

Historic building assessment and heritage statement for 9 Sansome Place, Worcester

WCM 101961
25th January, 2013

Summary

The present report represents the findings of an historic building assessment and heritage statement undertaken by Mike Napthan Archaeology prior to the proposed re-conversion of an office building back to domestic use at 9 Sansome Place, Worcester (WCM 98515).

A number of previous archaeological interventions in the area have indicated that the historic land use was primarily agricultural and horticultural. Sites to the north and west have produced only low intensity scatters of Roman and medieval artefacts, not inconsistent with low level agricultural activity. There appear to have been no previous observations of prehistoric material in the immediate vicinity. Roman and medieval activity has been previously noted at several locations in the Lowesmoor area, 150 metres to the south-east. Whilst medieval activity (including tile manufacture) is now well attested in Lowesmoor, Roman activity has principally been found north of Lowesmoor to be represented by only low level artefactual scatters. It is however possible that Roman deposits were formerly present, but extensively truncated by medieval extraction features associated with tile-making.

The documentary evidence located by the project indicates that the site was within the gardens or grounds of Sansome House, Sansome Place (not to be confused with the similarly named property in Sansome Fields), a substantial residence from the 18th Century to the early 20th Century. There are buildings shown along the northern frontage of the site from the 1740s onwards, and these appear to have served some ancillary function to the main house. Sansome House (Sansome Place) was described as “modern built” in 1809, and probably replaced an earlier building on the plot. The first known occupant of that building was John Fell, who ran a school on the premises in the 1760s-70s. Under the later ownership of Joseph Shelton and his son Sansome House was used as apartments and as offices for a solicitor. From circa 1849 onwards the rear part of the Sansome House (Sansome Place) property was redeveloped with houses facing north, this probably occurred under the auspices of Joseph Fisher, and the street was developed up to No.7 Sansome Place. There was also some re-development of the eastern end of the property in the early 19th C, but it is unclear if this included the construction of the present house, as whilst a building was present on approximately this footprint by 1822 there are no documentary indications that there was a separate residence here – it is possible that it was offices. The earliest evidence that No 9 was a residence does not appear until the Census of 1861. At some point between 1853 and 1861 the property described as “Sansome House” (Sansome Place) was acquired by William Allen, and it was probably Allen who had the present houses (Nos 8 and 9) converted to residential use with substantial rebuilding. The houses appear to have originally been constructed for rental to members of the lower middle classes, and the earliest identifiable tenants were Susan Presdee (a young lady annuitant) and Edward Dyke (a Chelsea Pensioner). The occupants changed frequently during the 19th Century suggesting short term lets. By the 1890s the building at No. 9 was being used for offices, but in the early 20th Century reverted to part domestic use, then full domestic use. From 1911 onwards it was the home of a furniture dealer who was succeeded by his step-son and remained in the property until the late 1950s, from which point records are not available.

The building itself is of some interest but retains comparatively few original internal features. The rear wing of the building has been largely rebuilt and extended, the earlier stage of extension occurring probably in the 1860s and the final stage in the late 1980s or 1990s. The interior has been widely modernized and adapted to office use, and only a few features of significance remain, the most prominent being a fine geometric staircase.

Several of the remaining features, such as the fine kitchen range and chimney pieces and internal glazed door are likely to be very vulnerable to damage by the intended tenant group, and the proposed alterations should make provision for either boxing in or removing these historic features, either to secure storage within the building or for re-use elsewhere.

1 Introduction

- 1.1 This historic building assessment and heritage statement has been prepared to accompany a planning application for re-conversion of an office building at 9 Sansome Place back to residential use as studio flats and bedsits. The building is Listed Grade II. It is currently the offices of Worcester Samaritans. The site is in the Historic Core of the Roman and medieval City Archaeologically Sensitive Area. The site is registered on the Worcester City Historic Environment Record as WCM 98515
- 1.2 This report represents the findings of the documentary assessment and a rapid photographic survey of the building (WCM 101961). The project was undertaken on behalf of Worcester Consolidated Municipal Charities (the Client) at the request of Lett & Sweetland Architects to meet the requirements of the Worcester City Council Conservation Officer. The project design was prepared in accordance with the Standard and Guidance for Archaeological Building Recording issued by the Institute of Field Archaeologists (1994). The photographic archive (including photographs by Lett&Sweetland Architects is included with hardcopies of this report.
- 1.3 Documentary searches were made at the Worcestershire Record Office. Historic Environment Record data was also collated. All available 19th C local trades directories were also consulted as well as the Census data for 1841-1911. The principal sources for this property are the deeds for 8&9 Sansome Place held at WRO BA 2193/20 ref 705:358. The full results of the documentary research are given in chronological order in Appendix 1.

2 Archaeological Background

- 2.1 The present investigation of the site is registered on the Worcester Historic Environment Record as WCM 101961 (building assessment). The site is located to the north-east of Worcester city centre, to the east and south of Sansome Place and north of Lowesmoor
- 2.2 The nearest observations of archaeological deposits have been at the former Lambs Furniture Repository and at Little Southfied Street (WCM 101408, WCM 101423; Napthan 2006a and 2006b) 50m to the north. Deposits consisted of natural sand or sandy gravel at a depth of *circa* 0.6m, overlaid by 0.4m of dark grey brown loam, apparently a buried topsoil. The second nearest observation was at WCM 100904 50m to the north-west, where a shallow CCTV cable trench was observed at the corner of Sansome Walk and Pierpoint Street. No significant deposits were observed at this point but possibly cultivated soils and late 18th or 19th C foundations were observed in the same trench further along Pierpoint Street (Napthan 2002). More recently there was an archaeological evaluation in Taylors Lane, 100m to the north-west (Figure 1) which identified further deposits of cultivated soils and a brick structure probably of late 18th Century date. Also present were the part-demolished remains of three large underground air-raid shelters of

circa 1939 (WCM 101342; Napthan 2005c). Only a single medieval sherd, and no Roman material was recovered from this site. Natural gravely sand was found to survive to a level of 21.65m AOD on this site (surface level 23.01mAOD)..

- 2.3 Three desk-top evaluations (Figure 1) have also been undertaken for sites at the southern end of Sansome Walk. The former Sansome Walk Car Sales site lies 100m to the north-west of the site presently under discussion, and the assessment concluded that there was little archaeological potential – which was confirmed by a later watching brief. (WCM101319; Napthan 2005a). The site on the Sansome Walk/Pierpoint Street junction (Pierpoint House) has also been studied – other than the construction of the former Public Library building (WCM 98054) in 1830, there appears to be little evidence for earlier activity other than horticulture (WCM 101331; Napthan 2005b). A further desk-top evaluation of the former BT telephone exchange site immediately opposite Sansome Place indicated that this site had slightly higher potential for remains associated with medieval back-plots, and possibly post-medieval occupation, however it was felt that the present BT building had probably removed most, if not all surviving significant deposits (WCM101271; Napthan 2004b).
- 2.4 Previous observations in this area have been frequent but fairly limited in scope. The depth of man-made deposits on the former sorting office site (more or less opposite No. 9) was recorded in 1956 by Richardson as less than 1m to natural Keuper Marl (WCM100967; Richardson 1957). Foregate Street appears to follow a ridge of gravel and sand, and observations to the rear of the Gaumont Cinema recorded “two feet of made ground over 3 feet of dark sandy soil” over the natural sand and gravel (WCM100962; Richardson, 1955). An evaluation of the former garage showrooms site in Pierpoint Street (and subsequent watching brief) identified medieval back-plot deposits at the western end of the site, but found that the majority of the area had been affected by shallow sand or gravel extraction and earlier horticulture. Very little residual Roman, medieval or post medieval material was present at the eastern end of the site (WCM101294; Napthan 2004a, WCM 101375 and WCM 101362; Napthan 2006). To the west of Sansome Place lies a Friends Meeting House (WCM96490) and associated burial ground. No archaeological fieldwork has taken place within the site boundaries, though an informal geophysical survey of the burial ground has been undertaken (WCM 101293; Friends Mews, 2003). At the Arts Centre in Sansome Street, circa 100m to the south-west of the present site medieval deposits excavated by John Darlington included a 12-13th C. pit and accumulated cultivation soil (WCM 100075). Recent site investigations adjacent to St Georges Church circa 40m to the south of No.9 established the presence of probably medieval soil horizons relating to back-plots of Lowesmoor and Sansome Street properties, There was also evidence of post-medieval quarrying on the site. (WCM 101268, Goad *et al*). Archaeological works at the former GPO site (WCM101637; Wellicomb, 2008) identified little of archaeological interest.
- 2.5 The site is just beyond the eastern end of the back-plots of the medieval Foregate Street suburb, which was laid out shortly after the Norman conquest, and which was later separated from the city centre by defences built in the 12th and 13th centuries. Sites in the Foregate suburb have produced evidence of medieval boundary features, buildings and industry, including tile kilns. Sansome Walk appears to have been a medieval pathway out to the open fields to the north-east of the City. A second significant route in this area, approaching the rear of No.9 from Lowesmoor was Percy Alley (Hearth Tax Collectors Book 1678-80) there were 23 properties north of the junction with Town Ditch (now Sansome Street). Only two properties had three or more hearths - those of Jno. Martine and William Perkney. The latter’s house, with 9 hearths in 1678, was the third most northerly (two more houses being listed before the Taylors Lane junction) and could possibly be the fore-runner to Sansome House, Sansome Place (Meekings Porter and Roy eds 1983).

- 2.6 The present site lies immediately to the south of the former Sansome Fields Estate. Sansome Fields estate was owned by the residents of the most northerly of two properties both historically known as Sansome House. The larger of the two (WCM 96654 in Sansome Fields) was the building now known generally as Sansome Lodge and which is now 4-6 Sansome Walk (Fig 2), whilst the other is Sansome House, Sansome Place (WCM98220). Sansome House (Sansome Fields) was built before 1741 (when it was marked on Doharty's plan of the City) but its origins are uncertain. A memorandum of 1701 refers to what is now Sansome Walk as "the way to Mr Blurtons" (Worcester City Quarter Sessions Memorandum 6th Oct 1701) and he may have been an early occupant of Sansome Fields House. The house was enlarged and "beautified" by Sir Charles Trubshaw Withers in the mid 18th C. Whilst not wholly reliable evidence, the plan published by Green in 1764 (Fig 1) seems to represent an earlier ground plan of a house that had been extended by 1796. Withers was also responsible for laying out Sansome Walk as a tree lined promenade. His garden included a number of follies, including a pseudo-chapel (with a small spired belfry at the west end) disguising the coach house and stables to the south of the house, directly opposite the present 9 Sansome Place, and visible both in a Thomas Sanders engraving of 1781 (Fig 2) and in an engraving of 1793 by James Ross. Withers died in 1804, and the estate was apparently then divided. Laird, writing in 1811 described Sansome Walk as follows: "*the principal public walk or mall is in Sansom Fields, for which Worcester is indebted to the taste and liberality of Sir Charles Trubshaw Withers, Knt who has laid open to the public a very agreeable line of footway, traversing a great portion of the pasture ground of his own premises on the eastern limits of the city. At the southern end of this his mansion, a handsome, but not very modern brick building is a considerable ornament to this part of Worcester, and the walks themselves consist of a gravelly way, shaded on each side by high embowering elms, with footpaths leading to pleasant rambles in the surrounding fields. Whether these will be continued for the accommodation of the public is now uncertain; as they have been advertised for sale in August of the present year [1811]. As early as 1757 these walks were in vogue, perhaps more so than at present...*" (Laird, 1814).
- 2.6 Sansome House (Sansome Fields) had been divided in two by 1839 and part re-named Sansome Lodge. This building is shown on the Plan of Sansome Fields Estate 1839 by James Webb (WRO BA5403 ref b 009:1 parcel 20; Fig 5), this plan also shows that the southern boundary of the Sansome Fields Estate effectively formed the northern limits of Sansome Place.
- 2.7 Land to the north of Sansome Place was surveyed for construction of a railway line to Hereford in 1853 (WRO BA10430 b 009:3; Fig 7), but the process of construction was delayed by financial difficulties and this section of the railway was not completed until 1858-9. The line to Hereford via Foregate was not completed until 1860, the Berrows Journal having reported the progress of construction of the embankment (BWJ Jan 22nd 1859), Foregate Station and viaduct across the river through 1859. The river bridge was the last obstacle on the line, and for a while the trains stopped on either side of the river and passengers were forced to walk across on a temporary footbridge before re-embarking on the opposite bank (BWJ Aug 27th 1859). On completion of Foregate Street and the Hereford line the Oxford Worcester Wolverhampton Railway was amalgamated with Newport Abergavenny and Hereford; and Worcester and Hereford Railways under the West Midland Railway Act of 14th June 1860 as from 1st July 1860 and the name changed to West Midland Railway. The creation of the railway embankment effectively enclosed Sansome Place within the urban area, whereas prior to this it had enjoyed a semi-rural outlook.
- 2.8 Berrows Journal of May 3 1857 reported a Public meeting at Guildhall on 1st May to form a Joint Stock Company for the purpose of purchasing the land to the north and east

of the railway, intended to be the pleasure grounds, as freehold property, the Worcester Public Pleasure Grounds Company Limited was therefore launched, the intended capital being £5,000 in shares of £10 each. In the event only the land to the north of the present Baptist Church was purchased, the southern part being leased from the Ecclesiastical Commissioners.

- 2.9 A rackets court was built to the northeast of Sansome Lodge, probably between 1852 and 1861; an advertisement of July 6th 1861 announced its opening. It was last documented as a court in 1865, and had become a hop-warehouse by the mid 1870s. The buildings remained as a hop-warehouse for the next 90 years, until it was acquired as a furniture repository by G W Lambs in 1974. They occupied the building until 2005, when it underwent conversion to apartments (Napthan 2006).
- 2.10 A Baptist Chapel was built immediately to the north of the rackets court in 1863-4 and opened for worship on 19th July 1864 (Berry, 1914). Subsequently the area north of the railway largely developed as housing in the 1870s, though further hop-warehouses were built to the west along Little Southfield Street.
- 2.11 Development of the area at the north end of Percy's or Pearcy's Alley appears on present knowledge to have first occurred in the late 17th C, but a pre Civil War origin for the alley cannot be ruled out. Buildings are shown (very schematically) in this area on the 1741 Doharty map, these appear from an engraving of circa 1781 by T Sanders (Fig 2) to be broadly mid-late 17th C in character – they were by 1809 described as “old” and were by then being used as hop warehouses and granaries (Deeds at WRO BA 2193/20 ref 705:358). A significant range of buildings on the Sansome Place property by 1779 are marked as “Fell's boarding School”. James Fell, a Quaker had arrived in Worcester in 1742 (Hughes and Leech, 2012 p 226) and established a school shortly thereafter, though it is not clear whether he rented the Sansome Place property prior to purchasing it in 1768 from the estate of John Ashby, a Middlesex based calico printer. Fell died in 1788 leaving the property to his daughter Sarah Squire who lived in Charlbury. She mortgaged the property in 1789 and rented it out (apparently to John Hutch who also ran a school here), then with her sister Margaret Lucas sold the property in 1809 to Joseph Shelton. At that time the corner house was described as “modern built”, so probably rebuilt after Fell's death. Shelton used the premises both as his residence and as apartments until the early 1840s when the apartments had been taken over by Hannah Stretch, Shelton having moved to Sidbury. In 1847, after Shelton's death the property was sold to Joseph Fisher, who also appears to have used the property for rented apartments. Fisher was probably responsible for the construction of the first few north facing houses along the east-west portion of Sansome Place – these buildings (Nos 4 to 6 or 7) were certainly present by 1851 (Census). The acquisition of the property now Nos 8 & 9 Sansome Place by William Allen does not appear in the deeds; he may have acquired the property from the Shelton estate or more probably have purchased from Fisher. Certainly there were no residential buildings on this plot listed by the 1851 Census, but they were present by 1861, so this gives a reasonably tight range for the date of construction. The properties appear to have always had the same numbering (unlike in most historic Worcester streets) and No. 9 is identified by number in the 1861 Census.
- 2.12 The subsequent occupants during the 19th C all appear to have been tenants. The 1891 Census appears to show the building as offices, but it is also omitted from the street directories so that the nature of the business is unclear. From the end of the 19th century the building is listed in the street directories as the office premises of W Thompson & Co Leather Merchants, but the 1901 Census indicates that there were also residents, so some subdivision had clearly occurred. Between 1903 and 1911 the property reverted to domestic use, and indeed remained in the same family until at least 1958, after which records are not readily available.

3 Cartographic Evidence

- 3.1 The earliest available detailed mapping of this area (from 1741-64) shows both the north-south and east-west frontages of Sansome Place as developed. Unfortunately the mapping up to 1741 is so schematic as to be little help in defining the nature or footprint of the buildings shown. Doharty marks “The Majs house” (key no. 11; Fig 2) at the widest point of Sansome Place. The significance of this reference is unclear. George Young’s map of 1779, and the 1793 revision published in Green (1795) do show a substantial four sided range of buildings at Sansome Place, and this plan form is largely confirmed by the mapping in Nash (1781). It would appear that the four sided range represents a courtyard or walled garden (as described in the deeds) to the rear of Sansome House (Sansome Place). The present property seems to occupy the north-east corner of the range of buildings facing the east-west side road and just within the St Nicholas Parish boundary. The late 18th C plans all seem to show the building here as very shallow, possibly just one room running back from the street. As there is no Census data for this period it is not possible to determine whether this earlier building was a residence, but the property descriptions of the early 19th C (1809) do mention “*all those rooms or buildings lying behind the said Joseph Shelton’s House, some of which now and for several years used as school rooms by the said John Hutch and now in the occupation of Handy, his undertenant*”, so it is possible that they served as a home for Handy. The large range to the east of the yard (and therefore in Claines parish) was described in 1809 as “*that old building extending along the east end thereof and now let out to different persons as hop warehouses or granaries and stables*”. This building appears as a two storey structure of domestic character in an engraving of 1781 (Nash 1782). The mapping of 1816 (in Rees, 1816) shows (albeit in a very sketchy form) the courtyard arrangement familiar from the 18th C mapping. Mainley’s map of 1822 shows a rather different arrangement, with the site wholly built up and a narrow back passageway running behind the properties facing the east west section of Sansome Place. This is shown rather more clearly by Chrisp’s revision of 1832. The building footprint appears broadly compatible with the 1884 footprint of No. 9, but it is quite possible that this was an earlier phase of buildings.
- 3.2 The 1839 Estate Map of the Sansome Fields Estate shows the present property only as built-up frontage as it was only an abuttal of the estate. This is useful only in that it confirms that the frontage was built up by this date. The Claines Tithe Awards Plan of 1843 only shows the site in outline because it was outside of the parish of Claines – it is however notable that the neighbouring site to the east is described as “site of buildings” suggesting that it was in the course of redevelopment in 1843 (Figure 6; Claines Tithe Award WRO BA8887). By 1853 (Railway proposal mapping) the properties in the north-south section of Sansome Walk nearest the Catholic Church had been rebuilt back from the street frontage, and this clearly affected the rear wall of the property now No. 9. The rear yard is not shown on this mapping, and the general arrangement of the buildings SE of No. 9 is also notably at variance with the 1822 mapping, suggesting that redevelopment was still in progress. The 1884 Ordnance Survey mapping is the first to show the property at No 9 in a recognizable form, as the yard and side passage are both clearly present. The rear wing however occupied a much smaller footprint, and did not extend all the way back to the rear (southern) boundary. No changes are shown on the 1902 revision of the 1884 mapping, and it is clear that the majority of changes to the building occurred in the 20th Century.

4 Building description

Nb: access to some areas of the building was not possible due to issues of confidentiality

- 4.1 The building is of brick construction with a fairly low pitched slate roof. The street frontage is of good quality mid 19th C brickwork, with flat arched windowheads of rubbed and gauged brick at 1st and second storeys, the attic windows terminating at the eaves

course. The fenestration is irregularly arranged, the 1st floor landing window head being three brick courses lower than the other windows at this level (which are coursed with the windows of No.8 which was clearly built together with No.9). At ground floor level the passageway entrance has a cambered and rubbed brick arch, as does the cellar light head. The door surround is of timber, with reeded jambs and head surmounted by a rectangular glazed fanlight and low triangular pediment. The four panel door has beaded flush panels to the base, whilst the two upper panels are raised and fielded with peripheral raised mouldings in typical local mid-late 19th style. The ground floor window is an 8 over 8 pane sash window with replaced external shutters. The passageway doors are modern. The cellar light is blocked over at pavement level. At first floor level the RH and LH windows are 8 over 8 pane vertical sliding sashes, whilst the middle window is of 6 over 6 panes and placed off centre over the entrance door. Windows at this level have very narrow “lamb’s tongue” glazing bars of circa 1850-80s date. The attic windows are all different – that to the east is a side-sliding sash (“Yorkshire sash”) of 8 by 8 panes, the middle window is a 3 over 3pane vertical sliding sash, whilst the westernmost window is a 4 over 4 vertical sliding sash. With the exception of the “Yorkshire sash” the remainder of the windows, the door and door case appear to be original, particularly as they are largely identical with the fenestration of No.8 excepting the more obvious secondary insertions. This elevation would suggest a construction date circa 1850-60. The brick arch of the passageway entrance is keyed into the neighbouring building, but otherwise the buildings are separated by a vertical butt joint, suggesting that the buildings to the east were probably constructed a little earlier.

4.2 *Cellar*

4.2.1 The cellar represent the least changed area of the building and retains several features relating to its former use as a domestic kitchen, including a very fine cast iron cooking range of late 19th or very early 20th C date (Fig 10). The range bears no visible manufacturer’s name. The chimneypiece is over painted, but appears to be stone and of mid-late 19th C date. Adjacent to the range is a well preserved wash-copper base, and the internal dividing wall (with window providing borrowed light) retains some mid-late 19th C timber mouldings. To the north of the main cellar there is a brick vaulted area containing a shallow brick built scullery sink. This area was formerly open to the sky through a barred grating at pavement level, which provided light also to the kitchen through an internal window, now blocked. Ventilation and natural lighting of this area would be greatly improved by reinstatement of the pavement grating and window. The cellar steps (probably originally brick) have been overboarded in ply.

4.2.2 The plastered portions of the cellar walls incorporate some early brick (mid -late 17th Century), and this is also visible in the lower part of the front wall within the “area” beneath the pavement. The northern wall of the area is almost entirely of 17th-18th C brick, but this material is probably re-used. The more visible portions of the brickwork are of mid 19th C brick, and the reused brick seems to have been an economy measure.

4.3 *Ground floor*

4.3.1 The ground floor retains few features of historical interest (Fig 9)– there is some surviving mid 19th C joinery, primarily skirtings and architraves, and a good half glazed door to the front room. The staircase is a very good example of a small open well geometric stair with open treads, wreathed handrail and a fine slender slightly tapering turned newel on a short curtail step. The balusters are of slender square section. The front room retains a mid-late 19th C. timber chimneypiece, but the fireplace is boarded and it is not clear if the grate survives.

4.3.2 A millstone has been used as a feature in the 1980s-90s passageway floor, but was presumably imported to the building for this purpose. The rear wing has been heavily modernised – it consists of a brick built rear wing, the westside of which has been extended to the full width of the property (during the mid 19th Century) and now wraps

around the (relocated) window of the back room of the main pile. There is a modern doorway to a very small yard, the remainder of the original yard being now occupied by a modern extension. No original internal features remain in the rear wing area or passageway.

4.4 *First floor*

There was limited access to this level, and most of the interior had modern finishes. There are some surviving areas of mid-late 19th C skirting and architraves, and the fine staircase extends up through this level. The rear wing is devoid of original features – the original window openings have been blocked and the present fenestration is in modern openings.

4.5 *Second floor*

The second floor retains little by way of original or period features – there is a late 19th C chimneypiece to the front room (the grate if present is concealed). In the same room there are two full height chimney recess cupboards, the doors overboarded in ply. There are some surviving areas of mid-late 19th C skirting and architraves, and the fine staircase extends up to this level. The soffits of the tiebeams of the roof trusses are just visible, and over-painted, but appear to be machine sawn softwood. The small roof void was not accessible.

5 **Interpretation and discussion**

5.1 The building forms part of an interesting range of fairly well preserved early to mid 19th C frontages, the survival of which as coherent entity is all the more surprising in view of the proximity of the City centre. The Sansome Place frontage stands much as it did circa 1860, along both the north-south and east-west branches. The relative consistency of the architecture no doubt partially relates to the fact that most of the street was in common ownership at the time the buildings were constructed. Unfortunately the southern, rear part of the original complex has suffered much demolition to provide car-parking, and therefore the character of the neighbourhood has deteriorated during the 20th C. Whilst separated by the busy Sansome Walk the buildings of Sansome Place may be considered with the important cluster of structures and open green space forming the Friends Meeting house and burial ground directly to the west. The outlook to the north, west and south is unfortunately much degraded by a mixture of mid 20th C and more recent unsightly developments.

5.2 In itself the building is fairly unexceptional, the facade is of relatively high quality, and a fairly rare survival in the City centre of a pair of mid 19th C townhouses. The interior arrangements are unusual and it appears quite possible that the building was designed with the potential for ground floor offices with residential accommodation above. At the time of construction the arrival of the railway line was either anticipated or underway, and in nearby Pierpoint Street a number of speculative buildings were constructed with a view to providing office accommodation for the professional classes who often had clerks living on the premises. Certainly Number 9 Sansome Place contained offices at some periods during the late 19th C, but it is difficult to identify dual use with certainty, as the Census only lists residential occupants, and the trades directory evidence for the majority of the 19th C was arranged by name not address. The passing mentions in the census do suggest some office use, but it is not possible to determine whether this ever extended to the upper floors.

5.3 The proposed residential conversion will impact mainly on areas of the building fabric that have been already much altered over the years. The rear elevations have been much marred by previous alterations, but the front elevation remains remarkably intact. The intended use of the building to house homeless youths, whilst admirable, does raise the potential of both casual and deliberate damage to the more vulnerable of the few

remaining original features. Experience of housing this type of client group suggests that boxing in or even removal of the more fragile original or period fittings may protect them from damage. The design should therefore provide for considered removal or protection of the period features which would (for a normal residential tenant) be left exposed as features of interest.

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Appendix 1: The documentary evidence

Nb: deeds for Nos 8&9 Sansome Place (between circa 1715 and 1872) are held by WRO BA 2193/20 ref 705:358 – other information derived from Census and street directories. Deeds for the more recent period are currently held by the present owners Worcester Samaritans, but could not be accessed at the time of survey.

1715

1st Nov 1715 - Deed of Covenant between John Ashby and Richard James
Hilary Term 2 George – Indenture between Richard James (plaintiff) 2nd party John Ball and Jane his wife, 3rd party Mr John Ashby and Stephen Ashby

1768

4th & 5th March 1768

The widow of John Ashby (calico printer of Middlesex), Sarah Ashby conveys the property to their son John who then sells the property to John Fell
(nb this John Fell established a school in part of the premises)

1789

8th and 9th May 1789 One Thousand Year Lease and release: Richard Yeoman (Gent) 1st part, Sarah Squire (daughter of John Fell) 2nd Part, George Bayliss Cornwall 3rd part

1809

13th May 1809 Conveyance of messuage, gardens and land in Sansome Fields with assignment of a mortgage term from the Rev George Baylis Cornwall to attend the inheritance. Mrs Sarah Squire, the devisee of James Fell and her sister Mrs Margaret Lucas convey to Archibald Duncan

“all and singular the messuages, tenements or dwelling houses, warehouses, stables and other buildings, yards, backsides, void ground, passage, garden walled in and other gardens, close of pasture land and all and every other of the hereditaments and premises comprised and mentioned in and by the hereinfore recited indentures of the ninth day of may one thousand seven hundred and eighty nine, and thereby demised and granted to the said George Bayliss Cornwall by way of mortgage” Recieved of Archibald Duncan £1100 by GB Cornwall.

[Sarah Squire borrowed money against the estate of her father (James Fell) from GB Cornwall to repay a mortgage and other expenses on her father's death – she was now selling the land to Archibald Duncan and repaying GB Cornwall]

“all and several messuages tenements or dwelling houses, malthouse, warehouse, stables, barn and other buildings, gardens walled in [etc] at or near a certain field there called Sansom Field which were bought and purchased by the said James Fell of and from the said Sarah Ashby and John Ashby on lease and release of 4th-5th March 1768”

“on the front or west part of the said messuage or dwelling house occupied by the said Joseph Shelton is a corner house and modern built and his certain void ground between the same and the garden wall [formerly] of Sir Charles Withers, but now of Mrs Philpot on the north. Also all those rooms or buildings lying behind the said Joseph Shelton's House, some of which now and for several years used as school rooms by the said John Hutch and now in the occupation of Handy, his undertenant. And all that large yard lying behind the dwelling house of the said John Hutch and the Widow Harding. And all that old building extending along the east end thereof and now let out to different persons as hop warehouses or granaries and stables in the occupation of Thomas Burden, Thomas Penthorpe and others together with certain buildings or stables adjoining thereto on the south side in the occupation of the said Archibald Duncan and Richard Deakin and others. Also all that timber yard in the occupation

of Thomas Freame adjoining the aforesaid warehouse and stables on the east part thereof which is now paled with a boarded fence and other part lies open and unenclosed next to a way or passage used by the occupiers of the aforesaid stables to pass to and from the same and also as a carriageway by the occupiers of the field which lies on the south side of the hereby described premises. Also that garden walled in with a brick wall now in the occupation of Benjamin Hodson as tenant to the said Sarah Squire bounded on the westerly part by gardens of the said Andrew Robinson and Jeremiah Buck, on the south by tenements of William Redding and a tenement late of William Bowen but now of James Powell and a common alley leading out of Losemoor called Pearcey's Alley on the east by a field belonging to Thomas Blayney Esq. Part whereof is now in the occupation of James Powell. And on the north by void ground used as a passage to and from the same garden to the dwelling houses herein before granted and released together also with the same passage and the ground and soil thereof. Also all that field close or piece of pasture ground inclosed containing half an acre or thereabouts and a small garden lying at the further end thereof in the occupation of John Bradley bounded by land late Sir Charles Withers now in the occupation of Edmund Barritt on the south and south east parts thereof and having a road or passage leading out of Sansome Street round the aforesaid messuage and buildings and yard and void ground to the aforesaid timber yard stables and other buildings on the west part thereof, which road or passage is reputed to be appurtenant to the said field, timber yard and other hereditaments herein granted...and all houses, outhouses, edifices, buildings etc etc.

29th September 1809 Conveyance of the property [identifiable as corner of Sansome Walk/Sansome Place] Mr Duncan & Son to Mr Shelton & trustee [Mr Shelton was already occupier]

1812

31st March 1812 Transfer of mortgage of Mr Joseph Shelton by direction of the executors of the Late Mr Palmer – transferred to Rebecca Morris

1840 Bentley's Directory

(not listed numerically, and no house numbers – but ten householders in Sansome Place listed)

Rev Francis Brownbill

Rev John Mac Clune

T Sanders, coal merchant

Hannah Stretch, apartments

J Shelton, apartments

G Hatton, Glover

Mrs Ann Mears

Mrs Mary Price

Thomas Insole

Mrs Ann St John

1841 Census

T Sanders, coal merchant (probably No 2 or 3 Sansome Place)

SANDERS, Thomas	M	50	coal merchant	Worcestershire
SANDERS, Mary	F	35		Worcestershire
SANDERS, Richard	M	15		Worcestershire
SANDERS, Charles	M	9		Worcestershire
SANDERS, Elizabeth	F	9		Worcestershire
SANDERS, Mary	F	7		Worcestershire
SANDERS, John	M	6		Worcestershire
SANDERS, William	M	4		Worcestershire
SANDERS, Helen	F	2		Worcestershire

SANDERS, Francis	M	1		Worcestershire
HUNT, Eliza	F	19	Servant	Worcestershire
ANDERSON, Ann	F	20		
SANDERS, Thos	M	11		Worcestershire

Hannah Stretch, apartments (possibly corner property Sansome place)

STRETCH, Hannah	F	50	Independant means	
MACKAY, John	M	30	Druggist	
HOPE, Mary	F	45	Independant means	Worcestershire
HOPE, Edmund	M	11		Worcestershire
HOPE, Caroline	F	9		Worcestershire
HOPE, Sophia	F	7		

1847

9th September 1847 Mrs Rebecca Morris (widow) by direction of Mr Joseph Shelton [as his mortgager] assigns messuages and premises in trust for Mr Joseph Fisher (draper) and to attend the inheritance. The property assigned was the former residence of Joseph Shelton “being the corner house front from south to north 20ft 9” and in depth from east to west 74ft 11”, terminating at the east end in a wall built by the aforesaid Joseph Shelton in a line with the beam of the aforesaid stable separating the premises intended to be assigned from premises (formerly of the said Archibald Duncan but now George Hatton, glove manufacturer) and bounded on south by a passage or entry belonging to the adjoining house (formerly widow Russell but now of George Hatton), on the north and west sides by a public carriage road. And all other hereditments and premises comprised in an indenture of 31st March 1812, assigned to said Rebecca Morris

1849

20th April 1849 Mortgage of freehold messuage and premises in Sansome Place to secure £600 and interest Mr Joseph Fisher to Messrs Grove & Partington. Nb: this mortgage was subject to an existing lease for 14 years of part of the property to Frederick Thomas Elgie (Gent.)

1851 Census

Only seven houses listed in Sansome Place including “Sansome House” on the corner, numbers not all given –

No 1 – head of house and family absent

No 2 – head of house and family absent

No 3 was uninhabited (probably solicitors office)

Charles Newth, commercial traveller was at No 4 Sansome Place

William Aldridge, printers press man (No 5?)

Samuel Darke, retired glove manufacturer (No 6?)

Suzannah Oakley (a charwoman so possibly in rear premises rather than No 7)

[Nb: No. 9 does not appear to have been built by this date]

Lascelles Directory (1851) lists a Mrs Ann Liley (amongst gentry) in Sansome Place at this date, so possibly the occupant of Nos. 1 or 2

1853

17th February 1853 Messrs Grove & Partington reassign premises to Mr Joseph Fisher and his trustee on the repayment of the £600 mortgage. The premises then occupied by Frederick Thomas Elgie, Charles Newth and Wiliam Miles as tenants to said Joseph Fisher “together with all and singular houses, outhouses, edifices, buildings, roads, ways, paths, passages, waters, watercourses, pumps, wells, drains, gutters, areas, lights, easements, furnaces, grates, chimney pieces, cocks, bells, bolts and other fixtures”

1855 Billings Directory

Frederick Thomas Elgie, solicitor Sansome House Sansome Place (office) residence
Merriman's Hill

1861

9 Sansome Place

DYKE, Edward	Head	69	Chelsea Pensioner	Worcester All Saints
DYKE, Mary	Wife	66	Chair Woman	Worcester St Martins
DYKE, Katherine	Daugh.	32	Dressmaker	Worcester St Martins
HARRISON, Jane	Daugh.	30	Widowed Sempstress	Worcester St Nicholas
DYKE, Edward	Grandson	19	Printer	Cheltenham St Pauls
DYKE, Francis	Grandson	12	Scholar	Worcester St Nicholas
HARRISON, Mary Ann	Granddaughter	11	Scholar	Worcester St Nicholas

1866

22nd May 1866 Mortgage of two messuages situate in Sansome Place for securing £400 Mr William Allen (Gent.) to Mr John H. Saunders (Woolen Draper) "all those two freehold messuages adjoining together situate and being Numbers 8&9 Sansome Place. In length from east to west 37 feet 11" and bounded to south east by premises belonging to George Watton, on the west by a messuage belonging to said William Allen and called Sansome House and on north by a public carriage road. Said two messuages are now in respective occupations of Miss Presdee and Edward Dyke as tenants to Mr Allen

[*nb there is no record of when or how Allen acquired the property, but it was possibly 1853*]

1871 Census

No 7 ALLEN, William	Head	62		York
No 8 PRESDEE, Susan	Head	33	Annuitant	Worcester
No 9	"Servant left – actuary"			
No 10 TURNER, Emma	Head	17	Annuitant	Worcester

1872

6th April 1872 Transfer of mortgage of Nos. 8&9 Sansome Place – the trustees of Mr John Hawkes Sanders to Mr Henry Tyler by direction of Mr William Allan. Abuttals as per 1866 excepting that Geo. Watton "since deceased"

1876

24th June 1876 Transfer of mortgage by the executors of Henry Tyler

1881

9 Sansome Place

STANLEY, Christina	Head	44	Tracer & Braider Of Clothing	
Worcester St Martins				
PERRY, Kate	Daughter	18	Glove Machinist	Claines,
Worcestershire				
PERRY, Maude	Daughter	13	Umbrella Repairer	Worcester St Nicholas
PERRY, Amy	Daughter	12	Scholar	Worcester St Nicholas

ROBINSON, Arthur R G	Head	31	Window Ticket Writer	Liverpool, Lancashire
ROBINSON, Elizabeth	Wife	30	Window Ticket Writer	Aston, Birmingham

HUNT, Albert	Lodger	23	Groom	Weston Super Mare, Somerset
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1885 Littlebury's Directory

9 Sansome Place Thomas Barnsley Brown, sculptor
(listed in the 1879 Directory at his business premises “The Monumental Works, 53 Lowesmoor” and then living elsewhere)

1891 Census
Uncertain but probably unoccupied (offices?)

1892 Kelly’s Directory
Not listed

1896 Kelly’s Directory
Not listed

1900 Littlebury’s Directory
9 Sansome Place W Thompson & Co Leather Merchants

1901 Census
9 Sansome Place

MORRIS, John	Head	53	Mechanic (steam engine)	Worcester, Worcestershire
MORRIS, Edith E	Daughter	20	Dressmaker	Worcester, Worcestershire
MORRIS, Rose Ethel	Daughter	16	Shop Assistant (Draper)	Worcester
PORTER, Annie	Visitor	60	Living On Own Means	Worcester
TAYLOR, Alice	Visitor	60	Living On Own Means	Worcester,
TAYLOR, Jessie	Visitor	23	Worcester, Worcestershire	

1903 Littlebury’s Directory
9 Sansome Place W Thompson & Co Leather Merchants

1908 Littlebury’s
Mrs Ellen Matilda Leeke, teacher of music

1911 Census
9 Sansome Place

HUGHES, Charles Frederick	Head	58	Antiques dealer	Worcester
HUGHES, Emily	Wife	40		Worcester
HUGHES, Charles	Son	14	Errand Boy	Worcester
CHEVALIER, Joseph	Stepson	15	Errand Boy	Worcester

1912 Littlebury’s
Charles Hughes, furniture dealer

1915 Littlebury’s
Charles Hughes, furniture dealer

1916 Littlebury’s
Not listed

1922 Littlebury’s
Charles Hughes, furniture dealer

1924 Kelly’s
Not listed

1930 Kelly’s

Charles F Hughes, furniture dealer

1937 Kelly's
Joseph Chevalier
(nb this was stepson of Charles Hughes)

1955-7 County Publicity Ltd Directory
Joseph L Chevalier

1957-8 County Publicity Ltd Directory
Joseph L Chevalier

(End of directory sources)