

KING CHARLES HOUSE,
29 NEW STREET,
WORCESTER
HISTORIC BUILDING
ASSESSMENT

WCM 101953



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King Charles House, 29 New Street, Worcester: Historic building assessment WCM 101953 November 2012

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With additional historical research by Dr Pat Hughes
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Summary

A historic building assessment was undertaken by Mike Napthan Archaeology in response to proposals for alteration works at 29 New Street Worcester (NGR SO 8516 5495). The intended works are to facilitate conversion of the current licensed restaurant to a public house. The proposed works are relatively minor, consisting of alterations to the current lavatory and wash room areas, together with upgrading of fire detection systems and escape signage, and provision of a bar/servery area.

The earliest building on the site, for which we have physical evidence, was built circa 1577 of timber framed construction, with extensive cellarage built in a combination of coursed tile and brick. This house, which has since the 18th Century been widely known as the King Charles House, was built in 1577 for Richard Durant and William Blagden. It is likely that the buildings were built for combined commercial and residential use, though the original arrangements are now obscure. The original building occupied the street frontages of 29-30 New Street as well as 4-5 Cornmarket, and at its north-eastern wing extended into the area now occupied by the modern Cornmarket Court. The garden or courtyard of the property extended back to the City Wall and behind the "Swan with two Nicks" PH. By the early 19th Century the New Street/Cornmarket corner of the building had been rebuilt and additional dwellings had been erected in the rear courtyard area. The present property represents the southernmost part of the original framed building. This portion has had a very chequered history and the remaining fabric has been subject to frequent alterations and dilapidations in the past and more recent episodes of extensive repair. The sequence of development would appear to have been the construction of a frontage range one pile deep along New Street. A rear wing was subsequently constructed (in timber framing) during the latter part of the 17th Century. The rebuilding of No 4 Cornmarket and No 30 New Street in circa 1801 encroached on a putative side passageway, which was at least partially blocked by the external chimney of No. 30. By the early 19th Century a staircase had been constructed in the NE corner of the front room – any earlier stair position is now lost.

In the mid 19th C the timber framed rear wing of the 17th C was partially demolished to accommodate a new brick built block constructed over a shallow cellar. It is likely that this building was infill between a slightly earlier two storey brick built block (at the eastern end of the property) and the rear wing. It is likely that it was built as a cabinet maker's workshop, and warehouse. A warehouse is mentioned in documents of 1844. The roof of the original portion of the building was rebuilt circa 1850-65, and the original gables facing the street

were removed.

During the 19th C the building was used first as a cabinet-makers shop and warehouse, evolving into a showroom for furniture by the late 19th C, and an antique furniture display area in the first part of the 20th C. A major renovation of the building in the early 1960s included the removal of the earlier (but not original) staircase and replacement with a staircase removed from a house at Sidbury. Almost all of the present ground floor panelling and two chimney pieces were introduced to the building in the 1960s, much of it sourced from recently demolished buildings in Sidbury. Newspaper photographs taken in circa 1961 and 1963 show a dramatic transformation of the interiors at that date. The pre 1960s interior finish was painted brick infill panels and exposed timber framing. The 1960s conversion included provision of a flat at attic level. A fire in 1983 destroyed the flat and led to loss of much of the staircase and extensive damage on the upper floors. Following the fire further extensive repairs including replacement of the roof and restoration of the missing gables on the street frontage.

The proposed works will have almost nil impact on the more significant timber framed portion of the building, and will have only minor impact on a previously modified area of the 19th Century brick structure to the rear and 1970s toilet block. Re-use of existing wiring runs is recommended to avoid disruption to historic fabric, and where fixings are required they should be attached wherever possible to the replacement/inserted timbers rather than original fabric. No early surface finishes appear to survive within the building and therefore redecoration should not have any detrimental impact. The precise arrangements for the intended beer cellar have not as yet been determined, and the eventual design should be drawn up in a manner that respects the extant historical fabric and below ground archaeological deposits. There is a very high probability of significant archaeological deposits surviving immediately below both cellar floors, and beneath the solid floors at the rear of the building.

2 Introduction

- 2.1 An archaeological documentary assessment was undertaken by Mike Napthan Archaeology prior to submission of a planning application relating to minor internal alterations to 29 New Street, Worcester and change of use to a public house. The building (Fig 1) is recorded on the City HER as WCM 96480, the present intervention as WCM 101953. The building is Listed, and lies within the Historic core of the Roman and medieval city Archaeologically Sensitive Area and within the Historic City Conservation Area
- 2.2 This report represents a summary of the findings of the building assessment and a documentary search.

3 Aims

- 3.1 The aims of the historic building assessment were to gather, record and analyse information relating to the standing structure. The project aimed to identify the nature and significance of the historic building fabric in the areas affected by building works.

4 Methodology

- 4.1 A site visit was made to visually assess the fabric of the building so that a generalised

interpretation of the principal phases of construction could be drawn up. A more detailed examination of those areas of fabric which are likely to be impacted by the proposed development was also undertaken. Selected features and areas of fabric were photographed to record the general character of the building, but no formal photographic record was made. As the building was still in use as a restaurant with accommodation above observation was limited to exposed surfaces, and floor coverings etc were not lifted. The flat was not accessible.

- 4.2 Documentary searches were undertaken at Worcestershire Record Office by Dr Pat Hughes. These revealed a number of relevant documents referring to the properties from the 16th Century onwards – see Appendix 1. Secondary sources consulted included the Census Returns and local Trades Directories – see Appendix 2. A significant archive relating to the works undertaken after the 1985 fire has recently been added to the Record Office collection – it includes the architect's working drawings for the restoration, this archive is not yet on the WRO Indexes, but may be located at WRO BA 13218 ref 705:1246.
- 4.3 Selected photographs, including images of relevant plans and documents are presented on the DVD that accompanies hard copies of this report.

5 Archaeological and historical background

- 5.1 The site lies in an area of Worcester that has produced a number of Roman finds and features, particularly from the areas flanking the postulated Roman Road which is believed to enter the City from the north-east through St Martins Gate (Barker 1969). An evaluation (WCM100749; Dingwall and Ramsey 2002), prior to construction of a car showroom (now bed shop) north of the St Martins Gate roundabout exposed a number of Roman features including ditches and pits, with some evidence of smithing waste (see also WCM 100523 and 100748). and stray Roman artefacts have been recovered from evaluations in Lowesmoor (WCM 100956, Napthan 2002a) and at Silver Street (WCM100520, Brown 1990). A number of Roman coins were found whilst laying gas pipes in the Cornmarket in 1847 (WCM100476). Probably Roman deposits were found at depths approaching 3m beneath the former Holthams warehouse site (immediately to the NE of the present property; WCM 101049, Napthan 2003). Medieval activity in the area north-east of the present site has been found to consist largely of quarrying (sand and clay) possibly to provide materials for the tile industry identified at Silver Street and Lowesmoor (WCM100520; Brown 1990, WCM 101269; Napthan 2004).
- 5.2 The site lies just to the south of St Martins Gate (WCM96112), which was one of the principal gates of the medieval city, in existence by the late 12th Century (Beardsmore 1980) and which survived in an altered form until 1787 when it was demolished. The City Wall north of St Martins Gate (WCM 96113) also seems to have survived until the end of the Civil War, although it was subsequently destroyed to foundation level (Bennett 1980) and is no longer visible between St Martins (WCM96112) and Trinity Gate (WCM96114). The City ditch in this area (WCM96137) is known primarily from cartographic sources as it had been infilled before 1741. A small area of the inner lip was, however, seen in an archaeological trench in Queen Street prior to City Walls Road construction (Bennett 1980) – the fills were observed to contain a few sherds of 13-14thC pottery, slag and cess. The City defences were examined during the 1973 construction of City Walls Road, but the work was undertaken in difficult circumstances and the archaeological coverage was very patchy. Little recording appears to have occurred in the area of the present site although extensive “restoration work” was done to the bastion (WCM96110) and adjacent walling (WCM96109, WCM96111) as part of this scheme. The rear of the bastion was investigated in a 2003 evaluation (WCM 101049; Napthan 2003); this evaluation also exposed deposits characteristic of the rampart. An earlier ditch line (referred to in WCM 100499 file), predating the city wall line, was observed by Bennett just to the south-east of the present site. This ditch appeared to the excavator to be of early medieval date, and contained a sherd of circa 1150 in its later fill (Bennett 1980). Bennett postulated that this feature may have been part of the late Saxon Burh defences

constructed between 872 and 899AD. A clay bank was also noted by Philip Barker behind the wall in this area, but little further detail is available (WCM96109) The associated rampart from Sidbury to New Street is recorded on the City HER as WCM96140

- 5.3 New Street had its origins in the medieval period, and was originally known as Glover Street as early as the 13th C (Cathedral Archives), however the street was known as New St by 1523 (Hughes, 1990, 200). Several of the surviving buildings along New Street have origins in the 16th and 17th Centuries, but the majority of facades are of 18th or 19th C date. The area suffered severe damage in the Civil War: On June 14th 1646 “*Sir Rowland Berkley’s house in the corn-market was much damaged by the ordnance*” (V Green, 1796, footnote p276 Vol 1). An accidental explosion of three barrels of gunpowder “*occasioned by boys indiscreetly setting fire to some scattered grains of it*” occurred on 11th August 1762. The explosion caused several fatalities and destroyed the warehouse in New Street at which the gun powder was being unloaded; many other buildings in the vicinity were also much damaged (Green 1796, Vol 1, 291).
- 5.4 The origins of the Cornmarket are unclear; it may have developed after the creation of the medieval defences as an expansion of the eastern end of Mealcheapen Street (Baker and Holt 2003; WCM96329). The Cornmarket was the location for the medieval “pageants” or miracle plays which were performed five times year. A pageant house for storing costumes and scenery was constructed in the Cornmarket, but the last pageant occurred in 1566 (Whitehead, 1972). The Cornmarket was paved just a couple of years before the start of the Civil War: “*Att this chamber yt is likewise agreed that the £32 disbursed by Mr Chaimberlaines in repairing the causeway without Saint Martens gate and the £15 disbursed in paving the Corne Market shall be allowed*” (Chamber Order Book 14 Dec 1638). The Cornmarket formerly contained a Tolsey or market house (WCM 96094), built in 1601, and later replaced by the Wheatsheaf and subsequently the Corn Exchange (WCM92472;WCM92144) (demolished 1966). The Tolsey had a residence above it, and the tenant John Davies is mentioned in the Chamber Order Book several times (apparently for non payment of rent) between Dec 1623 and 1629 when he was moved to the house at St Martins Gate (Bond 1974, 233).
- 5.5 The Cornmarket retains a number of buildings of historic importance; most notably 4-5 Cornmarket, (WCM 98927,WCM 96431) . 4-5 Cornmarket “*is said to have been the king’s quarters whilst at Worcester. The tradition is handed down in strong and direct terms by the oldest inhabitants of the city, and by the relatives of the proprietors and possesors of the house at that time, whose names were Durant. The room in which the king slept faces the corn-market. Over the entrance of the house is this inscription, “LOVE GOD. [w.b 1577. r.d.] HONOR THE KINGE” It is the largest of the old houses in the city*”. (V Green 1796). The building (WCM 96431, WCM100965, WCM98927) was originally built by Richard Durrant (a brewer) and William Blagden in 1577, partly on grounds leased from the city (Chamber Order book I – f133v) quoted in Index (Hughes and Moleneux, TWAS 1980 p314) HWRO BA 6234/23, 25). A desk-top assessment of the standing buildings of 4-5 Cornmarket was undertaken by Dr Pat Hughes in 2001, but has not yet been released (WCM100840). The earliest references to the current property may be found amongst the deeds of the Swan with two Necks (*nb the change to the name “two Nicks” appears to be a 20th C coinage*). In 1570 the occupant of the site of the present No. 29 was Thomas Howbroke. In 1582 the occupant of the site of No. 29 was Richard Durham [or Dyrham]. In 1606 the occupant of the site of 29 was formerly Thomas Adney and now Richard Durant (WRO BA850 Worcester St. Martins. Box 23). Richard Durrant appears to have purchased his part of the property from Richard Dyrham in 1577, and it adjoined the property of William Blagden (see Appendix 1). This, together with land leased from the City provided the plot for a single building covering what is now 4-5 Cornmarket and 29-30 New Street .
- 5.6 The probate inventory that survives for Richard Durrant is dated 1610, and names a number of the rooms in the house – the Hall (which contained a grate, a buttery, the Little Parlour which contained andyrans indicating a further hearth, the Great Parlour, the Kytchen (with

another hearth. Also named (and probably upstairs) were the Painted Chamber, Middle Chamber and the Chamber over the Porch. Three cellars are named – the “*Seller next to the shoppe, Next seller*” and the “*Seller towards New street*”. (WRO BA3585 818 3396). Richard Durant died 1619. Robert Durant died 1631 leaving his house in the Cornmarket and no 6 Cornmarket, now part of the furniture shop, to his wife and then to the one of his children who would use his brewing plant. (Probate record 1631/63) His son Edward Durant died in 1658. It must have been this Edward Durant who acted as host to King Charles during his stay in the house. Sometime around 1658 when Edward Durant died and before 1662, the Durant family sold to John Keyte of Ebrington Glos. who then sold the property (or a part) to Christopher Woodward. By the time of the Hearth Tax 1666 William Woodward gent. had four hearths, shared with one Hughes, whose house was in the location of the present No 6 Cornmarket. This tends to suggest that the 1577 property had been by then subdivided. Documents from 1686 show that Woodward's garden and buildings had an abuttal of 13¼ yards with what is the present beer garden of the Swan with two Nicks. This would incorporate much of the rear part of the present No 29 New Street. The Woodward's involvement with the property continued through the 18th Century. A lease of 21st/22nd Dec 1758. incorporated in an indenture of 26th April 1798 describes an agreement between John Woodward Gent. and Richard Harris concerning “*All that messuage or tenement near to Cornmarket within the Town All of which premises had been formerly in the tenure or occupation of _____[sic] but then converted into several messuages or tenements in the several tenures or occupations of John Woodward, Septimus Webb, Samuel Strickland and others as tenants to John Woodward and were purchased by Christopher Woodward long dead great grandfather of John Woodward from John Keyte of Ebrington Esq Glos. and came to John as only son and heir of William Woodward*”. WRO BA 9360 ref 496.5 A11 Box 4 Enrolment Book 6 p.91.

- 5.7 Part of the property was apparently owned by Abraham Edmunds (an ironmonger) prior to 1780, when he wrote his will which left his stock in trade and his houses in trust to his brother in law. His wife to be allowed to live in one of his two houses. The description of the property closely matches that formerly described as Woodward's garden, and it is likely that the Widow Edmunds occupied the part of the property which is now No.29. Grundy's Directory reveals that by 1794 No3. Cornmarket was occupied by Isaac Edmunds whilst Nos. 4 and 5 Cornmarket were occupied by Abraham and John Edmunds. Interestingly Isaac Edmunds was a cabinet maker, and there may be some link between his business and that occupied by the cabinet maker at No 29 a generation later. An integral part of the building at 4-5 Cornmarket was the southern range, which fronted New Street, and is now numbered 29 and 30 New Street (WCM 96480 and WCM 100965). It would appear from the Census returns that the building which is now 30 New St remained as part of 4 Cornmarket until at least 1861. No. 30 appears as a separate entity for the first time in the 1871 Census. These four present buildings all represent elements of the original structure built apparently as a collaborative venture by William Blagden and Richard Durrant but with many depredations and additions, the most drastic of which was the re-building in brick of the corner block (now 4 Cornmarket and 30 New Street) in circa 1801. The mortgage raised by Edmunds apparently to facilitate the rebuilding provides much useful evidence for the occupants of the building towards the end of the 18th Century:

25th March 1800 Mortgage for £500

1 John Edmunds ironmonger

Abraham Edmunds ironmonger and Sarah

2 Rev. George Baylis Cornwell of Leominster, clerk

Thomas Carden Esq. Worcester

All that messuage formerly Edward Brewer (this is likely to be a mis-transcription for Edward Durant [who was by trade a] Brewer) but since divided into several sometime in the several possessions of Abraham Edmunds decd, William Bedford Apothecary, Mary Goodman widow, Edmund Shipman. Edmund Wells' --- Dark, -- - Broughton.

Late in the several tenures of

John Edmunds, Abraham Edmunds, (party thereto) Isaac Edmunds, Samuel Garland William Watkins, William Burnet, William Corne, Isaac Baylis, Joseph Fellows, Thomss Bulford, William Traunter, George Hartwright, Norgrove Evans and William Weaver.

And now in the several occupations of J & A Edmunds, Prudence Edmunds, William Otterill Joseph Smith, William Weaver, George Hartwright, Phoebe Nurse --- Nind, William Cook Thomas Hussey, Estine Kite Wickett, Isaac Baylis and Robert Hill.

Houses, outhouses, malthouses, granaries, shops garden ground land buildings cellars etc.

WRO BA 9360 ref 496.5 A.11 Enrolment Bk 6 p. 377

- 5.8 Some secondary sources have referred to the rebuilding of No.4 and No. 30 as being the result of a fire, but near contemporary commentators (see Chambers below) contradict this theory. An illustration by John Ross (Palfrey Collection WRO BA3156 b899.31), dated to 1799, shows the Cornmarket part of the building, but unfortunately not the frontage of No.29. This drawing shows, however, the general character of the house (Fig 3). The artist John Ross lived at 7 Cornmarket at this time, and it is likely that the viewpoint is from his own front door. John Chambers, writing circa 1819 mentions this drawing and throws some light on the reason why the corner was re-built: *“This house has now lost all appearance of its former structure. It came into the hands of the Edmund’s of Worcester, about 60 years ago [ie circa 1760]; circumstances rendering it necessary ,it underwent a general repair, and of course, assumed quite a different appearance. We regret we are not able to lay so interesting a document as its elevation before our readers...but Mr Ross, who once made a drawing of the building, for a gentleman somewhere in Ireland, has mislaid the sketch of it, which he retained in his possession. This celebrated house extended as far as the end of the present tax-office, and the inscription alluded to [“LOVE GOD. [w.b 1577. r.d.] HONOR THE KINGE”], with the other ornaments, are in the possession of Mr Edmunds; the former is in a singular kind of letter, in relief, upon a thick oak board, painted black (Chambers, 1820 p 44). The tax office referred to by Chambers may with some certainty be identified with the then No.20 New Street which in 1794 was listed in Grundy’s Directory as occupied by Edward Jones an Excise officer. As the Swan Inn (now “Swan with two nicks”) was listed in the same directory as being No.19 there can be little doubt that the “tax office” was in fact the present premises at No. 29 New Street. In the early 19th C the “Swan with two nicks” and its neighbour became Nos. 20 and 21 respectively, gaining their current numbering only in the late 1860s (see Appendix 2)*
- 5.9 The buildings stayed in the hands of the Edmunds family well into the 19th Century. In 1814 John Edmunds, described as a coal merchant bought out Abraham Edmunds share of the property for £1000 (WRO BA 9360 ref 496.5 A.11 Enrolment Bk 6 p.377). A document of 1844 refers to the premises, reciting a will made by John Edmunds of All Saints in 1820 which appointed as trustees Isaac Edmunds Cabinet Maker and Thomas Incell [Insall] Gentleman . House in New street /Cornmarket formerly occupied by Edward Brewer (see explanatory note above) Now [April 1844] occupied by Mr Samuel Jones Corn Dealer, to provide for John Edmunds widow and any family. *“Also the warehouse and premises adjoining thereto in New Street now or late in the occupation of Mr John Nicholls ... also all those 8 tenements with appurtenances at the back of the aforesaid messuages”*. (WCC documents formerly in Worcester Guildhall, now mislaid, partial transcription by P Hughes). This document provides a clear link to the early occupants of what is now No. 29 New Street as identified from trades directories and Census returns (see full listing in Appendix 2) John Nichols first appears at this location in the Census of 1841, at which time he was aged 20 (though ages in this census were only approximate) , and presumably only recently established on his own account as a cabinet maker. Interestingly by 1842 he also had further premises in High Street , presumably a showroom (Pigots Directory 1842). The New Street property was rented from the Edmunds family throughout the 19th C. In 1884 John Edmunds still owned eleven properties in

Cornmarket, and it is believed that the present premises remained in the family until at least 1926 (WCC documents formerly in Worcester Guildhall, now mislaid, partial transcription by P Hughes). The Nichols family business (first John, then his son Edwin and grandson Edwin Nichols) occupied No. 29 until at least 1905 (Littlebury's Directory). By 1908 the property was void (Littlebury's Directory). During the occupancy of the Nichols family the building is variously described – initially as a cabinet maker's workshop, then as a furniture warehouse, subsequently as an antique furniture showroom when the main premises of the business expanded at what is now 27 New Street (Appendix 2). Other than a very brief (and otherwise unconfirmed) appearance as the home of a motor mechanic and his wife in the 1911 Census the property appears to have continued in similar use as an antique shop occupied by Thomas Wyatt antique dealer from 1912 to circa 1959. In 1942 the property was purchased by the Lady Mayoress' Fund for the Blind as an investment. It appears to have continued as an antique shop until circa 1962 when it was totally refurbished and remodelled, by a Mr and Mrs Pearce, as a combined "museum" and antique furniture showroom (with flat on the attic floor), which lasted until 1972 when conversion to a restaurant was proposed. The conversion occurred 1972-3. The building has subsequently remained as a licensed restaurant. A serious fire in 1985 (Fig 5) destroyed much of the upper floors, and the subsequent restoration by Freddie and Mary Charles (architects) included some re-instatement of previously lost framing, including the two front false gables which were restored partially on the basis of surviving physical evidence. The architects plans relating to these works are now in WRO, and will be found on the DVD archive disc accompanying hard copies of the present report.

- 5.10 The Listing description for No 29 includes the following text: *NEW STREET (East side) No.29 King Charles House, SO8554NW, 620-1/17/458 - 22/05/54 Formerly Listed as: CORNMARKEt No.5 King Charles House) GV II* Part of merchant's house, built probably as outbuildings to 5 Cornmarket. Dated 1577; front bay rebuilt c1670 as annexe to Nos 4 and 5 Cornmarket; jettied upper storey added to both buildings at the same time; rear bays built separately in late C17; later restorations including the upper storey by FWB Charles in 1986. For William Blagden and Richard Durant. Timber-frame with rendered infill except bottom row of panels which are painted brick; renewed plain clay tile roof. Long and narrow in plan with longitudinal axis at right-angles to street.*
- EXTERIOR: 3-storeys and cellar. 2 first-floor windows. 2 unequal bays of framing with remnant of further bay to the left (see historical note). Top-floor jettied. Most of ground-floor framing removed, probably C18, for insertion of 6/6 and 12/12 windows, latter has divided lower sash. Mid-rail to first-floor with close studding below and large panels above. Moulded bressumer (cyma recta over cyma reversa) to jettied second-floor. Main posts on ground- and first-floor incorporate slender pilasters (cf 25 New Street (qv)), those to right of elevation have console brackets. Renewed 2-light and 3-light side-hung casements to first-floor with square-pane leaded glazing. Second-floor has renewed attic gables with paired side-hung casements. Entrance off-centre right has renewed part-glazed door; 2 close studded panels to right with plaque ref. King Charles over. INTERIOR: ground floor has extensive small square-framed wall panelling, some from the C16 or C17, some of the C19, much of it not believed to be in its original position; reputed to be from Kidderminster and Suffolk; fluted timber frieze. Elaborately carved chimney piece depicting various scenes; one shows figure dining and devil, dated 1635; removed from Sidbury House, Worcester, demolished in 1960's. Principal beams to ceiling have roll mouldings. First-floor has exposed square-panel framing. Replica staircase has slender turned balusters. Conventional cellar and oubliette which has bottle-shaped cross-section. HISTORICAL NOTE: The King Charles House in Cornmarket originally continued around the corner to link with 29 New Street. In the late C18 much of the upper framing was removed and the corner replaced by a new house and shop, 4 Cornmarket/30 New Street. K.C. House said to have been used by King Charles as his headquarters during the Civil War. A fire in 1986 destroyed the mainly softwood roof of No.29; this was seen as an opportunity for a conjectural reinstatement of the second-floor and roof from surviving evidence which included the jetty beam. [NB there are several factual errors in this Listing, including the dating of the front bay (it is the rear bay that is circa 1670), the panelling came mainly from Sidbury not Suffolk, chimney piece is dated 1634 not 1635,*

the “oubliette” is almost certainly not an oubliette, and the fire was in 1985 not 1986]

- 5.11 New Street was renumbered after 1794 and again between 1861 and 1871, and the present No.29 was originally numbered No. 20 then No.21, the Swan with two Nicks being originally numbered No. 19 then No. 20, now No. 28. As indicated above the present No.30 New Street was considered to be in Cornmarket prior to 1871. References to the Nichols cabinet making workshops being at No.2 in the Directories of 1842 and 1847 appear to be erroneous, as John Nichols was at the present building in 1844 and 1851 and subsequently.. The Census returns indicate that the building was not used as a domestic residence after 1851, and it appears that there was only a brief return to residential occupation in 1911 (though this may refer to occupation of one of the buildings to the rear). The rear wing was, during the latter half of the 19th C, apparently under separate occupation an accessed off Court No.1 Cornmarket. This crowded area (within the courtyard of the original house) contained at least nine separate households, apparently intermixed with small workshops and possibly stables. It is not, at present possible to determine in what order the nine buildings were numbered.

6 Cartographic sources

- 6.1 The earliest map of the City (Speed 1610) shows the west side of the Cornmarket open to the City Wall, and buildings on the New Street frontage of the present site. Mapping of the 17th and 18th Century (eg Vaughan circa 1661, Doharty 1742, Young 1779, Green 1764 and 1795) shows a rather unclear sequence of development to the rear of No 29. The frontage to New Street is shown as built up on all historic mapping, but the rear wing area and backplot seems to be shown schematically on most of the historic cartographic sources as there is very little consistency between the different epochs of mapping. The one reasonably consistent feature of later mapping seems to be the presence of a long narrow yard/passageway area occupying the northern side of backplot. Very little change to the building footprint appears on later 19th and 20th C mapping as the present buildings were, by then, established (Fig 6).

7 Building description

7.1 Cellarage

7.1.1 Front cellar

The original front cellar walling is of a mixture of coursed flat tile and brick laid in lime mortar (Fig 10). Very similar fabric survives in places within the cellar of 4-5 Cornmarket, and this suggests that the cellarage in the front part of the building was contemporary with the recorded redevelopment of the whole site in 1577. The front cellar of 29 New St has several blocked openings indicating that it formerly linked to a cellar to the north east and possibly also had external access from the south. The purpose of a large blocked low level opening in the southern party wall is uncertain it is referred to in the 1963 newspaper article as a “passageway leading to the cathedral”, but a more utilitarian function is likely, probably access to neighbouring cellarage pre-dating the present Swan with Two Nicks cellars. The cellar layout has been altered in the past, and it would appear likely that the floor level has been raised slightly in the front half. Recent con-block partitions appear to have been inserted to stiffen the ground floor structure. A small side cellar at the front of the building contains a mid 20th C sink/drain. This section has a flush plastered ceiling, the remainder of the cellar has exposed ceiling joists of a mixture of scantlings – almost all appear to be 19th C or later, but a few earlier timbers remain. The bridging beams are of large scantling oak – they are supported on brick pillars which appear to be secondary as they are not bonded into the external walls. An early –mid 19th C set of brick cellar steps survives, but is disused. The current wooden steps are a modern insertion (probably 1973). The cellar does not extend under the whole ground floor footprint of the timber-framed portion of the building. It would appear probable from the cellar layout that there was originally a passageway through the ground floor of the building immediately to the south of the current party wall with No.30 New Street. It is also suggestive that there may have been at one time a staircase over the area of the brick cellar steps, as this is a common arrangement in townhouses of the 17th-18th C as it

was very economical of space. This appears to have been the case, as the hypothesis is supported by a photograph immediately pre-dating the 1962-3 building works.

7.1.2 *Rear cellar* (Fig 10)

The rear cellar brickwork is entirely 19th C in character, probably circa 1840-70. Only the east wall contains a visible lower course of sandstone ashlar, and this stone is probably reused material from the adjacent City Wall. The floor is of trampled earth, and the headroom restricted. The principal feature of interest in this area is the exposed underfloor structure of the suspended ground floor. The bridging beams are set on brick pilasters and themselves support massive joists, which are in fact all re-used probably 16th-17thC structural framing timbers exhibiting frequent disused mortices, hacking for render, peg holes etc. It is highly probable that these framing timbers represent the remains of that part of the original framed building that was demolished to accommodate the brick built "infill" block that currently houses the kitchens. The floor structure shows signs of relatively recent (early -mid 1980s) alterations to accommodate the steps up to the kitchen from the restaurant. The kitchen floor appears to be mostly 19th C softwood boarding with localised patching using both re-used earlier planks and more recent boarding. It has been indicated that this cellar may be utilized for the beer cellar of the proposed public house. Should it be necessary to lower floor levels in this area to accommodate a concrete floor slab then this is likely to have archaeological implications.

7.1.3 *"Oubliette"*

Between the front and rear cellars there is an area of solid flooring. Within this area, just in front of the rear chimney at the back of the restaurant area there is a circular opening leading to a larger chamber below ground level (Fig 9). This is, according to the Listing description, an "oubliette", but FWB Charles, the architect who supervised the 1980s restoration marks it on his plans as a well, which appears to be a far more probable explanation. There is also a slight possibility that the "bottle shaped chamber" is an icehouse, but it is usual for icehouses to have side entrances to facilitate removal of the ice. As the cover of this feature is currently concealed by carpeting inspection was not possible at this stage.

7.2 *Ground floor*

7.2.1 The ground floor layout appears to have been altered on several previous occasions, and the current arrangements are mid-late 20th Century, mostly relating to the 1962-3 renovations. Inspection of the two moulded bridging beams in the front bay ceiling reveals that the northern beam has been altered to form a composite replica of the southern beam. This cosmetic alteration probably conceals the scar of a partition former northern wall line of this room. The northern part of the ceiling structure all appears to be of modern construction, with mechanically sawn ceiling joists. The present chimney breast appears from 1960s photographs to be a modern reconstruction, the earlier fireplace having been flush with the walling to the west, with a recess only to the east (Fig 3). The pre 1960s stairs led off this recess, and were partially enclosed by the only section of panelling that survived at that point. The pre 1960s stairs appear to have been no older than the 18th C. The central and southern ceiling panels in this front bay have nail holes indicating that the room originally had a flush or moulded ceiling rather than the current exposed joist soffits a flush ceiling is visible in the photographs taken before the 1960s refurbishment. The bridging beam at the rear of the front bay has been underbuilt (in 1962-3) with an inserted modern oak beam for structural reasons, and this conceals any surviving evidence for the original rear wall of this room. There are indications in the framing that this wall was possibly originally external before the timber framed rear wing was added. The walls are panelled with reused panelling of probably early mid 17th C date. The panelling and frieze have been rather crudely adapted to the room, and this is most evident at ceiling and floor levels. The entrance enclosure is part glazed and of 1970s date. The fine carved chimney piece is reportedly one that was removed from Sidbury House in the early 1960s, and therefore the inscribed date (1634) has no significance in the present context. It would appear very likely that the chimney breast it conceals is a 1960s alteration. Towards the rear of the restaurant the panelling is made up of a number of small ill-matched sections of 17th-18th C panelling together with some sections which appear to be of late 19th-early 20th C date. None of this material is original to the building, and a local newspaper account of April 15th 1963 describing the "renovations" relates that most of the panelling and the staircase came

- from recently demolished properties in Sidbury. The majority of the historic building in Sidbury were being demolished at this time for a road widening scheme.
- 7.2.2 The suspended ground floor is supported on bridging beams of probably 16th-17th C date, but the subsidiary joists are generally of later date and in essence the ground floor structure of the front two bays is 20th C incorporating some older, possibly original, fabric. One re-used moulded timber (cut down from a deeply moulded principal framing timber) was noted in the NW corner of the front cellar ceiling. The rear portion of the present restaurant area appears to have a solid floor, but this has not been confirmed by physical inspection.
- 7.2.3 The staircase is largely a 1960s and 1980s reconstruction, apparently the original elements were salvaged from Sidbury House and installed here 1962-3, but much of the balustrading appears to be later, presumably replicated following damage in the 1980s fire. It would appear very unlikely that the original 16th Century stairs (if indeed there were any in this portion of the building) were in the present location. A curious recess, currently used as an office, is located behind the modern stairs, and largely outside the area of the earlier framed building. The recess seems to sit under the removed 18th C stairs and chimney stack of No. 30 New Street, and possibly represents a large early 19th C fireplace added when the No.30 was rebuilt.
- 7.2.4 The original fabric of the rear part of the restaurant area is largely concealed, but it would appear likely that much of the framing beneath the girth beams has been replaced in brick. The rear wall of the framed wing has been removed in its entirety, and it is clear that the wing formerly extended further towards the east. The rear fireplace surround and overmantel has been replaced since the previous overmantel was installed in 1963 (see newspaper article in WEN April 1963). It is unclear whether the chimney breast was also added or just modified at that time. On the western side the girth beam is exposed at the point where it was sawn off. These works are likely to have been 19th Century. The southern wall is shown on drawings of the mid 1980s to have wide openings to a yard marked as "bottle store" behind the present obscure glazed windows. It would appear, therefore that the oddments of panelling beneath these windows may conceal modern infill brickwork.
- 7.2.5 *Wash-room/Lavatory area*
The present customer toilets appear to have been added in the mid 20th C (circa late 1960s-mid 1970s) by infilling part of the open-air side passage. A series of planning application of 1973 refers to these works – 72/11532 – *Use of shop premises as a licensed cocktail bar & restaurant 5/1/73* and 73/10327 – *Provision of tea rooms, restaurant & private flat 13/4/73* and 73/11297 – *Minor alterations internally to use as a restaurant 5/10/73*. The toilets have flat roofing (which serves as access to the second floor flat and first floor fire-exit). It is highly probable that prior to the construction of the toilets there were windows and possible doorways in this elevation (at least one is visible in a 1960s photograph), as the rear part of the public area has now very little natural light. The nature of the northern wall fabric is uncertain – it appears to be brickwork of the 19th and 20th Century, but is totally obscured by ceramic tiling and modern finishes. The southern toilet wall fabric also appears to be brick up to girth-beam level. It is likely that most of this brickwork is of 19th C and later date. To the east of the present steps up to the kitchen the southern toilet wall is all of mid 19th C date, though there are some indications that there may be a blocked window or doorway in the immediate vicinity of the planned new doorway opening.
- 7.2.6 *Kitchen/preparation area*
The brick built kitchen is of typical mid 19th C brickwork, but the lack of any surviving interior details (other than some window architrave of late 19th C character) or original external joinery makes close dating of the extant fabric difficult. The building may be broadly dated to the 1840s-1870s. It would appear likely that this was an infill block between the timber-framed rear wing and an extant brick built block to the east. The block to the east appears to be slightly earlier brickwork, probably circa 1835-50, but detailed examination of the fabric would be needed to confirm the precise sequence of construction. This area was heavily modified when it was converted to a kitchen in 1973-4. The eastern (slightly older) portion of the building has higher floor levels, undoubtedly reflecting its position overlying the tail of the medieval defensive rampart that lies within the City Wall at this point. The eastern portion does not appear to have any cellarage, which would suggest that significant archaeological deposits lie closely beneath modern floor surfaces. On the neighbouring

property to the north medieval rampart horizons survived to within 300mm of modern floor surfaces (Napthan 2003).

7.2.7 *Rear yard/passageway*

This area is paved with late 19th C blue brick pavements. Steep steps lead down to the rear cellar, and access is severely restricted by the presence of a fire escape stair across the cellar opening. The visible exterior brickwork of the lavatory block appears consistent with a mid 1970s date.

7.3 *First floor*

7.3.1 This area was subject to only limited inspection as only very minor alterations are envisaged in this area. The timber framed portion of the building at this level currently serves as additional restaurant seating area. Much of the framing is internally exposed, and the ceiling timbers/second floor structure is also exposed. A modern plasterboard on stud enclosure conceals the modern stairs to the second floor and an access passage to the domestic kitchen area at the first floor rear. The eastern wall of the restaurant area is of 19th C brick, but otherwise the external walls (excepting that to the north) are all of 16th-17th C timber framing with modern plasterwork dating to 1985-6. The front elevation is close-studded, with altered widow openings (remodelled 1985-6), but the remaining walls are of large panelled box framing.

7.3.2 The northern side of the front bay includes a recessed area that extends beyond the line of the truss, and incorporates an inserted chimney breast. It would appear likely that this first floor front room originally extended to the north at least one more bay, bridging the putative ground floor passageway. The evidence is confused by the presence of very extensive modern repairs to the floor and ceiling structure in this area (mostly 1980s). The extent of the repairs is sufficient to confirm that there was formerly a staircase in this part of the building, though the stair in this position is perhaps unlikely to have been an original feature.

7.3.4 The plasterboard stair enclosure, and stairs to attic all post-date the 1985 fire, and the earlier attic stairs (again not original) appear to have been on a different (opposite) alignment.

7.3.5 The presence of stop chamfers on the remaining original attic floor joists confirms that the front bay ceiling was not originally flush, but had exposed timbering. The modern replacement timbers are in the main very obviously machine sawn, and those from 1985 are left a light natural oak colour, whilst the 1960s-70s examples are dark stained.

7 **Discussion**

7.1 The building's historical development was complex, and the present study was of necessity limited to rapid assessment focussed on those areas to be most affected by the proposed building works. The present discussion is therefore based on an incomplete record, and its limitations must therefore be considered. It is noted that the Listed Building description refers to a bottle shaped "oubliette" (generally interpreted as a dungeon accessible only from a top hatch). This feature was not observed during the present survey, it is probable that the entrance is presently concealed beneath the carpeting in the rear part of the restaurant, as a "well" is marked in this location on the 1985 plans, and a well seems a far more probable interpretation.

7.2 The earliest elements of the building observed all appeared to be of late 16th to early 17th C date. These elements included the late 16th cellar walls (Fig 10) and the majority of the framing in the front bay of the building. This portion of the building has been much mutilated, and detailed examination would be needed to characterize the sequence of alterations. In the 17th Century, probably post- Civil war , a framed rear wing was added to the building (possibly replacing an earlier structure). The function/layout of the building at this stage is unclear, as there is no surviving physical evidence of domestic use. The documentary records indicate that the building was still used for residential purposes until the 1840s. The extent of subsequent alterations, however, means that the former presence of a chimney/hearths at this period cannot be confirmed. Unfortunately the Hearth-Tax returns for this area cannot be easily interpreted as the dividing line between Cornmarket and New Street has varied over time. The four hearths

in 1666 paid for by William Woodward, and shared by his neighbour clearly lay at the northern end of the building (now 4-5 Cornmarket) and it is almost certain that additional chimneys and hearths were introduced in the southern part of the building when it was subdivided.

- 7.3 Circa 1800 the redevelopment of No.4 Cornmarket led to structural alterations to what is now 29 New Street. It is clear from the brick elevation of what is now 30 New Street that redevelopment of the present premises was contemplated at that time. The redevelopment left the front part of No. 29 without a framed northern wall, the new party wall line being part-way across a bay. Some framing was inserted in the ground floor front elevation to support the facade, and this appears to have partially blocked an existing passageway. The putative passageway was also obstructed by the external chimneybreasts of the rebuilt No.4 Cornmarket. It seems, however, likely that a pedestrian entrance was retained here as the fenestration at the northern end of the frontage of No. 29 is of different (later) character than the remaining two windows at this level and there have been alterations to the framing in this area.
- 7.4 There is so much later alteration and repair to the first floor structure that the former position of any original stairs is very uncertain (excepting the evidence of a 1960s photograph which seems to show a later, 18th C or early 19th C arrangement). The only indication is the presence of a block of apparently solid flooring next to the brick cellar steps. Whilst this block has, at cellar level, some probably late 16th C tile and brick walling incorporated into it subsequent phases of rebuilding make the original arrangement unclear. It is quite likely that if there was a stair here it was an adaption after subdivision of the property (perhaps in the late 17th C.). It is conventional both to have solid floor as a base to a stair, and to have the cellar steps emerging below the bottom flight of a timber stair, and the arrangement was used throughout the 17th-19th Centuries. Stairs were also generally placed against or between chimneys, which gives some more hints as to the layout of the house in the 18th Century.
- 7.5 The removal of the rear part of the framed wing appears to have immediately preceded the construction of the brick built block to the rear in the mid 19th Century. It is likely that this occurred during the occupancy of No. 29 by the cabinet makers business owned by John Nichols, and was presumably an expansion of the workshop premises, but might also have been a separate development relating to the occupants of No.1 Court Cornmarket.
- 7.6 The next phase of alterations appears to have been the conversion of the front portion of No.29 to furniture/antique showrooms in the late 19th-early 20th Century. This transition seems to have had fairly minor implications, as it is likely that the partition wall formerly separating the front ground floor bay into two (and providing separate access from the street to residential quarters) had been removed earlier. The patching of the moulded ceiling beam however probably occurred at this time as it is hard to imagine a firm of cabinet makers making such a crude and obvious piece of timber repair.
- 7.7 The extensive "restoration" of 1962-3 actually seems to have focussed on creating a "period" atmosphere for the intended (and shortlived museum/antiques showroom business). It would appear that little consideration was given to accurate reconstruction, and a pragmatic approach was taken in introducing whatever "period" features happened to be then available. The present panelling appears to have been installed at this stage (salvaged from one or more buildings in Sidbury), and the diverse nature of the panelling indicates that it came from several different sources and was possibly installed in several stages. The alterations to the stair arrangement (to accommodate the salvaged staircase) dramatically altered the layout of the building on the ground and first floors. Minor alterations seem to have been made to the front and rear cellars, and the "oubliette"/well was turned into a feature visible through glass.
- 7.8 The 1970s conversion of the building to licensed restaurant involved dramatic changes to the "warehouse" at the rear, which became the kitchens, and the other main change was the

infilling of the passageway/yard area with customer toilets. Other than new doorway openings through walls probably underbuilt in brick in the mid 19th C these works had little impact on the more historic parts of the building.

- 7.9 The mid 1980s fire and subsequent informed restoration by Freddie Charles again altered the upper parts of the building dramatically, but had less impact on the ground floor. The kitchen entrance was altered slightly, and some replacement of the joists of the first floor occurred. The front door was replaced in replica (the extant door having presumably been damaged by forced entry by the fire brigade) and the first floor windows replaced with something of more “period” feel, but well short of an accurate replacement of the originals.
- 7.10 The present proposals involve principally alterations to the lavatory block built in the 1970s, but impinges also into the area of the building rebuilt in the mid 19th Century. The suspended floor in this area (over the rear cellar) was partially rebuilt in the 1970s to create the entrance to the kitchen. The 9” brick (formerly external) wall between the present kitchen lobby and the present ladies toilet is of 19th C date. It appears highly probable that there was an original window or doorway opening close to this point so as to give natural light to the large room now used as a kitchen. The form of the upstand of the flat roof over the present toilets is suggestive of the presence of an arched opening concealed behind the upstand. A new opening in this area is therefore likely to have minimal impact on the historic fabric.

8 Conclusions and assessment of significance

Overall the building’s significance largely depends on its association with King Charles and the Battle of Worcester. It is actually very unlikely that the King actually used this portion of the building as his reputed bedroom looked over the Cornmarket, but the historical association is well established for the building as a whole. The group value as a component of the 1577 structure also raises the significance of this portion, and there is some rarity value due to the other major losses to the original complex. There is a wider group value as part of the significant streetscapes of Cornmarket and New Street. The building itself is much altered and it is unlikely that the original form and layout could be determined without detailed intrusive survey, and even then much significant evidence has been lost precluding a conclusive full theoretical reconstruction. The present internal “character” of the building is almost entirely the result of works undertaken in the 1960s, and may be considered an inaccurate pastiche without historical precedent. There is a paucity of original internal architectural detail and no original fixtures and fittings but despite these shortcomings the building remains a local landmark and a significant contribution to the character of the City. The minor alterations required conversion to a public house is unlikely to have any detriment to the significance of the building as a whole.

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Appendix 1 : Notes and WRO source references compiled by Dr P Hughes

NO. 29 NEW STREET

June 21st 1566

That William Blagden is mete to be a brewer.

Hit is agreed that Mr Bailiffs ... shall view the voide ground before William Blagden's door e and by their appoyntement his pales to be sett and thereupon a lease to be made therof to the said Blagden for so many yeres as to the same vyewers shall think good .
Md that on the XXth day of December folloying, the said voyd grounde being viewed by the said viewers hit is thought that the same shall lye open as it was before , whereof they agreed that the Inclosures & the Bordes about the same shalbe immediately taken away.
WRO BA 9360 A 14 Chamber Order Book I f 97

22nd March 1577

Item, it is agreed that a lease be made to Richard Dyrham <and his heires for ever> of a parcell of grounde adjoynng William Blagdens howse in the Corne Markett conteynng in lengthe from the New Streete unto the pageont howse lxx foot in bredeth from the said streete in bredyth three foote and di and so nokwise unto the said pageant howse and ther no bredyth far that it meetyth with the sill of the pageant howse paieng far that and his porche xxs for a fyne and xijd a yere.

WRO BA 9360 A 14 Chamber Order Book I f 133

20 September 1577

Item, Richard Dyrham to have his purpresture and porche as it is sett downe at a chamber holden in Marche last [22 March 1577 fo133v] viz for xxs fyne and xijd rent yerlye for ever.
xxs fyne, vjs viijd rent.
WRO BA 9360 A 14 Chamber Order Book I f 135

1619 Richard Durant 008.7 BA 3585 818 3396
Probate inventory Rooms (nb: marked * \re common to all inventories)

*Hall
 grate
*Buttery
*Little Parlour
 andyrons
*Great Parlour is this the same as the dining room in the later inventories?
*Kytchen
 Hearth
Painted Chamber
Middle Chamber
Chamber over the Porch
Seller next to the shoppe
Next seller
Seller towards New street
+ John Grubbs hose and property at his farm at Powick

WRO 850 Worcester St. Martins. Box 23 contains deeds for the Swan with two Nicks -the building to the south of no. 29.
In 1570 the occupant of the site of 29 was Thomas Howbroke
In 1582 the occupant of the site of 29 was Richard Durham
In 1606 the occupant of the site of 29 was formerly Thomas Adney and now Richard Durant
No more abuttals .

Richard Durant died 1619. Robert Durant died 1631 leaving his house in the Cornmarket and no 6 Cornmarket, now part of the furniture shop, to his wife and then to the one of his children who would use his brewing plant. (Probate record 1631/63) His son Edward Durant died in 1658. It must have been this Edward Durant who acted host to King Charles (see below)

Sometime around 1658 when Edward Durant died and before 1662, family sold to John Keyte of Ebrington Glos. who sold to Christopher Woodward
Incorporated within lease of 1798 see below
Accumulated information from rent and tax rolls places William Woodard on the plot in the mid 17th century confirmed by later deeds.
For example below

Hearth Tax 1666

William Woodward gent., 4 Woodward and Hughes hath foure betweene them
Hughes was on the site of the furniture store in which Woodward also had an interest.

1676 30th Aug.

Mess in the Cornmarket now Wm Woodward

1 Wm Woodward and Mary

2 Christopher Woodward of Moat in Newent Glo) brokers of
Thomas & John Woodward of The Hill, Claines) Wm Woodward

It appears that Wm Woodward borrowed £600 from Abira Bowen on 30th June 1676 and that T. J. and C. Woodward stood surety.

496.5 BA 9360 A2 Box 2 Liber Recordum

1686

All that garden or plot of garden ground with appurtenances behind the now dwelling house of William Woodward situated in the Cornmarket having

the back buildings of the said dwelling house on the north.

A garden and back buildings belonging to a messuage in New Street called the sign of the Plow on the south now Thomas Cooke Innholder
The stone wall of the city East

A garden belonging to St Martins parish now John Saunders and Elizabeth Hay widow tenants of John Elcox goldsmith who holds the same from the feoffees.

This document refers to a plot behind the Swan with two Necks leased to the owners of no 3,4, Cornmarket and 29 New Street

On N.Side under wall of back buildings of Wm Woodward 13 ¼ yards

On S. side next to garden and back buildings of Thomas Cooke 14yds 2 ft 9in

On East side next to the city wall 11yds 2 ft 9in

On west next the aforesaid garden belonging to St. Martins 12 ¾ yds

WRO 850 Worcester St. Martins. Box 25

Probate Inventory of William Woodward 31st July 1680

*Parlour

*Kitchen

*Cellar and Buttery

*Bakehouse

Back side

Storehouse

Brewhouse

*Hall chamber

*Buttery Chamber

*Dining Room

*Kitchen Chamber

*Little Chamber adjoining

Beds In Mr Cowles House

Probate Inventory of Mary Woodward 6th 1687

*Kitchen

*Parlour

*Hall (with screen)

*Cellar and buttery

*Bakehouse

*Hall chamber

*Buttery chamber

*Dining room

*Kitchen chamber

Chamber at the end of the Dining Room

*Little chamber

It would appear that as the 18th century went on the Woodwards ceased to live in the Cormarket house and leased it out although members of the family continued to live in the New Street property

A lease of the Star Inn and house at the corner of New Street and Cornmarket formerly Alderman Martin Enquire Mr Woodward
Cornmarket

Worc Journal June 8th 1749

3 freehold dwelling houses good stabling and malthouses, another house adjoining known as the Star. Enquire Dixey Woodward in New Street.

Worc Journal Feb 23rd 1764

1758 21st/22nd Dec. incorporated in indenture of 1798 26th April

John Woodward Gent

Richard Harris

All that messuage or tenement near to Cornmarket within the Town
 All of which premises had been formerly in the tenure or occupation of _____ sic but then converted into several messuages or tenements in the several tenures or occupations of John Woodward, Septimus Webb, Samuel Strickland and others as tenants to John Woodward and were purchased by Christopher Woodward long dead great grandfather of John Woodward from John Keyte of Ebrington Esq. and came to John as only son and heir of William Woodward.
 WRO 496.5 BA 9360 A11 Box 4 Enrolment Book 6 p.91

It looks as though Mrs Edmunds, Abraham's widow, lived in 29 New Street
 1784. The garden described below is the same as that described in 1686

Abraham Edmunds ironmonger.
 Will Will 22nd May 1780
 Left his stock in trade and his houses in trust to his brother in law. His wife to be allowed to live in one of his two houses.

1784
 To Mrs Prudence Edmunds
 Garden behind the now dwelling house of Prudence Edmunds, whereon were back buildings until the same were lately pulled down, belonging to a certain late Messuage or tenement called the Plough but lately pulled down and now rebuilding by John Smith Gent. on the South On the North the back buildings of Mrs Edmunds house
 On the East The stone wall
 On the West a yard hitherto a garden with a building erected thereon used as a stable now William Weaver (land lord of the Swan)

WRO 850 Worcester St. Martins. Box 25
 Grundy 1794
 5, 4 Cornmarket Abraham and John Edmunds 3 Cornmarket Isaac Edmunds

WRO 496.5 BA 9360 A.11 Enrolment Bk 6 p.91
 1798 26th April
 1 John Raiment Apothecary
 2 Prudence Edmunds relict of Abraham Edmunds decd
 Isaac Edmunds Cabinet Maker

WRO 496.5 BA 9360 A.11 Enrolment Bk 6 p. 377
 1800 25th March
 Mortgage for £500
 1 John Edmunds ironmonger
 Abraham Edmunds ironmonger and Sarah
 2 Rev. George Baylis Cornwell Leominster clerk
 Thomas Carden Esq. Worcester
 All that messuage formerly Edward Brewer (this is likely to be a mis-transcription for Edward Durant Brewer) but since divided into several sometime in the several possessions of Abraham Edmunds decd, William Bedford Apothecary, Mary Goodman widow, Edmund Shipman. Edmund Wells' --- Dark, --- Broughton.

Late in the several tenures of
 John Edmunds, Abraham Edmunds, (party thereto) Isaac Edmunds, Samuel Garland William Watkins, William Burnet, William Come, Isaac Baylis, Joseph Fellows, Thomss Bulford, William Traunter, George Hartwright, Norgrove Evans and William Weaver.
 And now in the several occupations of J & A Edmunds, Prudence Edmunds, William Otterill Joseph Smith, William Weaver, George Hartwright, Phoebe Nurse --- Nind, William Cook Thomas Hussey, Estine Kite Wickett, Isaac Baylis and Robert Hill.
 Houses, outhouses malthouses granaries, shops garden ground land buildings cellars etc.

WRO 496.5 BA 9360 A.11 Enrolment Bk 6 p.377
 1814 15 November
 1 Abraham Edmunds Timber merchant and Sarah
 2 John Edmunds Col merchant
 John bought out Abraham's share for £1000.

Material from the Guildhall (notes by P Hughes 2001 – original documents now mislaid)

1844 15th April
 Eliza Edmunds Loves Grove Whistones Spinster
 John Edmunds Newport Street brick merchant
 Reciting will made by J Edmunds All Saints In 1820 trustees Isaac Edmunds Cab. Maker. Thomas Incell Gent. House in New street /Cornmarket formerly Edward Brewer (see note above) Now Mr Samuel Jones Corn Dealer, to provide for his widow and any family. Also warehouse and premises adjoining thereto in New Street now or late Mr John Nicholls ... also all those 8 tenements with appurtenances at the back of the aforesaid messuages.

will 10th Dec.1884
John Edmunds Britannia Square Gent
11 Houses in Cornmarket

remained in the Edmunds family until at least 1926.

In 1942 Bought by the Lady Mayoress Fund for the Blind as an investment

three photos 1955 also 1965
c 1959 Survey by Mr John Williams – gives room by room assessment of condition prior to lease. Mentions panelling against staircase
Lease 1959 includes right of way
Sale particulars and newspaper advert 1959
Plan accompanying planning application 1972

Appendix 2: King Charles House, 29 New Street: Trades Directory and Census

Nb: occupants of neighbouring properties are shown to indicate continuity of numbering – due to different approaches by census enumerators it has not been possible to identify all those persons resident in the rear portion of the present property (formerly No.1 Court Cornmarket) or determine the locations of the individual householders within the Court.

John Nichols and his family occupied the present No 29 initially as home as well as business premises, but subsequently made their home next door but one whilst retaining the current No.29 as business premises.

1840 Bentley's Directory

Calder, Thomas, victualler, Swan with two necks, New Street

[?29 New Street] Nicholls, John, cabinetmaker 82 High St & New Street

Cornmarket - Jones, Samuel, corn factor

1841 Census

[now 29 New Street] New Street

NICHOLS, John 20, {trade illegible}

NICHOLS, {name illegible}, 20

[now 30 New Street &] 4 Cornmarket

JONES, Samuel	50	Head, Corn factor	born Worcestershire
JONES, Elizabeth	50	Wife	born Worcestershire
JONES, John	25	Son	born Worcestershire
JONES, Charles	20	Son	born Worcestershire
JONES, Elizabeth	25	Daugh.	born Worcestershire
JONES, Mary	13	Daugh.	born Worcestershire

1842 Pigot's Directory

Nichols, John 82 High Street & 2[sic] New Street

Calder, Thomas, Swan with two Necks

1842 Hunt and Co's Directory

Nichols, John 82 High Street & 2[sic] New Street

Jones, Samuel 4 Cornmarket

1851 Lascelles Directory

Brampton J New Street, solicitor

Calder, Sarah, victualler, Swan with two necks, New Street

Nichols, John, cabinetmaker, upholsterer and furniture broker 82 High St & New Street

Cornmarket - Jones, Samuel, corn and flour merchant, dealer in hay and straw

1851 Census

[now 27 New Street] 19 New Street Unoccupied

{No number} John Brampton Attorney & Solicitor

BRAMPTON, John	Head	52	Attorney & Solicitor	born Claines, Worcestershire
SOUTHAM, Mary	Sister	62	Gentlewoman	Claines, Worcestershire
SOUTHAM, Jane H	Niece	30	Gentlewoman	Pauntley, Gloucestershire
CRUMP, Ellen	Visitor	30	Gentlewoman	Stoddysden, Shropshire
JONES, Hannah	Servant	19	House Servant	Shrawley, Warwickshire
SWARTHES, Hannah	Servant	20	House Servant	Stoke Bliss, Warwickshire

[now 28 New Street] Swan with two necks

CALDER, Sarah	Head	45	Innkeeper	St Johns, Worcestershire
CALDER, Thomas	Son	18	Dealer In Horses	All Saints, Worcestershire
CALDER, Harriett	Mother-In-Law	78	Widow	London
INKINS, Philip	Servant	32	Servant	St Johns, Worcestershire
DAY, William	Servant	25	Servant	London
WILLIAMS, Sarah	Servant	29	General Servant	Whitbourne, Herefordshire

[now 29 New Street] - not listed

[now 30 New Street &] 4 Cornmarket

JONES, Samuel	Head	59	Corn Dealer	Birmingham
JONES, Elizabeth	Wife	66		Carmarthenshire
JONES, John S	Son	34	Corn Dealer	Worcestershire
JONES, Elizabeth	Daugh.	27		Worcestershire

JONES, Mary Ann Daugh. 23

Worcestershire

1855 Billings Directory

Calder, Sarah, victualler, Swan with two necks, New Street

[now 29 New Street] Nichols, John, cabinetmaker, upholsterer and furniture broker 82 High St & New Street**[now 30 New Street and 4 Cornmarket]** 4 Cornmarket - Jones, Samuel, corn and flour factor, dealer in hay and straw

1860-61 Cassey's Directory

Tree, James, Solicitor agent to the UK life and law fire offices New Street

Swan with Two Nicks, Calder, Thomas, victualler

[now 29 New Street] Nicholls John cabinetmaker, upholsterer and furniture broker 82 High St & New Street

3 Cornmarket Goodwin, Thomas K, grocer

4 Cornmarket Jones, Samuel, corn and flour factor, dealer in hay and straw

1861 Census

[now 27 New Street] 19 New Street Edwin Nichols Cabinetmaker

NICHOLS, Edwin Head 40 Cabinet Maker Worcester St Martin

NICHOLS, Mary Ann Wife 36 Worcester St Martin

NICHOLS, Fanny Daugh. 3 Worcester St Martin

NICHOLS, Edwin Son 18 months Worcester St Martin

NICHOLS, Alice Daugh. 1 month Claines, Worcestershire

STEREY, Eliza Servant 18 General Servant Worcester St Martin

[now 27 New Street] 19 New Street James Tree, Attourney at Law

TREE, James Head 46 Attorney At Law & Solicitor Worcester

TREE, Elizabeth P Wife 34 Worcester

TREE, James R A Son 11 Scholar Worcester

TREE, Warren W A Son 10 Scholar Worcester

TREE, William F B Son 8 Scholar Worcester

TREE, Louisa H M K Daugh. 5 Scholar Worcester

TREE, Caroline C Daugh. 1 Worcester

TREE, Frank Son 5 months Worcester

BAINE, Anne Visitor 72 Widow Worcester

PHILLIPS, Sarah Servant 61 Cook Leigh, Worcestershire

POWELL, Mary Ann Servant 27 House Maid Powick, Worcestershire

GROVE, Hannah Servant 27 Nurse Chaddesley Corbett, Worcs.

[now 28 New Street] 20 New Street "Swan with two Necks" Sarah Calder victualler

CALDER, Sarah Head 54 Widow, victualler Worcester All Saints

CALDER, Thomas Son 28 Horse Dealer Worcester All Saints

CALDER, James Son 21 Horse Dealer Worcester St Martins

MATHEWS, Maria Sister 49 Spinster St Johns Worcester

FAUKE, Harriett Visitor 28 No Occupation Spinster Ledbury, Herefs.

DAVIES, William Servant 16 General Servant Shropshire

COOK, Ann Servant 17 General Servant Suckley, Herefs.

STRANGER – name not known Male Visitor 37 Not Known

[now 29 New Street] 21 New Street Uninhabited – Cabinetmaker's shop

Here is Queen St

1871 Census

27 New Street

NICHOLS, Edwin Head 50 Cabinet Maker Worcestershire

NICHOLS, Mary Ann Wife 46 Worcestershire

NICHOLS, Fanny Daugh. 13 Worcestershire

NICHOLS, Edwin Son 11 Worcestershire

NICHOLS, Alice Daugh. 10 Worcestershire

NICHOLS, Joseph Son 7 Worcestershire

NICHOLS, Ellen Daugh. 6 Worcestershire

GRIFFITHS, Charlotte Servant 21 Worcestershire

28 New Street Henry Aaron Horse dealer and Publican

AARON, Henry Head 49 Horse dealer and Publican Shropshire

AARON, Elizabeth Wife 50 Worcestershire

AARON, Celia Daugh. 17 Worcestershire

AARON, Sarah Jessie Daugh. 12 Worcestershire

AARON, William Henry Son 10 Worcestershire

AARON, William John Son 5 Worcestershire

CHURCHILL, William Lodger 18 Shropshire

STEVENS, Eliza Lodger 18 Worcestershire

29 New Street Unoccupied [warehouse for Edwin Nichols]**30 New Street** Thomas K Goodwin, Tea dealer & grocer (nb shop was at 3 Cornmarket).

GOODWIN, Thomas Head 34 Tea dealer & grocer Shropshire

GOODWIN, Sarah Wife 32 Shropshire

GOODWIN, Thomas Son	2		Worcestershire
GOODWIN, Edward J Son	0		Worcester

1879 Littlebury's Directory

28 Swan with two necks PH, John Holder
[29 New Street] [no number listed] Edwin Nichols, cabinet maker

1881 Owen's Directory

27 Edwin Nichols, cabinet maker
28 Swan with two necks PH, John Holder
29 Not listed

1881 Census

27 New Street				
NICHOLS, Edwin	Head	61	Cabinet Manufacturer	Worcester, Worcs.
NICHOLS, Mary Anne	Wife	59		Worcester, Worcs.
NICHOLS, Fanny	Daugh.	23		Worcester, Worcs.
NICHOLS, Edwin J	Son	21		Worcester, Worcs.
NICHOLS, Alice M A	Daugh.	20		Worcester, Worcs.
NICHOLS, Joseph	Son	17		Worcester, Worcs.
WILLIAMS, Amelia	Servant	22	Domestic Servant (Genl)	Worcester, Worcs.
28 New Street	Swan with two necks			
HOLDER, John	Head	43	Publican	Oxford, Oxfordshire
HOLDER, Eliza	Wife	41		Claines, Worcs.
HOLDER, John	Son	21	Turner	St Martins, Worcs.
WOOD, Emma	Daugh.	19	Assistant (Inn)	St Martins, Worcs.
HOLDER, George	Son	16	Assistant (Inn)	St Martins, Worcs.
HOLDER, Eliza	Daugh.	14	Assistant (Inn)	St Martins, Worcs.
HOLDER, Kate	Daugh.	12	Assistant (Inn)	St Martins, Worcs.
HOLDER, Julia	Daugh.	16	Scholar	St Martins, Worcs.
HOLDER, Sarah A	Daugh.	15	Scholar	St Martins, Worcs.
HOLDER, Thirza	Daugh.	9	Scholar	St Martins, Worcs.
HOLDER, Amy	Daugh.	2	Infant	St Martins, Worcs.
WOOD, Allan	Son In Law	24	Barber	Somerset
WOOD, John	Grandson	1	Infant	St Martins, Worcs.
HOLDING, M	Lodger	35	Traveller	Stafford
29 New Street	Uninhabited			

1885 Littlebury's Directory

New street
27 Edwin Nichols, furniture dealer
28 Swan with two necks PH, David Daniel
29 Edwin Nichols (warehouse)
30 Holtham & Co Seed Dealers
 Here is Cornmarket

1891 Census

New Street				
28 Swan with two necks				
DANIEL, David	Head	42	Licensed Victualler	Carmarthenshire
DANIEL, Jane	Wife	41		Carmarthenshire
DANIEL, Sarah Jane	Daugh.	13	Scholar	Liverpool, St Peters
DANIEL, Mary Alice	Daugh.	11	Scholar	Dorchester
DANIEL, Ella	Daugh.	8	Scholar	Dorchester
DANIEL, Norman	Son	7	Scholar	Dorchester
DANIEL, Edith	Daugh.	6	Scholar	Worcester
DANIEL, Gladys	Daugh.	4	Scholar	Worcester
DANIEL, Mary	Servant	28	GS Domestic	Tolladine, Worcs.
JONES, John	Boarder	42	Tailor	Breconshire, Wales
MENARNEY, William	Boarder	24	Private Soldier	Worcester
29 New Street	Occupied but no inhabitants			
30 New Street				
HOLTHAM, Henry Weaver	Head	41	Corn Merchant	Gloucester
HOLTHAM, Fanny	Wife	34		Malvern
HOLTHAM, Florina May	Daugh.	10		Worcester
HOLTHAM, Nora Beatrice	Daugh.	7		Worcester
HOLTHAM, Grace Olga	Daugh.	2		Worcester
HOLTHAM, Norman Victor	Son	1		Worcester
HOLTHAM, Louisa Emily	Visitor	39		Gloucester

WILLKINS, Louisa Emily	Servant	22	GS Domestic	Fiddington, Gloucs.
RICHARDS, Eliza	Servant	21	GS Domestic	Kempsey, Worcs.
1 No.1 Court Cornmarket				
TRATT, Maria	Head	63	Widow	Forthampton, Gloucs.
BROWNING, Alfred	Grandson	15	Pawnbrokers Assistant	Worcester
BROWNING, Percy	Grandson	12	Ironmongers Errand Boy	Worcester
BROWNING, Sidney	Grandson	7	Scholar	Worcester
BROWNING, George	Grandson	4	Scholar	Worcester
2 No.1 Court Cornmarket				
LANGFORD, Charles	Head	65	Shoe Maker	Worcester
3 No.1 Court Cornmarket				
WRIGHT, William	Head	58	Blacksmiths Striker	Stratford on Avon
WRIGHT, Elizabeth	Wife	37	Gloveress	Worcester
4 to 7 No.1 Court Cornmarket				
unoccupied				
8 No.1 Court Cornmarket				
BRIGHT, William	Head	55	Blacksmith	Abberley, Worcs.
BRIGHT, Eliza	Wife	57	Laundress	Worcester
9 No.1 Court Cornmarket				
MORGAN, Henry	Head	72	Gardener	Glasscombe, Radnorshire
MORGAN, Hannah	Wife	70		Pensax, Herefordshire
PRICE, Mary	Visitor	50	Waitress	Pensax, Herefordshire

1892 Kelly's Directory

26	Frederick Lewis, Picture Framer
28	Swan with two necks PH, David Daniels King Charles' House Here is Cornmarket

1896 Kelly's Directory

26	Frederick Lewis, Picture Framer
28	Swan with two necks PH, Jane Daniels King Charles' House Here is Cornmarket

1900 Kelly's Directory

27	Edwin Nichols, Antiques dealer
28	Swan with two necks PH, Albert Allen King Charles' House Here is Cornmarket

1901 Census

28 New Street

MOUNTFORD, Thomas	Head	33	Publican And Farmer	Tenbury, Worcs
MOUNTFORD, Amelia	Wife	30		Bromyard, Herefordshire
MOUNTFORD, Florence Amelia	May		Daugh. 2	Bromyard, Herefordshire
MADDEN, John	Boarder	43	Tailor	Westminster, London
BOWCOTT, John	Boarder	67	Cordwainer	Worcester
ABELL, John	Boarder	56	Railway Porter (Station)	Malvern, Worcestershire
HILL, Allen	Boarder	48	Carpenter	Munsley, Herefordshire
JONES, Edwin	Boarder	46	Butcher	Bromsberrow, Worcs.
HALL, Henry	Boarder	57	Engineers Fitter	Shrewsbury, Salop
DALBY, Harry	Boarder	48	Farm Cattle Man	Fernhill Heath, Worcestershire
OSBORNE, George	Boarder	69	Gardener (Not Domestic)	Kempsey, Worcestershire
OLIVER, Aaron	Boarder	33	Gardener (Not Domestic)	Powick, Worcestershire

29 New Street – occupied but nil inhabitants**30 New Street**

AMPHLETT, James Wm	Head	57	Corn Merchants Salesman	Worcester, Worcestershire
AMPHLETT, Eliza Jane	Wife	56		Cheltenham, Gloucestershire
AMPHLETT, Bertram Jsph	Son	23	Solicitors Clerk	Worcester, Worcestershire
AMPHLETT, Arthur George	Son	17	Carriage Builders Clerk	Worcester, Worcestershire
No 1 Court Cornmarket				
OSBORN, Herbert Leonard	Head	28	Leather Parer	Worcester, Worcestershire
OSBORN, Alice	Wife	29		Worcester, Worcestershire
OSBORN, Alice Eliza	Daughter	5		Worcester, Worcestershire
OSBORN, Herbert Leonard	Son	0		Worcester, Worcestershire

MANN, William	Head	51	Coachman	Tewkesbury, Gloucestershire
MANN, Mary	Wife	35		Scotland
MANN, Charles Wm	Son	10		Worcester, Worcestershire

MANN, Florence Mary Daugh.	5			Worcester, Worcestershire
MANN, Alice Daugh.	2			Worcester, Worcestershire
EVANS, Winnifred Head	37	Widow Dressmaker		Worcester, Worcestershire
ADAMS, Winifred Clara Boarder	4			Worcester, Worcestershire
SALE, Winifred Granddaughter	4			Ferndale, Glamorganshire
SALE, John Head	27	Railway Fitters Labourer		Pershire, Worcestershire
SALE, Emily Wife	30			Worcester, Worcestershire
SALE, Joseph Evans Son	6			Worcester, Worcestershire
SALE, Doris Irene May	Daughter 0			Worcester, Worcestershire
EVANS, Elizabeth Sister-In-Law	19	Railway Sheet Maker		Worcester, Worcestershire
PRICE, John Head	39	Carpenter		Bromyard, Herefordshire
PRICE, Lizzie Wife	35			Bromyard, Herefordshire
PRICE, Edgar Son	14			Bromyard, Herefordshire
PRICE, Sidney Son	6			Bromyard, Herefordshire
PRICE, Wallace Son	5			Bromyard, Herefordshire
PRICE, Archie Son	2			Bromyard, Herefordshire
MILLECHAP, John Boarder	30	Carpenter		Bromyard, Herefordshire
LANGFORD, Charles Head	75	Widower/Shoemaker		Worcester, Worcestershire

1903 Littlebury's Directory

27	Edwin Nichols Ltd Antiques dealer
28	Swan with two necks PH, Thomas Mountford
29	Edwin Nichols Ltd Antiques showroom
30	Holtham & Co Seed Dealers
30	J W Amphlett Salesman
	Here is Cornmarket

1904 Kelly's Directory

27	Edwin Nichols Ltd Antiques dealer
28	Swan with two necks PH, Thomas Mountford
	King Charles' House
	Here is Cornmarket

1905 Littlebury's Directory

27	Edwin Nichols Ltd Antiques dealer
28	Swan with two necks PH, Thomas Mountford
29	"Ye olde King Charles House" Antique furniture dept
30	Holtham & Co Seed Dealers
30	Geo Preece Salesman
	Here is Cornmarket

1908 Littlebury's Directory

27	Edwin Nichols & Co. Antiques dealer
28	Swan with two necks PH, Geo. Morrell
29	(void)
30	Holtham & Co Seed Dealers
30	Geo Preece Salesman
	Here is Cornmarket

1911 Census

27 New Street				
BAGNALL, William G W	Head 44	Accountant		Hammersmith
BAGNALL, Agnes E	Wife 42	Manageress		Worcester
WRIGHT, Elizabeth	Mother In Law 84	Retired		Elmham, Norfolk
28 New Street	Swan with Two Necks			
WATKINS, Ernest	Head 29	Licensed Victualler		Worcester
WATKINS, Violet	Wife 25			Holy Trinity Worcester
WATKINS, Matilda	Daugh. 1			St Pauls Worcester
BARKER, Ellen	Servant 16	Domestic Servant		Holy Trinity Worcester Worcs.
29 New Street				
ANDREWS, Walter Henry	Head 27	Motor Mechanic		Worcester
ANDREWS, Annie	Wife 25	Shop Assistant		Worcs. Salwarpe

1912 Littlebury's Directory

27	Edwin Nichols & Co. Antiques dealer
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- 28 Swan with two necks PH, Ernest Watkins
- 29 "Ye olde King Charles House" Thomas Wyatt antique dealer
- 30 Holtham & Co Corn and Seed merchants
Here is Cornmarket

1916 Littlebury's Directory

- 27 Edwin Nichols & Co. Ltd Antiques dealer
- 28 Swan with two necks PH, Ernest Watkins
- 29 "Ye olde King Charles House" Thomas Wyatt antique furniture dealer
Here is Cornmarket

1919 Town & Country Directory

- 27 Edwin Nichols & Co. Ltd Antiques dealer
- 28 Swan with two necks PH
- 29 "Ye olde King Charles House" Thomas Wyatt antique dealer
Here is Cornmarket

1921 Kelly's Directory

- Edwin Nichols & Co.
- 28 Swan with two necks PH, Ernest Watkins
- 29 "King Charles House" Thomas Wyatt antique dealer
Here is Cornmarket

Subsequently Wyatt antiques until c1959, then owned by WCC till 1972 when conversion to restaurant proposed

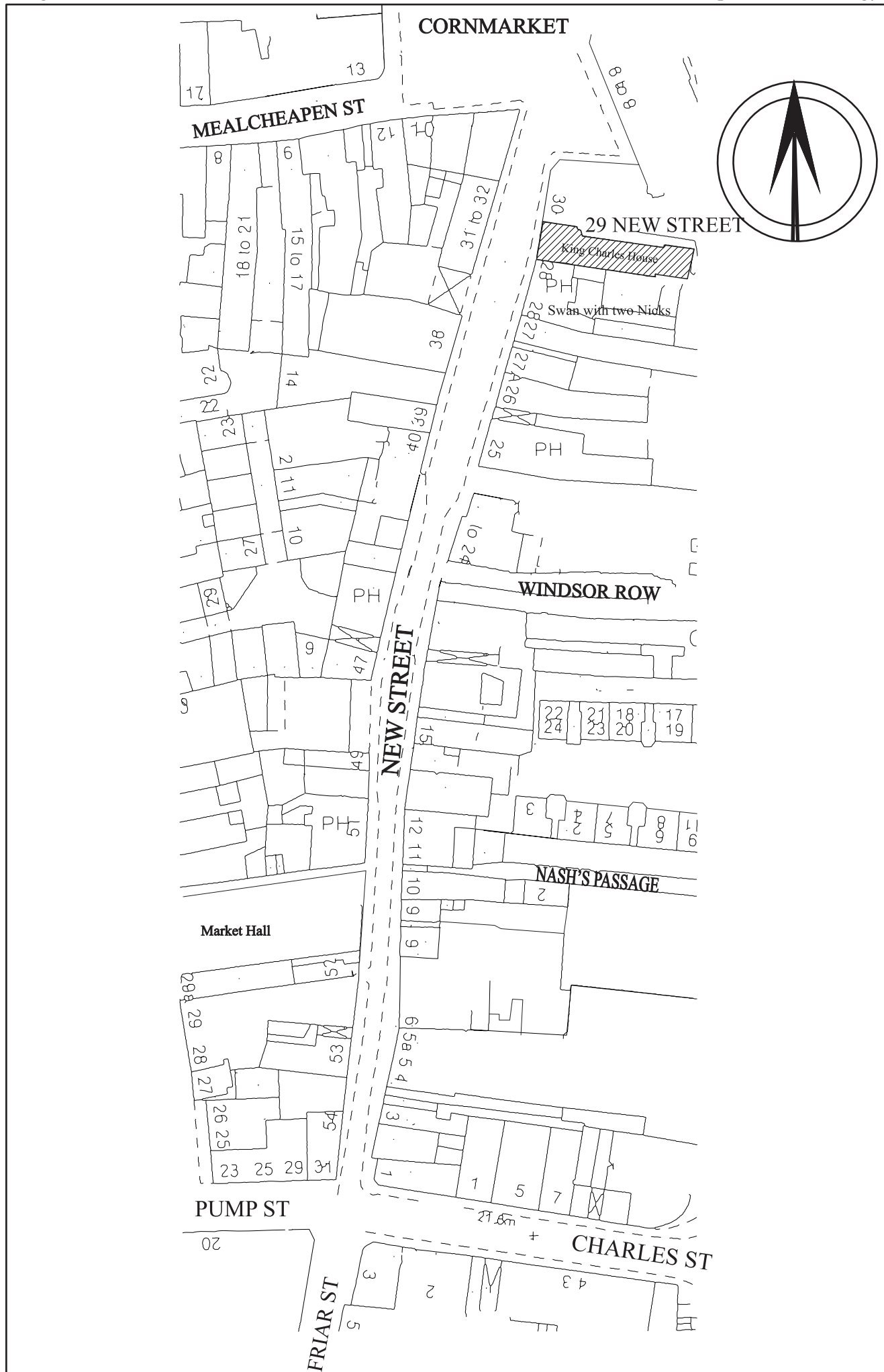
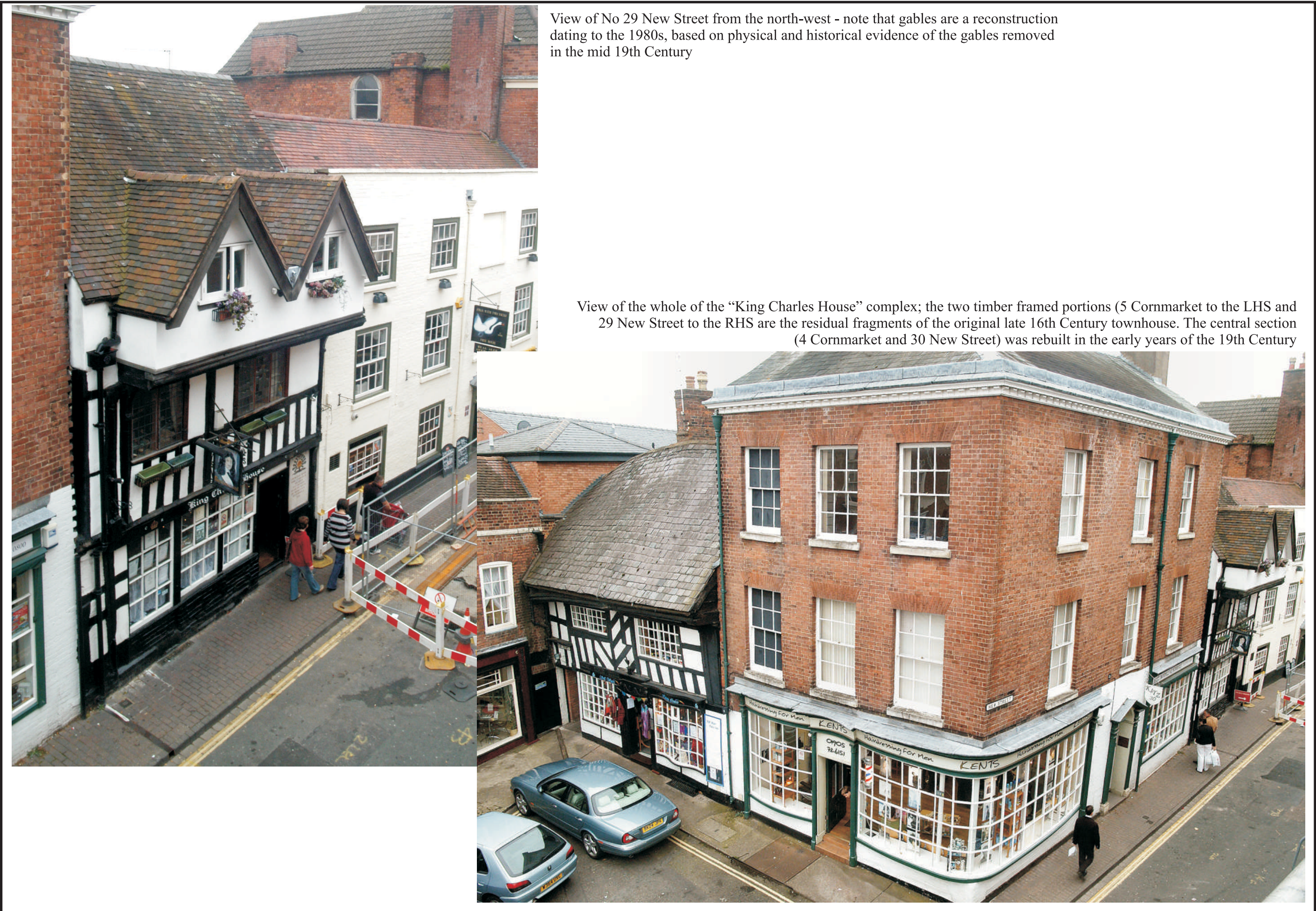


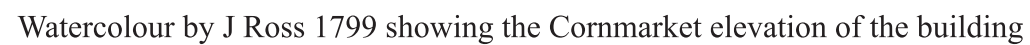
Figure 1: Location of 29 New Street



View of No 29 New Street from the north-west - note that gables are a reconstruction dating to the 1980s, based on physical and historical evidence of the gables removed in the mid 19th Century

View of the whole of the “King Charles House” complex; the two timber framed portions (5 Cornmarket to the LHS and 29 New Street to the RHS) are the residual fragments of the original late 16th Century townhouse. The central section (4 Cornmarket and 30 New Street) was rebuilt in the early years of the 19th Century

Figure 2: Exterior views of “King Charles House”





Watercolour by J Ross 1799 showing the Cornmarket elevation of the building

Newspaper article from Worcester Evening News April 13 1963 showing before and after photographs of the renovation



★
ANOTHER view of the main ground floor room as it was five months ago (left) and as it is now (below). In front of the imposing mantelpiece at the end of the room is a glass inspection square in the floor through which can be seen the illuminated hole leading down to a small dungeon. In the basement was recently found the bricked-up end of a passage which originally led to the Cathedral. The staircase now on the left of the room was also taken from a property recently demolished in Sidbury.

12 WORCESTER EVENING NEWS, THURSDAY, APRIL 13, 1963



Last November the fireplace in the main ground floor room at King Charles House was a dismal sight, but as part of the restoration it has been given the aura of magnificence, shown above left. Much of the wall panelling, which is of the same period as the house, came from properties recently demolished in Sidbury.

Restoration completed

At last Worcester keeps faith with memory of King Charles

FOR years King Charles House in New Street has been an embarrassment to Worcester in its crumbling decay. Today, as this page of "before and after" pictures shows, that same 388-years-old property stands out as an architectural and historic gem right in the heart of the Faithful City.

And all thanks to Mr. and Mrs. Robert Pearce, of White Ladies Aston, who have just spent nearly £10,000 on the complete restoration of the prized property, which is to become a museum house.

Five months ago, when renovation work began, the building was in a dangerous state of disrepair, but on Saturday, after a complete transformation, King Charles House will at last be opened to the public again as a new central showpiece.

The property is owned by the City Council but for years it was a thorn in their flesh because they had no money available for its restoration, despite the rapid deterioration of the building.

As well as historic documents, armour and other relics, and also on display in the large attic are fine antiques which will be for sale to visitors. The admission charge to the house will be 2s.

Since coming to Worcestershire 14 years ago, the Pearces have certainly left their mark on the countryside by preserving many of the county's links with the past. They have purchased no fewer than 15 old thatched cottages near collapse and have restored them all to their former beauty before reselling them. Their own 17th century home at Hunter's Hill, Churchill, near White Ladies Aston, is one fine example of their efforts.

Much of the praise for the magnificent restoration of King Charles House is due to the expert craftsmen of Globe Builders Ltd., who have undertaken all of the picture-framing and the Winwood Carpet Company have fitted out the premises with specially-woven carpeting.

Mrs. Cynthia Pearce, whose husband represents a leading cigarette company, said that the expensive transformation of the house had proved a very rewarding task, even though it had involved a great deal of worry and hard work.

Few people will need reminding that King Charles House was used by Charles II as a refuge after his defeat in the Civil War battle of 1651. It is believed that later he hurriedly left by the back door as Parliamentary troops pursuing him entered at the front.

Story by
MICHAEL GRUNDY
Pictures:
ROGER HOOPER

Mr. and Mrs. Pearce's renovation projects. The electrical work was done by Mr. R. H. Evans, the Tything Galleries



King Charles House
RECONSTRUCTED
RENOVATED
AND ALL MATERIALS
SUPPLIED BY
GLOBE BUILDERS LTD.
"SUNNYSIDE."
DROITWICH ROAD, CLAINES
Telephone: FERNHILL HEATH 486

Figure 3: Historic images of the building



Exterior view immediately following fire in 1985. Note outline of chimneys removed in 1962-3 on gable end of No.30



View of the 1st floor front facing west following 1985 fire

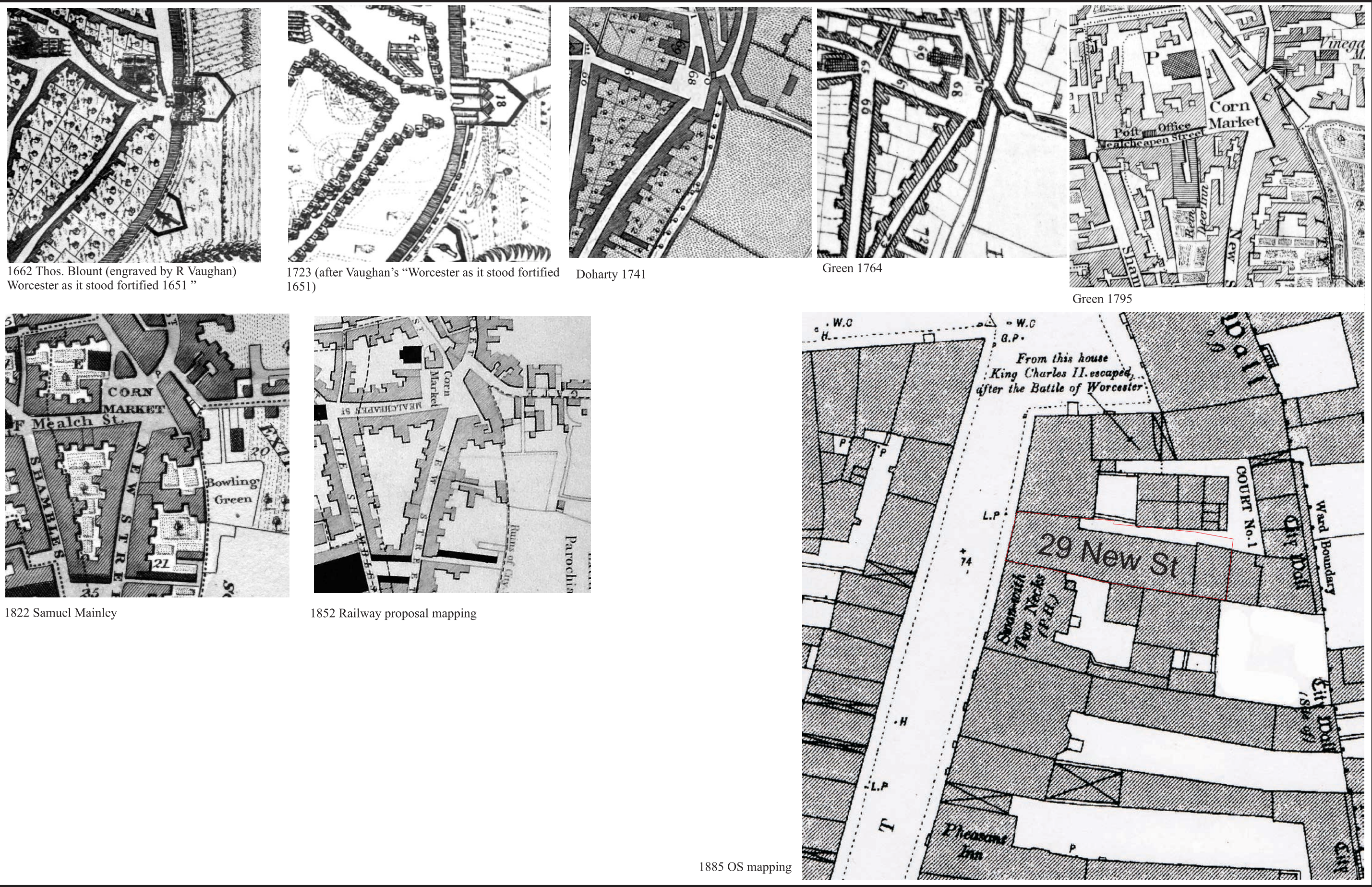


Figure 6: Historic mapping



View facing front door - note 1970s lobby area enclosure and deeply moulded principal beams



NE corner of the ground floor showing panelling introduced during 1960s "restoration" - the chimney was remodelled to accommodate the chimneypiece



Panelling of mixed designs introduced in 1962-3, windows conceal former bottle store ceiling was originally flush plasterwork

Closet in area of proposed additional WC



Patched moulded beam with moulding to RHS added to conceal scar of former partition wall

Figure 7: Ground floor photographs



Replacement floor structure infilling area over staircase removed in 1962-3. The repair, however appears to date to 1985



Southern wall of front bay, showing probable former door opening (centre), possibly linking this area to the Swan with two Necks. Note also chamfer stops on exposed ceiling joists



Northern elevation of 1st floor of rear wing. Character of framing suggests a late 17th C date for this addition. The framing has been cut off in the foreground, and originally continued further east

Figure 8: First floor photographs

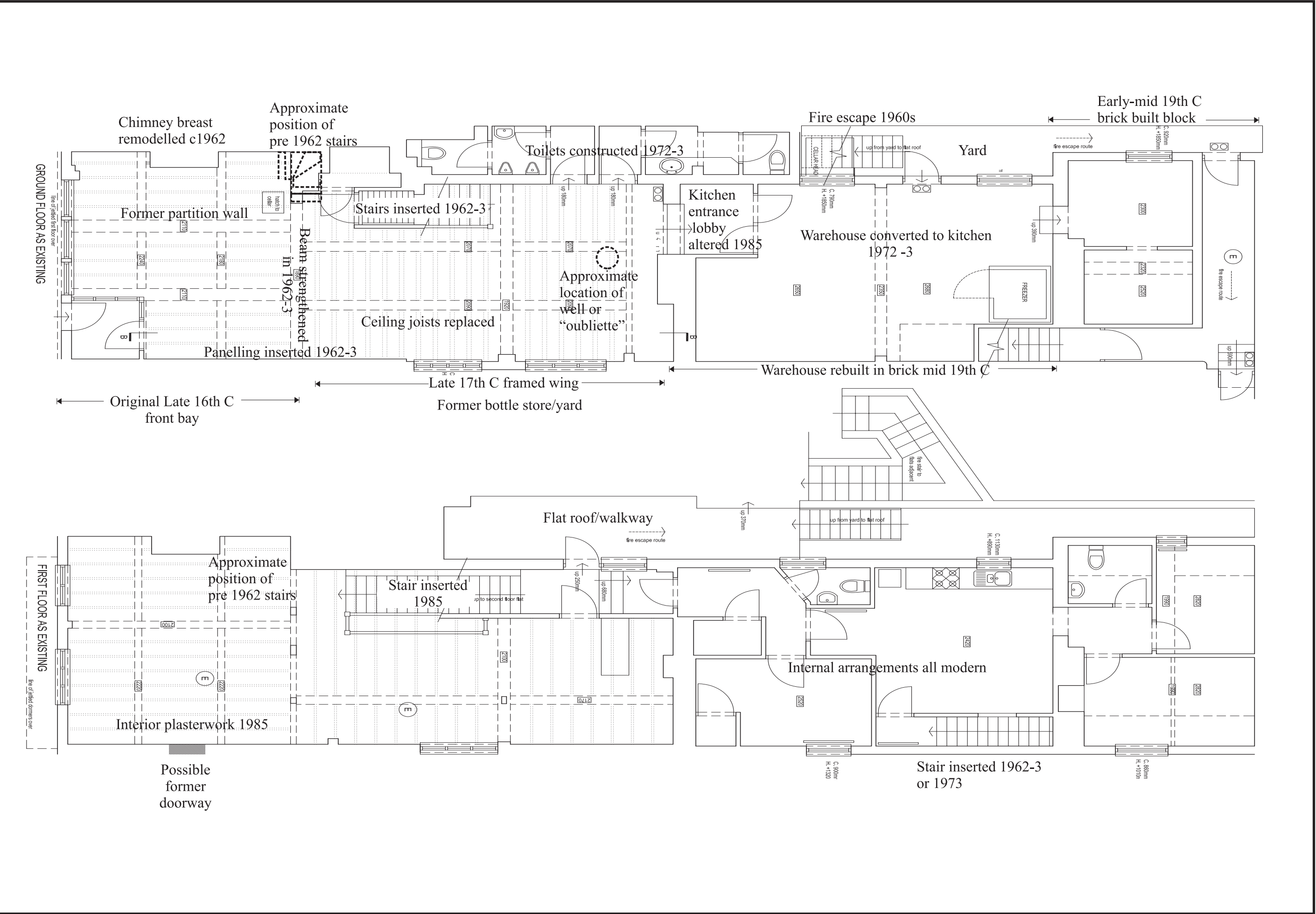
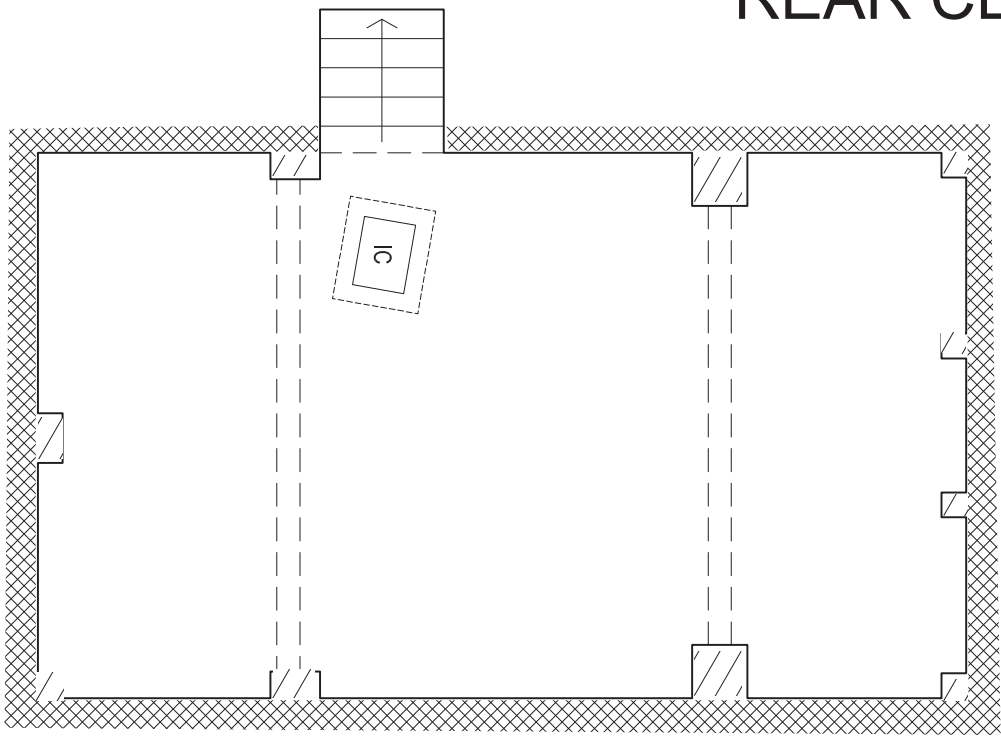
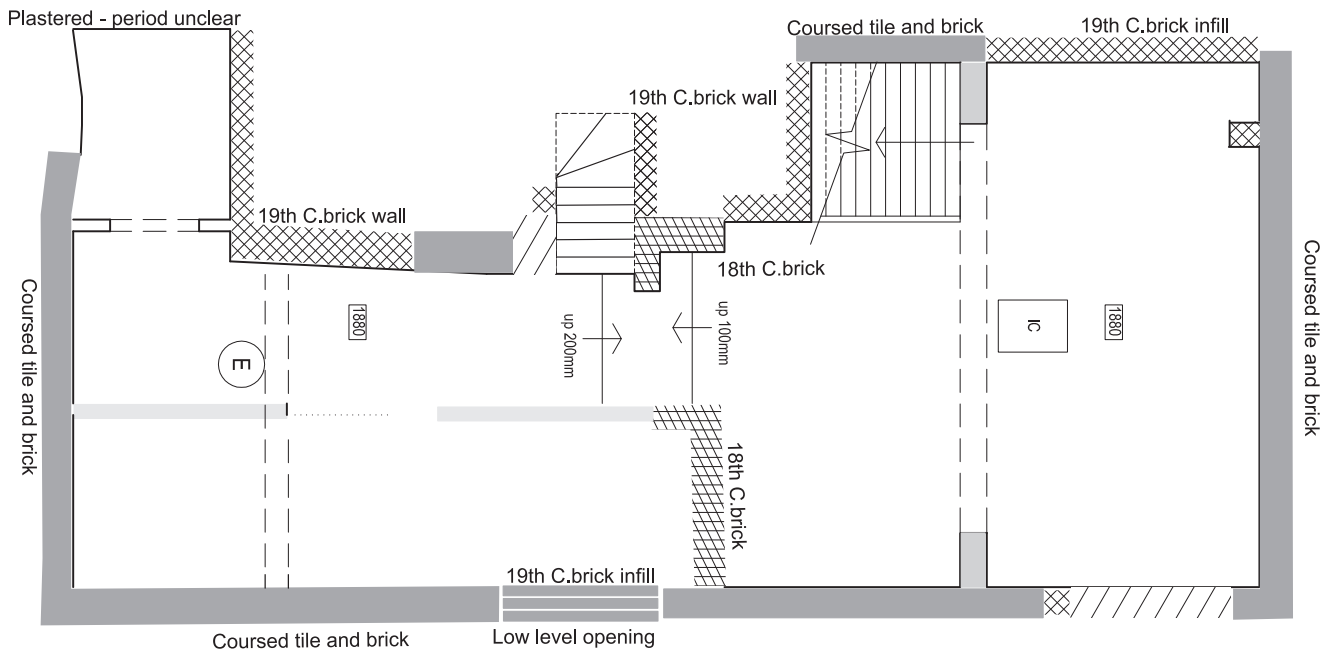


Figure 9: Ground floor and 1st floor plans (attic floor not affected by current proposals) - base plan survey by courtesy Taylor&Co. Architects

FRONT CELLAR

REAR CELLAR



Photograph of SE corner of front cellar showing four main phases of brickwork:

- A= 16th-early 17th Century (dark grey tone on plan)
- B= Late 17th Century (mid grey tone on plan)
- C= Mid 19th Century (cross hatched on plan)
- D= Modern (large hatched on plan)



File photograph of the cellar wall beneath 4-5 Cornmarket, showing small area of surviving coursed tile and brick construction identical to that at 29 New Street - this type of construction was used for all the original portions of the cellar walls, but these have been extensively rebuilt



NW corner of rear cellar showing floor structure directly beneath proposed new toilet cubicle. Main floor joists in this cellar are almost all re-used framing timbers apparently from a 16th-17th C building.

Figure 10: Cellars