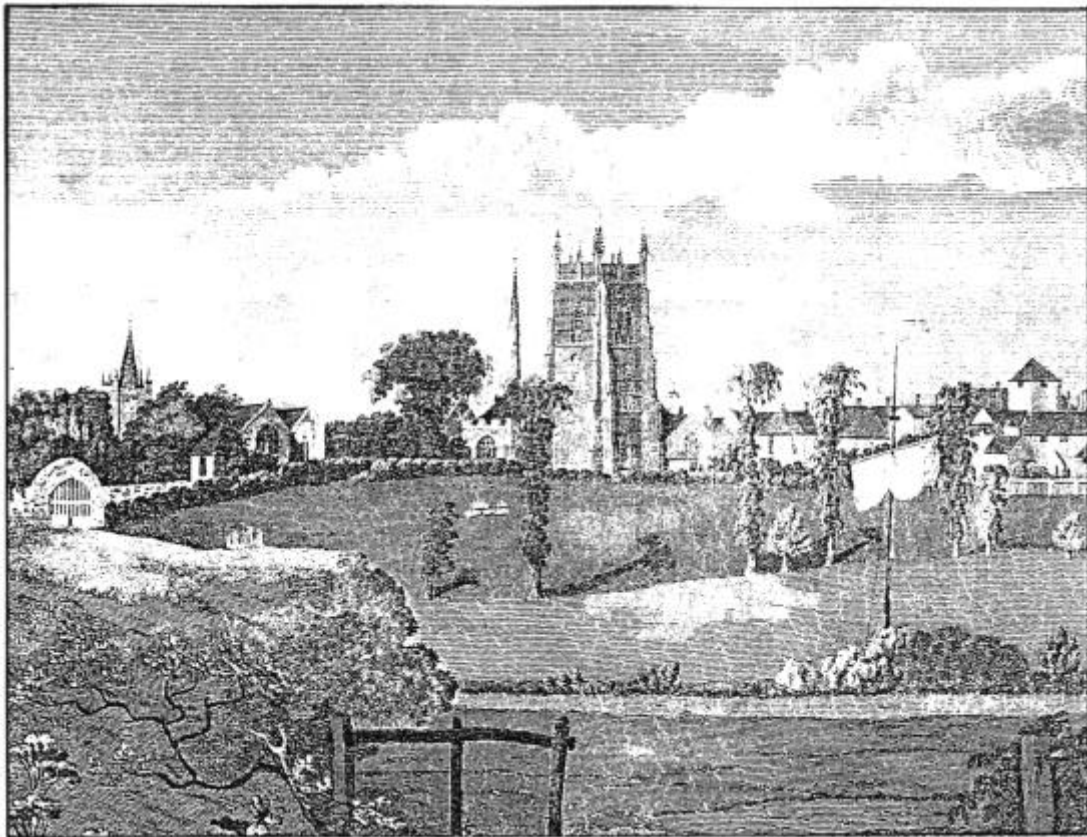


**Abbey Gate, Evesham,**

**Worcestershire:**

**A Heritage Audit**

Stuart C Palmer and Nat Alcock



**Warwickshire**  
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*Archaeology Projects Group*

March 2003

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Report 0311  
March 2003

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## **Summary**

**A heritage audit of Abbey Gate, Evesham, was commissioned by the owners, Cox Homes, in advance of the preparation of plans to redevelop the building and its site. The survey was non-intrusive, involving visual inspection, documentary and map based research. The house was constructed in the early 18th century from the remains of an abbey gatehouse of probable early 14th century date. Some alterations can be attributed to the late 18th century although considerable modernisation occurred in the early 19th century when it was divided into two dwellings. Further additions and alterations occurred in the early 20th century whilst significant changes to the fabric and décor can be associated with the building's conversion to offices in the late 20th century.**

**Groundworks in the environs of the building would have the potential to encounter significant archaeological deposits associated with the abbey's conventual buildings and other post-Dissolution structures. Significant Romano-British and Anglo-Saxon deposits may also exist in the area. Any future alterations within the building are likely to reveal historic features associated with the development of the structure over the past 600 years.**

## **1. Introduction**

1.1 Cox Homes are planning to undertake the redevelopment of their building known as Abbey Gate, its out-buildings and grounds, all of which lie in the former precinct of Evesham Abbey, Worcestershire. Abbey Gate is Listed Grade I (see Appendix A), falls with the Evesham Town Conservation Area (Wychavon District Local Plan 1998), and parts of the site are Scheduled as an Ancient Monument (Worcestershire No 253). It was therefore recommended by Worcestershire County Council and English Heritage that before any detailed plans for redevelopment be drawn up, a survey of the archaeological and structural fabric of the property be undertaken in order to understand the significance of the site and to provide guidance for any redevelopment that may take place.

1.2 The Warwickshire Museum Field Archaeology Projects Group was commissioned to undertake a survey of the resource, termed a 'heritage audit', to include: a summary of the historical and archaeological background to the site, an inventory of the standing buildings, a preliminary account of the structural development of the site, a discussion of the evidence for the likely survival of archaeological remains, and a statement of the significance of the individual components.

1.3 The work undertaken was non-intrusive, involving only a visual inspection of the property and documentary and map based research. This report presents the result of that survey which is intended to inform conservation and development of the building. It is important to bear in mind that any work involving alteration to the fabric (e.g. removal of plaster) is likely to expose additional evidence that will be of significance for the history and character of the building.

## **2. Location and topography**

2.1 The building known as Abbey Gate lies in the heart of the historic town of Evesham, Worcestershire in the District of Wychavon, centred on National Grid Reference SP03604350. The building was an integral part of Evesham Abbey, a Benedictine house, built within a meander of the River Avon, which loops around the west, south and east sides of the former precinct (Fig. 1).

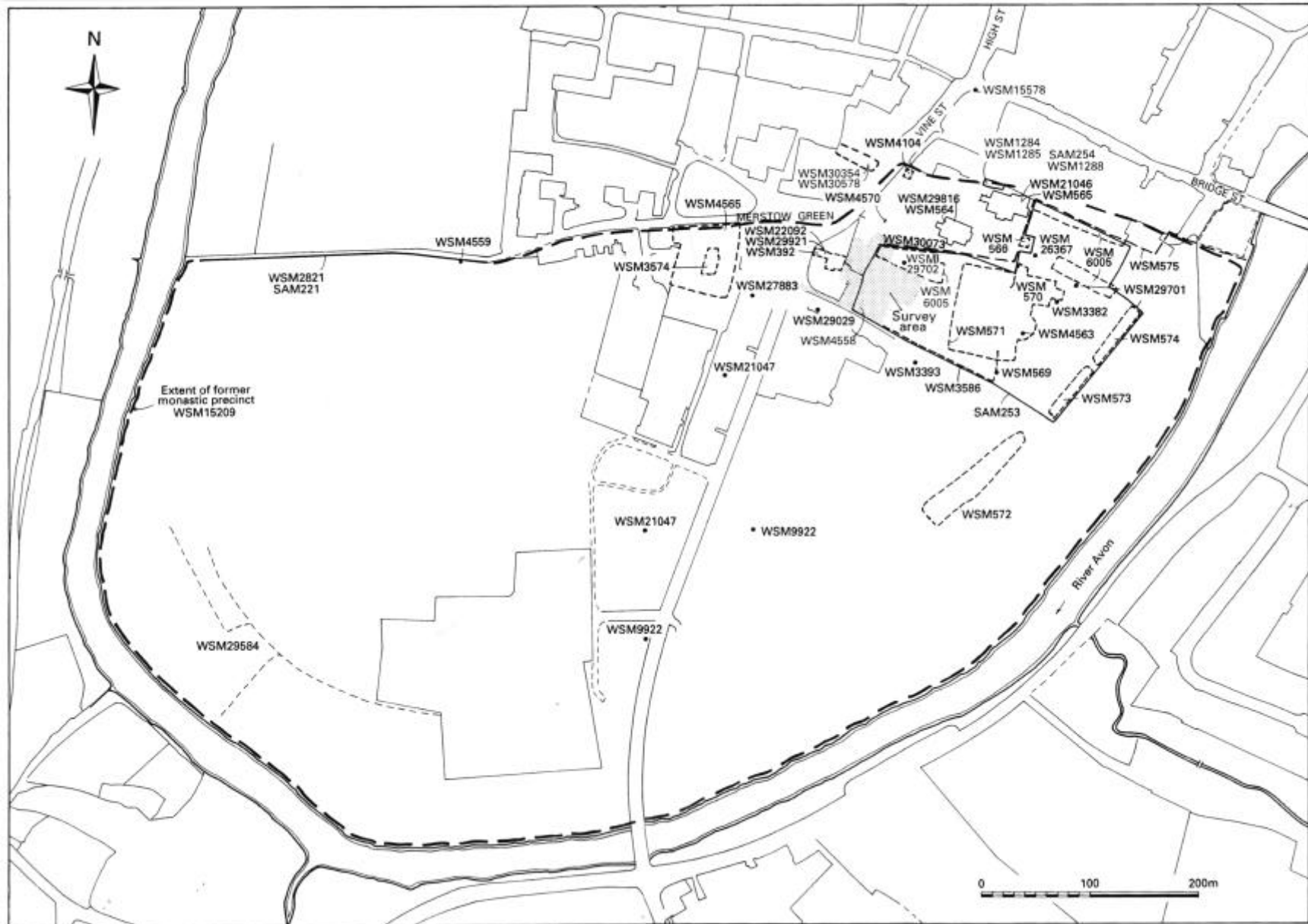


Fig 1: Evesham Abbey precinct

2.2 The underlying drift geology consists of gravels of the Second and Third Avon Terrace, whilst the River Avon is fringed with alluvium (British Geological Survey 1974).

### 3. Archaeological background

3.1 The archaeological background to Evesham has recently been summarised by Dalwood (1996) as part of the Central Marches Historic Towns Survey. The present report summarises the main points giving detail only of work carried out since 1996 and of information relating to the abbey's precinct.

3.2 Evidence for prehistoric activity within the precinct bounds is restricted to a few finds of worked flint in the central part of the area (Worcestershire Sites and Monuments Record No. WSM 21047) and in the inner precinct (WSM 29702).

3.3 Romano-British pottery, roof tile and coins have been recovered from excavations within the abbey church (unpublished, but see Cox 1990; WSM 571), from the abbey courtyard (Hughes 1990; WSM 6005; WSM 29702), the wider abbey precinct (Cook *et al* 1996; WSM 29584; WSM 9922) and the Almonry (Fagan 1990; WSM 392). Other deposits datable to this period have also been recorded during evaluation (WSM 30354) and excavation (WSM 30578) programmes within the town in Vine Street (not on plan).

3.4 Evidence for Anglo-Saxon occupation has been rather less forthcoming than for the preceding phase, although there is evidence for some (not shown on plan) to the south-west of the town on the west bank of the river (Roberts 1980, 10). The Abbey was founded by Bishop Ecgwine on land donated by Æthelred, King of Mercia, sometime between 693 and 704 (Cox 1990, 123). A market probably developed to the west of the precinct in what is now Merstow Green (Bond 1973, 46; 1975, 57; Slater 1996, 78-81). No physical evidence has yet been found for the early abbey buildings (Cox 1990, 124), although this may be a reflection of the insubstantial nature of the structures that are unlikely to have been either looked for or recognised by the early excavators. Dalwood (1996, 7) has suggested that the Anglo-Saxon precinct was coincident with the medieval inner precinct.

3.5 The majority of significant finds and deposits within the survey area relate to the medieval period. Upstanding parts of the abbey church include a lump of the north transept with the base of the north respond of the arch to the north aisle, and the chapter house entrance arch of c1285-90 (Pevsner 1968, 145). A location has been suggested for the infirmary (Dalwood 1996, 8; WSM 569) and also for a charnel house chapel on the site of a later coach house (Cox 1990, 132; WSM 3383), although neither has been tested by excavation. Cemeteries relating to the abbey and parish churches are located to the north of the abbey (*ibid*) although other burials have occurred along Vine Street (WSM 4104), and at the junction of High Street and Bridge Street (WSM 15578).

3.6 The bell tower (WSM 566) was constructed by Abbot Lichfield after 1513 and is apparently very late for its type (Pevsner 1968, 145). The presence of two parish churches, All Saints (WSM 565) and St Lawrence's (WSM 564) have been a matter of curiosity (*ibid* 146-7), both being built as they were, within the abbey precinct. Building recording has been undertaken at St Lawrence's (WSM 29816). The Old Vicarage (WSM 1285; SAM 254) on the north side of All Saints Church is of medieval origin.

3.7 Various excavations undertaken in the precinct between 1726 and 1975 have been documented by Cox (1990, 137-139), although for the majority no detailed records exist. The excavations have for the most part, concentrated on the abbey

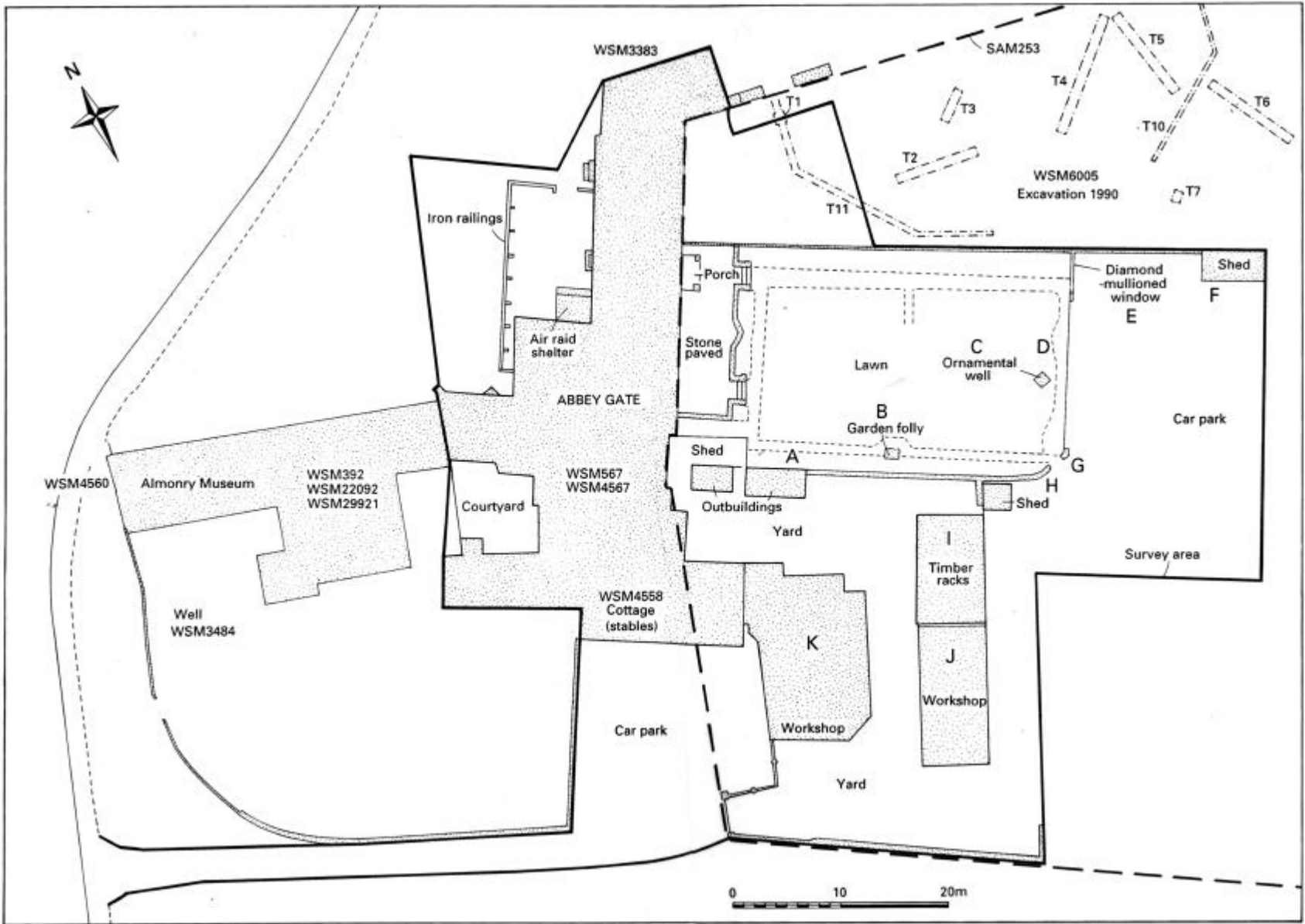


Fig 2: Abbey Gate: site layout

church (WSM 570), the chapter house (WSM 4563), the Lady chapel (WSM 3382) and other claustral buildings (WSM 571). A plan by Rudge of 1835 (Fig 3) shows the main complex as a single phase with no attempt to disentangle what must have included considerable stratigraphy. Ground probing radar survey (Hughes & Milligan 1989) and more systematic geophysical survey (Geophysical Surveys of Bradford 1994) have largely confirmed the accuracy of Rudge's plan.

3.8 Excavations within the inner precinct (WSM 20736) in 1988 (Clarke *et al* 1998) and 1990 (Hughes 1990; WSM 6005) did not penetrate medieval levels and added little to the understanding of the abbey's development (WSM 29701; WSM 26367). An evaluation (Fagan 1993; WSM 29921) and later salvage recording (Cook & Hancocks 1997; WSM 22092) at the Almonry (WSM 392) were able to identify medieval and post-medieval deposits associated with the abbey's conventual buildings and their post-Dissolution development. A post-medieval well is recorded within the Almonry garden (WSM 3484).

3.9 The southern boundary of the abbey precinct was largely defined by the River Avon. Abbot Reginald (1130-49) constructed a wall (SAM 253; WSM 575) to divide the precinct from the town and parts of this wall have been examined (Hughes 1990, 157-161; WSM 30073). Abbot William Cherynton (Chyryton) (1366-44) extended this wall westward across the peninsula (SAM 221; WSM 2821; WSM 15209; WSM 4559; WSM 4565) and this has also received some recent attention (Cook 1987). The construction of this new wall which formally defined the precinct may have cut the access from an ancient N/S road that previously ran past the Great Gate along the High (Vine) Street thereby forcing passing traffic E/W along Bridge Street (Slater 1996, 81). Post-Dissolution this enclosed area was known as Abbey Park (Cox 1990, 135; WSM 571). A series of at least three fishponds extend down the eastern side of the park (SAM 253; WSM 574; WSM 573; WSM 572). The inner court area, known more recently as Abbey Gardens, is divided from the greater precinct by a further wall (WSM 3586) which defines the southern edge of the proposed development area. A dovecote (WSM 3393) and a garden building (WSM 29029) are recorded on the south side of this wall.

3.10 The precinct was entered by a number of gates. The Great Gate (WSM 567) or Abbey Gate (WSM 4567), the building that this report is principally concerned, fronted Merstow Green (Fig 2) led into the inner court. To the south-west the Barton Gate (WSM 4560) was located on the west side of the Almonry (WSM 392) also fronting Merstow Green (Fig 2) accessed the outer precinct, and the road from this gate to the infirmary (WSM 27883) edges the inner court. A gate pier survives in Vine Street (WSM 4570) which probably represents the one used by carts to enter the graveyard (Cox 1990, 134), as distinct from Abbot Reginald's Gate (SAM 254; WSM 1284) on the north side adjacent to All Saints Church. A building usually identified as 'The Abbots Stables' (WSM 4558) stood on the south side of the Great Gate (Fig 2).

#### **4. Historical background** by Nat Alcock

*Note: For the purpose of the description, the building is assumed to be oriented N-S (correctly NE-SW), with the front elevation to the W and the garden elevation to the E.*

#### **Documentary sources**

4.1 Early documentary evidence has been examined in detail by Cox (1990). His information is summarised and additional material has been drawn from primary sources, to give context to the descriptive analysis of the building features.





## **Early sources** (*principally from Cox 1990*)

4.2 The Great Gate of the abbey (Abbey Gate) is identified by Cox following the *Chronicon* of Evesham Abbey (Macray 1863) as the work of Abbot William of Cherington (1316-44), which he was permitted to crenellate in 1332, indicating that it was complete by this date. It is described as a 'noble abbey gateway in the courtyard and towards the town, with vaults, chapels and chambers around it, well crenellated above and well beset with stone statues of the Blessed Virgin, St Ecgwine, and our royal founders' (Cox, 1990, 134, from the *Chronicon*). The abbey, of course had a gate before this one was built, and it also had other gates, including the 'Barton' gate, facing the Merstow, which adjoined the Almonry on the west (not certainly the building so named today) and which had a crenellated tower over it with a dovecote; this was also built by Abbot Cherington.

4.3 Work on the abbey took place particularly during the abbacy of John of Brookhampton (1282-1316), when the conventual buildings were comprehensively replaced (Cox, 1990, 130). After the Dissolution, the Abbey site was sold in 1542 to Sir Philip Hoby and demolition apparently proceeded rapidly. By the 1640s, Thomas Habington described the church as 'overthrown', but the gatehouse was 'as large and stately as any at this time in England'. In 1596, the site was sold to Edward Grevill of Milcote and in 1603-4 he sold it on to John Woodward. The latter mortgaged it in 1624 to Sir William Courten (VCH 1906); in fact, this mortgage either was or became an absolute sale, because a later sale deed of 1664 (below) recites a purchase by Courten from Woodward.

## **Map evidence**

4.4 A map of 1827 of Evesham is the earliest known of the area. A large scale plan of the abbey site was prepared by Edward Rudge, showing his excavations between 1811 and 1830 (Fig 3). It gives the footprint of the house and marks the Abbot's Stables, but has no further detail in the area of the house (which did not then belong to Rudge). A deed of 1836 (below) has an outline plan of the house and land, with some internal divisions (probably schematic rather than precise) (Fig 4). 25in Ordnance Survey maps of 1886, 1904, 1923, 1938 and 1967 show the development of the site. There was very little change between 1886 and 1923, but by 1938, the first industrial buildings appear in the yard. They had reached their full extent by 1967.

## **Deeds and later evidence**

4.5 The estate archives of the Rudge family start with the purchase deed of 1664 by which Edward Rudge of London bought the Manor of Evesham, the Almonry house and the Park (and by implication the Abbey site) from William Courten, grandson of the purchaser from John Woodward (WoRO Deeds, box 17/1); the deed does not give a more detailed description.

4.6 Nothing has been discovered of the gatehouse tenants before 1711. In that year, John Rudge granted a 200 year lease to one Francis Rogers of Evesham, merchant, for the modest sum of £35, of:

*All that barne known as the Bell Barne, now occupied by William Clarke, bell founder.  
All that Abbey gatehouse and way and passage through the same, adjoining to the south end of the said barn, commonly called or known as the High Leads.  
The parcel of ground whereon [they] stand (WoRO Deeds, 2).*

4.7 The lease also included three plots of ground to the east of the building whose dimensions are carefully specified and have been drawn out by Cox (1990, Fig 1). Rogers was given permission to remove any parts of the building and could stop up

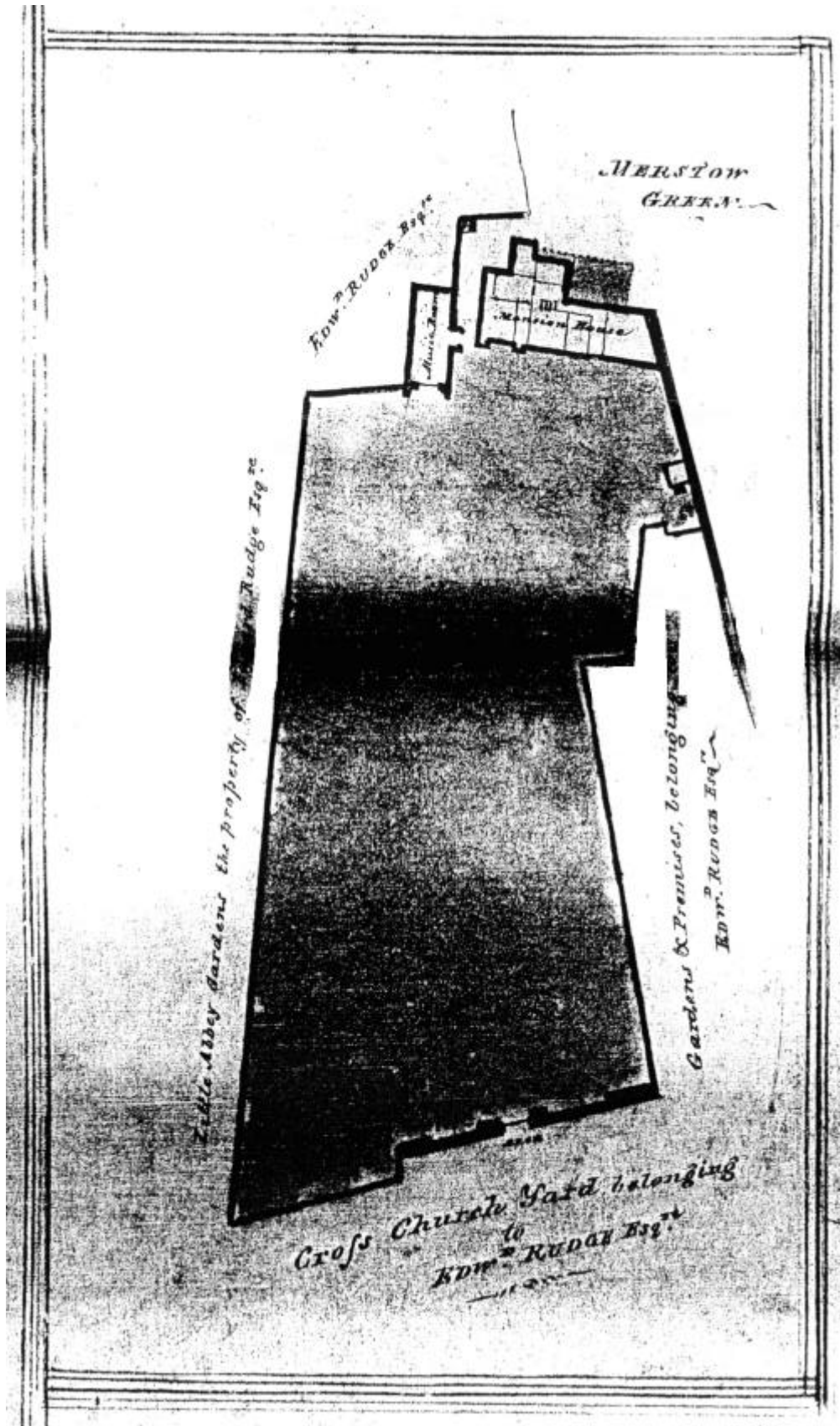


Fig 4: Plan from purchase deed of 1836

the way through the gatehouse, but if so, he had to make a 14ft wide way from the Lower Gate of the Abbey House through the east and north ends of a close occupied by Richard Collett, beside the dyers' racks, up to the lime kiln and to 'Wareings and Stoakes barns', which were presumably somewhere in the southern part of the Abbey precinct. It seems from the description, that this close was not part of the property leased.

4.8 In 1714 (WoRO Deeds, 3), a further lease was granted, of a plot of ground measuring about 40ft (north-south) by 35ft (east-west) which adjoined the south side of Rogers's house and had a wall on its north side. Rogers was to build a stable on the north and west side of the plot for at least four horses, which John Rudge could use when he visited Evesham (but not if he came to live there). Because John Hancock's way to the barn he leased would be blocked by the new stable (probably not the new way made in 1711), Rogers also had to make a passage 4ft wide through a door in the wall, then 41ft south and 37ft east, to the door in the middle of Hancock's barn. From this description, it would seem that the barn ran north-south, from the southern side of the gatehouse.

4.9 In 1720 (WoRO Deeds, 4-7), Hannah and William Rogers, the widow and son of Francis (who died in 1717) assigned their lease to Thomas Harvey, the assignment noting that Francis had converted the barn and gatehouse into a dwelling house. The assignment is associated with a schedule of goods that Hannah and William were to leave for Harvey (below). It was again assigned in 1733, to William Phillips (WoRO Deeds, 9-10) and remained with this family until 1828.

4.10 Tindal (1794, cited by Cox, 1990, 136) gives a description of buildings adjoining the gatehouse, notably a vaulted stone building then used as a straw house (probably Hancock's barn), and a stone staircase within a coal store). A coach house adjoined the north wall of Rogers's house, which contained (on the house north wall) a niche with a 'Gothic canopy of wonderful richness and beauty' (now in the porch of Abbey Manor).

4.11 In 1801, Edward Rudge sold the freehold of the leased property to the Phillips, together with the barn lying to the south of the house and an additional  $\frac{3}{4}$  acre orchard. Somewhat later, the Phillips family was in financial difficulties and in 1828, the Abbey Gatehouse was sold to William Welch. Following his death in 1833, it was put up for sale and bought by Edward Rudge. This purchase deed (WoRO Deeds, 33-4) includes a detailed plan of the property as it then existed (Fig 4) and it is associated with a schedule of fixtures giving room names (below) (WoRO Deeds, 32).

4.12 May (1845, cited by Cox 1990, 136) reports that Edward Rudge converted the house into two dwellings immediately after this purchase, and that parts of buildings south of the gatehouse were demolished. In 1832, the coach house to the north was replaced by a stable yard.

4.13 The earliest street directory with the names of private residents (Post Office, 1854) gives only one name, but from 1868 onwards, two families are listed (initially the Byrch and Eades families). In 1923, Edward Rudge sold one house (south) to Mr W A Cox, and in 1924, the other to E G Righton. Cox's construction company had its offices in the buildings to the south of the house and in the 1980s expanded into the southern house, extending further into the northern house in the 1990s (Pearce Construction n.d.).

## **House descriptions**

4.14 The 1720 schedule of goods to be left by the Rogers family for Thomas Harvey (Rudge 1835, 5) names the following rooms: Parlour, Warehouse, Entry, Buttery,

Brewe House, Kitchen, two Cellars. It also includes boards, timber, stones and material for building, implying that work on the house had not finished. The schedule of fixtures to be purchased by Mr Rogers in 1836 is more extensive, including: *Attics, Dressing room, Large bedroom, White bedroom, Blue sitting room, Green room, North bedroom, Mans room, Drawing room, Hall, Breakfast room, Servants Hall, Larder, Office, Butler's pantry, Kitchen, Scullery, Brewhouse, Chapel.*

## 5. Abbey Gate: inventory of architectural features by Nat Alcock

5.1 The following tables identify the significant structural features of the main house on each elevation (Table 1) and then in a room-by-room list (Table 2); each item is also given a code indicating its apparent date (M Medieval, C18 early 18th century, LC18 late 18th century, C19 early 19th century, C20 early 20th century, L late 20th century). For the room numbering, see the floor plans (Figs 5-6). The same number is used occasionally to cover the whole of rooms sub-divided by modern partitioning. Most purely modern features involved with the office conversion are ignored unless they have affected earlier work. Table 3 lists garden features and outbuildings.

**Table 1: Elevations and external features**

The main structure is in grey Lias, with ashlar details in a brown limestone.

| Location                                       | Feature  | Code   |
|--|--|--------|
| Front (W): N end                               | C20 rebuilding: ashlar plinth. Long stair window   | C20    |
| Front: centre<br>(Fig 7)                       | Outstanding iron railings and gateway.   | C18    |
|  | Two doorways with fluted columns. Rectangular fanlights with angled glazing bars.  | C19    |
|  | Windows with C18 exposed sash boxes but sashes of C19.   | C18/19 |
|  | Near S end, first floor: blocked narrow window (or vent).  | M      |
| Front:<br>S section                            | Similar windows to centre section.   | C18    |
|  | Medieval arch with relieving arch of 'air-raid shelter', blocked with stone. W face rendered, presumably concealing arch of gateway.   | M      |
| Front: S return                                | Angled gate-pillars, now incorporated in modern office extension.  | C18    |
| Rear (E): N end<br>(from N, up to porch)       | Door to G1a semicircular stone head, similar to adjoining doorway in N boundary wall.  | M?     |
|  | Wide blocked archway (cut through by window to G2) with relieving arch, apparently with canted rather than 2-centred head, approx 2.9m span.                                 | M      |
|  | Over N window to G3, angled stone, possibly remnant of an opening.   | ?      |
|  | Between N & S windows of G3, low round-headed recess of unidentified purpose.  | C18?   |
| Rear: S end (from porch Southwards)<br>(Fig 8) | Pedimented porch with Tuscan columns (matching flat pilasters against wall), probably late C18 (preceding the house division) [Note: Omitted from original survey drawings]. | LC18   |
|  | C18 door surround with fielded panels and segmental fanlight, converted to window in C19.  | C18    |
|  | Immediately to S of porch, blocked square-headed opening (barn vent?); another at first floor level over porch.  | C19    |
|  | At S end, ground floor, large two-centred arch (blocked), c 4.5m wide.   | M      |
|  | First floor: springings of three arches for windows or arcading.   | M      |
| Exterior of G13-14                             | Door to G13a: two-centred with Lias relieving arch.  | M      |
|  | Blind niche above, uncertain date, possibly C18.   | C18?   |
|  | Door to G14 of similar form but in brick (segmental head) with another blind niche above it.   | C18    |
|  | Tall window with traceried two-centred head, possibly for former stair.  | C18    |
| Cottage  | Both gable ends are of stone. The W end has a worked stone near the apex,  | M?     |

|             |   |     |
|-------------|---|-----|
| (E & W)     | which cannot be seen from close enough for identification.<br>The E gable is mostly concealed by modern buildings but has a buttress near its N end, and a large aperture with timber lintel south of this. | M?  |
| Cottage (S) | The west part is in brick, Flemish bond with flat voussoirs (mid-late C18?), and the east part is rendered, probably over brick; if of the same date, its windows must have been altered.                   | C18 |
| Cottage (N) | Near the E end, this includes a two light stone mullioned window with square head and trefoil lights (Fig 9).<br>For the remainder of this wall see under room G14a-b.                                      | M   |

**Table 2: Internal features**

| Location               | Feature  | Code |
|------------------------|--|------|
| Stair 1<br>G1a/F1a     | Ground to first floor: Mock Jacobean stair with splat balusters.<br>Replacement for lowest section of C19 stair when house extended to N.  | C20  |
|                        | First to second floor: Elegant Regency style stair with stick balusters and curving hand-rail (Fig 10).  | C19  |
| G1a                    | Semi-circular stone doorway (see above).   | M?   |
|                        | Early C19th doorway with stained glass lights; hooks for former locking bar.   | C19  |
| G1                     | Probably a C19 subdivision of G2. Rear of early C19 century north front door; two C19 door frames with later doors.  | C19  |
| G2                     | Panelled shutters and window seat.   | C18  |
|                        | Arched recess.   | C19? |
| G3                     | Full height early C18 fielded panelling, finished in graining.<br>Heavy cornice.   | C18  |
|                        | Four panelled window seats and shutters, one curiously angled (cf F2) (Fig 11).  |      |
|                        | Original door opening to G5 with recent door.<br>Display cupboard with glazed door (original crown glass); panelling conforms (Fig 12).  |      |
|                        | Carved chimney breast with mock-Jacobean decoration; fireplace surround bolection moulded of composition stone(?), probably of same date (Fig 13).   |      |
| G4                     | Wide window, converted from C18 garden door.   | C19  |
| G5                     | Rear of archway from G7 (qv).  | C18  |
|                        | Rear of second C19 front door.   | C19  |
| G6                     | Full height panelling & chair-rail.  | C18  |
|                        | Shell-head display cupboard (door missing, otherwise similar to cupboard in G3).   |      |
|                        | Window seat & shutters.<br>Bolection door frame & early door.  |      |
|                        | Fireplace on S wall removed & space crudely infilled.  |      |
| G7                     | Four foot high fielded panelling. Archway to G5 & similar archway to G9 (this possibly an afterthought as the adjoining panelling is not fitted properly) (Fig 14).                                    | C18  |
| G8                     | Early C19 re-finishing including French door, window with panelled reveals but no window seat.   | C19  |
| Stair 2<br>G9/ F9/ S5a | Ground to first floor: Elegant open string stair (Fig 15) with rosettes carved on brackets (Fig 16); three turned vase-shaped balusters per step; ramped handrail; matching panelled wall.             | C18  |
|                        | First to second floor: similar but simplified. No panelling on wall and no carving on string brackets; simpler handrail; two balusters per step. The small pendants on newel posts are possibly later. |      |
| G9                     | Stone arch down to C1 (qv).  | M    |
| G9a                    | No features. At some stage there may have been a door connecting G9a and G15a.   |      |
| G10                    | Early C19 century window shutters (two sets) and chair rail.   | C19  |
|                        | Much recent alteration including removal of fireplace (chimney-breast  | L    |

|   |  |                                   |
|---|--|-----------------------------------|
|   | remains).  |                                   |
| G11                                     | No features.   |                                   |
| G12                                     | Early C20 century reconstruction: two arched recesses; heavy chamfered ceiling beams and large window.<br>Thick SE wall is part of monastic precinct.  | C20<br>M                          |
| G13-14<br>(G13/ G13a-b/<br>G14/ G14a-b) | This whole area contains traces of one (or two) vaulted rooms, of which only the perimeter walling survives.<br>In the C18 a brick extension to the main house was built here, partly occupying the medieval space. This has an M-roof with hipped end.<br>G14 later became the sawmill and the first floor was removed (? as part of the sawmill conversion). G14a-b became the timber store.<br>G13a: In the NE corner, an attached column and capital with the springings of chamfered ribs. The E wall has the rebate of the doorway visible on the exterior (see above) (Fig 17).<br>G13: A block of masonry/plaster on the N wall conceals a vault springing.<br>G13b: N wall: a large blind arch with an attached column and damaged capital in the NE corner; the column base is below present floor level.<br>G14: The W wall has the upper part of a two-centred arch, apparently open but now infilled with brick.<br>G14a-b: The S wall has remnants of a series of vault springings identical to those in G13a-b, defining four compartments; the upper parts of the vaults are visible above the floor (Fig 18). The second bay from the north has been cut through for a window or door (stone reveals). The W wall has the remnants of two vault arches, corresponding to that in G14, except that they are set into the solid wall. | M<br>C18<br>L<br>M<br>M<br>M<br>M |
| G14c-d                                  | This is a modern extension to G14a-b.  | L                                 |
| G15/ G15a                               | This room (now subdivided) apparently lies outside the vaulted monastic period space, but within the C18 extension. The dividing wall from G14 has been removed at ground floor level.<br>The N wall of G15a is of brick, possibly blocking a medieval opening.<br>G15 (E wall) has a cupboard with H-L hinges (pigeon-holes inside), possibly C19.  | C18<br>M?<br>C19                  |
| G16-17                                  | Modern extension.  |                                   |
| G18-20                                  | Modern extension (G18 not inspected) (on site of C18 structure)  |                                   |
| G21-24                                  | No early internal features. See above for elevations.  |                                   |
| C1                                      | Steps down through two-centred stone arch (Fig 19).<br>c 1900 door and glazed lights.<br>Reset stone decorated with double quatrefoils in W wall (late medieval ?) (Fig 20).   | M<br>C20<br>M                     |
| C2                                      | Splayed window reveal to W, possibly medieval.<br>Ceiling reinforcement of early C20(?).   | M?<br>C20                         |
| C3                                      | Large brick-arched recesses.   | C18?                              |
| C4                                      | Brick vault.   | C18?                              |
| C5                                      | East wall of heavy masonry with indication of large blocked opening above plinth.<br>Doorway to C4 blocked, presumably when house divided.   | M?                                |
| C6                                      | Possible shallow relieving arch in E wall, obscured by whitewash.<br>N end broken through for C20 access.  |                                   |
| F1                                      | No visible features.   |                                   |
| F2                                      | Modern partition from corridor.<br>Fully panelled in early C18 fielded panelling, with chair rail; ceiling cornice.<br>A door with bolection-moulded frame leads to F4, and a small doorway to its E probably led to F3 (Fig 21). Three windows, all with panelled shutters and window seats.<br>Fireplace now closed in, with <i>ex situ</i> marble surround (mid-C19?); chimney-breast panelling probably altered.   | C18<br>C19                        |
| F3                                      | No features. The location of the door from F2 suggests that this room has been reduced and F4 enlarged in size, relatively recently.   |                                   |

|        |  |            |
|--------|--|------------|
| F4     | No features.<br>The outer wall between F1 and F4 is narrower than that on the ground floor and in the rest of the range, suggesting extensive rebuilding in the C18.   | C18        |
| F5     | No early features.   |            |
| F6     | Simple C18 dado panelling; window seat and panelled shutters (Fig 22).   | C18        |
| F7-8   | Fragmentary remains of panelled window seat (shutters removed).  | C18        |
| F9     | Dado panelling continues from F6. C18 panelled doors to F7 and F10, with original door frames (also frame to boiler cupboard adj door to F7).<br>Door off landing (G9/F9) to F19 area, C18 in style.<br>Glazed corner cupboard dated 1907, combining Georgian and Arts & Crafts style features (Fig 23). | C18<br>C20 |
| F10    | No early features.   |            |
| F11-13 | Early C20 doors.   | C20        |
| F14-15 | No early features visible (medieval masonry probably concealed).   |            |
| F16-21 | C20 expansion.   |            |
| F22    | (Cottage, first floor). No early features visible.   |            |
| S1-6   | The only visible early features are the roof trusses and purlins, of early C18 date. The feet of the principals are concealed behind the knee-wall, but may well have curved feet (a typical early C18 form).  | C18        |

## Garden features

5.2 The garden contains a considerable amount of medieval worked stone, not individually described, and a number of early 20th century garden features. The garden buildings first appear on the 1967 OS map, but it seems likely that they considerably pre-date this.

**Table 3: Garden features and outbuildings (Fig 2)**

|   |   |     |
|---|---|-----|
| A | Weatherboarded shed with cusped ornamental barge boards; cast lead (?) head in gable; leaded lights.                        | C20 |
| B | Folly with Cotswold slate roof and terracotta 'portholes'.  | C20 |
| C | Rustic well.  | C20 |
| D | Stone slab table.   | C20 |
| E | Archway and window, the latter with remnants of diamond-mullioned wooden frame (C16-17, reused here as a feature) (Fig 25). | C20 |
| F | Summerhouse, weather-boarded with leaded-light windows; ornamental barge boards.  | C20 |
| G | Window and arched doorway (now broken through).   | C20 |
| H | Rustic window.  | C20 |
| I | Timber racks  | C20 |
| J | Workshop  | C20 |
| K | Workshop  | C20 |

## Outbuildings

5.3 A number of buildings to the rear of the main house, two timber workshops and a set of timber racks, reflect the property's use as a builder's yard during the 20th century (Buildings I, J and K, Fig 2).



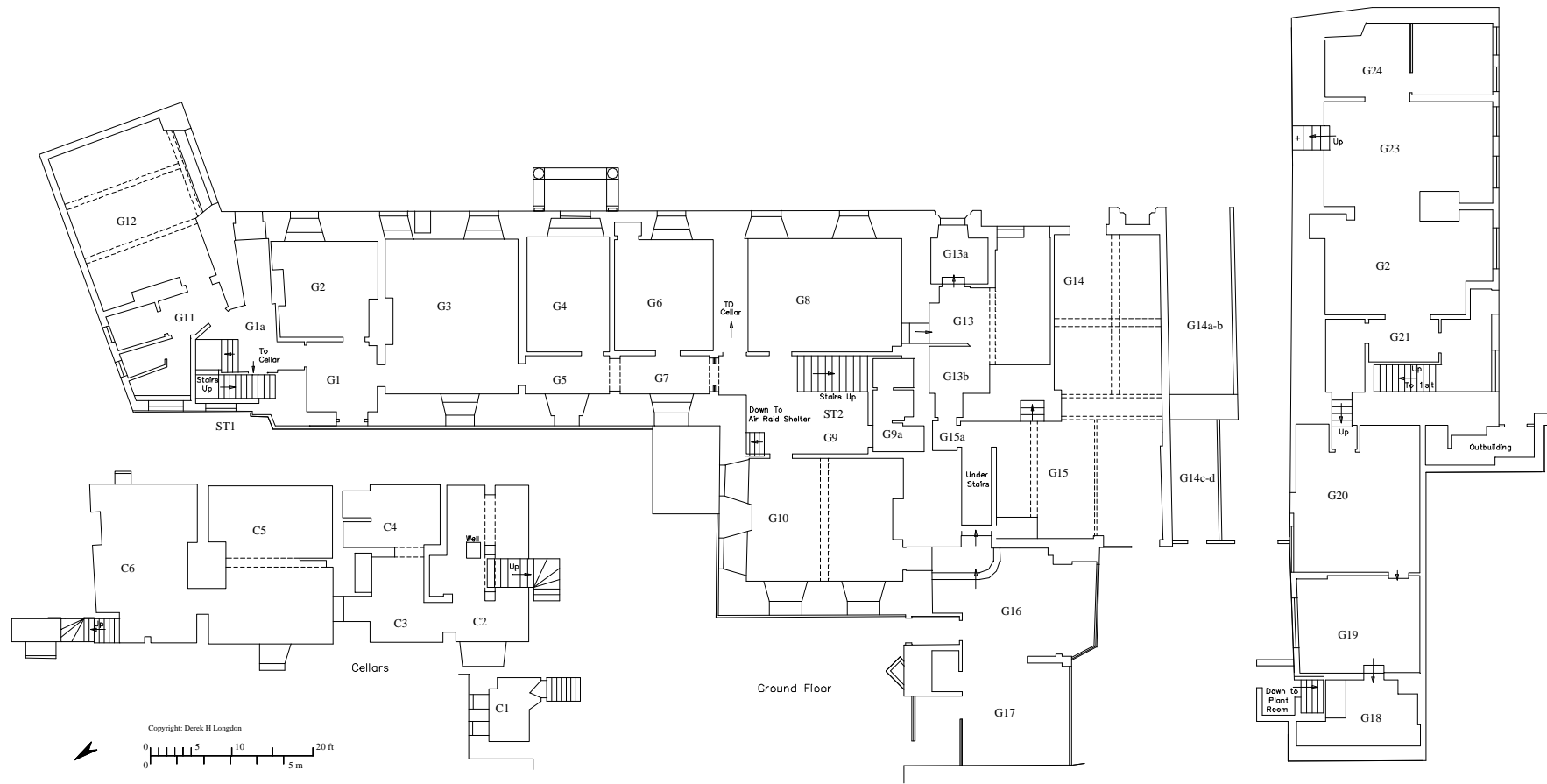


Fig 5: Abbey Gate: ground floor and cellar plans, showing room numbering

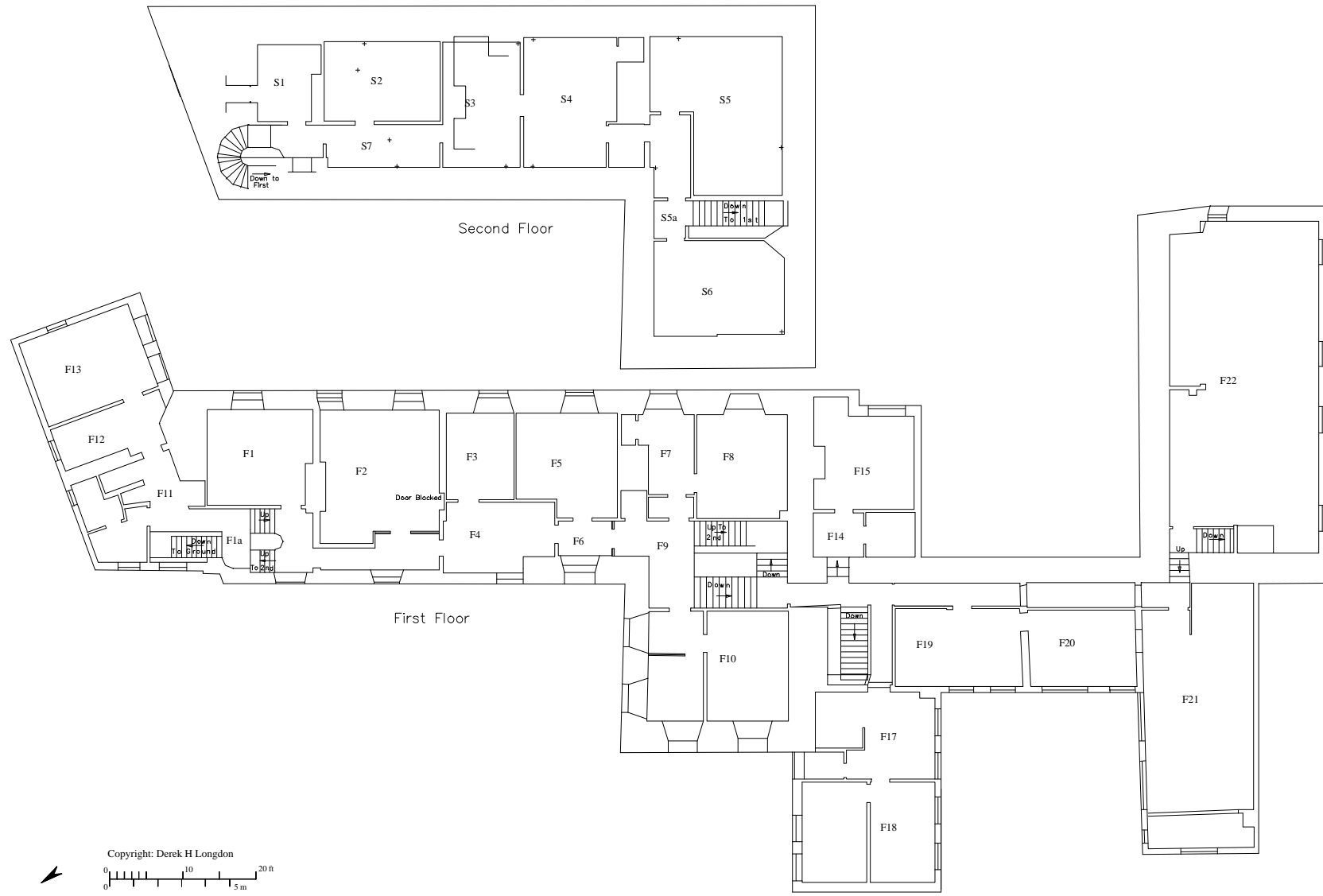


Fig 6: Abbey Gate: first and second floor plans, showing room numbering.



Fig 7: West elevation



Fig 8: East elevation (S end)



Fig 9: Two-light window in the N wall of the Cottage



Fig 10: ST1 C19 stair (newel post of C20 replacement)



Fig 11: Panelled shutters and window seat in G3



Fig 12: Display cupboard in G3



Fig 13: Fireplace in G3



Fig 14: Panelling and archway in G7



Fig 15: Stair 2: Principal stair in G9



Fig 16: Stair 2: Scrolled brackets in G9



Fig 17: Column, capital and vault springing in G13a



Fig 18: Series of vault arches (upper floor of timber store) G14b





Fig 19: Arch stair to C1 in G9



Fig 20: Reset quatrefoil-decorated stone in C1

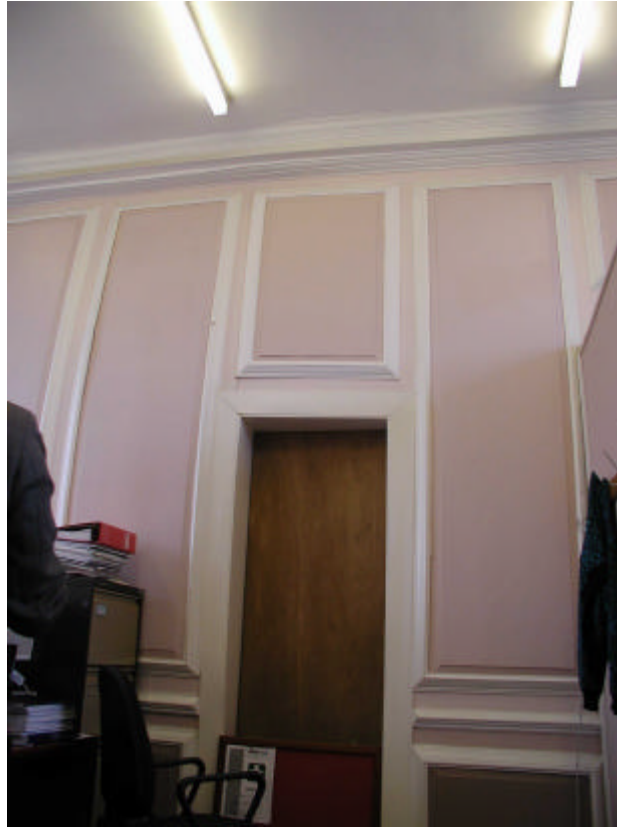


Fig 21: Panelling and doorway from F2 to F3



Fig 22: Dado panelling and window seat in F6



Fig 23: Dado panelling and 1907 corner cupboard in F9



Fig 24: Diamond-mullioned wooden window frame (E) in garden

## **6. Archaeological potential of the development area**

### *Previous archaeological work in the vicinity*

6.1 A series of trenches have been excavated on the north side of the present survey area to assess the quality of deposit survival associated with the Dissolution period of the abbey (Woodiwiss 1987; Hughes 1990, 147-154; WSM 6005). In summary, this work was able to demonstrate the survival of significant archaeological deposits at a variety of depths from the modern ground surface.

6.2 Two of these trenches fell within the survey area (Trenches 1 and 11). In Trench 11 a maximum of 0.60m deep (Fig 2), the remains of an early boundary wall and associated courtyard surface of 13th/14th century date were recorded adjacent to the precinct wall that defines the northern end of the present survey area. Refuse pits and pebble surfaces of 15th/17th century date were overlaid by features associated with 18th/19th century landscaping, sealed by modern topsoil. In Trench 10, also a maximum of 0.60m deep (Fig 2), an early (13th/14th century) phase of the Porter's Lodge in the form of a wall and stone floor surface was recorded. Further walls dating from the 15th/17th centuries were associated with rubble surfaces and demolition material. Further 18th/19th century landscaping features were sealed by garden soils and rubble deposits associated with the demolition of the Lodge. Topsoil were recorded to a depth of 0.60m in Trench 3.

### *Modern ground surface levels and likely disturbance*

6.3 The modern ground surface within the survey area is basically level at between 32m and 33m above Ordnance Datum. There are no obvious signs of landscaping or truncation, and ground floor levels within the main building range are between 0.5m and 1m above street level. All the major buildings will have foundations that penetrate through archaeological levels to natural subsoil and there is undoubtedly a web of service trenches across the site.

### *Potential prehistoric remains*

6.4 The peninsula on which the abbey was sited would have provided many of the resources favoured by early farmers engaged in agriculture or pastoralism. The Avon Valley is replete with such evidence in cropmark form, although little has yet been examined in detail. The rather sparse evidence for such activity currently recorded on the Sites and Monuments Record is probably a reflection of the lack of fieldwork in the area.

### *Potential Romano-British remains*

6.5 There is an increasing amount of evidence for Romano-British activity in the general area, although definitive evidence for structures that could relate to settlement is still missing. How it relates to a possible Romano-British church or its contemporary estate (Cox 1990, 123) remains unknown, but it does provide sufficient evidence to suggest that Romano-British deposits could be present in the area of potential development.

### *Potential Anglo-Saxon remains*

6.6 There were at least two churches built in the area prior to the Norman conquest. Bishop Ecgwine's, built c 700, at least partly of stone was probably repaired after a partial collapse c 970. Earl Leofric and his wife Godgifu (Lady Godiva) founded another church to complement the abbey church sometime between 1017 and 1037. This structure may have been demolished when Abbot Mannig began enlarging the existing abbey church sometime between 1044 and 1059, although it may have been

incorporated during the process (*ibid* 124). Their locations are unknown but they are most likely to have been close to the most recent abbey church to the east of the proposed development area. However, they would have been accompanied by conventual buildings in which the monks would have lived and worked. A suite of 'sumptuous buildings' presumably for wealthy guests are recorded as being built by Abbot Aelfweard after he became Bishop of London in 1035. The locations of these buildings, the latter destroyed by fire, are unknown, but they must have been within the court and by the abbey church and therefore potentially within the proposed development area (*ibid* 129).

#### *Potential buried medieval remains*

6.7 Further conventual buildings would have been constructed within the *curia*, (court) throughout the medieval period. The guesthouse and stables (long stable and officers' stable) are included on a plan by E S Ridsdale (1881), to the west of the cloisters, albeit conjectured, as it is not certain from where he got his information. Re-building of the stables and guest chambers appear often in the records (VCH 1906, 387). The quality of the guests lodgings were famed during the 16th century as the preferred quarters of passing nobility which were in short supply in the town (*ibid* 126) which may imply that the abbey had sufficient rooms and stabling for numerous and large retinues.

6.8 Other buildings would have been necessary for the efficient running of the monastery and would include some buildings to which lay persons might have access. These could include barns, a malthouse, a slaughterhouse, pigsty, oxstall, cowshed, calvedshed, hen house and smithy, as well as rooms, workshops and offices for skilled tradespeople. In a list of 65 servants working in the abbey during the abbacy of Robert de Jumiéges (1104-1122) there are included four *sertores* (menders) and two shoemakers (VCH 1906, 116). A further reference to a *...speculam abbatibus juxta aulam in curia de Evesham...* (*ibid* 387) in the abbacy of Randulf (1213-1229) suggests a further building within the court. In addition the whereabouts of essential buildings like the brewhouse and bakehouse such as those built by abbots Adam (1160-1191) and John of Brokehampton (1286-1316) remain unknown (*ibid*).

6.9 A documentary reference (VCH 1906 117) that records the removal of two knights' houses by Abbot Reginald (1130-1149), which had encroached within the precinct in the area later used as the abbey garden, implies that even non-monastic buildings could have existed in the vicinity.

6.10 The abbey church and claustral complex was largely demolished after its suppression in January 1540, most of the stone having been sold by October of that year, and unlawful spoliation accounting for more destruction. By 1640 the site is recorded as piles of rubble overgrown with grass, although the Great Gate remained largely intact (Cox 1990, 134).

#### *Potential post-medieval remains*

6.11 Post-medieval development in the area is likely to include service buildings such as barns and stables relating to the house and the lime kiln and dyers racks mentioned in the leases (see above). Other features associated with small-scale industry and rubbish disposal are also likely to provide important contextual evidence from all periods of occupation.

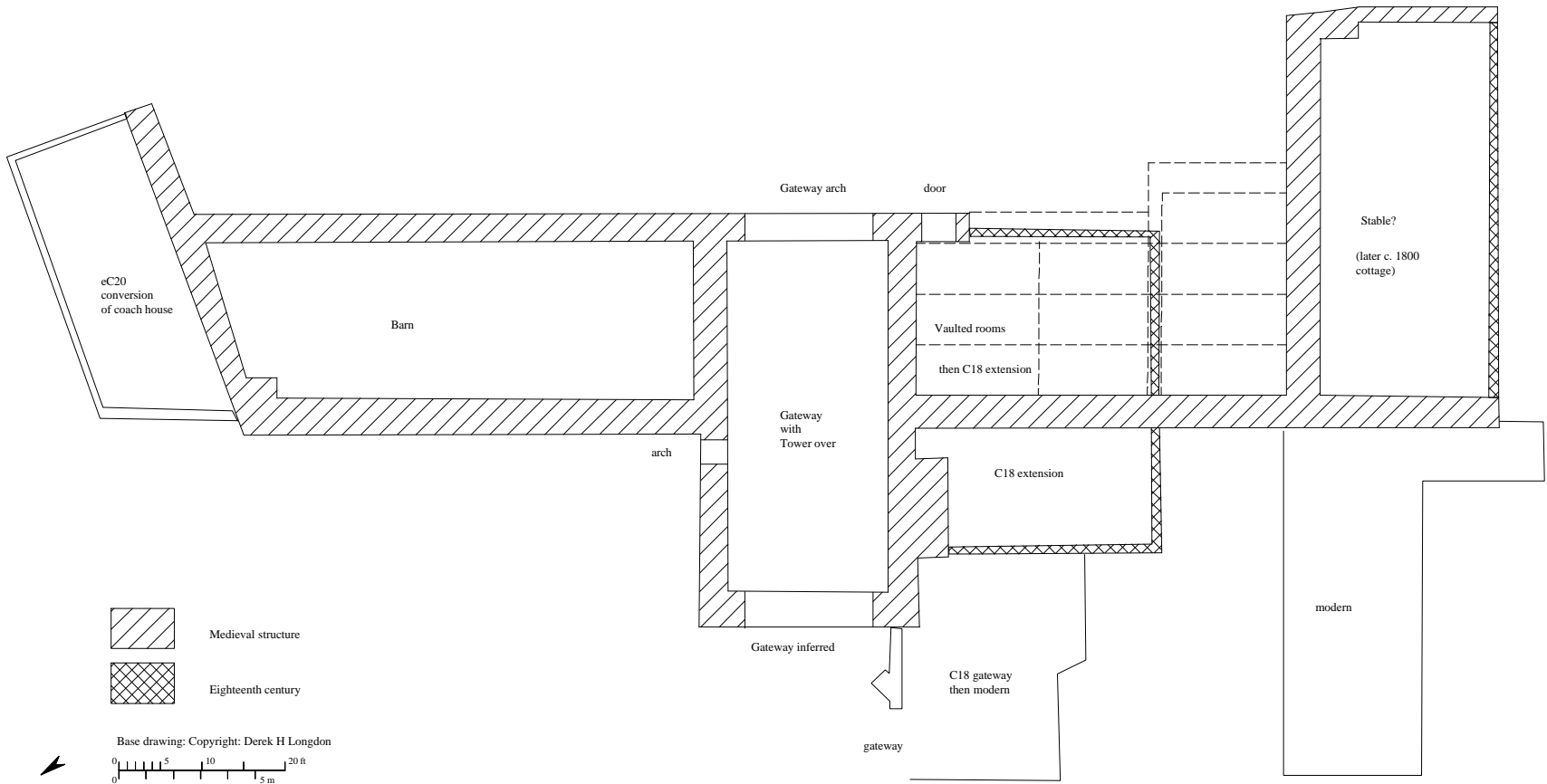


Fig. 25: Block plan, showing medieval and later wall outlines

## 7. Interpretation of the standing buildings *by Nat Alcock*

7.1 The main periods of building development seen in the structure of Abbey Gate house are given in Table 4.

**Table 4: The structural development of Abbey Gate**

| Period             | Comments   | Code |
|--------------------|--|------|
| Medieval           | Features surviving from pre-Dissolution Abbey buildings. Those showing specific dating evidence appear generally to be of the later 13th or early 14th century, but most are undateable.                 | M    |
| Early 18th century | The major features of this period were presumably inserted in the post-1711 conversion.  | C18  |
| Later 18th century | Some features appear to be of this date  | LC18 |
| Early 19th century | The house was modernised in this period and divided into two dwellings. Although stylistic dating might suggest c. 1800 the documentary evidence demonstrates that this work took place just after 1836. | C19  |
| Early 20th century | The north end of the building was extended in this period, replacing the stable yard; some work elsewhere may also be of this date.  | C20  |
| Late 20th century  | Associated with the conversion to offices.   | L    |

### *Medieval structure*

7.2 Most of the primary structure of the house is medieval in origin (Fig 25), probably including the cellars. Comparing the documentary evidence and the physical structure, four principal sections can be identified, although detailed analysis is beyond the scope of this report. The plan in Fig. 5 shows these and the phasing of the main exterior and principal interior walls of the house, omitting details of internal conversion. At the centre is a block projecting forward defined by heavy walls, which is interpreted as the Gatehouse and Tower. The large rear arch is visible, though the presumed front arch is concealed by render. The arched opening leading to the 'air-raid shelter' appears to be in situ, but its function is obscure. The range to the north of the gatehouse is believed to be the barn, with support from the traces of a few narrow window openings. None of the original features give close dating indications.

7.3 The 'Abbey Gate' building has always been presumed to be the magnificent gatehouse built by Abbot Cherington, though it now shows no visible traces of the latter's decoration. Thus, the possibility exists that it was the Barton gatehouse (which also had a tower). Further study of the topography of the abbey site may throw light on this uncertainty.

7.4 The structures to the south of the gateway itself are more complex and confusing. The present 'Cottage' has its N, E and W walls of stone, with the south wall of brick (partly rendered), indicating its conversion to domestic use c 1800. It is identified as the Abbey Stables in the c1830 plan (Fig 3), was apparently a barn in 1714 and was the Music Room in 1836 (Fig 4). It has no visible internal features and the only external feature relating to the Cottage itself is a two-light traceried window on the N wall (Fig 9), which is perhaps unlikely for a stable block. This window is apparently 15th century in date.

7.5 The final structure lies between the Cottage and the S wall of the Gatehouse and shows the traces of former vaulting around its perimeter wall, with one surviving narrow door to the E (in G13a). The visible features appear to be of the late 13th century, certainly substantially earlier than the window in the Cottage. This area must have contained at least two compartments, because the N-S exterior wall defined by the door in G13a lies within the structure defined by the vaulting on the N wall of the Cottage. Furthermore, this wall carries no scar for the original E wall in this area. Thus, it seems most likely that this area was altered in the monastic period, with at least part of the vaulting removed and the N wall of the cottage reconstructed, inserting the two-light window. The vaulting here might well be the work of John de Brookhampton, as it appears too early in style to form part of Abbot Cherington's gatehouse.

#### *18th century development*

7.6 The period immediately after 1711 saw the conversion of the ruinous abbey buildings into an elegant and highly decorated house, with a fine staircase and panelled rooms. It appears that the best rooms were those at the northern end, though the main staircase was to the south. On each floor, passages with dado-height panelling ran along the west side of the house, from the staircase towards the full-width rooms at the northern end. The location of the original entrance is unknown. An extension in brick was also constructed at the south end, possibly for the kitchen and services (otherwise unlocated). Map evidence indicates the presence of a structure on the site of room G16, which must have been removed after 1836. It is presumed to have included the stable required to be built in 1714.

#### *19th century development*

7.7 The major change came soon after 1836, when Edward Rudge divided the house into two dwellings. This work involved the insertion of two matching front doors, the conversion of the central garden door (with the porch) into a window, and the insertion of a French door leading to the garden at the south end; the door at the north end may already have existed. The elegant curving staircase (ST1) was added for the northern house. Rudge is also reported to have demolished some buildings at the south end of the main house (Cox 1990, 136).

#### *20th century development*

7.8 The main work involved the northern house, with the conversion of the stable yard to form part of the house. Map evidence suggests that this had taken place before 1904, but it cannot be closely dated. The garden was landscaped in the early 20th century (though possibly after Cox's purchase in 1923), with a considerable number of garden features surviving in situ. From about this time the south west part of the site was used as a builder's yard for Cox's construction company and the existing timber workshops and timber racks will belong to this phase of activity.

## **8. Conclusions and implications**

8.1 From an archaeological perspective, Abbey Gate and its immediate environs represents a site of national importance, as reflected in its status as a Scheduled Ancient Monument. In addition to the clear significance of the site for remains of the medieval period, any groundworks undertaken to the rear (east) and side (south) of the house might disturb prehistoric deposits and have a strong potential for encountering significant archaeological deposits of the Romano-British, Anglo-Saxon and post-medieval periods.



8.2 Abbey Gate is a significant building, both historically and architecturally. The work detailed in this report has identified structural and decorative elements of medieval fabric within an 18th century façade, with 19th century and 20th century additions and decoration. All the features identified dating from before the period at which the buildings ceased to be domestic are significant in their own way of the development over many centuries of this Grade I Listed building. Additional historic features and structure undoubtedly survive concealed by recent alterations. The removal of modern finishing will almost certainly reveal further elements of significant medieval and 18th century fabric which will require detailed recording. This work will allow the more detailed interpretation of the development of one of the most impressive parts of Evesham Abbey.

## **Acknowledgements**

The authors would like to thank Cox Homes (Crest Nicholson Residential [South West]) for commissioning the work and Robert Johnson of Johnsons Chartered Surveyors for his kind assistance throughout the project. The project was managed by Stuart Palmer and illustrations in this report are by Candy Stevens and Nat Alcock from electronic survey data provided by Derek Longdon. This report has been checked by Nick Palmer.

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**Appendix A: Scheduled Monument description, Listed Building citation and SMR entries for site**

**Scheduled Ancient Monument: Worcestershire no 253, Evesham Abbey**

**Listed Building citation: Abbey Gate House, 53 and 54 Merstow Green, Evesham**

**Sites and Monuments Record:**

|          |  |
|----------|--|
| WSM 567  | Great Gate Abbey House                     |
| WSM 3383 | Charnel Chapel Evesham Abbey               |
| WSM 4558 | Abbots Stables, 1-3 Abbey Gardens, Evesham |
| WSM 4567 | Abbey Gate, 53 Merstow Green, Evesham      |

## Scheduled Ancient Monument: Worcestershire no 253, Evesham Abbey

HBMC RECORDS OFFICE  
Here and Worc (SEMESTERS 9-11)

SCHEDULED ANCIENT MONUMENTS RECORD  
3-SEP-1987

COUNTY NO. Here and Worc 253/a

CROSS REF 253b: 254b

SAM PRN 30804

DISTRICT/BOROUGH Wychavon

PARISH Evesham

NGR SPO38436

HT OD (METRES) 30 -

FILE AA 90721/1

### SITE NAME

Evesham Abbey (E Precincts)

### DESCRIPTION

Few remains above ground...the site has never been properly excavated. {1} This part of the site represents the eastern precincts, beginning just E of the fine standing tower of the former Benedictine Abbey building (not scheduled) and the churchyards of All Saints and St Lawrence, the latter now maintained by the Redundant Churches Fund. Most of this area, which falls away down a steep slope towards the river, is a recreation ground, mostly open mowed grass with a few mature trees (as shown on the maplet), a war memorial for the 2 wars (maintained by the Town Council), a monument (at the crest of the hill) erected in 1965 to Simon de Montfort, reputedly where his remains are buried. The fish pond shown on the maplet is now a concrete paddling pool for children. There are more tarmaced paths crossing the park than are shown on the maplet. A floodlight system for the tower has been sited to the N, and in the thin triangular section of the park adjacent to the tower bounded by the car park fence (see below) and the path marked on the maplet, a small enclosed garden has been established and a little stone pavillion and courtyard with seats provided.

To the NE is a concreted area with access through Crown Court to Bridge Street—a car park with concrete garages. At the W end is a turning and access area for Woolworths, the W boundary of this being the churchyard of All Saints. The particular importance of this unprepossessing looking area is that it is bounded on the N by part of Abbot Reginald's Wall, which further W adjoins the gatehouse site (254b).

Note: The part of the wall between the 2 scheduled areas i.e. the stretch immediately N of All Saints Church is NOT scheduled. Also the OS wrongly depicts Abbot Cheriton's Wall (See Here & Worc 253b) as Abbot Reginald's; the above is Abbot Reginald's, not marked on the OS. As the extra stretch of wall may yet be threatened by development, see below, it ought perhaps to be scheduled. {3}

SITE TYPE Abbey  
SPEC. PERIOD C12-C16

PERIOD Medieval  
FORM Building complex

PROPORTION SCHED. 4 SURVIVAL WITHIN AREA 6 CONDITION C AREA HA

LAND CLASS ON SITE Other 14

Other 3

-

LAND CLASS AROUND SITE Other 4

Other 6

-

fence, wall, hedge

COUNTY NO. Here and Worc 253/a (Continued)

Other 14

SITE STATUS SAM  
AREA STATUS PA

ARCHAEOLOGICAL HISTORY

VISITS

| Name           | Date      |
|----------------|-----------|
| Hockin, J. FMW | 24 8 1981 |
| Leigh, J. FMW  | 12 3 1986 |

SOURCES

Type Desc text  
Collection AM7  
Other -

Ref No. 1

Type Desc text  
Collection AM12  
Author Hockin, J.  
Other -

Date 1981  
Ref No. 2

Type Desc text  
Collection AM107  
Author Leigh, J.  
Other -

Date 1986  
Ref No. 3

Type Desc text  
Author Pevsner, N.  
Title Worcestershire  
Other P145

Date 1968  
Ref No. 4

Type Plan: sketch  
Collection AM107  
Author Leigh, J.  
Other Overlay of maplet to show unscheduled area of wall

Date 1986  
Ref No. 5

Author -0

Date -

DATE OF COMPILATION 17 July 1986

COUNTY NO. Here and Worc 253/b

CROSS REF Here and Worc 253a  
SAM PRN 30721 DISTRICT/BOROUGH Wychavon  
PARISH Evesham  
NGR SP038436  
HT OD (METRES) 30 - FILE AA 90721/1

SITE NAME

Evesham Abbey (Abbot Cheriton's wall and precinct)

DESCRIPTION

Few remains above ground. The most important are the Bell Tower (early C16) and the entrance from the Chapter House to the Cloister (C14). There are also portions of the wall forming the S boundary of St Lawrence's churchyard and remains of Abbot Cheriton's Wall. The former (shown on OS as Abbot Reginald's Wall) runs W from the NW corner of the nave of the church to the site of the Charnel House and near its centre from the building known as the Almy (?) to the river. Other parts of the abbey are underground. The site has never been properly excavated. {1}

This section of the abbey and precinct is the part bounded by a continuous wall (except for the buildings at the extreme W) built by Abbot Cheriton 1316-1344. The E part is the boundary of the cloisters and incorporates in the centre a notable doorway, its carving visible from the W side, to which a small paved area gives access. It is of 2 main orders, each with seated figures in niches, and now empty niches for standing figures at the base, with a carved keystone at the top of the arch. Pevsner dates it 1290. The wall itself is of grey blue lias and yellow sandstone. At the NE corner it has been excavated down to its foundations and these are displayed for a few feet showing also foundations of more buildings going eastward to the E precincts. At this level are interesting pieces of reused moulded masonry in the fabric. The N stretch, representing also the S wall of the churchyard, has a number of architectural features in it, and several gateways. About half way down is a small building—probably the Porter's Lodge. The wall ends as it abuts the W facing buildings on Vine Street. Along the S side it is also continuous, here forming the boundary to Little Abbey Lane, a track leading to Abbey Park.

Within the walls, a little over half is allotments under cultivation. To the W of this are the grounds of two houses. The one to the S has for some years been a builders yard. The 2 rectangular buildings are still as shown on the maplet, though a single storey modern extension to the W one has been built relatively recently (though noted on previous FMW visit in 1981). However the adjacent, N garden has just been purchased by W.Cox and a scheme for a "Mews Development" over the whole area has been produced. The wall will be retained, except for access, and the lodge, but the wall feature marked on the maplet as in the garden will presumably go. I was told consent had been sought and obtained for the development. Perhaps this had better be checked. {3}

SITE TYPE Abbey PERIOD Medieval

COUNTY NO. Here and Worc 253/b (Continued)

SPEC. PERIOD C13-C14 FORM Building complex  
PROPORTION SCHED. 1 SURVIVAL WITHIN AREA 5 CONDITION D AREA HA

LAND CLASS ON SITE Other 1 -  
Other 5 private  
Other 3 -  
Other 6 wall  
LAND CLASS AROUND SITE Other 2 path  
Other 4  
Other 14  
Other 11

SITE STATUS SAM

ARCHAEOLOGICAL HISTORY

VISITS

Name Hockin, J. FMW Date 24 8 1981  
Leigh, J. FMW 12 3 1986

SOURCES

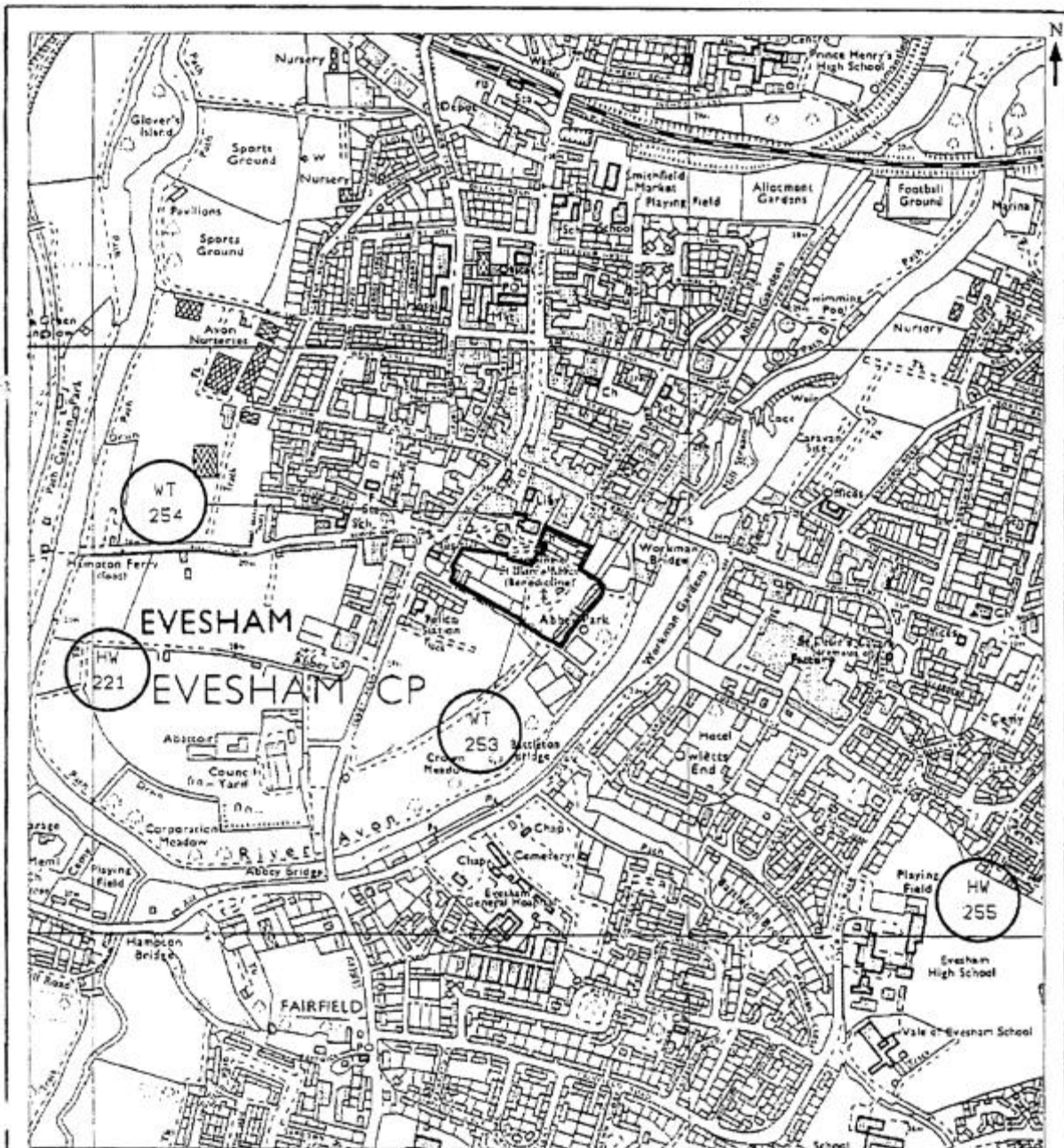
Type Desc text  
Collection AM7  
Other - Ref No. 1

Type Desc text  
Collection AM12  
Author Hockin, J. Date 1981  
Other - Ref No. 2

Type Desc text  
Collection AM107  
Author Leigh, J. Date 1986  
Other - Ref No. 3

Type Desc text  
Collection Pevsner, N.  
Author - Date 1968  
Title Worcestershire  
Other P145 Ref No. 4

DATE OF COMPILATION 19 June 1986



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For identification purposes only

Site Name: Evesham Abbey (remains of)

County: Worcestershire

District: Wychavon

Parish: Evesham

Notes:

Key: Monument No.      Location/extent of site



Scale: 1:10000      Derived from: 1:10000

Centred on NGR: SP03744358

Extract from OS sheet: SP04SW

Date: 21.10.98

Monument No: WT253

English Heritage

Forreass House 23 Savile Row London W1X 1AB Telephone 071-973 3000 Fax 071-973 3001



A.M. 7.

**ANCIENT MONUMENTS : COUNTY : WORCESTER.**

Name of Monument Evesham Abbey (—————)

NOT including the Bell Tower.

Parish Evesham.

Borough - Evesham

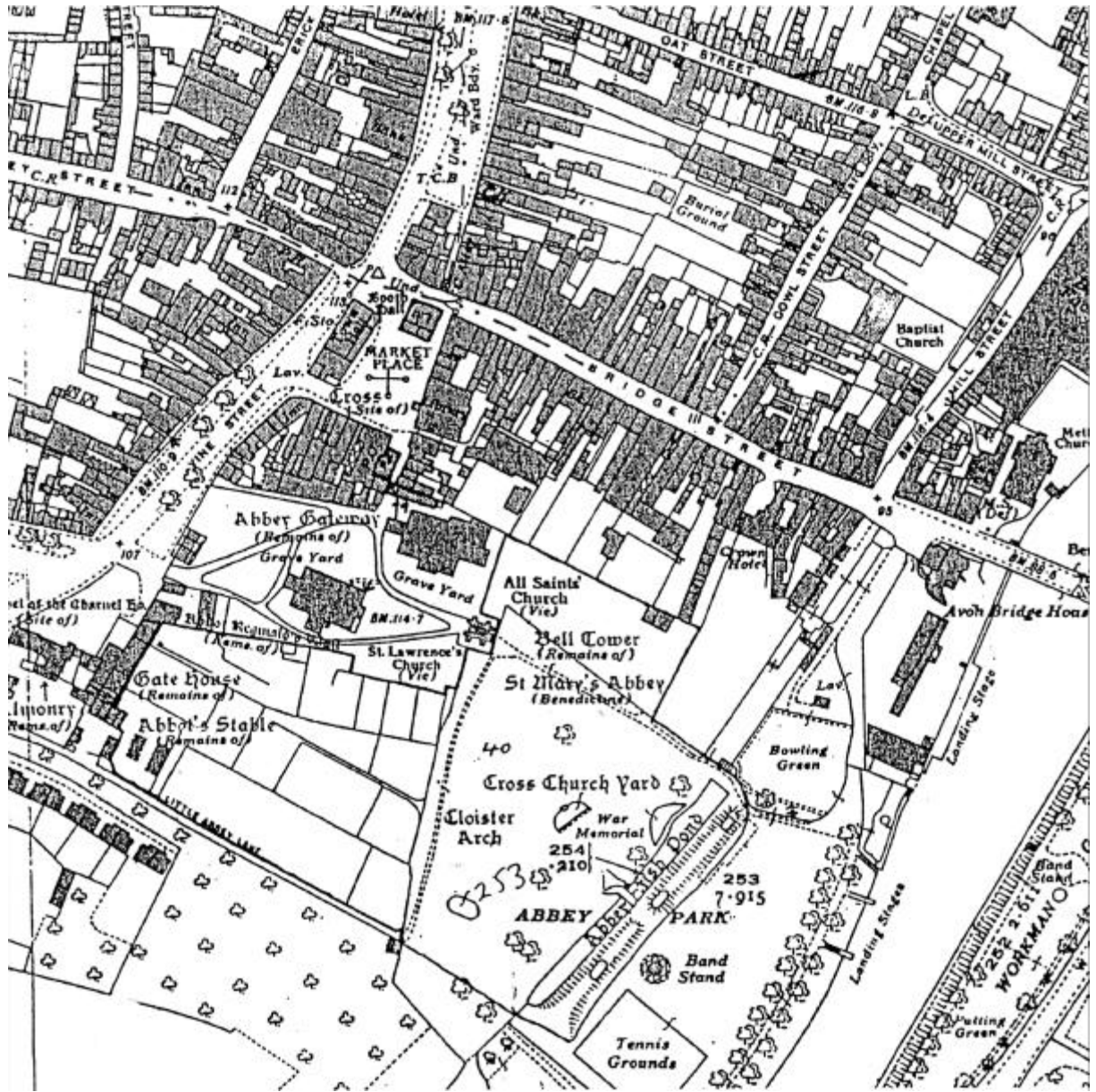
County Number of Monument 253

Ordnance 6 inch Sheet Number XLIX N.E.

|  |  |
|--|--|
| <p>Name and Address of Owner</p> <p>c) W. E. G. Ryllon<br/>Abbey Gate, Evesham</p> <p>d) Messrs. Fishers<br/>Brewers<br/>Trotterbridge</p> | <p>A) W. A. Loof<br/>Abbey Gate, Evesham</p> <p>B) Trustees of the Rudge Estate,<br/>40 Blake Square, W.C. 2<br/>28 Ballin Street, Piccadilly<br/>W. 1.</p> <p>E) Evesham Town Council</p> |
|--|--|

Short description of Monument and its condition

Few remains above ground. The most important are the Bell Tower (early 16th century) and the entrance from the Chapter House to the Cloister (14th Century). There are also portions of the wall, forming the S. boundary of St. Lawrence's churchyard and remains of Abbot Chinton's Wall. The former (shown on O.S. as Abbot Reginald's Wall) runs west from the N.W. corner of the nave of the church to the site of the Charnel House and near its centre are the remains of a porter's lodge. Chinton's Wall originally extended west from the Building known as the Almy to the river. Other parts of the abbey are underground; the site has never been properly excavated.



## Listed Building citation: Abbey Gate House, 53 and 54 Merstow Green, Evesham

Location : EVESHAM, WYCHAVON, WORCESTERSHIRE

IoE number : 147489

Date listed : 07 MAY 1952

Date of last amendment : 07 MAY 1952

5249

MERSTOW GREEN

(East Side)

Nos 53 and 54  
incorporating Remains  
of Abbey Gate  
(Abbey Gate House)

SP 0343 NE 1/15

7.5.52.

I

GV

1711. Fine L-shaped house which incorporates the remains of the early C14 Abbey Gate, or Great Gate, built by Abbot Chyryton. House of stone and rubble; 2 storeys; 6 rush windows; 2 later C18 doorways with fanlights, 3/4 fluted Doric columns and cornices; wood modillion eaves cornice; hipped tile roof. Good moulded lead rainwater head on east side (of No 54), which is largely of medieval origin and has numerous blocked openings including large semi-circular arches, that at rear of No 53 being part of Abbey Gate and incorporating one original jamb. Interior: No 54 largely altered, but No 53 has late C17 staircase and panelling. Bay on right-hand side projecting towards Merstow Green has a modern upper storey built above the gateway passage with an archway on north return side. To south of this bay, adjoining the Abbey Stables (qv) is the remains of a vaulted passage of early C14.

Nos 53 and 54 incorporating Remains of Abbey Gate, Gate and railings of No 53, Remains of Abbey Stables, the Almonry and The Stocks, together with No 1 and No 3 and Remains of south wall of Abbey Precinct, Little Abbey Lane, form a group with Church of All Saints, Church of St Lawrence, The Bell Tower, Abbot Reginald's Wall and The Porter's Lodge, Remains of west wall of North Transept of Abbey, Archway to south of the Remains of the west wall of the North Transept of Abbey, Abbot Reginald's Gateway and The Old Vicarage, the Public Library, Nos 6 and 6A, Nos 7 and 8 and Walker Hall, Market Place.



### **Identification**

**Site Name**

Great Gate, Abbey House, Merstow Green, Evesham

**Record Type**

Monument

### **Location**

**National Grid Reference**

SP03604365

**Administrative Area**

Civil Parish Evesham, Wychavon, Worcestershire

### **Classification**

**Type and Date**

GATEHOUSE Medieval - 1066 AD to 1539 AD

BUILDING

**Status and other references**

Sites & Monuments Record - WSM00567

Listed Building (I)

### **Description**

HWCM 00567

Remnants of Great Gate incorporated into house of 1711 C14 gateway, visible only inside is one jamb of Abbot Chentons gateway, blocked arch can be seen on eastern wall of house {1}

### **Sources**

- {{1}} Bibliographic reference: The Buildings of England; Worcestershire, The Buildings of England, Pevsner, N, 1968, 146
- {{2}} List: Evesham MB 1-15, DoE, , 11.1968,
- {{3}} Bibliographic reference: A History of Worcester, VCH Volume II, Page, W, 1906, vol II, p389
- {{4}} Guide: Evesham Abbey, , Cox B G, 1962,
- {{5}} Bibliographic reference: , Trans B'ham Arch Soc, Andrews F, 1909,

### **Relationships**

The Following Records are Associated with this Record:



**Identification**

**Site Name**

Charnel Chapel, Evesham Abbey

**Record Type**

Monument

**Location**

**National Grid Reference**

SP03624366

**Administrative Area**

Civil Parish

Evesham, Wychavon, Worcestershire

**Classification**

**Type and Date**

CHAPEL Medieval - 1066 AD to 1539 AD

DOCUMENTARY  
EVIDENCE

CEMETERY Medieval - 1066 AD to 1539 AD

DOCUMENTARY  
EVIDENCE

**Status and other references**

Sites & Monuments Record - WSM03383

**Description**

LSM

HWOM 03383

In the time of William Boys (1344-67) was built a chapel in the cemetery nr the gate of the Abbey. {1}

**Sources**

{{1}} Bibliographic reference: A History of Worcester, VCH Volume II, Page, W, 1906, vol II, p388

**Relationships**

The Following Records are Associated with this Record:

SAM253 Evesham Abbey



### Identification

**Site Name**

Abbots Stables, 1-3 Abbey gardens, Evesham

**Record Type**

Building

### Location

**National Grid Reference**

SP03594362

**Administrative Area**

Civil Parish Evesham, Wychavon, Worcestershire

### Classification

**Type and Date**

BUILDING Medieval - 1066 AD to 1539 AD

BUILDING

**Status and other references**

Sites & Monuments Record - WSM04558

Listed Building (I)

### Description

C14, the so called stables. Rubble & stone. Blocked arches. A blocked C15 window with trefoil lights. Doorway : medieval. {1}  
{2}

### Sources

- {{1}} Bibliographic reference: The Buildings of England; Worcestershire, The Buildings of England, Pevsner, N, 1968,
- {{2}} List: Evesham MB 1-15, DoE, , 11.1968,
- {{3}} Bibliographic reference: A History of Worcester, VCH Volume II, Page, W, 1906, vol II, p389

### Relationships

The Following Records are Associated with this Record:



**Identification**

**Site Name**

Abbey Gate, 53 Merstow Green, Evesham

**Record Type**

Monument

**Location**

**National Grid Reference**

SP03614366

**Administrative Area**

Civil Parish Evesham, Wychavon, Worcestershire

**Classification**

**Type and Date**

DWELLING Post Medieval - 1700 AD to 1799 AD

BUILDING

**Status and other references**

Sites & Monuments Record - WSM04567

Listed Building (I)

**Description**

WSM  
HWGM 04567

C18 added onto Great Gate of Evesham Abbey. Interior has William & Mary panelling & staircase. L shaped plan. 2 storeys, 6 bays. Stone & rubble. 6 windows double hung sashes & glazing bars, simple without special surrounds. Door: with transom light over, late Georgian, three quarters fluted Doric columns, Cornices, Modillion wood eaves cornice. Roof hipped & tiled. {1}

{2}

Indeed many of the features of the property incl fine old Cotswold stone. Arches in the houses construction & pieces of the old Abbey stone in the garden & the rockeries. The walled garden to the house includes the Abbot Lichfield Wall on the N.....There are a seies of rockeries with some unusual & fine old abbey stones, staddle stones & stone troughs. {4}

**Sources**

- {1} Bibliographic reference: The Buildings of England; Worcestershire, The Buildings of England, Pevsner, N, 1968,
- {2} Bibliographic reference: A History of Worcester, VCH Volume II, Page, W, 1906, vol II, p389
- {3} List: Evesham MB 1-15, DoE, , 11.1968,
- {4} Bibliographic reference: Sale details, E G Righton, , ,

**Relationships**

The Following Records are Associated with this Record:

WSM00567 Great Gate, Abbey House, Merstow Green, Evesham



**Warwickshire**  
County Council

# Libraries & Heritage

**Archaeology Projects Group, Warwickshire Museum Field Services**

The Butts, Warwick, CV34 4SS **Tel: 01926 412280/412278 Fax: 01926 412974**

**E-mail: [fieldarchaeology@warwickshire.gov.uk](mailto:fieldarchaeology@warwickshire.gov.uk)**