

90 TRIPPET LANE

SHEFFIELD, SOUTH YORKSHIRE



Archaeological Desk-based Assessment and Buildings Appraisal

March 2016

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Office contact details

The JESSOP Consultancy

The Old School House
6 Broad Elms Lane
Bents Green
Sheffield
South Yorkshire
S11 9RQ

Tel: 0114 287 0323

The JESSOP Consultancy

12 West View
Iffley
Oxford
Oxon
OX4 4EX

Tel: 01865 364 543

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SUMMARY OF PROJECT DETAILS

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County:	South Yorkshire
District/Unitary Authority:	Sheffield City Council
Parish:	Sheffield
Elevation (above sea level):	c.85m
Designation Status(s):	Within the Sheffield City Conservation Area
HER Record No(s):	None
Prepared by:	Oliver Jessop MCIfA Victoria Beauchamp Phd MA
Reviewed by (internal):	Manda Forster Phd MCIfA
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NON-TECHNICAL SUMMARY

This report is a combined archaeological desk-based assessment and historic buildings appraisal of 90 Trippet Lane, in central Sheffield, South Yorkshire (SK 35004 87340). There are no formal heritage designations associated with either the standing building, or the rear yard, however the site does fall within the northwest periphery of the Sheffield City Conservation Area. This document has been prepared to provide supporting information for a planning application to redevelop the Site.

This study has established that prior to the late 18th the Site was on the edge of the city of Sheffield and undeveloped, although by the mid 19th century the area had become rapidly developed to create a dense urban form with multi-storey terrace houses, factories and workshops arranged around irregular shaped yards.

Following alterations to the layout of Trippet Lane in mid 20th century, the 19th century dwellings and shops along the street frontage were demolished and the existing building constructed in what was the former rear yard of the earlier dwellings. This resulted in the pavement being widened, although this area of the demolished buildings is largely beyond the site boundary.

The existing building dates to c.1945 and was constructed as a small office complex. Whilst the external façade contains simple decorative details this architectural style is not unusual, nor is it associated with any notable architect. The interior of the building is in a dangerous and dilapidated condition.

The demolition of the building will have a visual impact upon the northwestern periphery of the Sheffield Conservation Area, however the scale and form of the proposed development is in keeping with the surrounding properties at this road junction. Any harm to the character of the Conservation Area is considered to be minor, as there are no immediate heritage assets that impacted and the scheme is sympathetic to the immediately adjacent structures.

The likelihood for pre 18th archaeological remains to survive within the Site is assessed as being low, and the value of undertaking archaeological investigations in the external yard is unlikely to greatly enhance our existing knowledge of the development of 19th century domestic or industrial activity within Sheffield. However, it is recommended that an archaeological watching brief could be considered as an appropriate form of mitigation during any ground works.

I INTRODUCTION

BACKGROUND

This document presents the results of an archaeological desk-based assessment and historic buildings appraisal of 90 Trippet Lane, Sheffield, South Yorkshire (**Figure 1**). It has been prepared to support a planning application for consent to redevelop the site.

The standing building is not listed, however it does fall within the boundary of the Sheffield City Conservation Area.

AIMS

The aim of this desk-based assessment has been to research the historical development of the building and the land where development is proposed, and to identify any surviving features of archaeological and architectural significance.

An assessment of the impact of the development proposals has been undertaken, making reference to the historic fabric that survives and which may be affected by the proposed alterations.

PRINCIPAL DELIVERABLES DERIVING FROM THIS WORK:

- A** – A summary of the known historical development of the building;
- B** – An assessment of any potential subsurface remains of archaeological interest;
- C** – An assessment of the impact of the proposed works to any archaeological remains.

DISSEMINATION

Copies of this report will be distributed to the Client, the South Yorkshire Sites and Monuments Record (SMR), and a digital copy will be uploaded to the OASIS (Online Access to the Index of archaeological investigations) with the reference number: **thejessol-243 570**.



Figure 1: Location map of Site (marked with red rectangle)

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2 SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND SETTING

No.90 Trippet Lane (the Site) is located on the corner of Trippet Lane and Bailey Lane to the northwest of the center of Sheffield, (**Appendix 3.1**) South Yorkshire (**Figure 1**). The plot has a sub-rectangular plan (**Figure 1**), comprising an area of c.200m². Access into a yard at the rear is from Bailey Lane via modern gates (**Appendix 3.4**). The yard is level and covered with tarmac (**Appendix 3.6**), although Bailey Lane falls away steeply to the south. Approximately 60% of the Site comprises an U-shaped building (**Appendix 3.5**), which is single storey to the rear, although the front elevation is two storeys in height (**Appendices 3.1-3.2**), with a basement.

The site is centred on NGR SK 35004 87340. Internally, the ground floor is c.85m above sea level, although externally the ground falls along the Bailey Lane façade (**Appendix 3.4**).

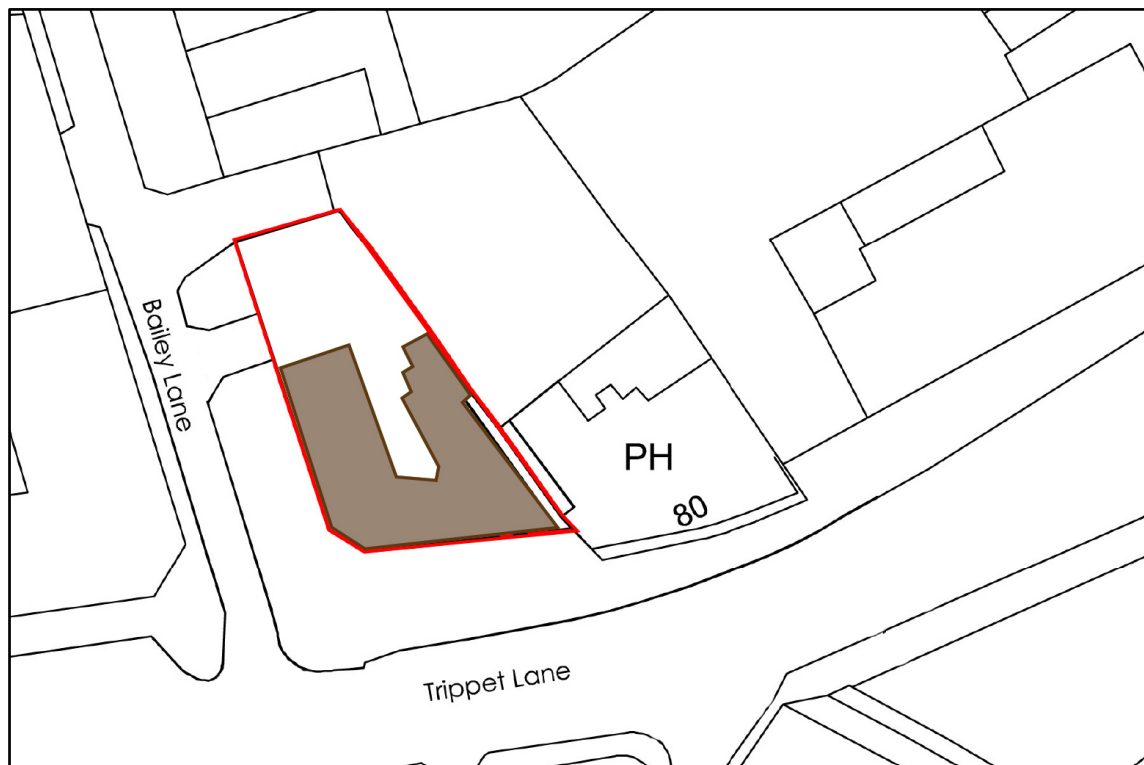


Figure 2: Site plan (brown = existing buildings)
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GEOLOGY

The underlying bedrock geology beneath the Site is the Pennine Lower Coal Measures Formation – Mudstone and Siltstone. No superficial deposits are recorded (BGS Digital data 2016).

No geotechnical investigations have been undertaken within the site boundary.

3 METHODOLOGY

INTRODUCTION

This heritage appraisal has been prepared in accordance with a guidance prepared the Chartered Institute for Archaeologists (CIfA 2014) and accepted best practice. Consultation has been made of records held by the South Yorkshire Sites and Monuments Record and Heritage Gateway (online reference) to ensure that the baseline archaeological data of any associated heritage assets are correct.

LIMITATIONS

The scope of this report has been focused upon the assessment of features of significance within the immediate setting of the Site, and that form the historic fabric of the standing building.

The report is limited to the following:

- Consultation with Cordonier Architects in regards to the proposed redevelopment scheme;
- A review of relevant archive and documentary material;
- A Site visit in the form of a walk-over inspection of the Site and surrounding area;
- A consideration of the setting of the Site and the identification of heritage assets;
- The preparation of this report.

NOMENCLATURE

The terminology used throughout this document has been derived from existing names and descriptions associated with the site and its surrounding area. Additional descriptions are based upon an assessment of the current and historic character of the site. Future research may identify additional descriptions for these areas or spaces.

SITE SURVEY

The site was inspected by Oliver Jessop MCI(A) in February 2016.

SOURCES CONSULTED

The following archaeological databases and archive repositories were consulted during the preparation of this document:

- Aerial photographs;
- Archaeological Data Service (ADS) – York;

- Documentary sources, including archaeological publications where available;
- Geological mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;
- Internet archives;
- The National Archives – Kew;
- The Historic England archive – Swindon;
- The National Heritage List for England – Historic England;
- Sheffield Archives on Shoreham Street;
- Sheffield Local Studies Library;
- South Yorkshire Sites and Monuments Record.

ARCHAEOLOGICAL TIME PERIODS

Within this report the following archaeological time periods are used to describe sometimes broad, and unequal phases of past human activity.

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-AD1540)
- Post-Medieval and Modern (AD1541 to present)

4 PLANNING LEGISLATION AND GUIDANCE

PLANNING CONTEXT

The wider planning legislation that underpins planning decisions in regards to archaeological sites and designated heritage assets, is detailed within the Ancient Monuments and Archaeological Areas Act 1979. This legislation (relating to England) has been strengthened by the subsequent National Heritage Acts (1983; 2002).

Further legislation in the form of the Planning (Listed Buildings and Conservation Areas) Act 1990, defines both a 'Listed Building' and a 'Conservation Area'. In considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest (sect. 66.1)

NATIONAL PLANNING GUIDANCE – NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It replaces previous planning guidance as detailed in Annex 3, including Planning Policy Statement 5 (PPS5), which formed the basis of planning matters relating to the Historic Environment.

NPPF sets out the Government's planning policies for England and how these are expected to be applied. The new emphasis states that planning requirements within the planning system must be relevant, proportionate and necessary to each individual application (Para. 1). This guidance includes 12 Core Planning Principles that include promoting the different roles and character of our main urban areas and protecting the Green Belts around them. The conservation of heritage assets in a manner appropriate to their significance is also important, so that they can be enjoyed for their contribution to the quality of life of this and future generations (Para. 17).

NPPF encourages local planning authorities to identify and bring back into residential use empty housing and buildings (Para. 51), and make effective use of land that has previously been developed (brownfield land), provided that it is not of high environmental value (Para. 111). Section 12 of the NPPF, 'Conserving and enhancing the historic environment', seeks to ensure that heritage assets at risk, through neglect or decay, should be conserved (Para. 126). The setting of any heritage asset needs to be described in a planning submission, with the level of detail proportionate to the asset's importance (Para. 128).

Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be

demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 133). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para. 134).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made in regards to the scale of harm, or loss, and the significance of the heritage asset (Para. 135).

NPPF does, however, encourage planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance (Para. 137). Clear guidance is also given in regards to the requirements of developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and to make this evidence publically accessible (Para. 141).

NPPF tasks local planning authorities to have up-to-date evidence about the historic environment in their area and to use it to assess the significance of heritage assets and the contribution they make to the environment (Para. 169). Where appropriate, landscape character assessments should also be prepared and integrated with an assessment of historic landscape character, especially where major expansion options are being considered in areas of landscape sensitivity (Para. 170).

5 UNDERSTANDING THE SITE - HISTORY

INTRODUCTION

This section of the report presents a summary history of the development, ownership and use of the former historic properties that comprise the Site. It has been compiled from a variety of sources which are presented as a historical narrative in the following sections.

TRIPPET LANE/ BAILEY LANE

The site is situated on Trippet Lane at its junction with Bailey Lane. The site under investigation was initially developed sometime after 1771 and before 1850 when property begins to appear in the Sheffield Rate Books.

Gosling's Map of 1736 (**Appendix I.1**) illustrates that although the street is laid out, no development of the area immediately around the site had taken place and it lay on the western extremity of the town. Trippet Lane was named Red Lane during this period. Similarly on Fairbank's 1771 map (**Appendix I.2**), the site appears depicted as part of Bailey Fields although by this date Red Lane has become Trippet Lane (Leader suggests, named after a local family, although the exact family member has not been identified 1901, 207). Fairbank's map of 1779 (**Appendix I.3**) illustrates that the initial development of the surrounding area had taken place as far as Bailey Lane, which continued after the 1820s and the turnpiking of the Glossop Road. Leather's Map of 1823 (**Appendix I.4**) depicts proposed development as far as Western Bank and the 1840s White's Map (**Appendix I.5**) confirms that the area had become absorbed into the centre of the town.

Like the rest of Sheffield, development consisted of a mixture of domestic and retail premises and industrial buildings connected with the cutlery and associated trades. The majority of the industrial premises were small scale, with notable exceptions such as Ward and Payne, West Street (1803-1930).

HISTORIC MAPPING – NO. 90 TRIPPET LANE

On White's 1855 map (**Appendix I.6**) the site appears to consist of dwellings that were part of a continuous block along Trippet Lane with three properties marked on the Bailey Lane frontage although the scale of the map means the buildings shown are indicative rather than exact portrayals.

Large-scale OS mapping does not begin until the 1890s (**Appendix I.7**). This details five structures facing Trippet Lane (the frontage of which is now beneath the pavement and beyond the site

boundary) and a number of structures in the courtyard to the rear. Three properties can be identified facing Bailey Lane.

On Goads Fire plans dated 1896 (**Appendix 1.8**), sheet 18 shows the site consisted of Trippet Lane numbers 84 to 92 and Court 2 Bailey with the same three domestic properties facing Bailey Lane. The properties are marked as three stories buildings (the courtyard property being 2 stories) with properties 84, 88, 90 and 92 Trippet Lane being identified as shops and the remaining property as dwellings. Behind 90 and 92 single story extensions are shown. A single story structure is shown between The Grapes P.H. and 84 Trippet Lane.

By the 1905 OS Map (**Appendix 1.9**), an additional structure has appeared next to the two dwellings on the wall adjoining the pub yard. In 1935 (**Appendix 1.10**) these structures again appear to have been altered and the domestic buildings facing Bailey Lane appear to have become one property. A 1948 aerial photo (**Appendix 2.1**) confirms that all the properties between the pub and Bailey Lane have been demolished as have the domestic properties facing Bailey Lane. A new building (the existing property) now occupies the site and is set back from the earlier street frontage along Trippet Lane. The buildings in the courtyard have also demolished and a new outbuilding has appeared. This layout is confirmed by the 1953 OS Map (**Appendix 1.11**). The property remained unchanged from the early 1960s as demonstrated by the 1963, 1969, 1978 and 1995 maps (**Appendices 1.12-1.15**).

THE PROPERTIES

The numbers of the properties used in this section of the report are those identified from Goad's fire plans (**Appendix 1.8**). Earlier rate book and census records show The Grapes pub as number 84, rather than 80 as on the Goad's plan. For the basis of this report data has been collected for all properties from 84-92 Trippet Lane. No numbering appears in the 1851 rate books for Trippet Lane or in the 1841 census records. Similarly, the layout of the census and rate books pertaining to Bailey Lane clearly identify property such as Prometheus Works belonging to H&R Waterfall, and suggest that properties fronting Bailey Lane range in numbering from 6 to 18. This is in contradiction to the 1963 map which labels the building at this point as number 8 Bailey Lane. Court 2 also appears to be Court 6 in the period 1850-1880. Inconsistencies within the records continue, such as a later reference to Court 6 in addition to Court 2, and the specific numbering should be treated with caution.

THE OCCUPANTS

84 TRIPPET LANE

This property, situated next to The Grapes pub, appears to have been a greengrocers from the 1870s run first by William and Elizabeth Smith and later by the Rennee Mcgee in the late 1920s and finally by Walter McGuiness in 1932. Interestingly the rate books only indicate a domestic dwelling although Goad's 1896 fire plans clearly indicate that that 84 was a shop. The rate book and census records before 1871 indicate that number 84 was given to the Grapes Inn. The McLoughlin family by 1911 occupied 84, 90 and the Grapes P.H.

Year	Description – 84 Trippet Lane	Evidence
1932	Walter McGuiness – greengrocer	Kelly's Trade Directory
1930	Miss Renee Mcgee – greengrocer	Kelly's Trade Directory
1929	Miss Renee Mcgee – greengrocer	Kelly's Trade Directory
1911	William Smith, (74) fruiter (own account) and Fred McLoughlin grandson (24) – labourer at steel works. House has 4 rooms.	Census
1901	William Smith (65) green and fruit dir. and James McLoughlin grandson (18) market porter	Census
1891	Elizabeth Smith – occupier Jemina Batt – owner House rated at £6-0-0	RB375 SU-1-2 p58-9
1891	William (55) greengrocer and Elizabeth (54) Smith (E. Smith listed as Greengrocer in trade directory)	Census
1881	George Palmer – occupier Jemina Batt – owner House rated at £6-0-0	RB 358 SU 1-2 p55-56
1871	84 becomes listed as Grapes Inn in Census occupied by George Wilde and a house and stables in the rate books belonging the brewery Rawson & Co.	RB332 SU 1-2 p57 & Census

86 TRIPPET LANE

Described on the 1896 Goad's plan as a domestic dwelling, the house was occupied by those in a variety of trades including cutlery and metal working, tripe dressing, and a firewood dealer. William Roebuck who occupied the house in 1901 is described as a pocket blade grinder in the census, but is listed as a wardrobe dealer in White's directory of 1901. The property is rated as a house in the 1881 and 1891 and owned by Jemina Batt like the other properties once occupying the site but in 1871 and 1861 the rate books suggest that as well as a house there were 3-4 soot houses owned by Rawson & Co occupied by David Staniforth, William Mappin, Thomas Mcfearn, Thomas Mappin. It is unclear exactly what these soot houses were, perhaps storage for soot or rubbish

collected by the named men. The map evidence provides no further clues. The footprint for the house extends further back into the courtyard than with 84 or 88.

Year	Description – 86 Trippet Lane	Evidence
1911	Alfred Laycock (54) Edge tool striker and his wife Phoebe (49) both from Norton, Derbyshire, and their family Ethel (18) domestic servant, Phoebe (10), Edith(7), Arthur (5) and Rose (4). 3 room house	Census
1901	William Roebuck (61) Pocket Blade grinder (listed in the trade directory as a Wardrobe dlr.), wife Prudence (59) and family Ben (36) pocket blade grinder, Bill (34) pocket blade grinder, Edwin (20), labourer, Walter (28) carter	Census
1891	Thomas Jackson (George Lund is crossed through) occupier, Jemina Batt – owner House rated at £5-0-0	RB375 SU-1-2 p58-9
1891	William Jackson 928) a gas fitter and wife Annie (27)	Census
1881	George Lund (78) mentioned in 1879 trade directory as Firewood dlr., his occupation in census unclear and wife Emma (54)	Census
1881	George Lund – occupier, Jemina Batt – owner. House rated £5-5-0	RB 358 SU 1-2 p55-56
1871	Peter Moore (73) Tripe Boiler and his wife Mary (66)	Census
1871	4 soot houses owned by Rawson & Co and occupied by David Staniforth, William Mappin, Thomas Mcfearn, and Thomas Mappin. Rated at £4-0-0, £2-5-0, £2-5-0, £1-5-0	RB332 SU 1-2 p57 & Census
1861	House 2 soot houses 1 soot house mud and ...(text unclear) owned by Rawson & Co and occupied by David Staniforth, William Mappin, Thomas Mcfearn, and Thomas Mappin. Rated at £4-0-0, £2-5-0 9x2), £1-5-0	RB305 SU 1-2 p63-4
1861	Peter Moore (61) from Maltby, Tripe Boiler and his wife Mary (54), son Frederick (19) tripe boiler, and grandson (4)	Census
1851	Charles Woolen (24), born at sea, bone scale cutter and wife Sarah (23), son Charles (1). Hannah Betts (28) charwoman and her daughter Ann (7mths)	Census

88 TRIPPET LANE

This property is depicted as a shop on the 1896 Goad plan and appears to have been a tobacconist and newsagents from the 1880s run first by the Dickenson family, then by Thomas Ryalls, J. McLoughlin and finally, before it was demolished, by Eliza Templeton. Like William Roebuck at number 86, Joseph Dickenson appears to have had two jobs as a cabinet maker (census records) and shopkeeper/newsagent (trade directories). In the 1870s the trade directories record George Coates as a shoemaker at this address. It seems unlikely that Charles Johnson a saw handle maker traded from the premises in the 1860s and the rate books suggest that there

was another occupier Elizabeth Staniforth at the time. John Saynor is recorded in the trade directory at this address in 1862 although with no trade. It is interesting to note that George Wild, later publican at the Grapes in recorded as living at number 88 in 1851. He too is listed having two trades as Publican and Edge Tool Grinder. In White's 1856 trade directory shop keeper Hannah Howman is recorded at the property.

Year	Description – 88 Trippet lane	Evidence
1932	Eliza Templeton - Tobacconist	Kelly's Trade Directory
1930	J Templeton- Tobacconist	Kelly's Trade Directory
1919	J McLoughlin -Tobacco	White's Trade Directory
1911	Alfred Reed (22) warehouseman for provision mert. (in trade directory a tobacconist), wife Lily (22) and daughter Nellie (10 mths)	Census
1901	Thomas Ryalls (72) Tobacconist Dlr. (own account), wife Elizabeth (62), daughter Lucy(25) silver burnisher and Alice (17)	Census
1891	Joseph Dickenson – occupier, Jemina Batt – owner, House rated at £8-0-0	RB375 SU-1-2 p58-9
1891	Joseph Dickenson (53) cabinet maker (in trade directory shopkeeper), wife Hannah (54), Frederick Dickenson nephew (20) mercantile clerk	Census & trade directory
1881	Joseph Dickenson (44) cabinet maker (in trade directory newsagent), wife Hannah (46), Richard Hudson (19) scale cutter- boarder, and Flora Wright (14) domestic servant	Census & trade directory
1881	Joseph Dickenson –occupier, Jemina Batt -owner, House rated at £8-10-0	RB 358 SU 1-2 p55-56
1871	George Coates (53) shoemaker, wife Elizabeth (44), son Frederick (23) woodtuner, Arthur (16) wood turner, Clara (7), Rose (5), Albert (3mths)	Census
1871	George Coates- occupier, Jemina Batt – owner, House rated at £6-0-0	RB332 SU 1-2 p57 & Census
1861	Elizabeth Staniforth – occupier, Jemina Batt –owner, House rated at £6-0-0	RB305 SU 1-2 p63-4
1861	Charles Johnson (32) saw handle maker wife Mary (31), William (10), William Ducker uncle (81), mason's labourer. (1862 Directory John Saynor- no trade given),	Census & trade directory
1851	George Wild (31) Publican and grinder of edge tools, wife Ann (33), sons Harvey (7), Frederick 96), Alfred (2), servant Ann Chapman (23), 2 visitors (seamen) Harry Hapham and Joseph Newton and an lodger Mathew Wild (23) edge tool grinder. (1856 Hannah Howman is recorded as a shop keeper)	Census & trade directory

90 TRIPPET LANE

Between the 1850s and the 1870s those recorded in the census and rate books such as George Lund with no occupation and Sarah Worall and Jane Copper, silver burnishers seem unlikely shopkeepers. George Lund was given a caution for stealing hay from Park Station of the Manchester, Sheffield and Lincolnshire railway Company in 1867 (Sheffield Independent 24/8/1867). The shop seen on the later Goad's fire plans (1896) may have been first opened by the Davenports as in the 1871 rate book the property is referred to as just a house with a the rateable value at £5-0-0.

The Davenport's ran a pork butchers shop in the property from the 1870s. Joseph Davenport was described as a pork butcher in his obituary in 1875 when he died aged 57 (Sheffield Daily Telegraph). The rate books and census dated 1881 show Eliza Davenport running the shop as a pork butchers, the rate books clearly stating the property was a house and sale shop with a rateable value of £10, double that of 1871. In August 1883 the Sheffield Independent advertised "to be let, old established pork shop; valuation low- Apply 90 Trippet Lane". This probably signifies the date that James Hackett took over the premises.

The premises shown on Goad's fire plans in 1896 was three stories with a one story addition at the back of the property. This may have been the slaughter house mentioned in the 1891 rate books when James Hackett was described as a tripe dresser in the trade directories, although as a brush boring hand (worker) in the census of 1901 and a brush maker in 1891. Adverts in the Sheffield Evening Telegraph November 1893 and January 1893 also suggest he was acting as a book makers agent. In the sporting adverts he is named at 90 Trippet Lane as an agent for W Thomas to whom bets on horses for the November Handicap and 1s 6d for telegrams for "A big priced nap to-morrow" were to be sent. In 1896 an advert in the Sheffield Daily Telegraph asked for "three respectable Lads to learn light trade. Apply 10-11 am, 90 Trippet Lane". It is unclear if the lads were applying to help in the tripe shop or to help Hackett the brush maker.

The Sheffield Evening Telegraph in April 1906 carried an advert for "Fish, Chips and Tripe Shop" apply 90 Trippet Lane and probably indicates a likely date for Louis McLoughlin to have taken over the premises. James Hackett moving on after the death of his wife in 1903.

Louis McLoughlin is recorded at the property from 1911 (again with a dual occupation of market porter and shopkeeper). The house is described as having six rooms in the census. His family ran the premises as a grocers until the 1940s. His daughter is described in the later trade directories at 90 Trippet Lane firstly as a ladies hairdressers and later as a drapers. Louis McLoughlin it seemed tried to copy James Hackett in being a bookmakers agent but was fined £30 in 1932 for "using the premises at 90 Trippet Lane, as a betting house" (Sheffield Independent) having two years

previously been accused of publishing and circulating "ready money football coupons" (Sheffield Independent 1930). Sometime in the mid-late 1930s or early 1940s the original buildings were demolished and the current one erected set back from the road along both Trippet Lane and Bailey Lane. Unfortunately the property valuations for 1934 were unavailable in the Sheffield Archives and which may have been able to shed more light on how the building changed.

Year	Description – 90 Trippet lane	Evidence
1973	Miss N.A. McLoughlin – draper	Kelly's Trade Directory
1961	N.A. McLoughlin – Ladies hairdresser	Kelly's Trade Directory
1951	N.A. McLoughlin – Ladies hairdresser	Kelly's Trade Directory
1940	N.A. McLoughlin – Ladies hairdresser	Kelly's Trade Directory
1932	Louis McLoughlin – grocer	Kelly's Trade Directory
1930	Louis McLoughlin – grocer	Kelly's Trade Directory
1919	Louis McLoughlin – shopkeeper	White's Trade Directory
1911	Louis McLoughlin (29) market porter (shopkeeper in trade directory), wife Sarah Ann (24), family Henry (4), Nora (3), Elsie (8mths). 6 rooms	Census
1901	James Hackett (56) Bush boring hand (worker) (in trade directory Tripe Dresser), wife Sarah A (49), Henry Harrison boarder (25) spoon and fork filer (Sarah died March 1903)	Census & Sheffield Daily Telegraph.
1891	James Hackett occupier, Jemina Batt – owner, House, shop and slaughter house rated at £12-0-0	RB375 SU-1-2 p58-9
1891	James Hackett (46) brush maker(in trade directory Tripe Dresser) from Waterford Ireland, wife Sarah A (42), son Arthur (10), brother John Hackett (39) edge tool forger	Census & trade directory
1881	Eliza Davenport (40), pork butcher, son in law William Cooper (36) engraver, wife Annie Cooper (35), Lillian (14), Isobel (12), Eliza (5), Joseph (2)	Census & trade directory
1881	Eliza Davenport – occupier, Jemina Batt – owner, House and Saleshop rated at £10-0-0	RB 358 SU 1-2 p55-56
1871	George Lund (52), wife (44), William (16) polisher	Census
1871	George Lund occupier, Jemina Batt – owner, House rated at £5-0-0	RB332 SU 1-2 p57 & Census
1861	Sarah Worrall occupier, Jemina Batt owner, house rated at £5-0-0	RB305 SU 1-2 p63-4
1861	June Cooper (36) silver burnisher, Emma Worrall (10), Samuel Worrall (7), Sarah Worrall (68) mother, Tiley Norton lodger (65)	Census
1851	Sarah Worrall (56), Jane Cooper (25) silver burnisher, Emma Hathersley, lodger (17) comb maker, Isabella Cooper (3mth)	Census

92 TRIPPET LANE

92 Trippet Lane was the largest property of the original buildings being situated on the corner of the plot and extending down Bailey Lane. The building comprised three stories facing Trippet Lane and, like 90,0 it had a single story extension to the rear. From the 1860s it was described as a house and sale shop with William Bink listed as a newsagent in White's 1862 Directory, but like all the other occupiers also having a second occupation as a table knife cutler. Thomas Lister occupied the shop in the 1870s although the house above was rented to a file cutter William Balk. The Steel family had rented the first floor of the property in the 1850s. From the 1880s the shop became a butchers. Charles Greensmith is recorded as a beef butcher and later Joseph Tomlinson, BW Dealtry, F Oates and John Broomhead were also recorded as butchers. Again in the 1890s the house above the shop was rented out this time to the Ryalls who by 1901 had moved to 88 Trippet lane.

Year	Description – 92 Trippet lane	Evidence
1932	John Broomhead Oates - butcher	Kelly's Trade Directory
1911	F Oates and Son - butcher	White's Trade Directory
1901	Joseph Tomlinson (43) butcher on own account, wife Ellen (43), Joseph (17) butcher, Elizabeth (16) dressmaker, Ellen (6), Thomas (3) In the trade directory listed as BW Dealtry – Butcher)	Census
1891	Joseph Tomlinson – occupier Jemina Batt – owner House and Shop rated at £14-0-0	RB375 SU-1-2 p58-9
1891	Thomas Ryalls (65) saw handle maker, wife Elizabeth (52), Annie (32) cigar maker, Tom (26) Britannia metal spinner, Charles (24) cutler, Kate (20) cigar maker, Lucy (15) silver burnisher, Alice (7), Kate Kennesey lodger (19) warehousewoman	Census & trade directory
1881	Charles Greensmith (72) beef butcher, wife Ann (61) daughter Mary (16)	Census & trade directory
1881	Charles Greensmith – occupier Jemina Batt- owner House & Saleshop rated at £13-10-0	RB 358 SU 1-2 p55-56
1871	William Balk (26) file cutter and wife Mary (24), George Brammall Apprentice (15)	Census
1871	Thomas Lister – occupier Jemina Batt – owner House & Shop rated at £8-5-0	RB332 SU 1-2 p57 & Census
1861	William Binks – occupier Jemina Batt – owner House and Saleshop rated at £8-5-0	RB305 SU 1-2 p63-4

Year	Description – 92 Trippet lane	Evidence
1861	William Binks (40) table knife hafter (1862 trade directory newsagent), wife Ellen (37), Ann 913), Ellen (10), Alice (7), George (4), William G (5mths)	Census & trade directory
1851	William Binks (30) Table knife Cutler, wife Ellen (27), Louisa (5), Ann (3), Ellen (7mths) On first floor Nobel Steel (44) painter (compositor), wife Alice (36), Alfred (12) Errand boy	Census & trade directory

BAILEY LANE PROPERTIES

The numbering for the Bailey Lane properties on the site are hard to identify but from Goad's fire plan of 1896 we know it was referred to at the end of 19th century as Court 2. The three properties that face Bailey Lane, rather than being in the courtyard are likely to have had specific street numbers but Goad's doesn't identify any and we only have number 8 recorded on the 1963 OS map after the original buildings had been demolished. The rate books suggest the numbering is 14-18 Bailey Lane falling between Court 2 and Henry Waterfall's works in 1881 (Newton & Barber in 1891). Between Trippet Lane and Court 2 Bailey Lane, travelling towards Broad Lane, White's 1911 directory lists Lewis & Co edge tool merchants, Thomas Frost and Co Ltd, table blade forgers and William and Co stampers but these trades do not seem to be compatible with the buildings at the time and probably refer to buildings lower down the street. The rate books show the houses in the courtyard being owned by someone called Dearman.

6-14 BAILEY LANE

All are recorded as houses owned by Jemina or John Batt in the rate books. They are shown as three story houses on Goad's fire plan. As the numbering is uncertain the census records have not been analysed in detail. A summary can be found in **Appendix 2.3**.

COURT 2

HOUSE 1 COURT 2

From 1881-1901 the census tells us that there were four dwellings in Court 2 Bailey lane, three of which are identified on Goad's fire plans as 1, 2, and 3. In 1911 the Buttery family occupied 2Ct1. Herbert (40) was a coal carter, his sister Elizabeth (52) was a cigar maker. Her sons Walter (25) a cutler and James (16) auger striker lived with them. From 1891-1901 Karren Roberts (48), charwomen lived there with her three children Lawrence (25), a file grinder, Frank (22) a general labourer and Mary (15) a silver burnisher. The property in 1881 was to let.

In 1891 the house appears to have been owned by John Batt and occupied by Thomas Scott.

HOUSE 2 COURT 2

In 1901 this house was recorded as empty in the census records and the only prior reference was in 1881 when Eliza Falkner (29) ginger beer maker and Jane Cook (25) a visitor from Eliza's home town of Retford and domestic servant are recorded.

In 1891 the house appears to have been owned by John Batt and occupied by Thomas Faulkner.

HOUSE 3 COURT 2

Is recorded as empty in 1901 and to Let in 1881.

In 1891 the house appears to have been owned by John Batt and occupied by Davenport, perhaps the same as Eliza or a relative recorded at 90 Trippet Lane.

HOUSE 4 COURT 2

The Smiths, Kate (39) and her children Charles (17), backman at a rolling mill, Louis (16), cigar maker, Robert (14) knife blade heater, Marian (11), William (5) and a boarder, Emily Ibberson (17) who worked in a laundry house. Between 1881 and 1891 the Ashmore family lived in the two story house. Aaron (78 in 1891 but recorded as 62 in 1881) was first a coal dealer then cutlery grinder, Keria his wife died sometime between 1881 and 1891. Charles (26) married Ada (21) and had a child Florence (3) in the late 1880s. Aaron's other daughters Sarah (20) and Ann (15) had left home before 1891. Arron is also recorded as the occupier in the 1881 rate books and in 1871 in what is then called Court 6 Bailey Lane. In 1871 William Asldy (19) file cutter, his wife Emma (19) and son Joe (9 mths) together with Anthony Hutchingson (61) hawker, his wife Sicity (61) and William Moran (70) (labourer) and Mary (69) (dressmaker) shared the house.

Before 1881 the properties, are all recorded as houses are unnumbered and possibly referred to as Court 6 or the yard in court 6 although in 1871 the rate books recorded 8 houses in Court 6 suggesting that court 6 was indeed on a different site. (See **Appendix 2.4**).

6 UNDERSTANDING THE SITE - ARCHAEOLOGY

INTRODUCTION

This section of the report presents a summary of the archaeological context to the Site, having been compiled from a variety of sources, principally records held by the South Yorkshire Sites and Monuments Record (SMR). It presents a baseline description of known archaeology, divided into time periods, and incorporates evidence from historical mapping where available. The area search was within a radius of up to 500m from the Site.

A total of **42** sites, or features of archaeological interest are recorded and each is referenced in the sections below as an individual Heritage Asset (**HA**). There are listed in **Table I** and their positions plotted on **Figure 3**.

PREHISTORIC – PALAEO-LITHIC, MESOLITHIC, NEOLITHIC (PRE 30,000BC–2000BC)

There are no known early prehistoric sites within the immediate vicinity of the Site.

PREHISTORIC – BRONZE AGE AND IRON AGE (2000BC – AD43)

An investigation of a site located on Rockingham Street/Broad Lane revealed an ephemeral linear feature, pit and a number of possible stake holes below a sealed medieval layer. It is thought that these may date to the early Bronze Age period (Tinsley & Copley 2008, 2) **HA1**.

During the Iron Age, Sheffield lay on the border of the Corieltauvi tribe to the south and the Brigantes to the north. Although the exact boundary is unknown it is believed to have been demarcated by Wincobank Hillfort, the northern most boundary of the Roman Military Zone in the early Romano-British period (Stenton 2006, 3).

ROMAN (AD43 – AD450)

A roman coin **HA2** is recorded as having been found in the area of Rockingham Street and Wellington Street, although its exact find spot is unknown.

SAXON/EARLY MEDIEVAL (AD450 – AD1540)

The only late Saxon remains recorded within the search area is an 8th century Anglican Cross **HA3**. It is believed to have originated from the parish church, although it was found in the 19th century being used as a trough in Sheffield Park. The site of Sheffield Castle (SMR reference 0242/ESY24/ESY622) and the old medieval centre of Sheffield lie within 750m of the site. Finds from the medieval period, also located in the Fargate area include a medieval well **HA4**, pottery deposits **HA5** and a coin hoard **HA6**.

Parts of Sheffield Cathedral date back to the 13th century **HA7**. On the edge of the 250m radius stood the Townhead Cross **HA8**.

Barker's Pool, first referenced in 1551, refers to a small reservoir used to help the town's water supply. By 1853 the reservoir had been removed **HA9** (Raybould & O'Neill 2007; 1).

The first reference to the Sheffield cutlery trades ("that which cuts") occurs in 1297 when Robertus le Coteler is recorded in the hearth tax returns for Sheffield (Symonds et al 2002; 1). Seventy-three years later in 1370 Chaucer makes reference to a Sheffield 'thwitel' (a straight wooden-handled knife in the Reeve's Tale. It was not until the mid-16th century however that records demonstrate cutlers formed a significant proportion of the workforce of Sheffield (Unwin in Symonds 2002, 14).

POST MEDIEVAL AND MODERN (AD1540-1912)

CUTLERY

In 1624 the Company of Cutler's in Hallamshire was established to regulate the industry, including the marks issued and apprenticeships. The Cutler's Hall was first built in 1638 and replaced in 1725. Today the present Hall dates from 1832, designed by Worth and Taylor occupies 7-15 Church Street **HA10**.

The industrial premises of the cutlery trades in the immediate vicinity of the site are represented by Anglo Works **HA11** and Mortons **HA12**, both medium scale works. Anglo Works appears to have developed throughout the course of the 19th century and "adapted from late 18th century domestic structures" (Duckworth & Jessop 2006, 10). Morton's, also known as Central Works, consisted of a range of buildings around a courtyard and was divided into independent workshops, typical of Sheffield (Unwin & Ball 2002, 2), and occupied principally by cutlers (*ibid.*, 7). A number of other examples of medium scale works representing both integrated works and collections of individual workshops within a 500m radius of the site and include Cambridge works and Kendal Works both integrated and Leah's Yard a mixture of integrated and individual workshops **HA13-15**. **HA16** & **HA17** represent the smaller works.

One of the few larger works located in the city was Washington Works **HA18** can be found 500m from the site, although adjacent to the site at Penton Street the works of Ward and Payne, Edge Tool Manufacturers was also large but does not appear in the SMR records and today the site is occupied by the Job Centre built in 1934 as the Office of Works (Harman and Minnis 2004, 132).

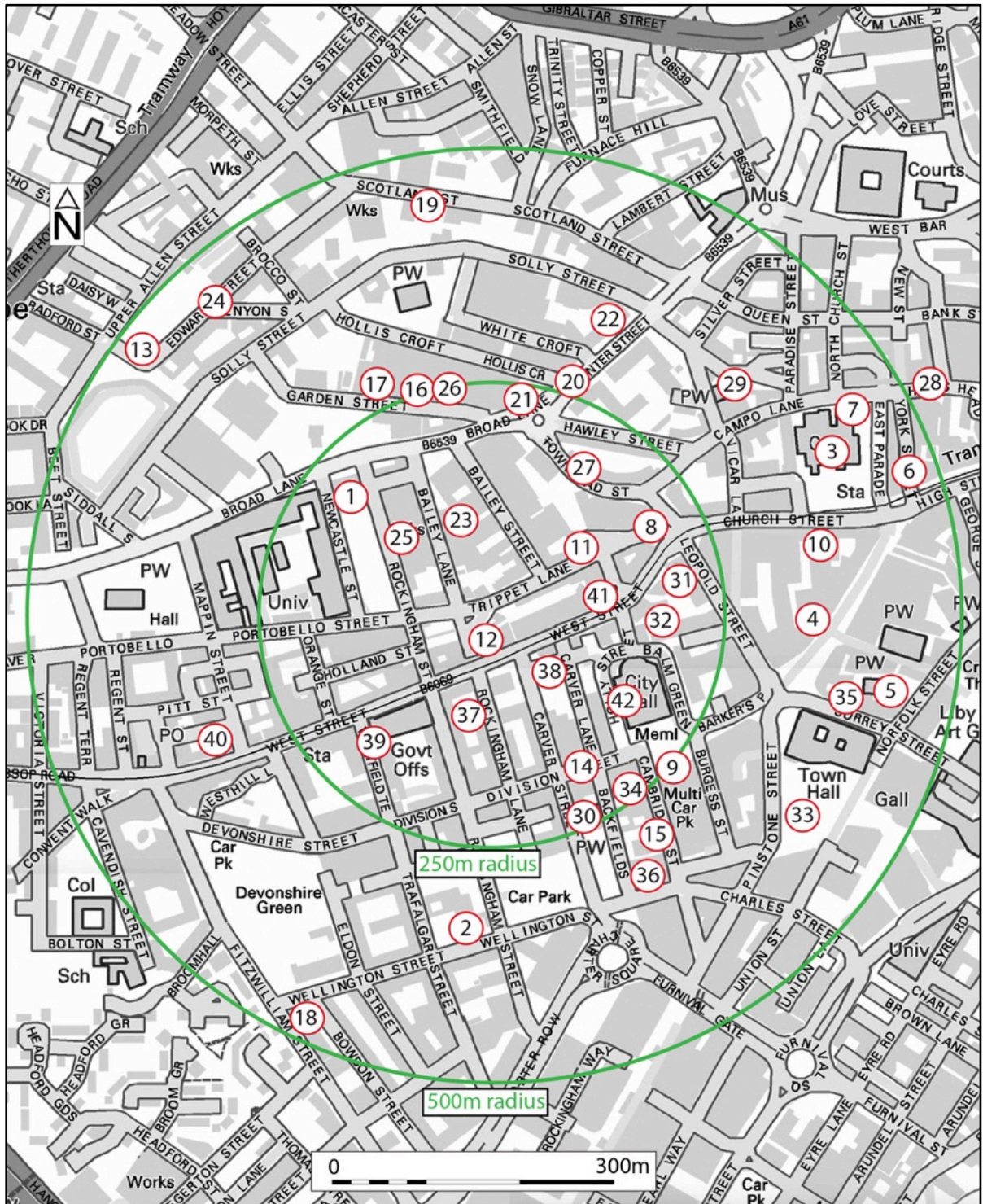


Figure 3: Location of Heritage Assets within a 500m radius of the Site.

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STEEL

The area to the north of the site within a 500m radius, is known locally as the 'Crofts'. Here not only are workshops of the cutlery industry found but also early examples of cementation and crucible steel manufacturing. The Cutlers' Company experimented with a steel furnace as early as 1763 **HA19** and other late 18th century examples are the Tool and Steel works of Kenyon **HA20** and Harrison **HA21**. "The first urban crucible steel furnaces were built in the crofts in 1783 and by 1787 nine of the 19 steel convertors and refiners listed in the directory were located there" (Belford 2011, 113).

Examples of later 19th century steel works are Turton's, located between White Croft and Peacroft **HA22** and Bailey Lane Works **HA23**, was already a large steel, saw and file works by the 1850s.

HOUSING

The site at 90 Trippet Lane once included a mixture of domestic and retail structures. Unlike much of the housing in the area, these did not appear to be back to backs, unlike examples in Edward Street **HA24** or Rockingham Street **HA25**. Other examples in the Sheffield SMR such as **HA26** on Garden Street confirm that domestic dwellings were often associated with small and medium scale premises and even transformed into workshops as businesses expanded.

EDUCATION AND RELIGION

The growing population employed by the Sheffield trades was supported by the development of schools in the area as early as 1709 when the Sheffield Grammar School opened **HA27**. In the late 18th century boys' and girls' charity schools can be found within 500m of the Site **HA28** & **HA29**, and by the early 19th century a National School **HA30** had opened on Carver Street. At the end of the 19th Century, a pupil teacher centre, designed by H Lockwood had opened on Holly Street and Board School designed by JB Mitchell Withers **HA31** & **HA32**.

As well as the medieval parish church of the St Peter and St. Paul, Anglicans could attend St Paul's on Pinstone Street **HA33** and later in the in the 19th century the parish churches of St Matthew's, Carver Street **HA34**, and St George's, Regent Street.

There were a number of non-conformist chapels built in the 18th and 19th centuries. Examples of sites within the Sheffield SMR include the graveyard of Unitarian Chapel **HA35**, the Primitive Methodist Chapel and Sunday school on Cambridge Street **HA36**, Methodist Sunday school on Rockingham Lane **HA37**, a Wesleyan Chapel on Carver Street **HA38**, and a Mount Zion, Congregational Chapel on Westfield terrace **HA40**. Despite what seems like a wealth of religious

houses within a short distance of the site at Trippet Lane at the turn of the 20th century A.S.O Birch decided that a Workmen's Mission (the site of 87 Trippet lane) was required for 10,000 non-church attenders (TJC 2015).

20TH CENTURY DEVELOPMENTS

At the turn of the 20th century new industries began to appear such as the motor industry in the form of the Sheffield Motor Company, West Street and telephone exchange in the impressive Steel City House built in 1927. Redevelopment of the area after the first world war is also signified by the imposing City Hall built in 1928-32 by E.Vincent Harries in a Classical Revival style **HA41** and was part of a much larger plan of development that never occurred based on Abercrombie's plans to remove all housing from the town centre.

TABLE 1 - SMR SITES WITHIN 500M

HA No.	HER/SMR No.	Site Name	Location	Monument Type	Date
Prehistoric (50000BC – AD43)					
1	05317	Possible prehistoric cut features, Broad Lane beneath sealed medieval layer. A number of pits and possible postholes and ephemeral linear feature.	SK3487 8746	Pit -Early Bronze Age	2350BC to 1539AD
Roman (AD43 – AD460)					
2	2756/01	Roman Coin. 'Late' Roman coin hoard, find spot not accurately located, currently held by Sheffield City Museum.	Sk350008 700	Find Spot	Late Roman
Saxon/Early Medieval (AD450 – AD1066)					
3	253/01	8th Century Cross Shaft (possibly the remains of Sheffield churchyard cross), Sheffield. The original site of the cross may have been Sheffield parish church (now Sheffield Cathedral) and there are records of the 'great cross' that stood in the churchyard being pulled down in 1530.	SK 3540 8750 (point)	Cross	8th C
Medieval (AD1066 – AD1540)					
4	5551	Medieval Well. Fargate was an extension of High Street, which linked the castle and markets with the parish church. An important assemblage of pottery was recovered from the well. This material dated from the late 11th/12th to the 16th centuries.	SK 3540 8727 (point)	Well	Medieval

5	5552	Medieval pottery and ceramics recovered from a buried soil that contained no later material.	SK 3541 8725 (point)	Pottery Deposits	Medieval
6	252/01	Medieval Coin Hoard, found in the vicinity of York Street and High Street. Hoard of 103 coins (Henry VIII-James I) discovered in 1913.	SK 3547 8745 (point)	Coins	Medieval
7	00249/01	Sheffield Parish Church, (St Peter & St Paul) thought to have parts contemporary with the castle but destroyed c 1266. Older remnants from church dedicated 1280 detected in the chancel. It was rebuilt in 15th & 16th centuries. It became a Cathedral in 1914.	SK354087 50	Parish Church 1101AD - 1914 Cathedral 1914- present	Medieval- present
8	02764/01	Townhead Cross.	SK 35522874 1	Cross	Medieval
9	ESY1299	Watching brief at Barker's Pool, Sheffield. Once used for as part of the Town's water supply.	SK 35220 87176	Reservoir	Medieval/P ost medieval
Post Medieval (AD1540 - Modern)					
Cutlery					
10	3985 List No 1247108 Grade II*	Cutlers' Hall. Built 1832, designed by Samuel Worth and Benjamin Broomhead Taylor. Extended (to rear) 1867 and (to west) 1888. Built on the site of two previous Cutlers' Halls, 1638 and 1725.	SK 3537 8737 (point)	Hall	17th – Mid 19th Century
11	5557 List No 1247452 Grade II	Anglo Works: 23 Trippet Lane. A medium sized cutlery and silversmiths works, incorporating both adapted and purpose-built components, one of a small number of surviving city centre factories which display the distinctive functional architectural character of early 19th century industrial buildings in Sheffield. Built circa 1800 with subsequent alteration and extensions.	SK 35143 87369	Cutlery Works Workshop 1800	Early 19th C
12	4282/01 List No 1270868 Grade II	Mortons/Central Works 98-104 West Street: Includes: No.2 Bailey Lane. Workshops, now stores, offices, shops and restaurant. c1830 and c1850, with late C19 and C20 alterations.	SK350188 7282	Workshops	19th C
13	5197	Cambridge Works: Cutlery works built mid-late 19th century. Office range on street frontage, workshops around courtyard to rear. Solly Street 216-218.	SK 3472 8758	Cutlery Works Office Warehouse 1833–1899	Mid-Late 19th C
14	4389/01 List No	Kendal Works: Medium-size cutlery works, with office and warehouse range on street	SK 3510 8721	Cutlery Works	19th C

	1247044 Grade II	frontage, workshops to rear around courtyard. Multi-occupation and wide variety of uses over time. Small scissor forge, early 20th century, in yard. 23–31 Odd Carver Street.		Forge Warehouse Office Workshop 1825–1925	
15	5582 List No 1247012 Grade II*	Leah's Yard: 20–22 Cambridge Street Leah's Yard is a well-preserved complex of workshops serving different aspects of Sheffield's cutlery and metal working trades.	SK 3518 8711	Edge Tool Works 1800–1832	19th C
16	List No 1392481 Grade II	48–50 Garden Street- Little Mesters' House with workshop range behind.	SK 34886875 57	House Workshops	19th C
17	DSY 2321 List No 458222 Grade II	52,54,56 Garden Street, 3 houses now workshops.	SK 34869875 59	Houses Workshops	Mid 19th C – 20th C
18	04671	Site of Washington Works, initially a tenement factory it became one of the largest factories in the city.	Sk348986 87	Tenement Factory 1820–1853 Cutlery Works 1820–1974	19th C
Steel Works					
19	4655	Innovative steel furnace erected by the Cutlers' Company in 1763.	SK 3498 8774 (point)	Steel Works 1763	Mid 18th C
20	04656	Kenyon's Tool and Steel Works.	SK 3504 8758	Steel Works	Late 18th C
21	04657	Harrison's Tool and Steel Works, adjacent to Kenyon's Steel Works – Manufacturer of saws.	SK 3502 8758	Steel Works	Late 18thC
22	4648	Parkin/Turton/Central Steel Works constructed a steelworks midway between Pea Croft and White Croft in 1810. Two cementation furnaces were positioned opposite the site entrance and would have been prominent to the visitor coming down the narrow lane running back from Pea Croft. The demarcation between cementation and crucible furnaces was made explicit by their location on opposite sides of the yard. Excavated 2006 many of the features showed signs of modification and re-use.	SK 3507 8766	Steel Works	19th-20thC
23	1186728 PastScape	Bailey Lane Works: Steelworks and saw and file works, already a large complex by	SK 3496 8737	Office 1890 -1903	19th C

		1850 and expanding thereafter. Only one surviving historic building, an office/showroom/wareroom building of c.1900.		Warehouse 1890–1903 Steelworks 1890–1903 Warehouse 1890–1903	
Housing					
24	5227	Historic maps show that between 1808 and 1850 a mixture of domestic, retail and industrial buildings were constructed on the land bounded by Brocco, Edward and Upper Allen Streets, and by Kenyon Alley, to the northwest of the city centre. Archaeological excavation revealed remains of back-to-back housing in two parts of this block, comprising the remains of a number of courtyards.	SK 3476 8770 (point)	Back to Back Housing	19th Century
25	5411	Remains of back-to-back housing, Rockingham Street, Sheffield.	SK 3489 8742 (point)	Back to Back Housing	19th Century
26	5216	House, probably associated with cutlery works, built in the mid 19th century. 38 Garden Street.	SK 3496 8755	House 1833-1866	Mid 19th C
Education					
27	03782/01	Sheffield Grammar School 1709-10	SK 3515 8746	Grammar School 1648-1824	18th C
28	4959	Boy's Charity School	SK354587 53	School	Late 18th C
29	4960	Girls Charity School	SK353287 52	School	Late 18th C
30	List No 1271074 Grade II	National school, Carver Street, now bar and restaurant. Dated 1812, with late C20 alterations. Brick with stone dressings and hipped and gabled slate roofs with a gable stack.	SK351168 7183	School	Early 19th C
31	5543 List No 1255152 Grade II	Holly Building, Holly Street Pupil teachers' centre, now education offices. 1899, by HW Lockwood. For the Sheffield School Board.	SK351888 7304	Training Centre	Late 19th C
32	List No 1255151 Grade II	Bow Centre, Holly Street and attached railing Elementary school, now club. 1894. By JB Mitchell-Withers. For the Sheffield School Board. Ashlar. Roof not visible. Stripped Classical style.	SK 35185 87326	School 1894	Late 19th C
Religious					
33	2217/01	St Paul's church was built during 1720 but was not consecrated until 1739. Burials began in 1743. The church was demolished in 1938 and the churchyard partially cleared. Now the Peace Gardens	SK 3540 8749	Parish Church	18th-20th C

34	1508560 P.Scape List No 1247046 Grade II	St Matthew, Carver Street Parish church and attached railing. 1854-55. By Flockton and Son. Chancel 1884, by JD Sedding. Redecorated circa 1960 by GG Pace. Coursed squared stone with ashlar dressings and slate roofs. Chancel and sanctuary, vestry and organ chamber, nave with clerestory, aisles with lady chapel and baptistry,	SK 35134 87109	Parish Church	19th & 20th C
35	5553	18th century graveyard of Unitarian Chapel. Largely undisturbed.	SK 3542 8724 (point)	Graveyard	18th C
36	5580	Primitive Methodist Chapel, built 1835-6. Associated Sunday School to south and later to rear	SK 3519 8706	Chapel	19th C
37	List No 1247142 Grade II	Samaritans' Office, former Methodist Sunday School, Rockingham Lane. Church hall, now offices. Early C19. Brick with stone dressings and slate roof.	SK350128 7225	Church Hall	Early 19th C
38	05416 List No SK35116871 83 Grade II	Wesleyan Methodist Chapel, Carver Street built of brick with stone dressings and a slate roof. The chapel was built in 1804 with an addition of circa 1840. The chapel was sold in 1933.	SK 35036 87244	Methodist Chapel 1804, 1840, 1833	19th C
39	602439 P.Scape List No 1254481 Grade II	Mount Zion Congregational Chapel former chapel built in 1835. Purchased by Sheffield Royal Hospital (HOB 102441) in 1922 and converted to an outpatients department for the hospital. The hospital was demolished and the chapel became the facade to an office building in 1988. Westfield Terrace.	SK 34885 87136	Congregational Chapel 1835 General Hospital 1922	19th- 20th C
20th Century					
40	1566815 P.Scape	Numbers 210-238 West Street, including the former Sheffield Motor Co Ltd.	SK 34721 87173	Billiard Hall 1907	20th-21st C
41 T a b l e	List No 1247523 Grade II	Steel City House. West Street. Telephone exchange, incorporating post office, shops and bank, now offices. 1927, with mid and late C20 alterations. By HT Rees for HM Office of Works. Steel frame with Portland stone cladding and dressings, and flat roofs. Classical Revival style.	SK351658 7379	Telephone Exchange 1927	Early 20th C
42 : H e r	03987/01 List No 1246548 Grade II*	Sheffield City Hall. 1920-1934, with alterations 1984. By E Vincent Harris. Ashlar with asphalt flat roofs. Classical Revival style.	SK 3519 8724 (point)	Public Hall	Early 20th C

7 UNDERSTANDING THE SITE – HISTORIC FABRIC

INTRODUCTION

This section of the report presents the results of a rapid appraisal of the historic fabric that comprises the standing building at 90 Trippet Lane (see **Figure 2**). Internal access was limited due to the partial removal of internal floors and the general dilapidated nature of the building, however a visual inspection was made where safe access permitted.

The building has a U-shaped layout and is arranged over two-storeys, with a basement level along Bailey Lane that is cut into the natural hillslope (**Appendix 3.1**). The building is a single phase structure, with brick walling and internal timber floors and roof. There is a pitched roof with welsh slate along Bailey Lane, although the single-storey section of the building facing Trippet Lane has a flat roof (**Appendix 3.2**). The corner of the building is angled with two pedestrian doors on Trippet Lane, one is recessed with a small lobby. Secondary access is via a recessed porch on Bailey Lane, which has a short flight of steps and metal security gates (**Appendix 3.3**). The windows consist of two lights with a high transom, or are larger with mullions separating the transoms forming six light openings. Flat brick lintels and moulded brick sills are used along the Bailey Lane frontage and on the angled corner of Trippet Lane.

The rear of the building is less ornamental than the facades, with the windows having segmental brick arched heads and simple brick sills. The flat roofed section is clad with cement render (**Appendix 3.5**).

The internal plan comprises of a series of interconnecting rooms that span the full width of the building. The removal of internal flooring, partitions and doorways has made it difficult to understand the former arrangement of this space (**Appendices 3.7-3.10**). There was a stairwell to the first floor and down to the basement in front of the external doorway and porch on Bailey Lane (**Appendices 3.11, 3.12**), although the external door was modern with narrow glazing strips. There was only limited access to the upper floor (**Appendices 3.13, 3.14**), although no features of note were observed during the survey.

8 PROPOSED DEVELOPMENT IMPACTS

POTENTIAL IMPACTS

The development scheme will demolish the existing structure, then construct a new three-storey building across the whole footprint of the development area (**Figures 4 and 5**). It is proposed to constructed shallow concrete foundations.

PREVIOUS IMPACTS UPON THE ARCHAEOLOGICAL RESOURCE

The principal impact upon any pre-18th century archaeological remains, should they exist, has been the development of houses and workshops on the Site during the 19th century. This has included the excavation of cellars and associated services.

The impact of the new proposals associated with this planning application could result in:

- Permanent complete loss of standing structural elements;
- Damage to subsurface remains of previously demolished 19th century structures by the excavation of new service routes, or foundations.

ARCHAEOLOGY – PHYSICAL IMPACTS

Along Bailey Lane there is a basement level and this is cut into the natural slope of the hillside. The likelihood for earlier undisturbed archaeological deposits to survive in this area is therefore considered to be **low**. In the rear yard and along Trippet Lane, there is a greater potential to encounter 19th structures, which is considered to be **high** (see **Figure 6**).

BUILT HERITAGE – PHYSICAL IMPACTS

The magnitude of impact of the proposed demolition to the standing building (c.1945 in date) will be considerable and result in the permanent removal of the standing building. The building however, is considered to have **low-medium** heritage value.

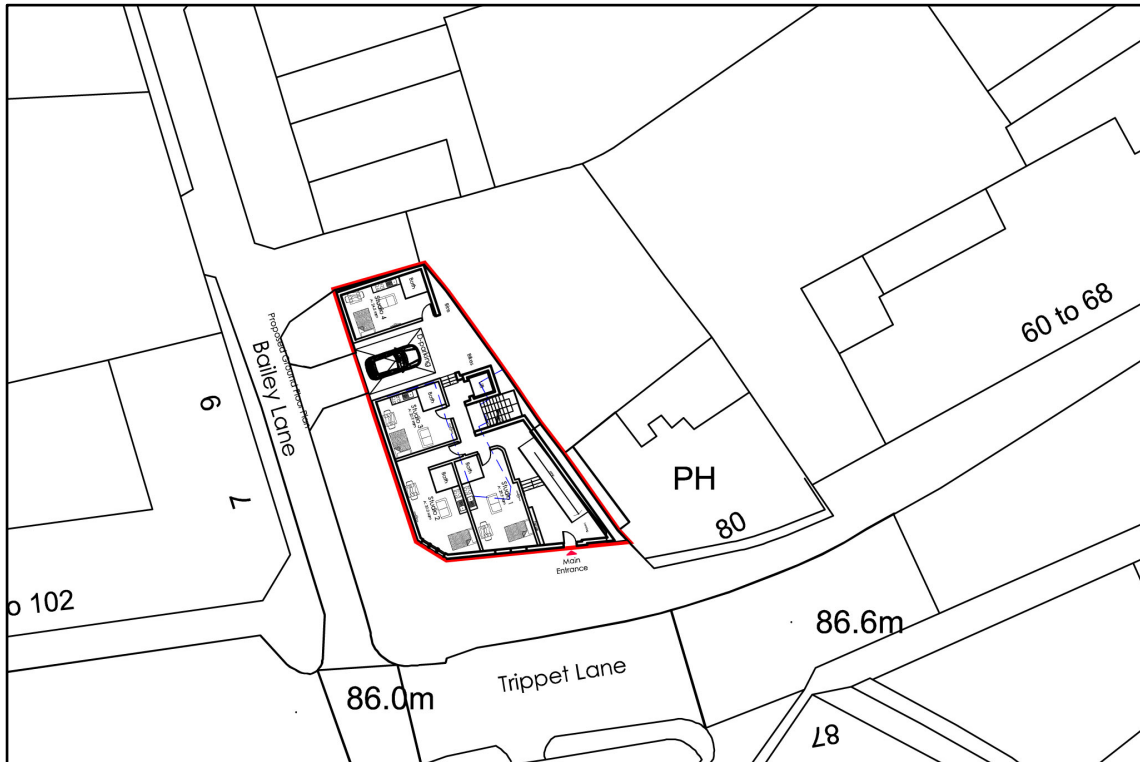


Figure 4: Proposed footprint of new development

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Figure 5: Site plan with areas of archaeological potential

Drawing provided by Cordonier Architects ©

BUILT HERITAGE – THE SETTING

The proposed demolition of the 1940s building will cause harm to the existing appearance of the periphery of the Sheffield Conservation Area. This is however, restricted to views along Trippet Lane, when viewed from the west. The building is only two-storeys in height and sits on the edge of the natural topography as it falls away to the north along Bailey lane.

The new developed does consider the form and scale of the existing building, and although is taller is unlikely to have a significantly impact upon the view along Trippet Lane. The magnitude of change is therefore considered to be acceptable.

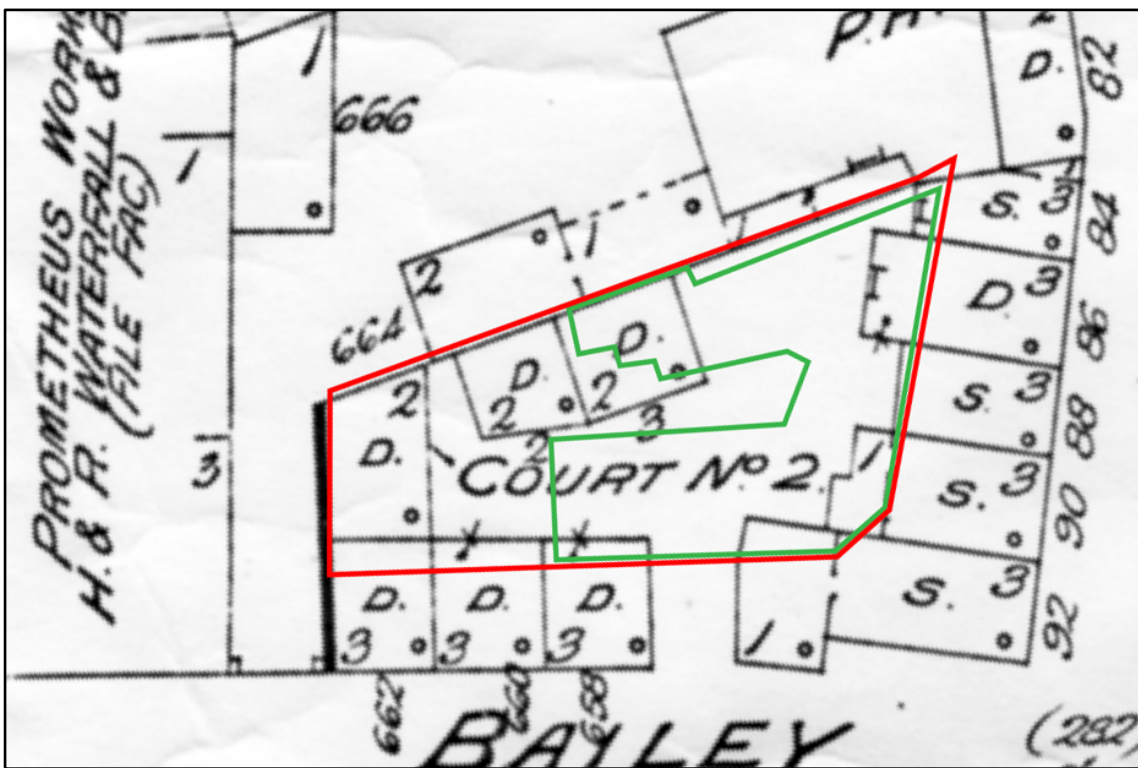


Figure 6: Goad Insurance plan with outline of existing buildings (green) and site boundary (red)

9 DISCUSSION AND RECOMMENDATIONS

SUMMARY OF PROPOSALS AND IMPACTS

This archaeological desk-based assessment and historic buildings appraisal has established that prior to the late 18th century the Site was undeveloped, and the likelihood for earlier archaeological remains to survive within the immediate vicinity of the Site is assessed as being low.

The Site was rapidly developed during the 19th century around the perimeter in the form of multi-storey terrace houses and workshops, and the trade directories and rate books indicate that the residents had multiple occupations, many associated with the metal trades as would be expected in this part of the City.

Following alterations to the layout of Trippet Lane in mid 20th century, the 19th century dwellings and shops along the street frontage were demolished and the existing building constructed in what was the former yard of the buildings. The pavement was enlarged in on the corner of Trippet Lane and Bailey Lane, although this is beyond the site boundary.

The existing building dates to c.1945 and was constructed as a small office complex, however, whilst the external façade contains simple decorative details in the form of the window design and entrance doorway, this architectural style is not unusual, nor is it associated with any notable architect. The interior of the building is in a dangerous and dilapidated condition and has limited heritage value.

The proposed demolition of the 1940s building will have a visual impact upon the northwestern periphery of the Sheffield Conservation Area, however the scale and form of the development scheme is in keeping with the surrounding properties at this junction and the harm that will be caused will be minimal and not detract from the overall appearance of Trippet Lane.

The value of undertaking any archaeological excavations in the external yard is unlikely to offer any new data in regards to the development of 19th century domestic, or activity associated with the Sheffield metal trades, although an archaeological watching brief could be considered as an appropriate form of mitigation during ground works.

10 SUPPORTING INFORMATION

AUTHORSHIP

This report has been prepared by Oliver Jessop MCI(A), with archive research being undertaken by Victoria Beauchamp Phd. Editing has been provided by Manda Forster Phd MCI(A).

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The staff at the Sheffield Archives and Local Studies Library have been helpful in identifying historical material relating to the site.

SOURCES AND REFERENCES CONSULTED

PRIMARY SOURCES CONSULTED: MAPPING

- Gosling 1736 (S 60 M Sheffield Local Studies Library)
- Leather 1823 (S2 S Sheffield Local Studies Library)
- Fairbank Map of Sheffield 1797 (S 14 S Sheffield Local Studies Library)
- White's c.1841 Map of Sheffield (S 16 S Sheffield Local Studies Library)
- Goad's Fire Plans 1896 (674/B1/19 Sheffield Archives)
- Ordnance Survey Maps (6") for 1890, 1894, 1905, 1935, 1953, 1963, 1969, 1978, 1995
- British Geological Map of Britain (digital data), 2016

PRIMARY SOURCES CONSULTED: TRADE DIRECTORIES

- Kelly's Directory Sheffield and Rotherham 1930, 1940, 1951 1961, 1963,1973
- White's - Gazetteer and General Directory of Sheffield 1849, 1852
- White's - Directory of Sheffield and Rotherham 1862, 1879, 1889, 1891, 1901,1911

PRIMARY SOURCES CONSULTED: NEWSPAPERS

- Sheffield Independent: August 24th 1867, August 11th 1883, Nov 30th 1930, March 24th 1932
- Sheffield Daily Telegraph: May 28th 1875, June 9th 1896, March 23rd 1903
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PRIMARY SOURCES CONSULTED: CENSUS

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- 1891 RG 12/3814
- 1881 RG 11/ 4641
- 1871 RG 10/4676
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- 1890/91 RB 375 SU 1-2 p55-6 & RB377 SL1-1 p47-51
- 1880/81 RB 358 SU 1-2 p52 & RB360 SL 1-1 p46
- 1870/71 RB 332 SU 1-2 p52-4 & RB333 SL 1-1 p42
- 1860/61 RB 305 SU 1-2 p57-9 & RB SL 1-1 p43
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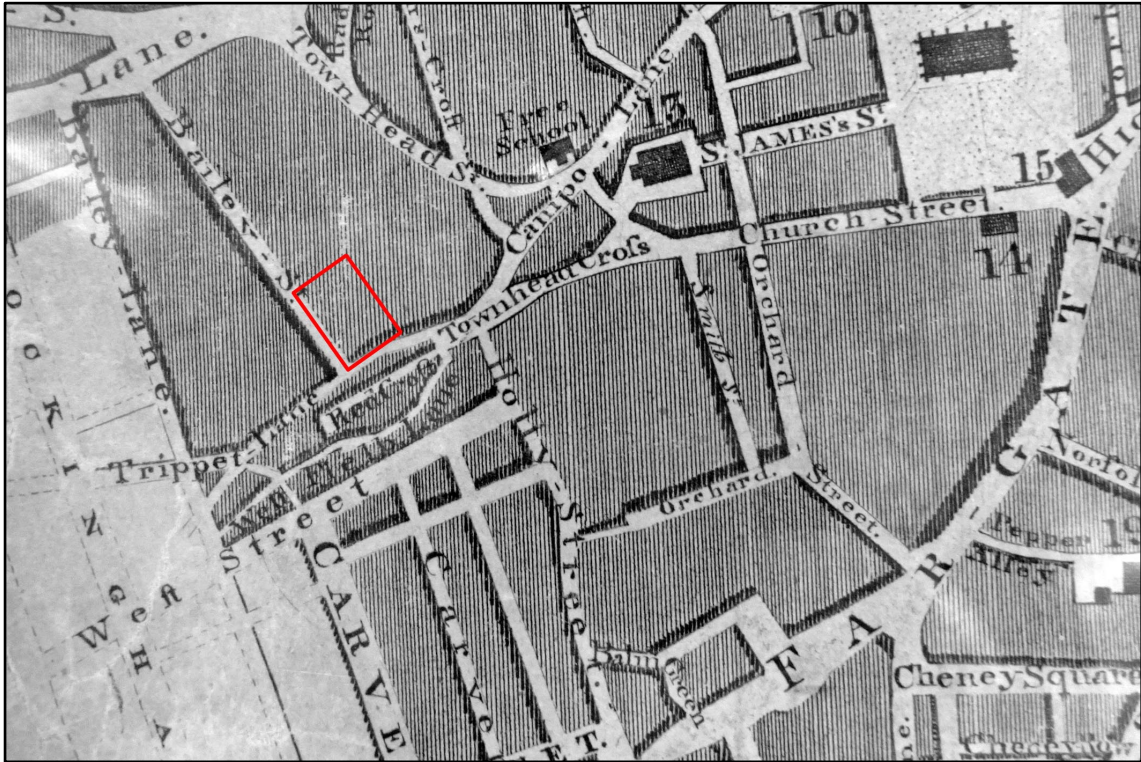
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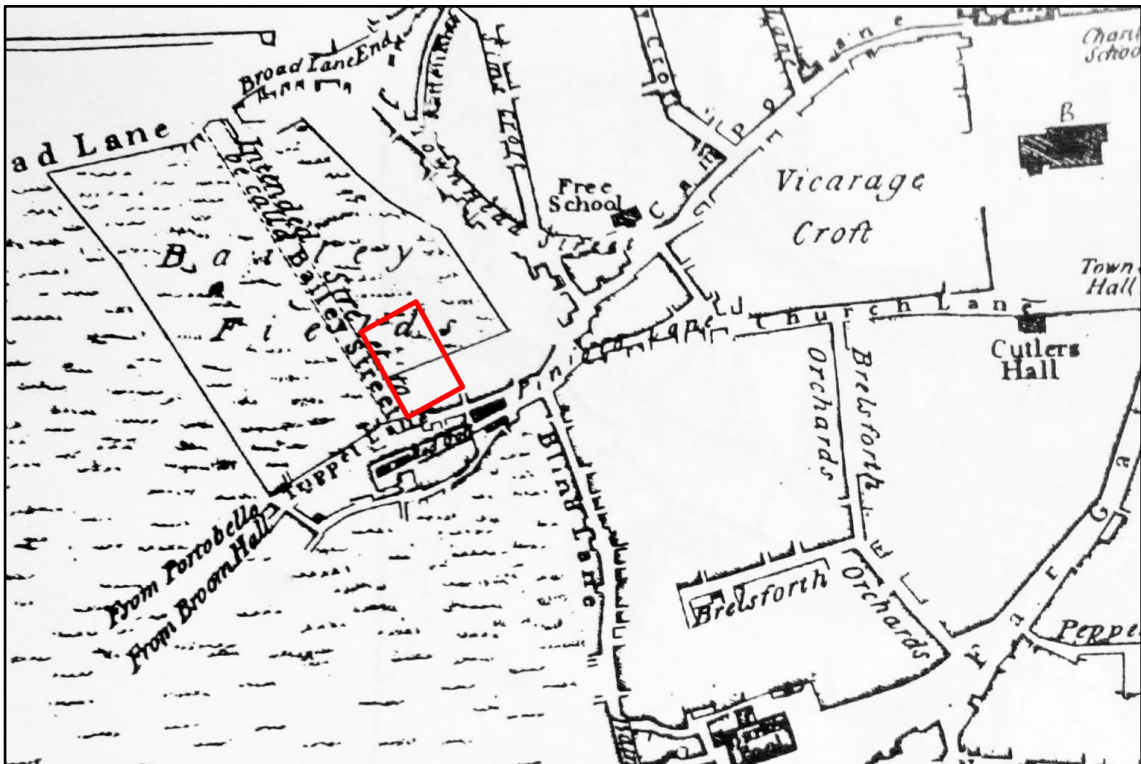
- ADS: www.archaeologydataservice.ac.uk
- British Geological Survey: www.bgs.ac.uk
- British Newspaper Archive: www.britishnewspaperarchive.co.uk
- Heritage Gateway: www.heritagegateway.org.uk
- History of Sheffield: www.hrionline.ac.uk/matshef/symonds/MSsym.htm
- National Archives: www.nationalarchives.gov.uk/
- National Heritage List: <https://historicengland.org.uk/listing/the-list/>
- Picture the Past: www.picturethepast.org.uk/

Appendix I:
Historic Mapping



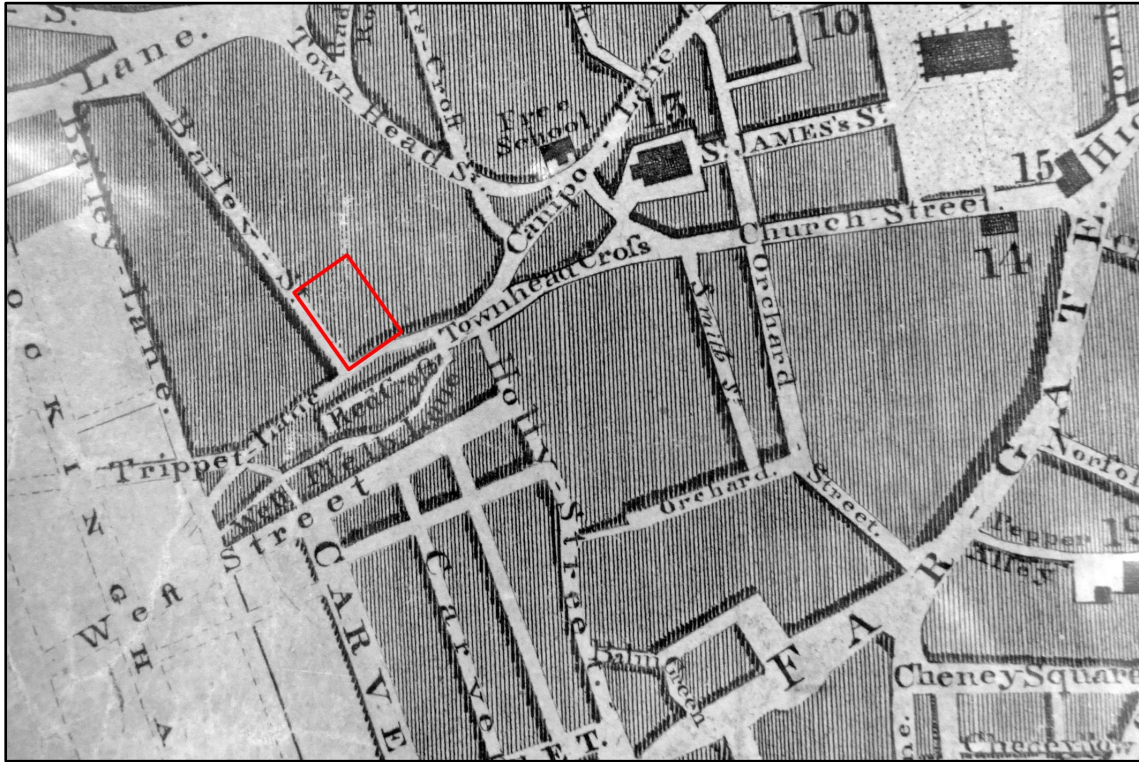
Appendix I.1: Extract from 1736 map by Gosling (site marked in red)

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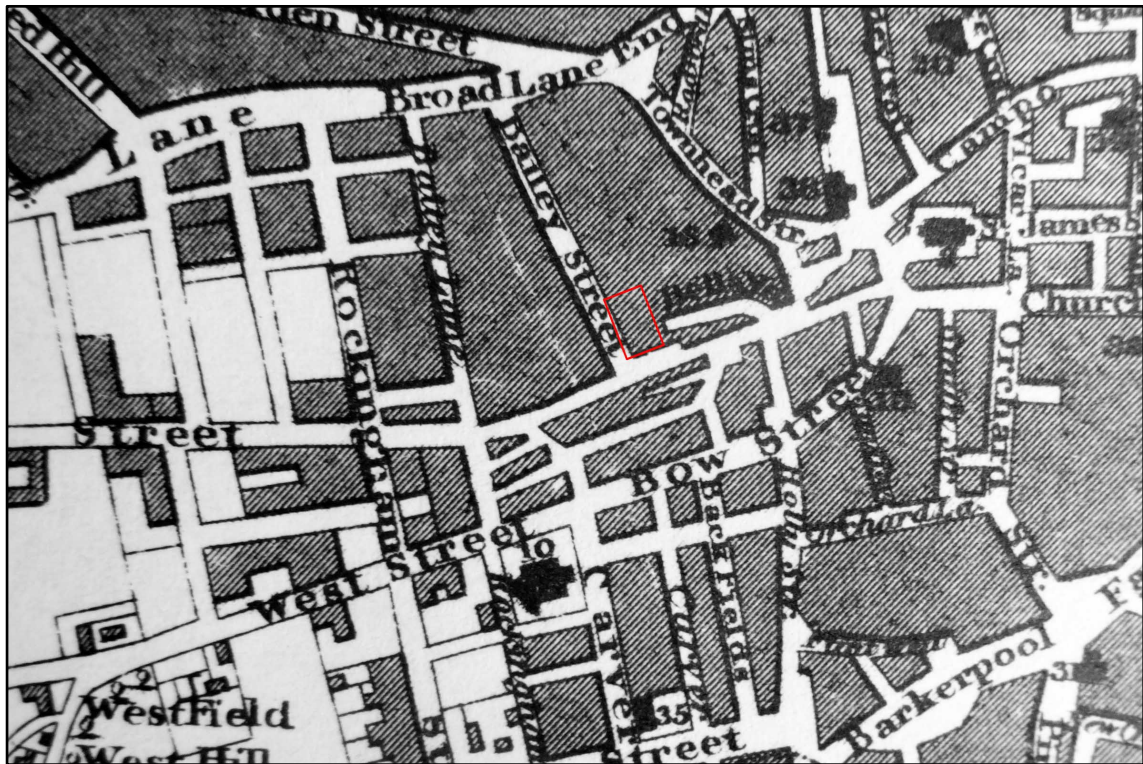
Appendix I.2: Extract from 1771 map by Fairbank (site marked in red)

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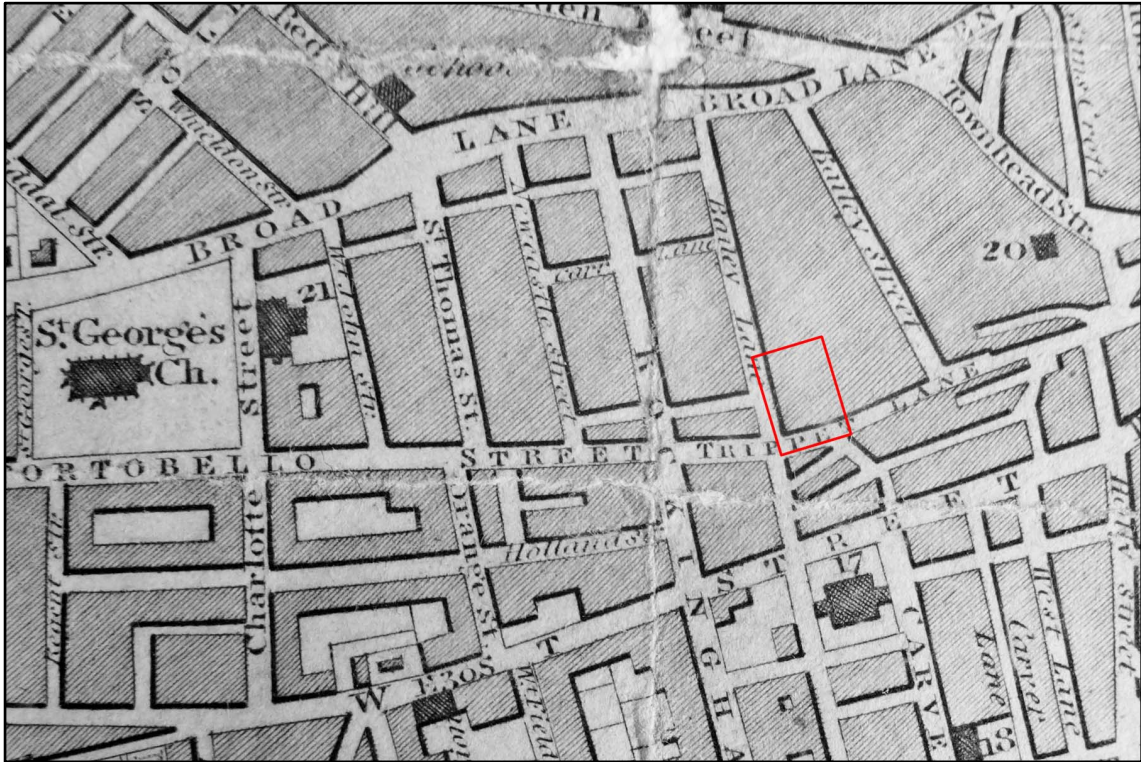
Appendix I.3: Extract from 1779 map by Fairbank (site marked in red)

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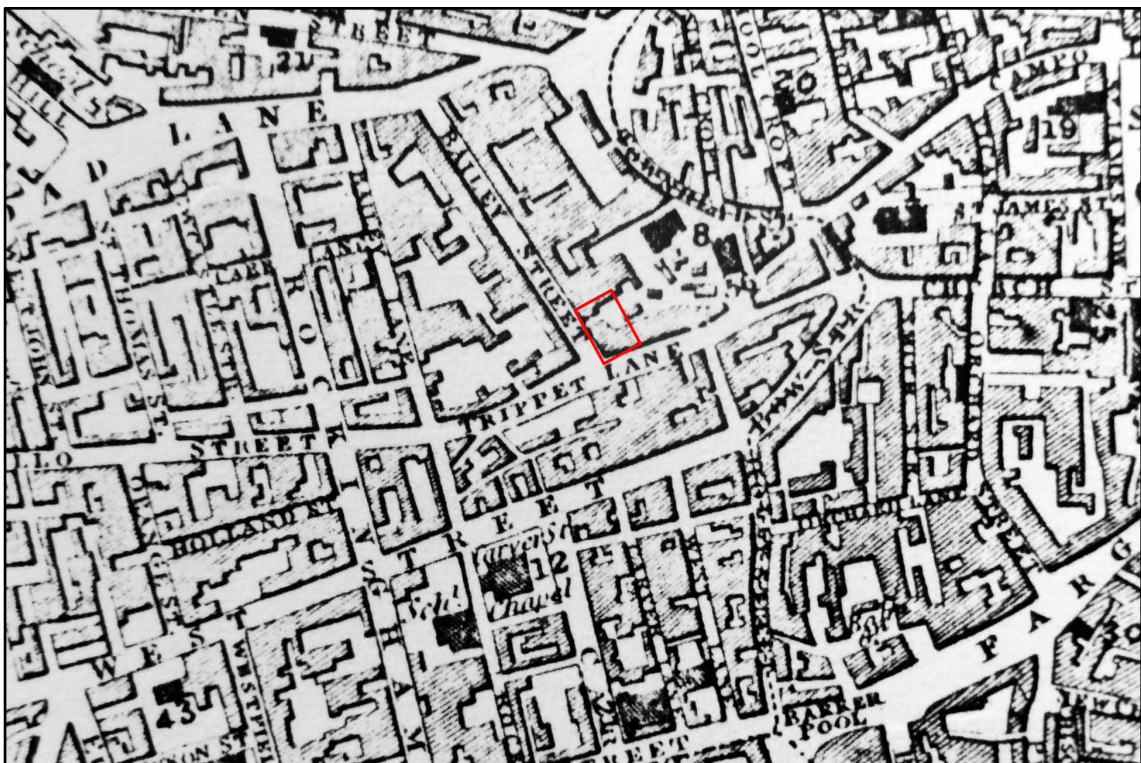


Appendix I.4: Extract from 1823 map by Leather (site marked in red)

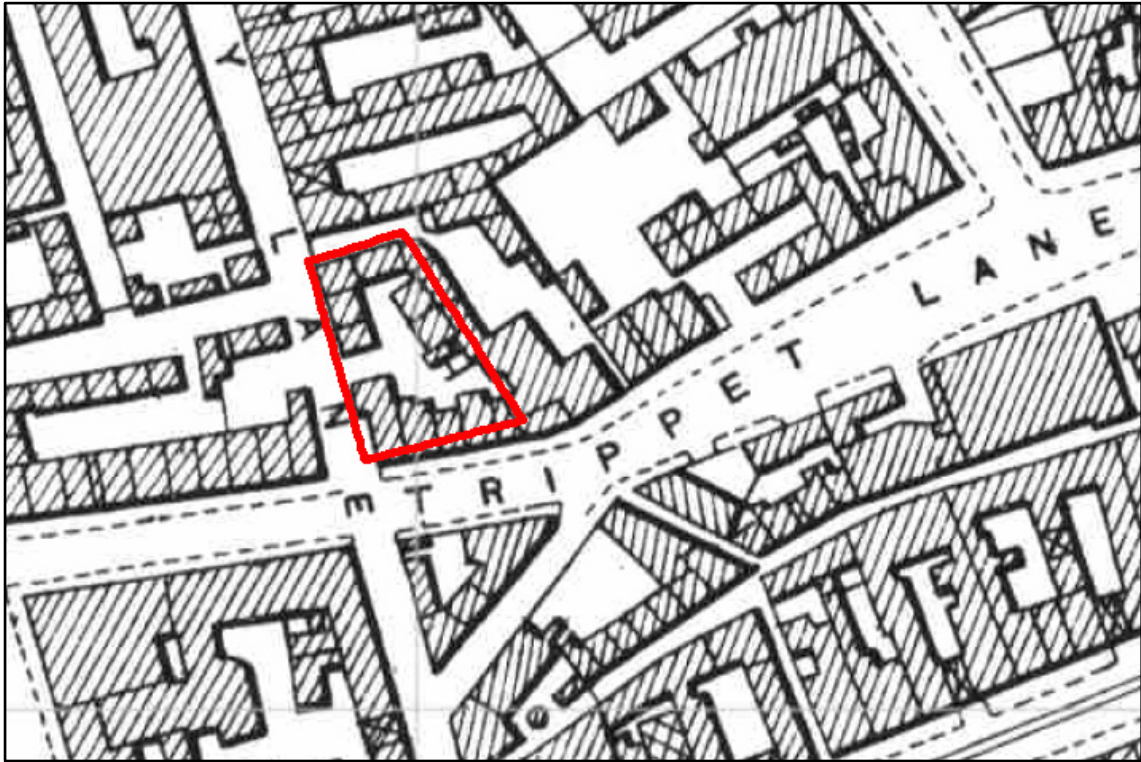
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Appendix I.5: Extract from White's 1841 map of Sheffield (site marked in red)
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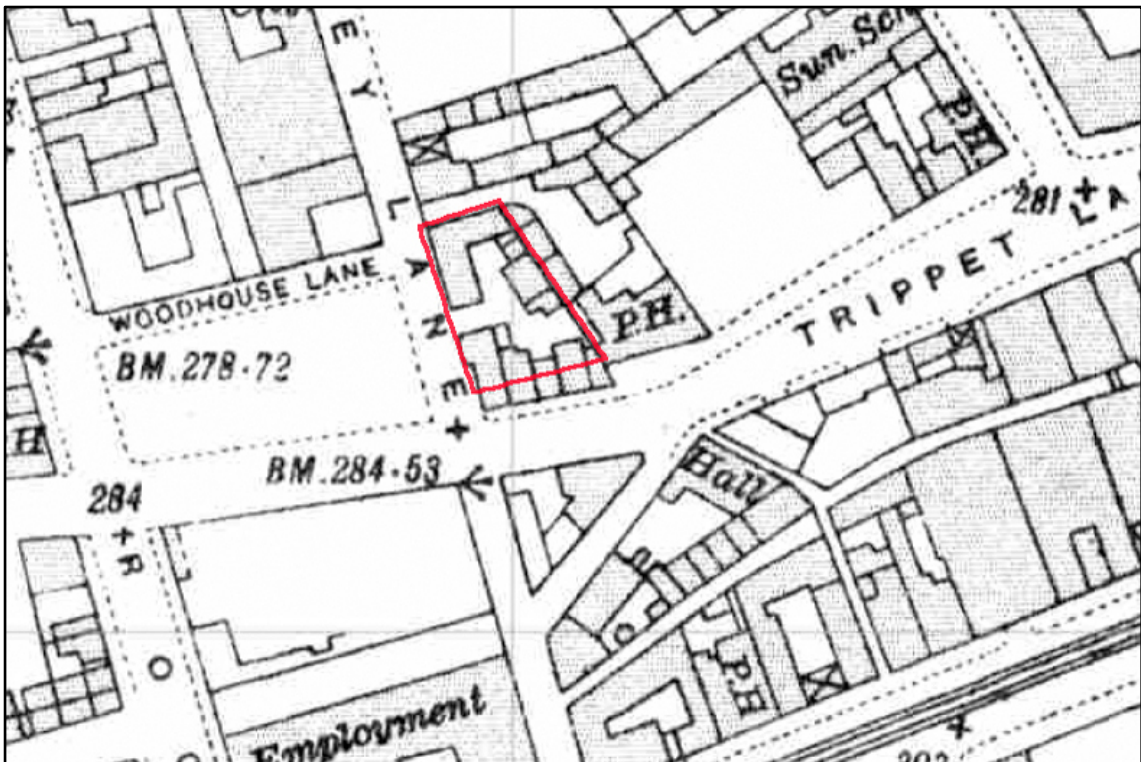


Appendix I.6: Extract from White's 1855 map (site boundary outlined in red)
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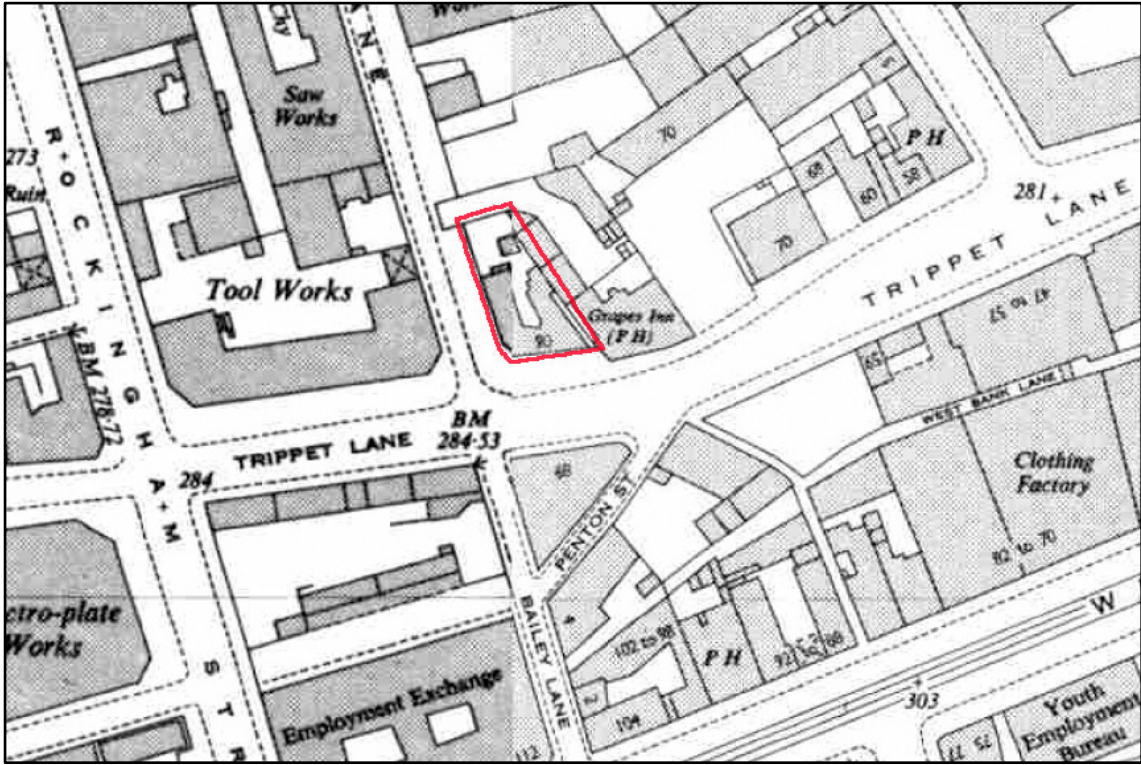
Appendix I.9: Extract from 1905 OS map (site boundary outlined in red)

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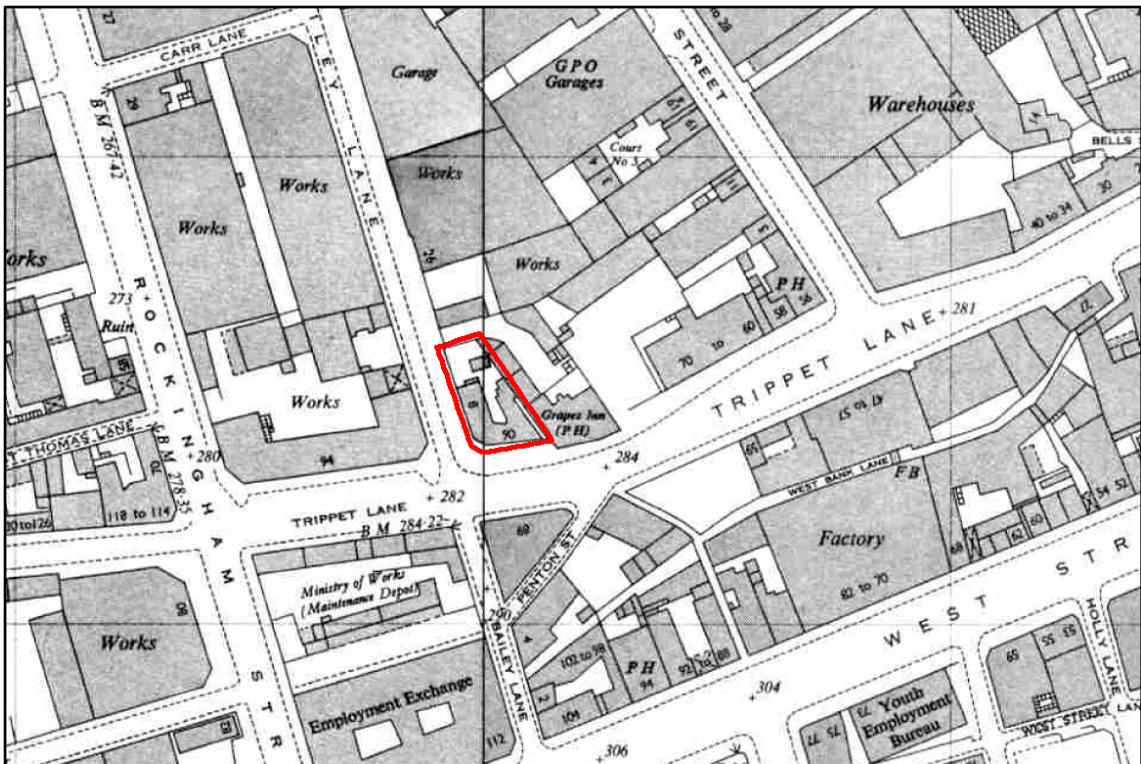
Appendix I.10: Extract from 1935 OS map (site boundary outlined in red)

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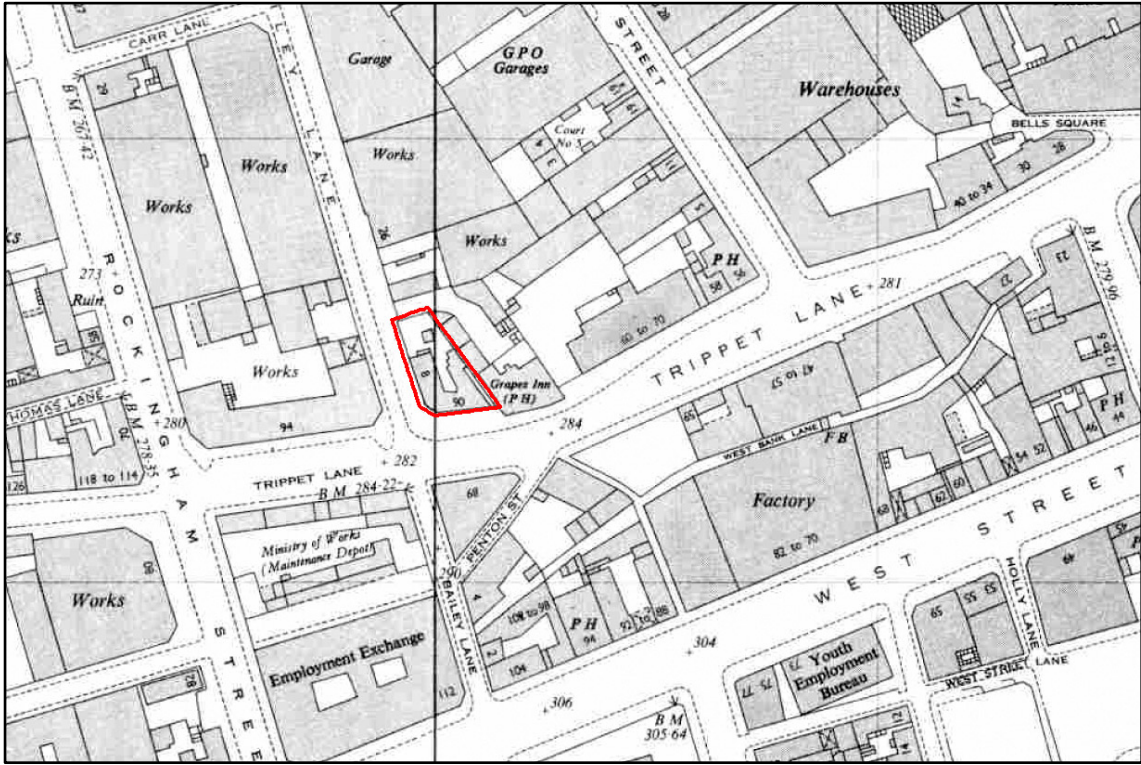
Appendix I.11: Extract from 1953 OS map (site boundary outlined in red)

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Appendix I.12: Extract from 1963 OS map (site boundary outlined in red)

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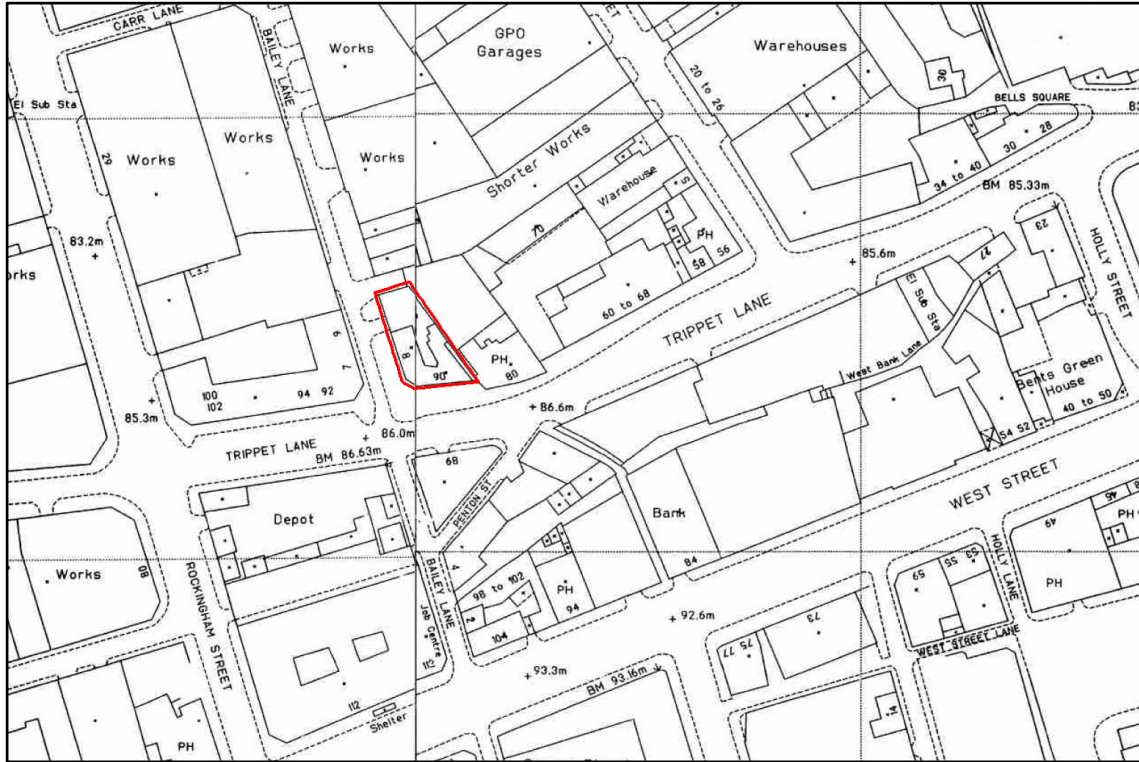
Appendix I.13: Extract from 1969 OS map (site boundary outlined in red)

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Appendix I.14: Extract from 1978 OS map (site boundary outlined in red)

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Appendix I.15: Extract from 1995 OS map (site boundary outlined in red)

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Appendix 2:

Historical Sources



Appendix 2.1: Aerial Photograph taken in 1948 (insert is site outlined in red)

RAF Image taken on May 18th 1948(A)

Historical Sources – rate books

Appendix 2.2: Evidence from the rate-books and census for property on Trippet lane

Year	Description – 84 Trippet Lane	Evidence
1932	Walter McGuiness – Greengrocer	Kelly's Trade Directory
1930	Miss Renee Mcgee – greengrocer	Kelly's Trade Directory
1929	Miss Renee Mcgee - greengrocer	Kelly's Trade Directory
1911	William Smith, (74) fruiter (own account) and Fred McLoughlin grandson (24) – labourer at steel works. House has 4 rooms.	Census
1901	William Smith (65) green and fruit dlr and James McLoughlin grandson (18) market porter	Census
1891	Elizabeth Smith- occupier Jemina Batt- Owner House rated at £6-0-0	RB375 SU-1-2 p58-9
1891	William (55) greengrocer and Elizabeth (54) Smith (E. Smith listed as Greengrocer in trade directory)	Census
1881	George Palmer – occupier Jemina Batt- Owner House rated at £6-0-0	RB 358 SU 1-2 p55-56
1871	84 becomes listed as Grapes Inn in Census occupied by George Wilde and a house and stables in the ratebooks belonging the brewery Rawson & Co.	RB332 SU 1-2 p57 & Census

Year	Description – 86 Trippet Lane	Evidence
1911	Alfred Laycock (54) Edge tool striker and his wife Phoebe (49) both from Norton, Derbyshire, and their family Ethel (18) domestic servant, Phoebe (10), Edith(7), Arthur (5) and Rose (4). 3 room house	Census
1901	William Roebuck (61) Pocket Blade grinder (listed in the trade directory as a Wardrobe dlr), wife Prudence (59) and family Ben (36) pocket blade grinder, Bill (34) pocket blade grinder, Edwin (20), labourer, Walter (28) carter	Census
1891	Thomas Jackson (George Lund is crossed through) occupier, Jemina Batt- owner House rated at £5-0-0	RB375 SU-1-2 p58-9
1891	William Jackson 928) a gas fitter and wife Annie (27)	Census
1881	George Lund (78) mentioned in 1879 trade directory as Firewood dlr, his occupation in census unclear and wife Emma (54)	Census
1881	George Lund – occupier, Jemina Batt – owner. House rated £5-5-0	RB 358 SU 1-2 p55-56
1871	Peter Moore (73) Tripe Boiler and his wife Mary (66)	Census
1871	4 soot houses owned by Rawson & Co and occupied by David Staniforth, William Mappin, Thomas Mcfeam, Thomas Mappin. Rated at £4-0-0, £2-5-0, £2-5-0, £1-5-0	RB332 SU 1-2 p57 & Census
1861	House 2 soot houses 1 soothouse mud and ... (text unclear) owned by Rawson & Co and occupied by David Staniforth, William Mappin, Thomas Mcfeam, Thomas Mappin. Rated at £4-0-0, £2-5-0 9x2), £1-5-0	RB305 SU 1-2 p63-4
1861	Peter Moore (61) from Maltby, Tripe Boiler and his wife Mary (54), son Frederick (19) tripe boiler, and grandson (4)	Census
1851	Charles Woolen (24), born at sea, bone scale cutter and wife Sarah (23), son Charles (1). Hannah Betts (28) charwoman and her daughter Ann (7mths)	Census

Year	Description – 88 Trippet lane	Evidence
1932	Eliza Templeton - Tobacconist	Kelly's Trade Directory
1930	J Templeton- Tobacconist	Kelly's Trade Directory
1919	J McLoughlin -Tobacco	White's Trade Directory
1911	Alfred Reed (22) warehouseman for provision mert. (in trade directory a tobacconist), wife Lily (22) and daughter Nellie (10 mths.)	Census
1901	Thomas Ryalls (72) Tobacconist Dlr. (own account), wife Elizabeth (62), daughter Lucy(25) silver burnisher and Alice (17)	Census
1891	Joseph Dickenson –occupier, Jemina Batt -owner, House rated at £8-0-0	RB375 SU-1-2 p58-9
1891	Joseph Dickenson (53) cabinet maker (in trade directory shopkeeper), wife Hannah (54), Frederick Dickenson nephew (20) mercantile clerk	Census & trade directory
1881	Joseph Dickenson (44) cabinet maker (in trade directory newsagent), wife Hannah (46), Richard Hudson (19) scale cutter- boarder, and Flora Wright (14) domestic servant	Census & trade directory
1881	Joseph Dickenson –occupier, Jemina Batt -owner, House rated at £8-10-0	RB 358 SU 1-2 p55-56
1871	George Coates (53) shoemaker, wife Elizabeth (44), son Frederick (23) woodtuner, Arthur (16) wood turner, Clara (7), Rose (5), Albert (3mths)	Census
1871	George Coates- occupier, Jemina Batt-owner, House rated at £6-0-0	RB332 SU 1-2 p57 & Census
1861	Elizabeth Staniforth – occupier, Jemina Batt-owner, House rated at £6-0-0	RB305 SU 1-2 p63-4
1861	Charles Johnson (32) saw handle maker wife Mary (31), William (10), William Ducker uncle (81), mason's labourer. (1862 Directory John Saynor – no trade given)	Census & trade directory
1851	George Wild (31) Publican and grinder of edge tools, wife Ann (33), sons Harvey (7),	Census & trade directory

Frederick 96), Alfred (2), servant Ann Chapman (23), 2 visitors (seamen) Harry Hapham and Joseph Newton and an lodger Mathew Wild (23) edge tool grinder. (1856 Hannah Howman is recorded as a shop keeper)

Year	Description – 90 Trippet lane	Evidence
1973	Miss N.A. McLoughlin - draper	Kelly's Trade Directory
1961	N.A. McLoughlin - Ladies hairdresser	Kelly's Trade Directory
1951	N.A. McLoughlin - Ladies hairdresser	Kelly's Trade Directory
1940	N.A. McLoughlin - Ladies hairdresser	Kelly's Trade Directory
1932	Louis McLoughlin - grocer	Kelly's Trade Directory
1930	Louis McLoughlin - grocer	Kelly's Trade Directory
1919	Louis McLoughlin - shopkeeper	White's Trade Directory
1911	Louis McLoughlin (29) market porter (shopkeeper in trade directory), wife Sarah Ann (24), family Henry (4), Nora (3), Elsie (8mths). 6 rooms	Census
1901	James Hackett (56) Brush boring hand (worker)(in trade directory Tripe Dresser), wife Sarah A (49), Henry Harrison boarder (25) spoon and fork filer (Sarah died March 1903)	Census & Sheffield Daily Telegraph.
1891	James Hackett occupier, Jemina Batt – owner, House, shop and slaughter house rated at £12-0-0	RB375 SU-1-2 p58-9
1891	James Hackett (46) brush maker(in trade directory Tripe Dresser) from Waterford Ireland, wife Sarah A (42), son Arthur (10), brother John Hackett (39) edge tool forger	Census & trade directory
1881	Eliza Davenport (40), pork butcher, son in law William Cooper (36) engraver, wife Annie Cooper (35), Lillian (14), Isobel (12), Eliza (5), Joseph (2)	Census & trade directory
1881	Eliza Davenport – occupier, Jemina Batt- owner, House and Salesshop rated at £10-0-0	RB 358 SU 1-2 p55-56
1871	George Lund (52), wife (44), William (16) polisher	Census
1871	George Lund occupier, Jemina Batt- owner, House rated at £5-0-0	RB332 SU 1-2 p57 & Census
1861	Sarah Worrall occupier, Jemina Batt owner, house rated at £5-0-0	RB305 SU 1-2 p63-4
1861	June Cooper (36) silver burnisher, Emma Worral (10), Samuel Worral (7), Satah Woral (68) mother, Tiley Norton lodger (65)	Census
1851	Sarah Worrall (56), Jane Cooper (25) silver burnisher, Emma Hathersley, lodger (17) comb maker, Isabella Cooper (3mth)	Census

Year	Description – 92 Trippet lane	Evidence
1932	John Broomhead Oates - butcher	Kelly's Trade Directory
1911	F Oates and Son - butcher	White's Trade Directory
1901	Joseph Tomlinson (43) butcher on own account, wife Ellen (43), Joseph (17) butcher, Elizabeth (16) dressmaker, Ellen (6), Thomas (3) In the trade directory listed as BW Dealtry – Butcher)	Census
1891	Joseph Tomlinson – occupier Jemina Batt – owner House and Shop rated at £14-0-0	RB375 SU-1-2 p58-9
1891	Thomas Ryalls (65) saw handle maker, wife Elizabeth (52), Annie (32) cigar maker, Tom (26) Britannia metal spinner, Charles (24) cutler, Kate (20) cigar maker, Lucy (15) silver burnisher, Alice (7), Kate Kennesey lodger (19) warehousewoman	Census & trade directory
1881	Charles Greensmith (72) beef butcher, wife Ann (61) daughter Mary (16)	Census & trade directory
1881	Charles Greensmith – occupier Jemina Batt- owner House & Salesshop rated at £13-10-0	RB 358 SU 1-2 p55-56
1871	William Balk (26) file cutter and wife Mary (24), George Brammall Apprentice (15)	Census
1871	Thomas Lister – occupier Jemina Batt – owner House & Shop rated at £8-5-0	RB332 SU 1-2 p57 & Census
1861	William Binks –occupier Jemina Batt – owner House and Salesshop rated at £8-5-0	RB305 SU 1-2 p63-4
1861	William Binks (40) table knife haffer (1862 trade directory newsagent), wife Ellen (37), Ann 913), Ellen (10), Alice (7), George (4), William G (5mths)	Census & trade directory
1851	William Binks (30) Table knife Cutler, wife Ellen (27), Louisa (5), Ann (3), Ellen (7mths) On first floor Nobel Steel (44) painter (compositor), wife Alice (36), Alfred (12) Errand boy	Census & trade directory

Appendix 2.3: Additional Evidence from the rate-books and census for Bailey Lane

Number - Bailey Lane	Occupier	Owner	Ratable Value
6 Bailey Lane (1851) House	Ann Linley	Jemina Batt	£5-0-0
6 Bailey Lane (1861) House	Ann Linley	Jemina Batt	£5-0-0
6 Bailey Lane (1871) House	Joseph Furniss	John Ball (Batt)	£5-0-0

8 Bailey Lane (1851) House	William Cowstart	Jemina Batt	£5-0-0
8 Bailey Lane (1861) House	William Jarvis	Jemina Batt	£5-0-0
8 Bailey Lane (1871) House	Isabella Wright	John Ball (Batt)	£5-0-0
10 Bailey Lane (1851) House	Thomas Barton Ltd	Jemina Batt	£5-0-0
10 Bailey Lane (1861) House	Thomas Bernard	Jemina Batt	£5-0-0
10 Bailey Lane (1871) House	John Fanning	John Ball (Batt)	£5-0-0
14 Bailey Lane (1881) House	Roberts with George Chappell crossed through	Jemina Batt	£5-5-0
14 Bailey Lane (1891) House	FW Wilks	John Batt	£5-5-0
14 Bailey Lane (1901)	Elizabeth Hayles (53), Ann daughter (25) table blade buffer, George (21) carter, William Wilfred boarder (25), blacksmith, Elizabeth Wilfred wife, (34) cigar maker		
16 Bailey Lane (1881) House	H Mellosky	John Batt	£5-5-0
16 Bailey Lane (1891) House	Jonathon Pinning	John Batt	£5-5-0
16 Bailey Lane 1901 Census	Jonathan Pinning (78) and son Johnathan (46) file hardener and Sarah, daugh-in-law, (48)		
18 Bailey Lane (1881) House	Thomas Kelly with William Lalker crossed through	John Batt	£5-5-0
18 Bailey Lane (1891) House	John Mitchell	John Batt	£5-5-0
18 Bailey Lane (1901 census)	John Mitchell (38) hammer driver, wife Ann (35), Emily Ashmore daughter (16) spoon and fork buffer, William (12) blade heater, Charley (12), Edwin (2)		

Appendix 2.4: Additional Evidence from the rate-books: Bailey Lane Court 6 (rate books RB333 SL 1-1p42, RB 360 SL1-1 p46)

Year	Occupier	Owner	Property	Address	Rateable Value £-s-d
1861	Wm Brammall	John Batt	House	Ct 6 in yd	4-5-0
	Samuel Tomlinson	John Batt	House	Ct 6 in yd	3-5-0
	John Reyworth	John Batt	House	Ct 6 in yd	3-0-0
	Wm Hall	John Batt	House	Ct 6 in yd	3-15-0
1871	John Sidebottom	John Ball	House	Ct 6	4-5-0
	William Smith	John Ball	House	Ct 6	3-5-0
	Jospeh Daenport	John Ball	House	Ct 6	3-0-0
	Aaron Ashmore	John Ball	House	Ct 6	3-15-0
	Selina Smedley	Dearman	House	Yd ct 6	4-0-0
	John Midgeley	Dearman	House	Yd ct 6	4-0-0
	John Lee with Hy Bungen	Dearman	House	Yd ct 6	2-15-0
	Henry Barfin & Hannah Reagens	Dearman	House	Yd ct 6	2-15-0

Appendix 3:
Site Photographs



Appendix 3.1: General view of the corner of the building, looking northeast (2m scale).



Appendix 3.2: General view of Trippet Lane façade (2m scale).



Appendix 3.3: Detail of entrance door, with recessed porch and decorated metal gates (2m scale).



Appendix 3.4: General view looking south up Bailey Lane; note access gates to rear of the site (2m scale).



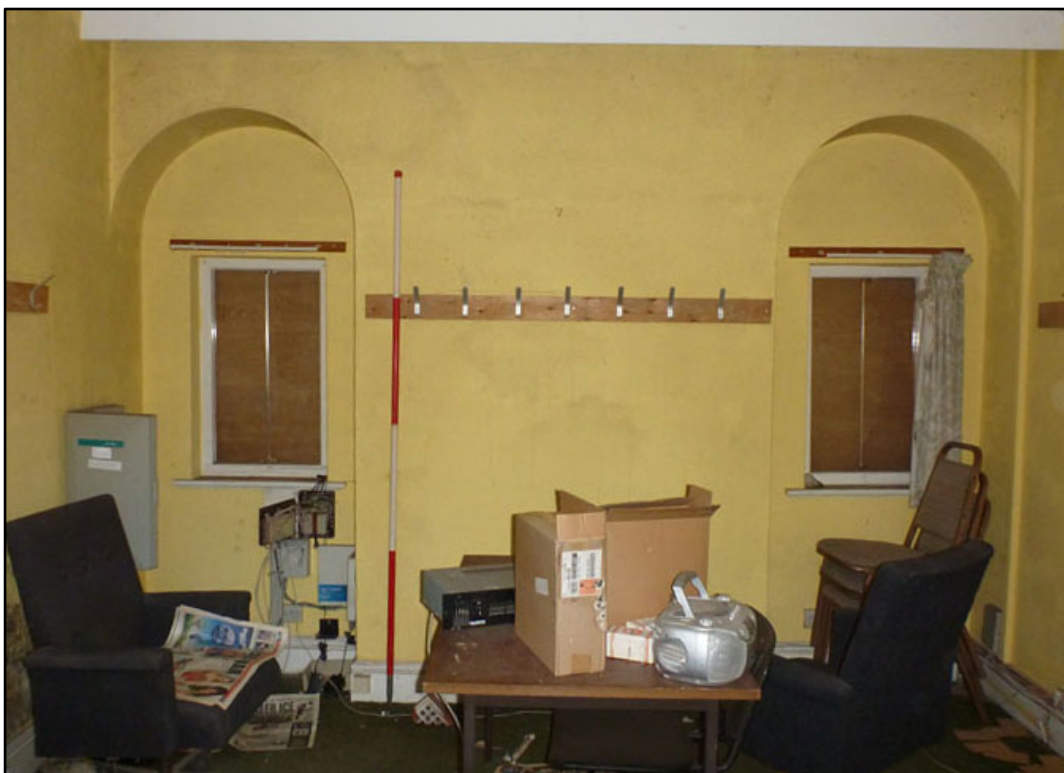
Appendix 3.5: General view of rear of the building, looking south.



Appendix 3.6: View of the yard at the rear of the building, looking south.



Appendix 3.7: View of ground floor stairwell (2m scale).



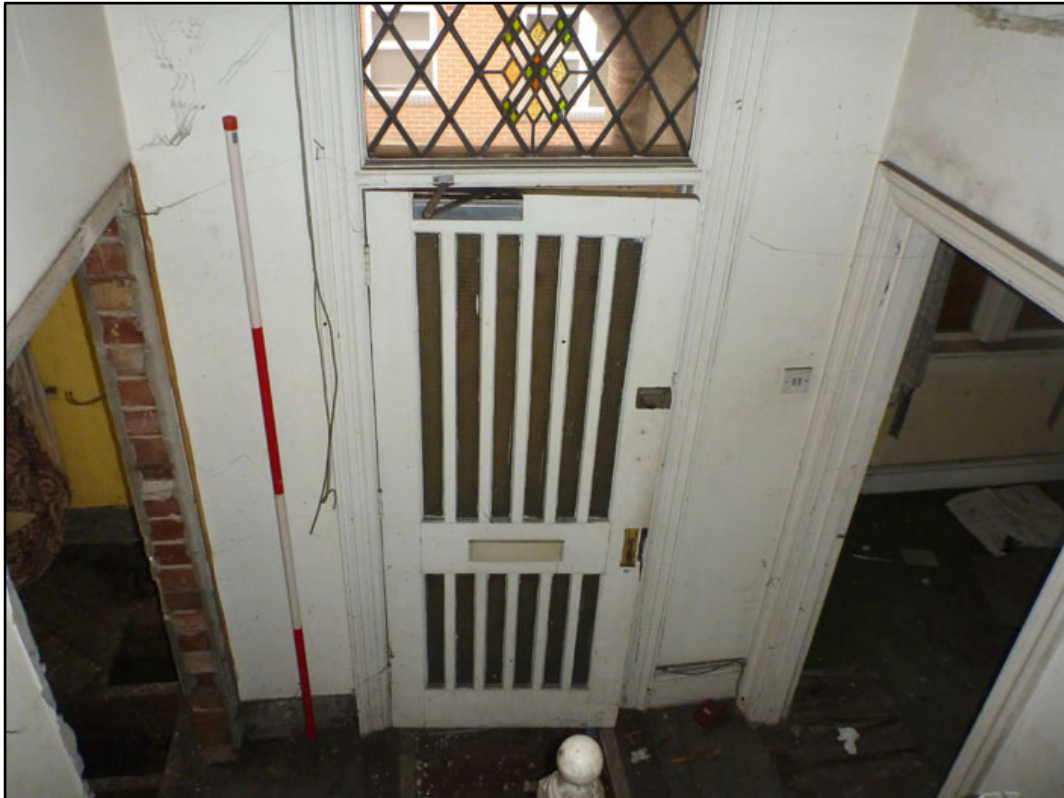
Appendix 3.8: General view of ground floor room (2m scale).



Appendix 3.9: General view of interior of building, note removed flooring.



Appendix 3.10: General view of flat roofed section of ground floor, looking north (2m scale).



Appendix 3.11: General view of entrance door, with decorated fanlight above, looking east (2m scale).



Appendix 3.12: General view of stairwell, looking east (2m scale).



Appendix 3.13: General view of upper floor, looking south.



Appendix 3.14: General view of upper floor, looking north (2m scale).