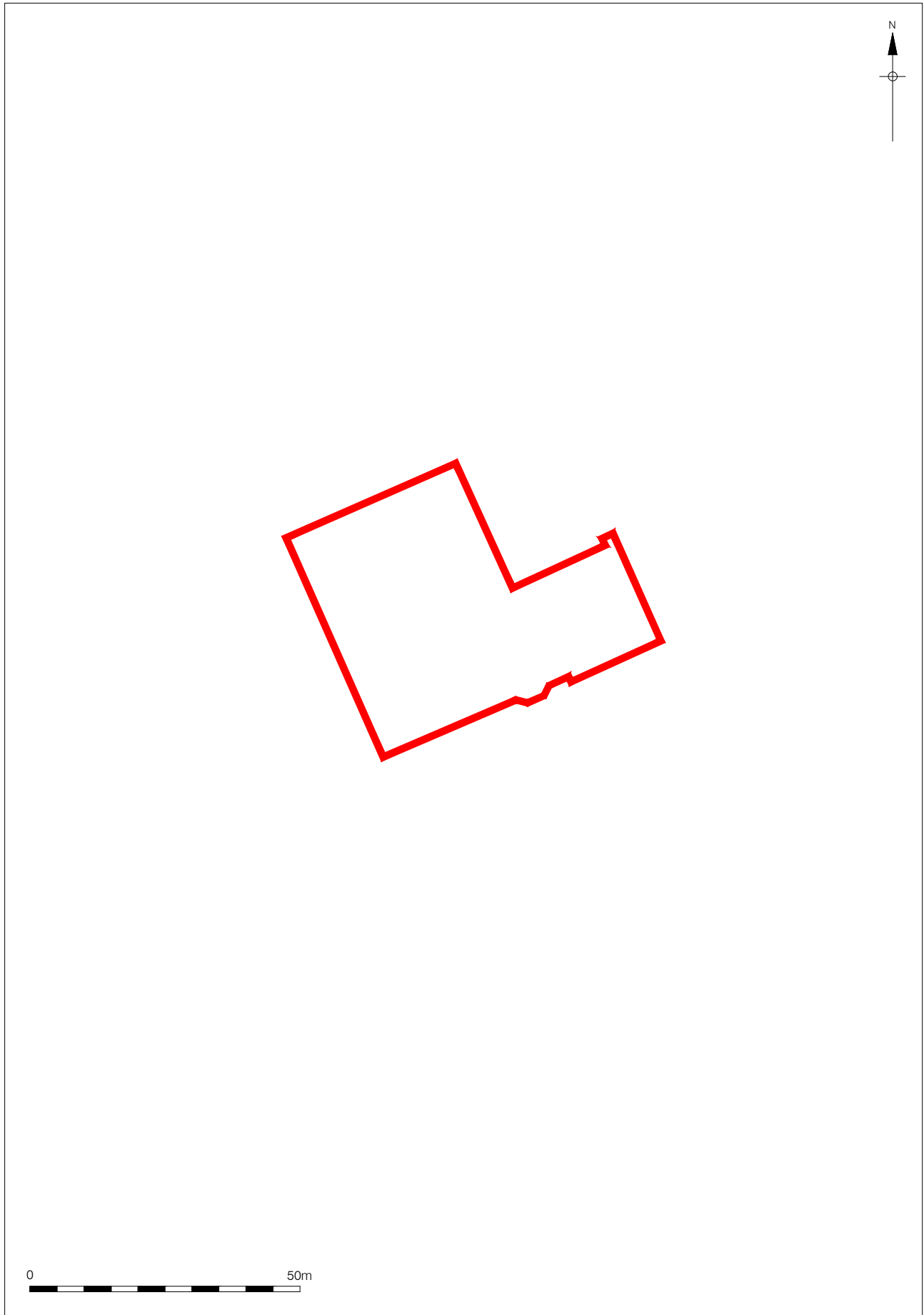
06/01/15 MR

Figure 2  
Detailed Site Location  
1:500 at A4



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Figure 3  
 Plan dated 1830, associated with the transfer of a mortgage in 1834  
 1:800 at A4



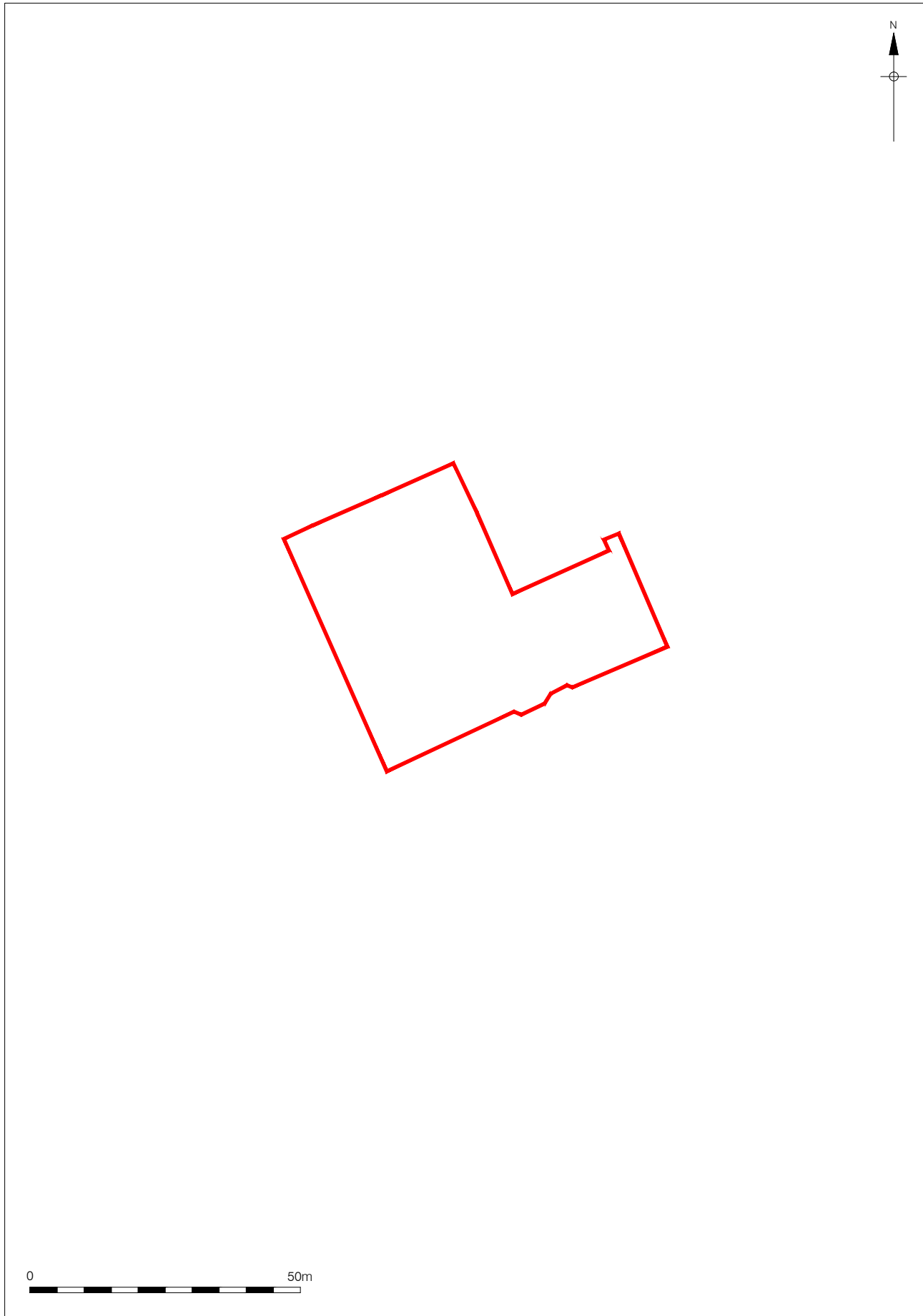
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Figure 4  
Copy of the Tithe Map for the Parish and Township of Uttoxeter, 1845  
1:1,000 at A4



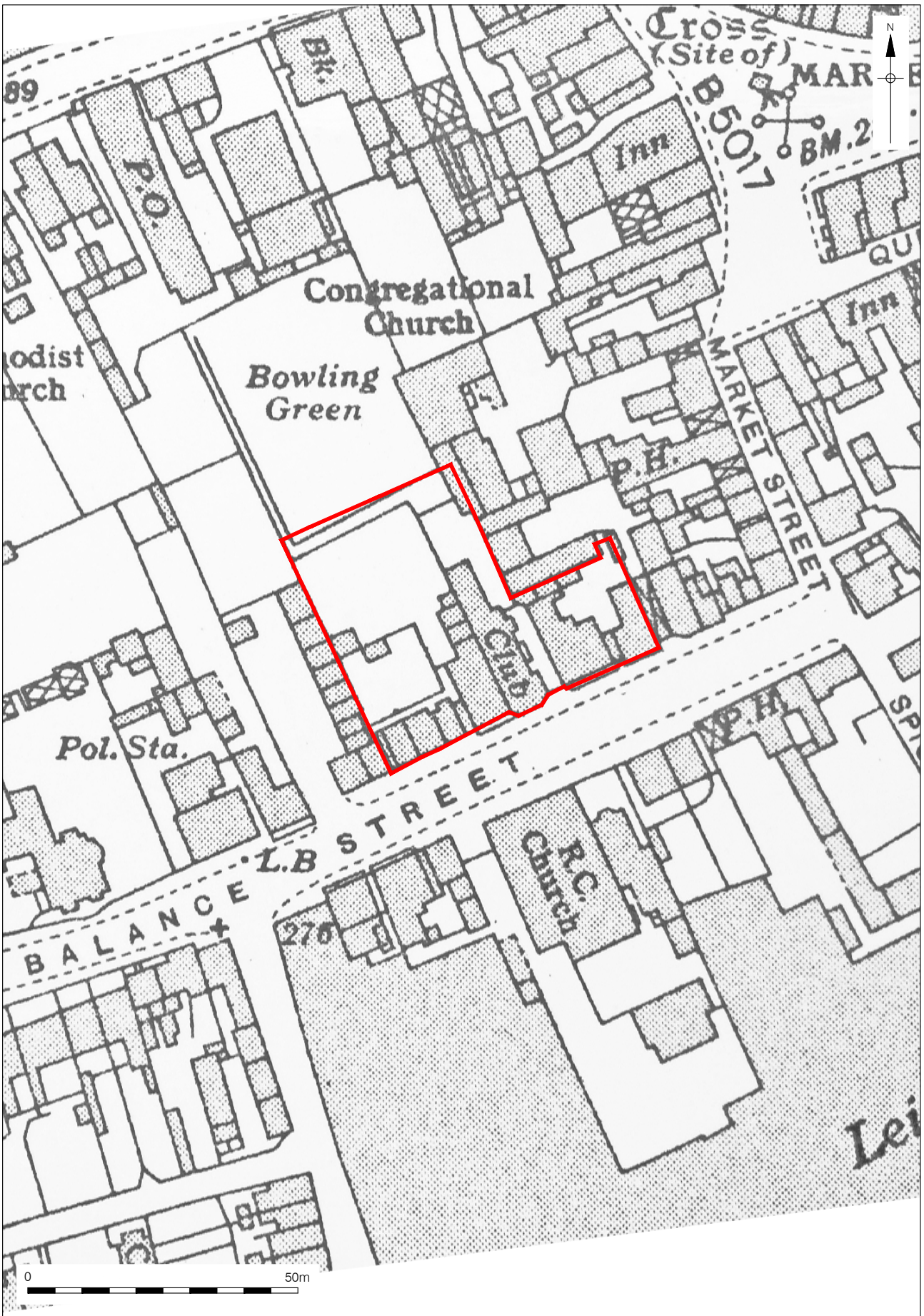
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Figure 5  
First Edition Ordnance Survey 25" map 1883  
1:1,000 at A4

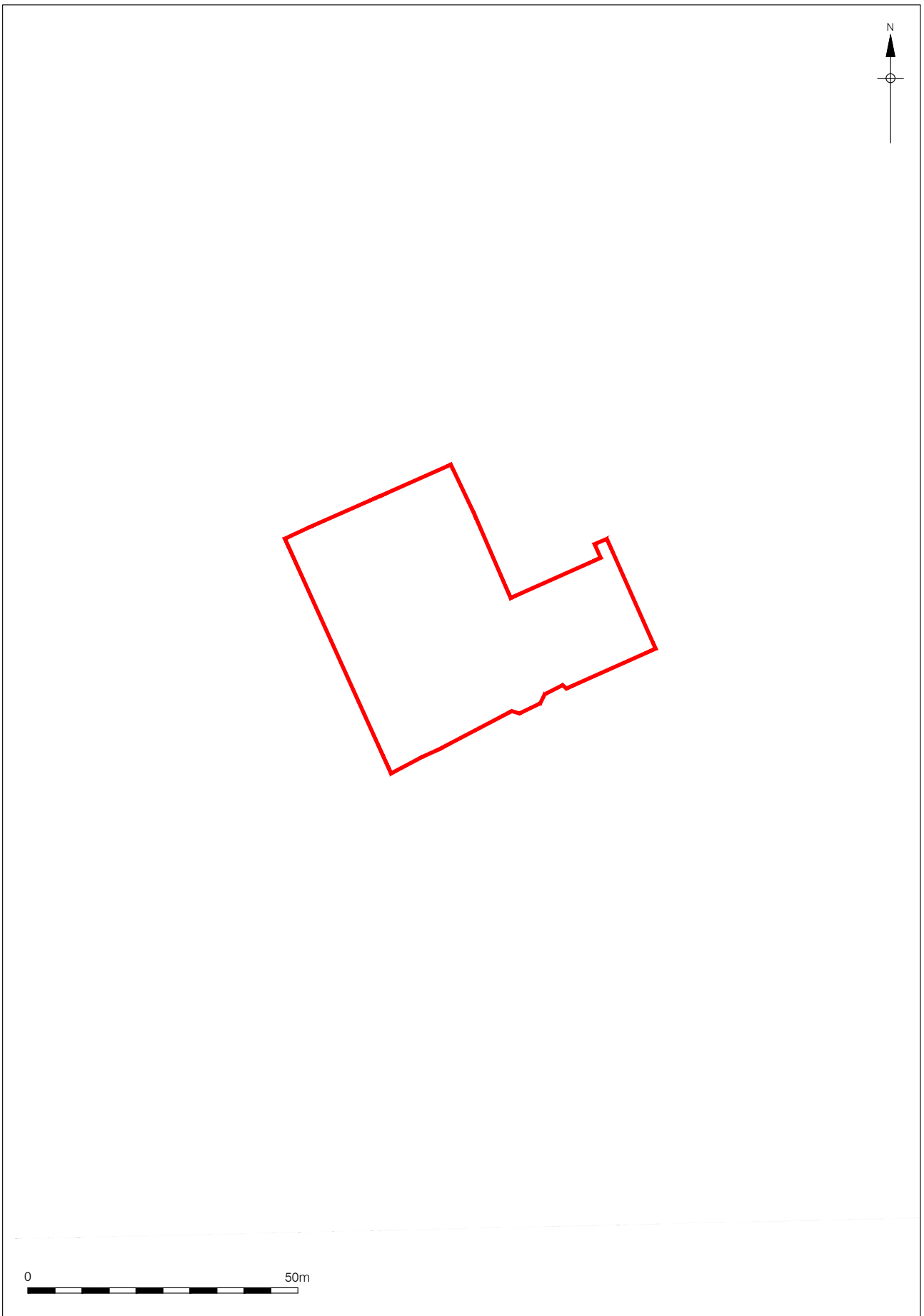


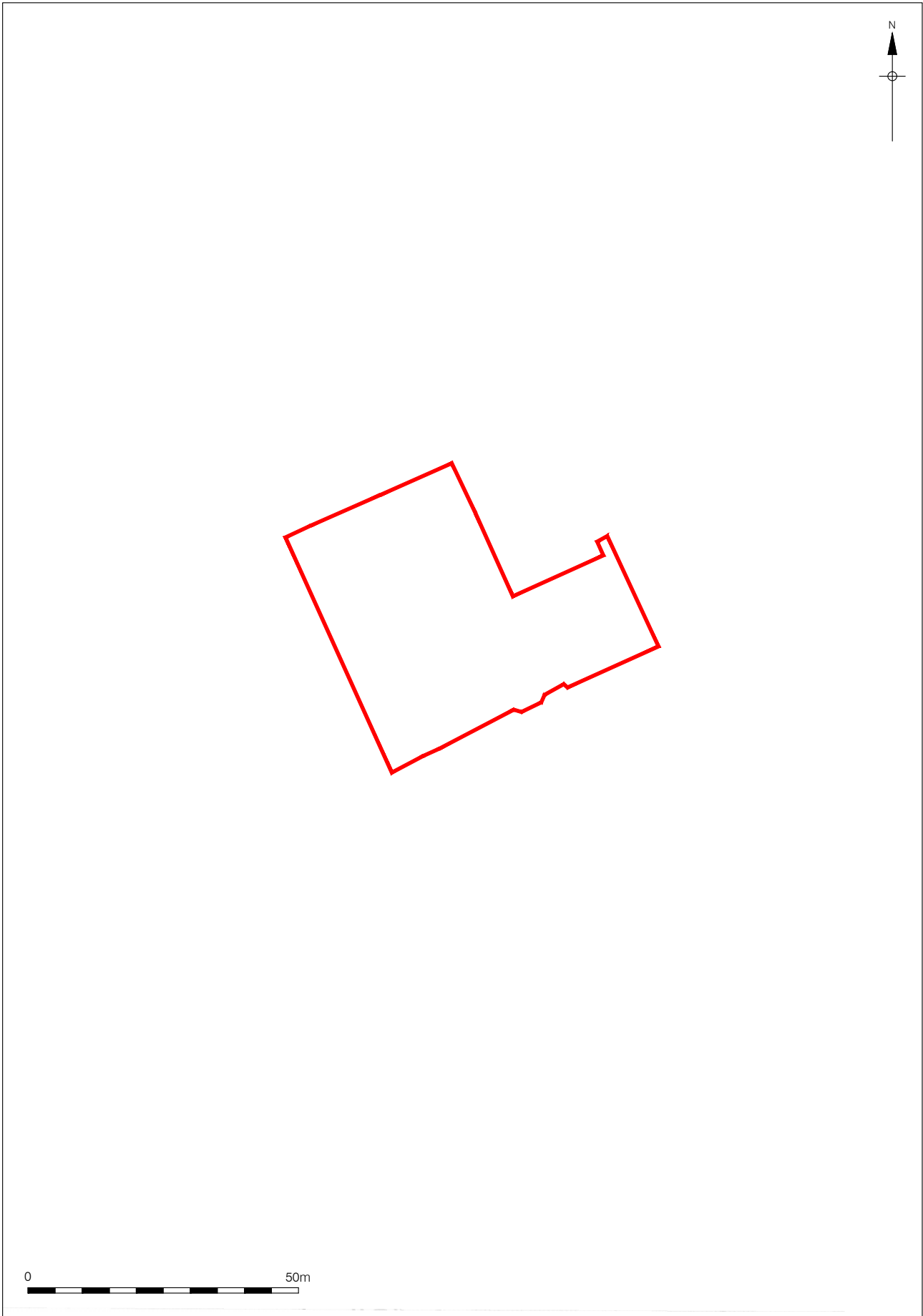
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Figure 6  
Third Edition Ordnance Survey 25" map 1920  
1:1,000 at A4



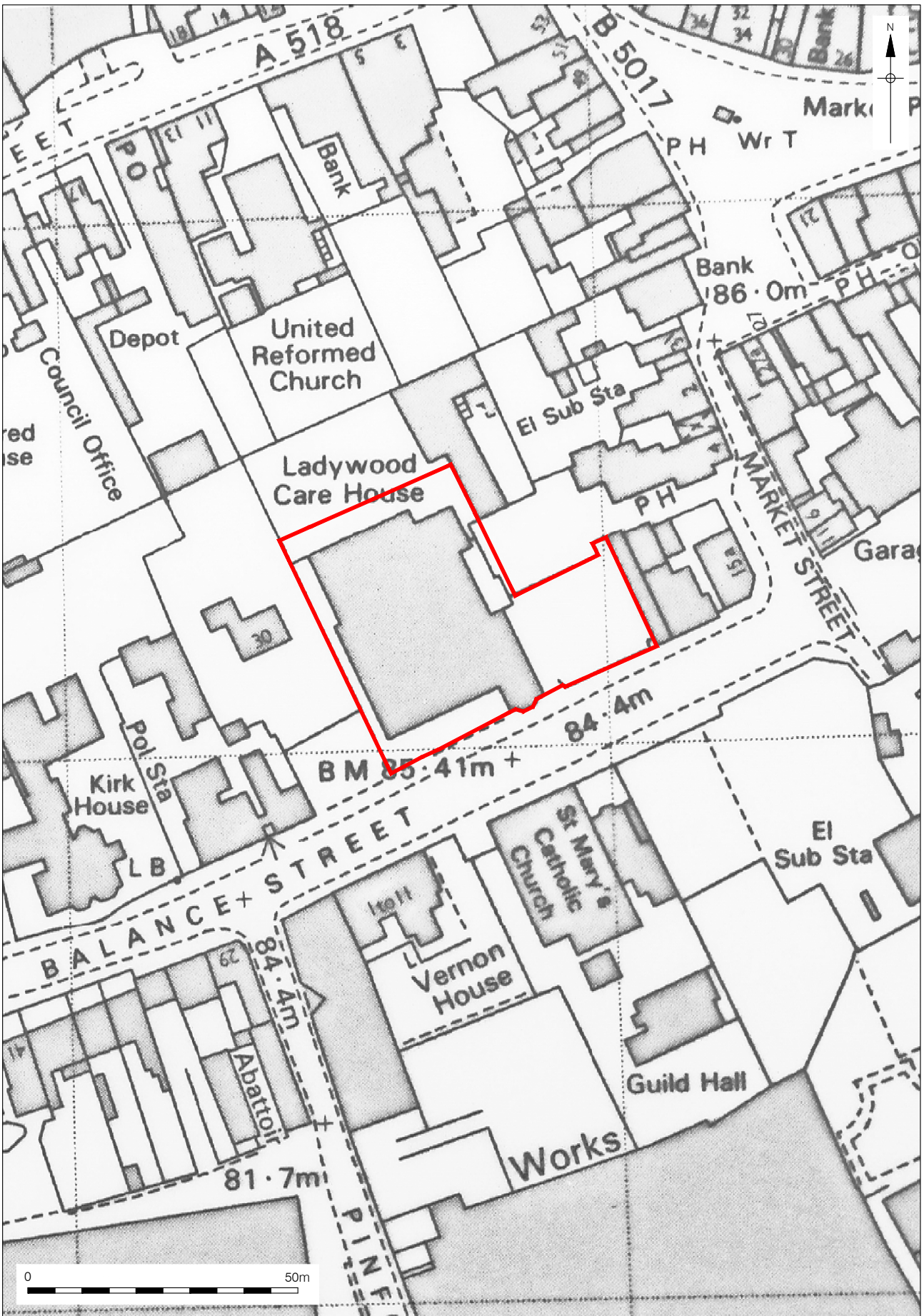






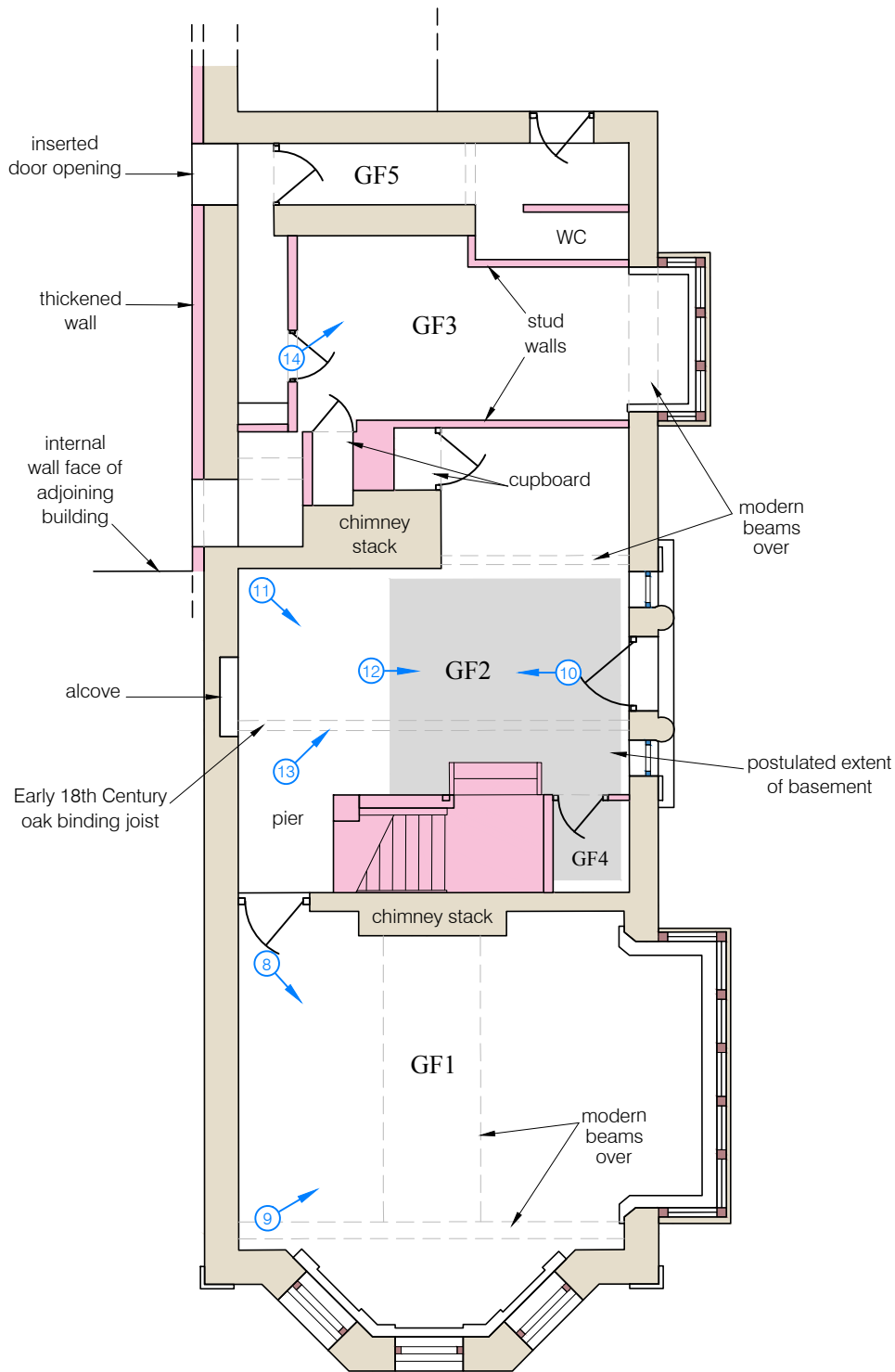
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Figure 9  
Ordnance Survey 1:2,500 map 1973  
1:1,000 at A4



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Figure 10  
 Ordnance Survey 1:2,500 map 1989  
 1:1,000 at A4

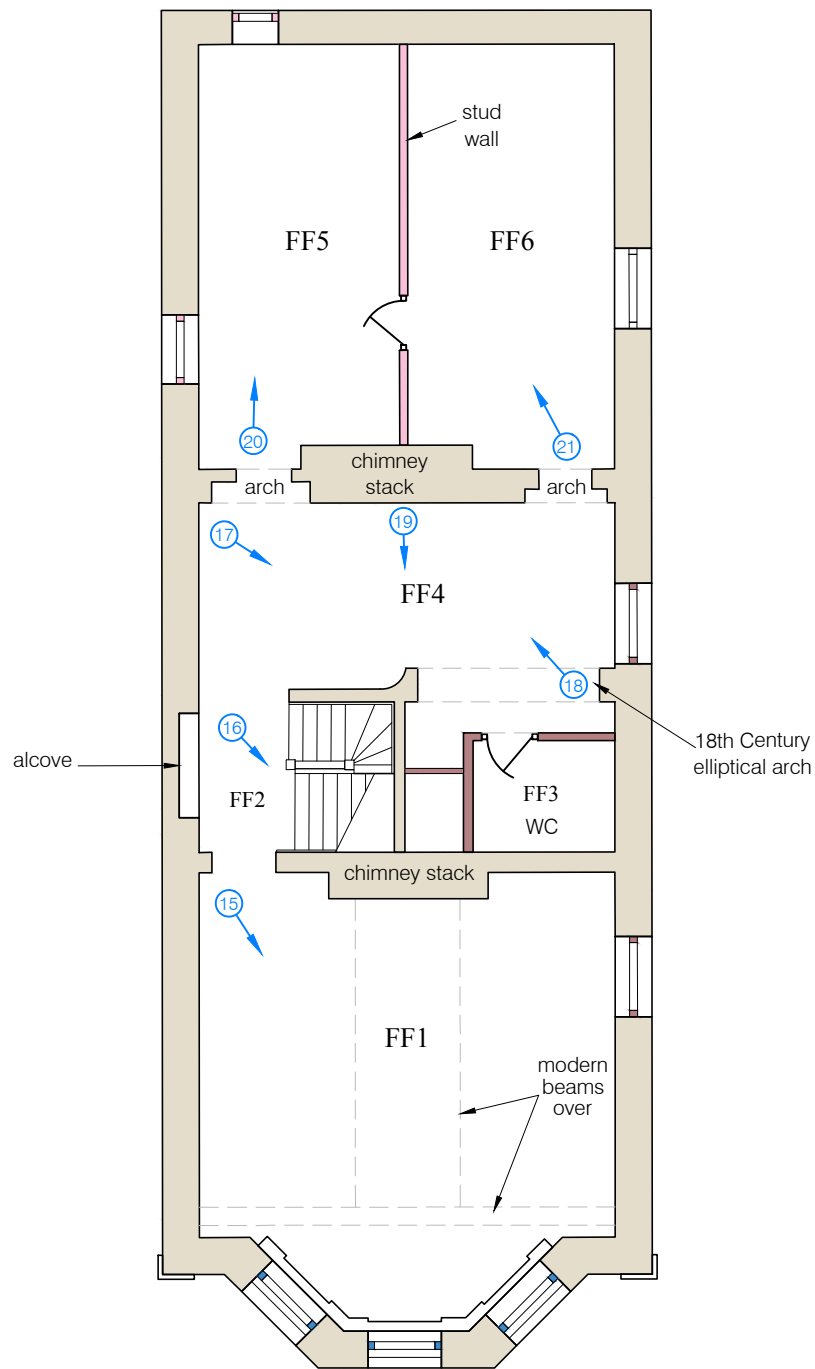


- 18th Century
- Early 19th Century
- Late 19th Century - Early 20th Century
- Post War
- Modern

Plate location and Direction



Figure 11  
Balance House Ground Floor Plan  
1:100 at A4

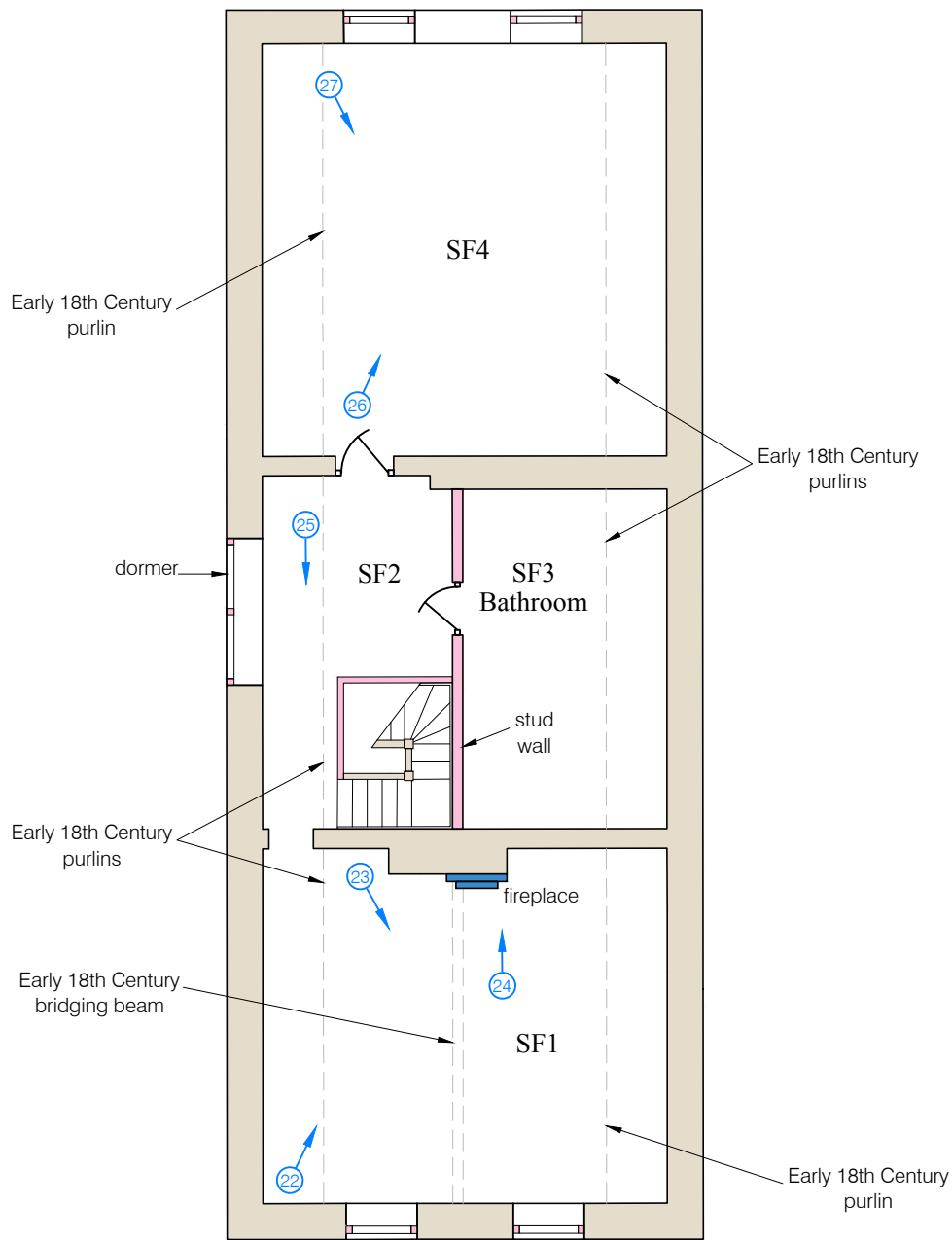


- 18th Century
- Early 19th Century
- Late 19th Century - Early 20th Century
- Post War
- Modern



13 Plate location and Direction

Figure 12  
Balance House First Floor Plan  
1:100 at A4



- 18th Century
- Early 19th Century
- Late 19th Century - Early 20th Century
- Post War
- Modern


 Plate location and Direction



Figure 13  
Balance House Second Floor Plan  
1:100 at A4



Historic Plate 1 Balance House, looking north-west (note blocked attic and first floor windows)



Historic Plate 2 Balance House and No. 18 Balance Street, looking north-west





Historic Plate 3 Balance House, Nos. 14 (right) and 18 (left) Balance Street, looking north-east



Historic Plate 4 Balance House, Nos 14 and 18 Balance Street, looking north-west



Plate 1 Modern Care Home buildings and Balance House, looking north-east



Plate 2 Eastern principal elevation, looking west



Plate 3 Detail of classical door surround in the eastern elevation, looking west



Plate 4 Oblique view of the eastern elevation, looking north-west



Plate 5 Eastern elevation looking south toward St Marys Catholic Church



Plate 6 Southern elevation, looking north



Plate 7 Northern elevation, looking south



Plate 8 Ground floor front room (GF1), looking south-east



Plate 9 Ground floor front room (GF1), looking east



Plate 10 Entrance hall (GF2), looking west



Plate 11 Entrance hall (GF2) showing boxed in stair, looking south-east





Plate 12 Detail of Principal Door and side lights, looking east



Plate 13 Entrance Hall, showing removed north wall, looking north-east



Plate 14 Room (GF3) looking east



Plate 15 First floor room (FF1) looking south



Plate 16 Newel stair to attic storey, looking south-east



Plate 17 First floor landing (FF4) looking south-east



Plate 18 First floor landing (FF4) looking north-west



Plate 19 Detail of elliptical arch, WC (FF3) and stairwell



Plate 20 Bedroom (FF5) looking north





Plate 21 Bedroom (FF6) looking north



Plate 22 Bedroom (SF1) looking north



Plate 23 Bedroom (SF1) looking south-east



Plate 24 Cast-iron fireplace in SF1 looking north



Plate 25 Second floor landing (SF2) looking south to stairwell



Plate 26 Bedroom (SF4) looking north



Plate 27 Bedroom (SF4) looking south



Plate 28 Unfinished extension to roadside looking north



Plate 29 Western elevations of Care Home, looking north



Plate 30 Northern elevations of the Care Home, looking south



Plate 31 Dining Room in the Care Home



Plate 32 Day Space within the Care Home



Plate 33 Day Space in former Club House part of the Care Home





Plate 34 Typical bedroom in the Care Home

# PCA

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