

Archaeological  
Building  
Recording  
Services

**An Archaeological Standing Building Survey  
95 New Road  
Kidderminster  
Worcestershire**

**(NGR SO 83229 76361)**

**On Behalf of Mrs Elouise Jones**



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**95 New Road**

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**On Behalf of Mrs Elouise Jones**

**June 2018**

**ABRS Project No 2018-NSKW**

**Planning Permission No  
15/0155/FULL**

**Worcestershire County Council  
Historic Environment Record Event  
No. WSM70391**

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**An Archaeological Standing Building Survey, 95 New Road, Kidderminster,  
Worcestershire, (NGR SO 83229 76361).**

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**Summary**

*This document is an archaeological standing building survey of 95 New Road (first & second floors only), Kidderminster, Worcestershire (NGR SO 83229 76361), commissioned from Archaeological Building Recording Services (ABRS) by Mrs Elouise Jones in advance of the consented change of use of the upper floors to residential.*

*95 New Road is a known heritage asset and included on the local list of buildings of historical or architectural significance. Previous work carried out by the previous owner has removed much of the internal historical and architectural significance of the building. The historic principal elevation remains.*

*The building has an established history, formerly being the Corn Exchange Inn, an Inn built following the laying out of New Road as part of the expansion of Kidderminster. The Inn remained a public house for over a hundred years, occupying a prime location adjacent to the town's cattle market. The pub finally closed in 2015.*

*Internally, there is little beyond the historic plan form remaining. The partially completed works carried out on the first and second floors have revealed structural features. The roof structure contained a number of apparently re-used oak beams used to possibly repair the roof.*

*The archive will be deposited with Worcestershire Museum Collection Store under the HER Event Number WSM70391.*

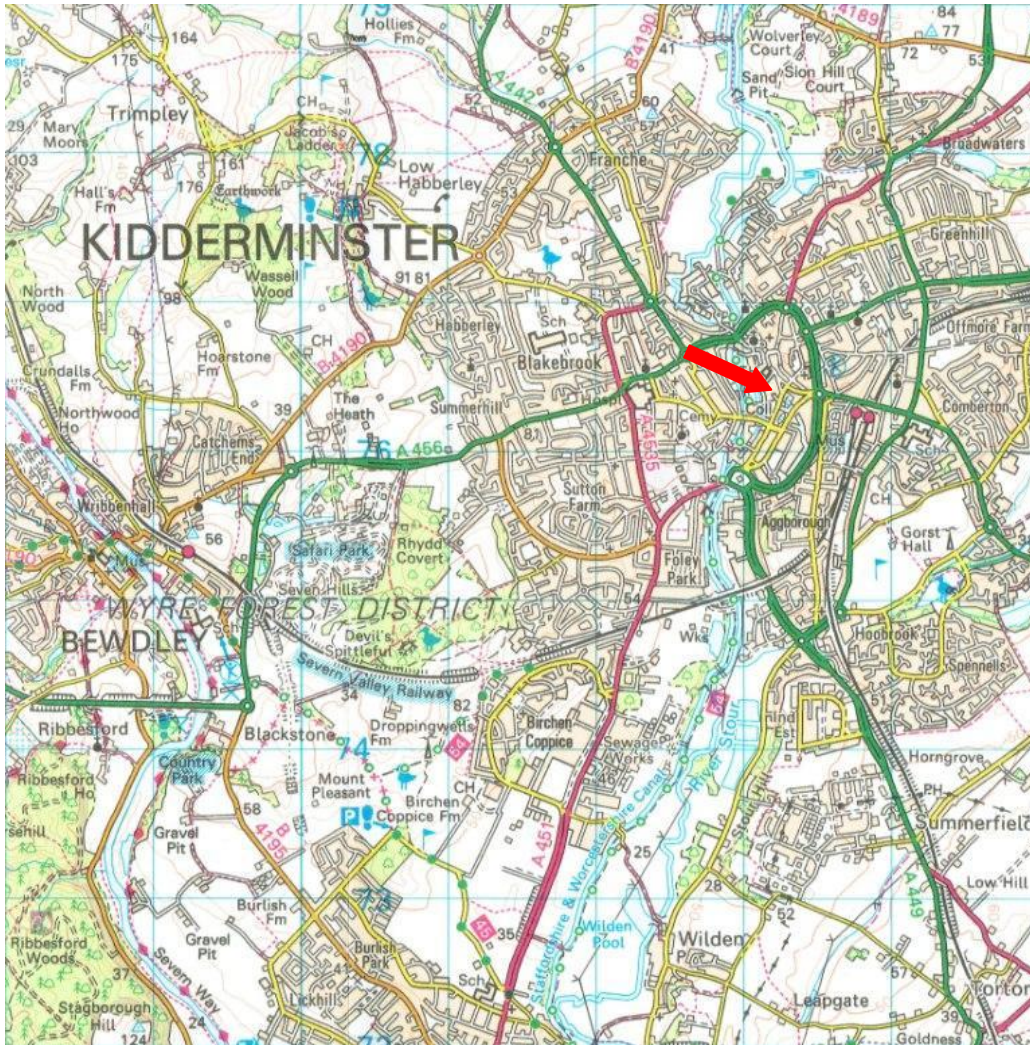
**1. Introduction**

Archaeological Building Recording Services (ABRS) were commissioned by Mrs Elouise Jones to undertake an archaeological standing building survey of 95 New Road, Kidderminster, Worcestershire (NGR SO 83229 76361 (*Figures 1 & 6*)). Planning Permission has been granted for change of use of the upper floors to residential (PA No 15/0155/FULL). The building is a traditionally built former public house named the Corn Exchange believed to date from the mid 19th century with 20th century alterations. Worcestershire County Council as advisors to Wyre Forest District Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be carried out.

A Brief for a programme of archaeological building recording was not issued. The Historic Environment Advisor (HEA), Worcestershire County Council has been consulted and a Written Scheme of Investigation (WSI) was produced by ABRS (2018-NSKW\_WSI) and approved by the HEA. The project was completed following this WSI and the Chartered Institute for Archaeologists (CifA) *Code of Conduct*, and adhered to their *Standards and*

*Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).

The building is not statutorily listed, but is recorded on the local list of buildings of historical or architectural significance (Ref K251) and is not located within a Conservation Area.

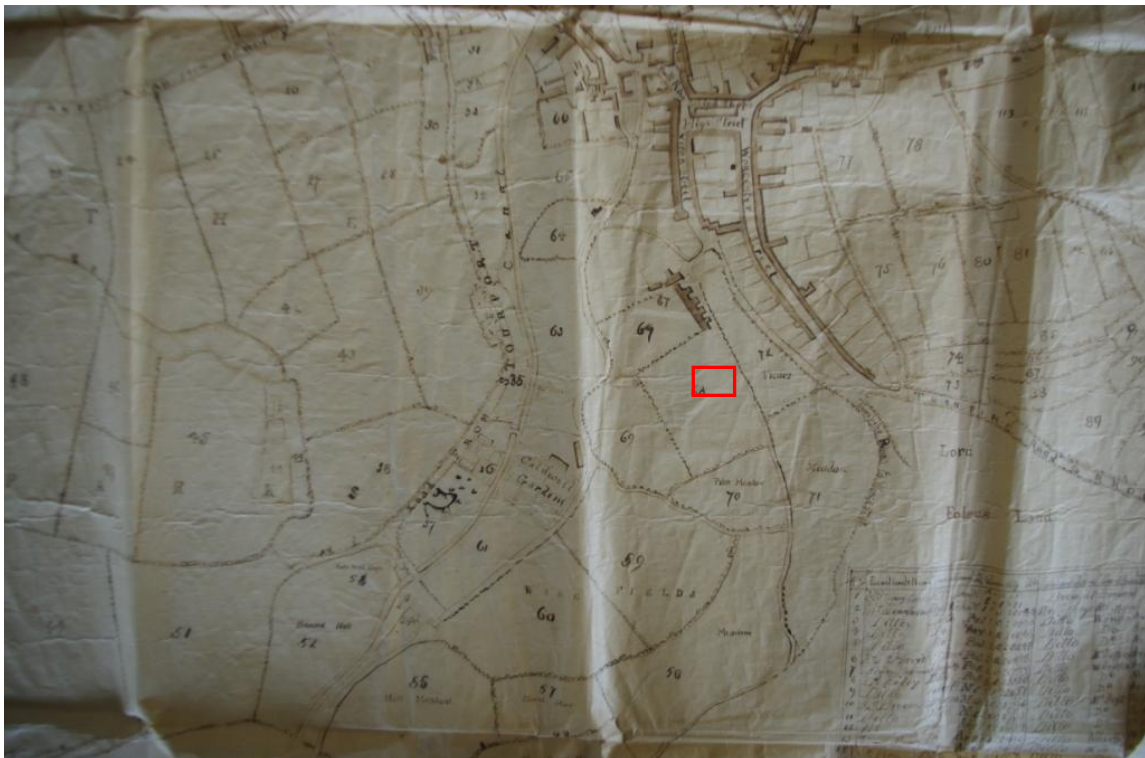


**Figure 1**  
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.  
©Crown Copyright 1990. All rights reserved. Licence number 100053136.

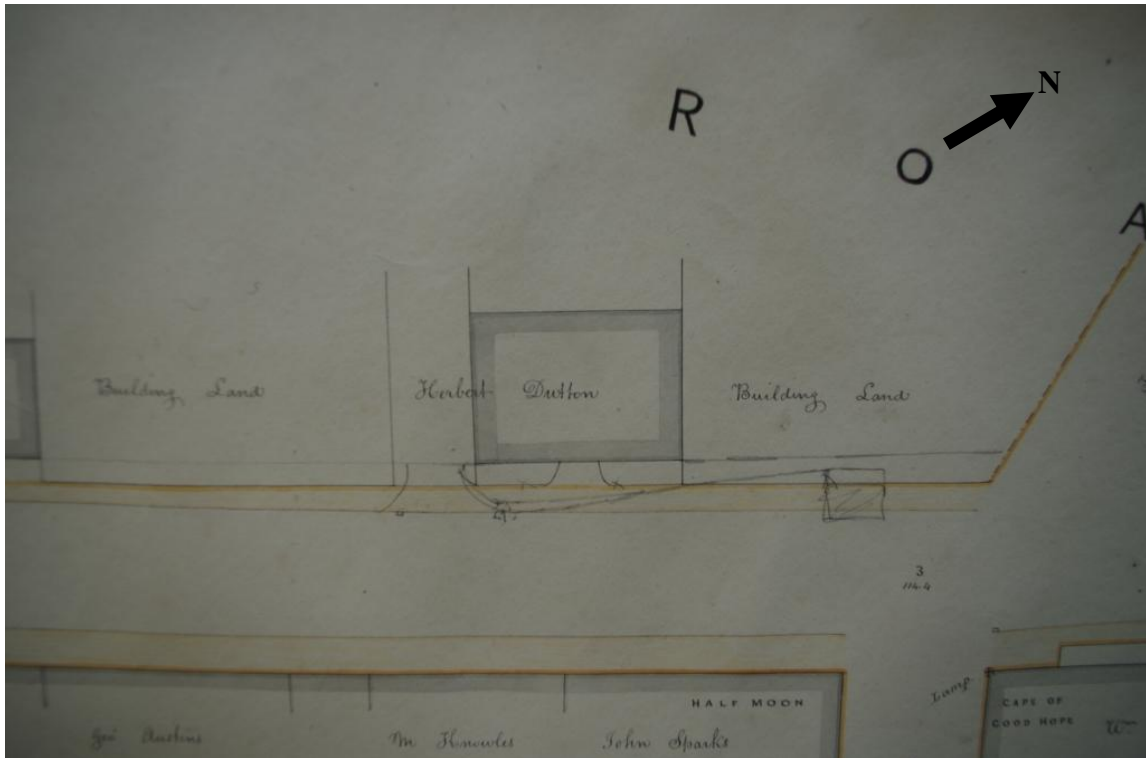
The settlement of Kidderminster has a well established history, the settlement originated on a crossing point of the River Stour. Archaeological evidence relating to prehistoric and Roman activity has been recorded within the town. An 8th century document records *Ethelbald* of Mercia granting a “parcel of land of ten hides” to *Cyneberht*, this became the settlement of *Stour-in-Usmere*, later as the result of a territorial dispute settled by Offa of Mercia, certain rights were restored to Bishop *Heathored*, thus allowing the creation of a Minster in the settlement. The Domesday Book is the earliest documentary reference to *Chedeminstre* (Kidderminster). The Manor was held by William and included the outlying settlements of Bristitune, Fastochesfeld, Franche, Habberley, Hurcott, Mitton, Oldington, Ribbesford, Sudwale, Sutton, Teulesberge, Trimpley, Wannerton and Wribbenhall. Various spellings were in use until the spelling was settled as Kidderminster in the 16th century.

In around 1160, Henry II granted the Manor to his steward, *Manasser Biset*, and by the early 13th century the town had both a fair and a market. The industrial potential of the River Stour led to the growth of a textile industry, in around 1540 John Leland noted that Kidderminster “*standeth most by clothing*”. The textile industry grew and evolved and carpet manufacture emerged during the 18th century, in 1772 the Staffordshire and Worcestershire Canal opened and brought more traffic and trade and by the 19th century carpet production became the major industry of the town and resulted in a growth in population and redevelopment of the town. Prior to this the town was relatively compact and centred on the High Street, to the north of the New Road as illustrated by John Doharty jnr’s map of 1753 (WA&AS Ref BA 3676(xxix) (*Figure 2*)). The site later occupied by the Corn Exchange Inn is shown as an un-developed open field.

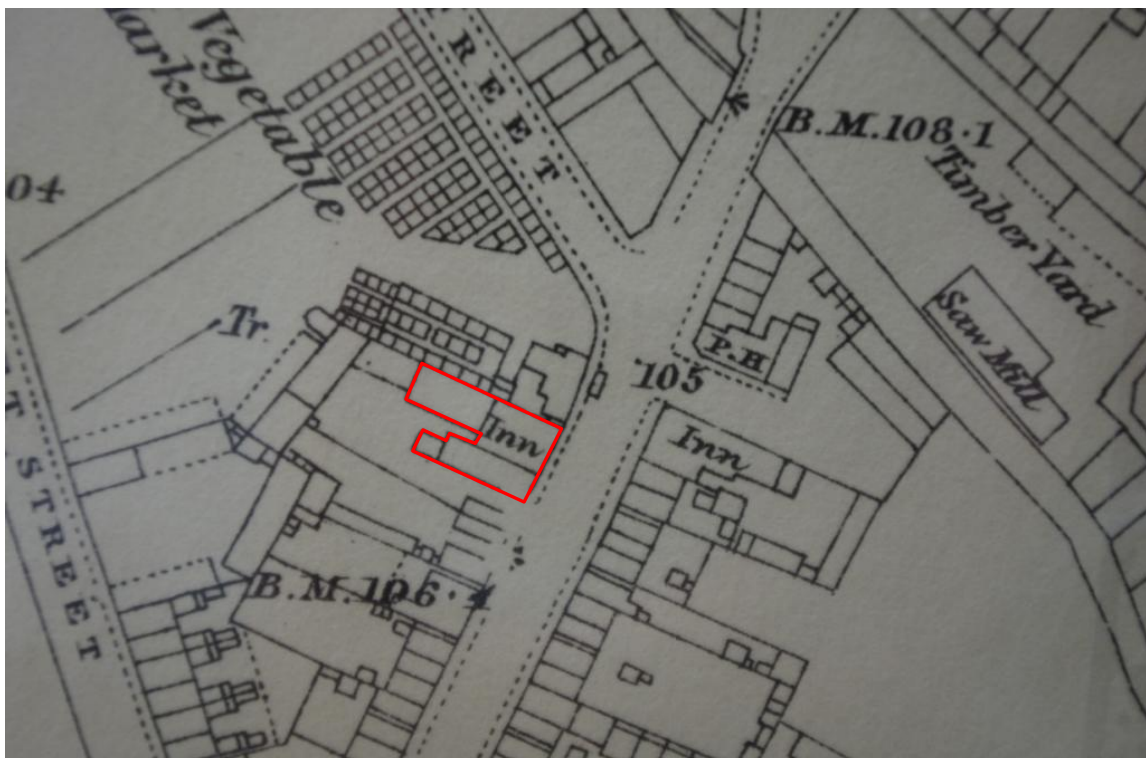


**Figure 2**  
John Doharty jnr’s Map of 1753.

New Road was laid out in the mid 19th century, a map of the drains on New Road produced in 1850 (WA&AS Ref BA13415/30 (*Figure 3*)) confirms a building occupying the footprint of The Corn Exchange Inn. The building is not identified by name, but the owner, Herbert Dutton is recorded. The neighbouring plots to the north east and south west are identified as building land, suggesting that at the time New Road was not fully occupied. Interestingly, both the Half Moon Inn and the Cape of Good Hope on the opposite side of New Road are identified by name, the lack of a name to the building belonging to Mr Dutton may suggest that at the time the building was not open or trading as an inn. The earliest documentary reference to the Corn Exchange Inn comes in Billing’s Directory of Worcestershire published in 1855 which lists Herbert Dutton as builder and beer retailer, Corn Exchange, New Road. Kelly’s Directory of 1868 again records Herbert Dutton at the Corn Exchange Inn; interestingly the address is recorded as 51 New Road. Various trade directories continued to list Herbert Dutton at the Corn Exchange until 1884. The prime location, adjacent to the recently laid out cattle market is reflected in the three public houses occupying the junction.



**Figure 3**  
Map of New Road Kidderminster (1850).



**Figure 4**  
First Edition Ordnance Survey 1885.  
(Sheet VIII.15)



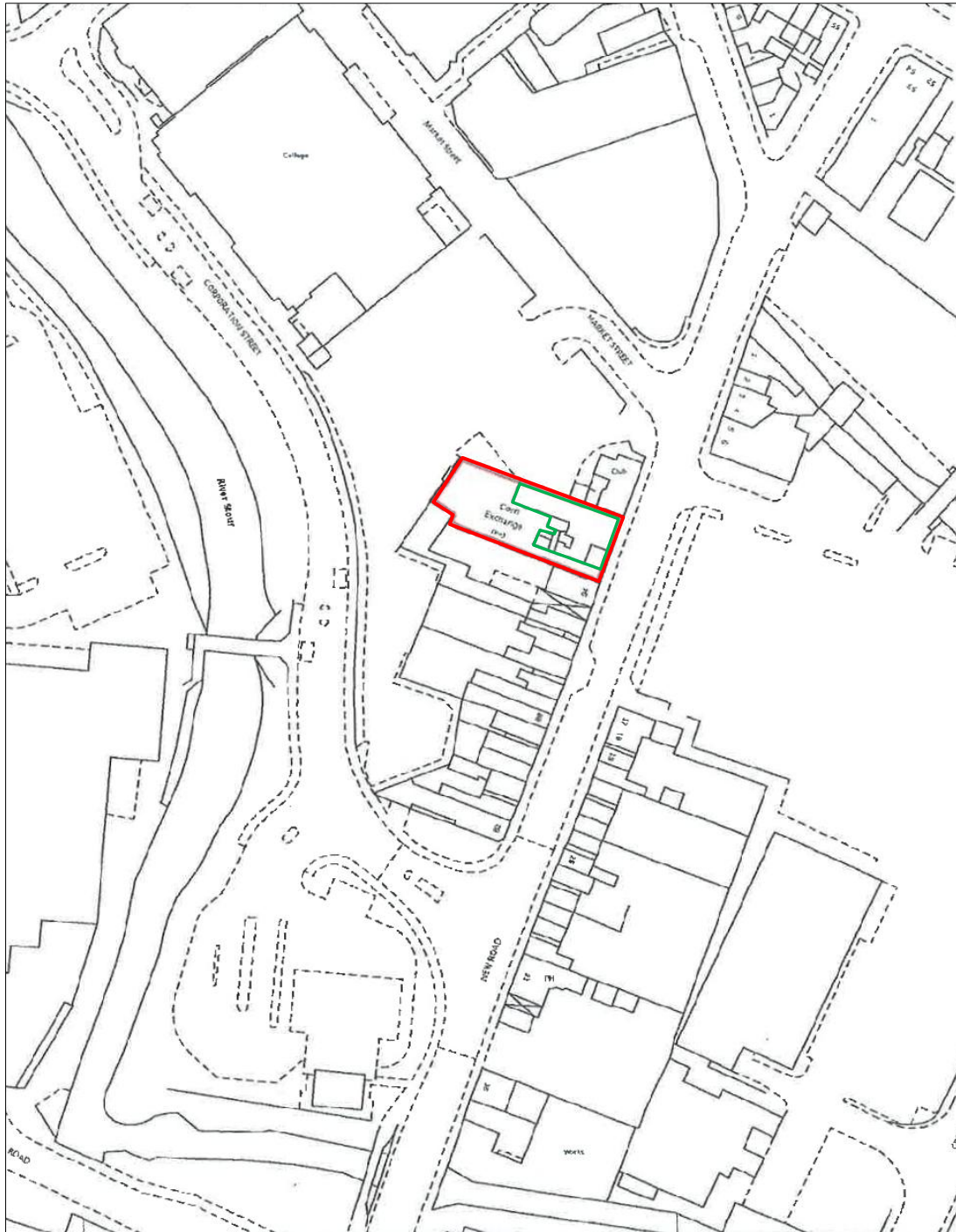
The first edition Ordnance Survey was published in 1885 (*Figure 4*), it is the first modern and clear representation of New Road. The Corn Exchange Inn is not identified by name but the building is recorded as an Inn. The map appears to show the Inn only occupied the north easternmost bay of the building, with a clear boundary between the two bays. The map also records what appear to be ancillary buildings; common to Inns and a yard to the rear. Kelly's Directory published in 1884 records that Inn was kept by Mrs Louisa Bennett. By the time of the second edition was published in 1902 the Inn is shown as occupying the whole of the plot (*Figure 5*).



**Figure 5**  
Second Edition Ordnance Survey 1903.  
(Sheet VIII.15)

It is unclear how long Mrs Bennett remained at the Inn, but by 1900 the Inn was being kept by Charles Henry Jones. Also by 1900 the address had again changed to number 80 New Road, no doubt reflecting the increased development along New Road. Charles Henry Jones remained at the Inn until at least 1912; from 1912 Edward Brick is listed at the Corn Exchange Inn. Edward remained until the early 1930s, when in 1932 a Frederick Parker is listed, replaced soon after by Thomas James Vigus in 1936. It was not uncommon for pubs to frequently change owners/tenants during the 1930s as a result of the harsh economic times.

By 1940, Vigus had also moved on and the Inn was being kept by Robert Whitelaw. Following World War II the Inn remained trading until April 2015, having at some time been bought by the huge brewery chain Marston's Bank's. Prior to closure, the by then pub was described as consisting of a large lounge served from a bar with three hand pumps and an upstairs function room.



**Figure 6**  
Proposed Development Area, in Red, Recorded Building in Green.  
Supplied By Client (1:1250).

## 2. Aims and Methodology

The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted demolition, as it represents upstanding archaeological/historical remains of local, regional or national importance.

- To provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.
- To produce a high quality, fully integrated archive suitable for long-term deposition in order to ‘preserve by record’ the buildings in their current form prior to conversion, conservation and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including the Worcestershire Historic Environment Record (HER) & Worcestershire Archive & Archaeology Service (WA&AS).

The Historic Building Recording produced measured survey drawings of the building and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be deposited with Worcestershire Museum Collection Store. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

*Orientation:* The building subject to this historic building recording is approximately rectangular in plan, with the long axis aligned west-north west – east-south east (*Figure 6*), for ease of description this is taken hereafter to be west to east. The principal elevation is that facing east, New Road. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to this principal elevation, as viewed from New Road. A letter affix has been added to each principal element and a number suffix has been added for significant partitions where required.

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the building.

The site visit was carried out by Gerwyn Richards on June 18th 2018.

### **3. Description of the Building**

The ground floor works were completed by the previous owner prior to the commissioning of this historic building recording, as a result only the first and second floors of the building were available for recording. 95 New Road is a three storey former public house occupying an approximately rectangular plot fronting New Road, the building consists of a frontage range and a projecting rear range to the north. The building is brick-built under a modern concrete tile pitched roof on the frontage (A) and Welsh slate over the projecting range, B. The principal elevation is smooth rendered with an inscribed ashlar pattern, both corners are finished with quoins, probably of render (*Figure 7*). The south facing gable is also rendered with inscribed ashlar pattern, although un-painted and more coarsely finished, the north facing gable and rear elevations are exposed brick. This suggests that the south facing gable was more prominent, probably as viewed by travellers entering the town northwards along New Road and, therefore merited a better finish.

The exposed red bricks measure 9inch x 3inch x 4inch, although not always an accurate indication of dating these dimensions suggest a mid to late 19th century construction date which supports the cartographic sources. The exposed gable is laid in a plain stretcher bond, while the rear elevation is laid in an English Garden Wall bond (three courses of stretcher bricks between two courses of header bricks); the use of three stretcher courses uses fewer bricks and is therefore cheaper. B uses a different bond (*Figure 8*), this time a Flemish Stretcher bond (a course of alternate headers and stretchers separated by three courses of stretchers).

The principal elevation is two asymmetrical bays, reflecting the first edition Ordnance Survey (*Fig.4*), on the ground floor are three projecting bay windows with single light sash windows, with apparently modern leading. The sash horns appear to be late 19th or potentially early 20th century in date, but are likely to be modern replacements. Following the repeal of duty on glass and the window tax bay windows blossomed during the late 19th century. Both of the ground floor doors have modern pediment door heads and pilaster surrounds. The 2015 planning application indicated that previously the southernmost door had a “*semi-circular arch*” and this was replaced by the pediment to match the “*triangular arch*” over the northern door. The windows on the first and second floors are clearly modern top hinged casement windows, the proportions of both the lights and overly large glazing bars detract from the decorative hood and reveals and the overall appearance of this important principal elevation.

There is a single gable chimney on A, on the northernmost gable. There is a chimney on each of the long elevations of B. That on the north facing elevation appears to be especially large (*Figures 9 & 18*), the chimney on the south is smaller and has been enlarged with the addition of an external pier, potentially to repair weathered brickwork.

Internally, the first floor and second floor has already been subject to an extensive “soft strip” and partially commenced alterations permitted by the 2015 application, which unfortunately has left little of historical or architectural interest beyond the plan form of the building on this level.

A consists of two principal bays, there are internal chimney breasts on the northern gable of (02) and (03) and a single chimney breast on the northern wall of (05), it is likely that there was also a chimney breast in (01), although there is no longer any evidence of this. A is further divided longitudinally by an original brick-built wall creating what would have originally been four principal rooms (*Figure 18*). There is the outline of a stair stringer raising south to north on the west facing wall of (05) (*Figure 10*), this gives an indication as to the location of the original first to second floor staircase, there is, however no sign of the original ground to first floor stair. The current stair is modern.

The second floor is largely inaccessible due to the removal of the floor, the exposed ceiling joists were all deal and of standard 4inch x 3inch, again physical evidence supporting the mid to late 19th century construction date. The second floor plan (*Figure 19*) mirrors that of the first floor.

The roof structure has also been largely exposed by the recent works, again the structure is largely built of deal. The roof was originally carried on a single King post truss with raking struts, this however has been largely truncated leaving only the front principal rafter, half the tie beam and a single strut (*Figure 11*). Interestingly, the front purlins appear to be earlier oak beams, some with open mortice indicate probable re-use (*Figures 12 & 13*). The rear

purlin is clearly trenched to take the now missing principal rafter (*Figure 14*) which confirms it is contemporary with the roof, the front purlins are without a doubt salvaged and re-used. The first floor of **B** consists of one large bay, (07) and a smaller room, (06). The removed render in (06) has exposed the straight joint between **A** and **B**, confirming the two are not contemporary. As seen externally, there is a large chimney breast on the northern wall and a smaller chimney breast on the southern wall (*Figure 15*); the presence of two fireplaces suggests the space was originally divided into two un-equal bays. The proximity of the door to the southernmost chimney suggests this door is a later insertion. Unlike **A**, **B** has retained early, if not original windows on the north facing elevation. The windows are six over six sash windows with late 19th century sash horns with an architrave surround.

The roof structure is again exposed, the roof is carried on three King post trusses (*Figure 16*) with common purlins, again all in deal. There are a number of rase or shipping marks visible on some of the timbers (*Figure 17*). These marks would be scored into the timber using a rase knife either immediately after purchase or during shipping. Both Arabic and Roman numerals are known to have been used. Once the timbers have been cut interpreting such marks is extremely difficult as they no longer complete. The marks are likely to represent ownership, order numbers, shipping information or other such information.

#### **4. Conclusion**

95 New Road is a known heritage asset and included on the local list of buildings of historical or architectural significance. Unfortunately work permitted by the 2015 planning application carried out by the previous owner prior to the conditioned archaeological building recording has removed much of the internal historical and architectural significance of the building. The historic principal elevation, however remains.

The building has an established history, formerly being the Corn Exchange Inn, an Inn built around 1850 following the laying out of New Road as part of the expansion of Kidderminster brought about by the industrialisation of the town. The Inn remained a public house for over a hundred years, occupying a prime location adjacent to the town's cattle market. The pub finally closed in 2015.

Internally, there is little beyond the historic plan form remaining. Works to the ground floor are complete, therefore it was not recorded. The partially completed works carried out on the first and second floors, although removing extensive historical features did have the unintended consequence of exposing other features, most notably the woodwork which provided physical evidence of the building's date. The roof structure contained a number of apparently re-used oak beams used to possibly repair the roof.

This historic building recording provided a permanent visual (photographic & drawn) record, analysis of the historic plan and fabric and historical background of the building in its current state.

## 5. Archive & Publication

The site archive consists of

- 2 A3 permagraph sheets containing plans & notes
- 3 A1 paper plans
- DVD containing 59 digital images
- 2 A4 contact sheets
- 59 B&W negatives and contact sheets
- 2 A4 photo record sheets
- 1 Unbound copy of this report

The archive will be deposited with Worcestershire Museum Collection Store under the HER Event Number WSM70391.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

### 5.1 OASIS Record Summary

| INFORMATION REQUIRED  | UPLOADED AS   |
|-----------------------|---|
| OASIS No              | archaeol30-320445   |
| Project Name          | An Archaeological Standing Building Survey, 95 New Road, Kidderminster, Worcestershire. |
| Site Co-ordinates     | SO 83229 76361  |
| Project Type          | Standing Building Recording   |
| Project Manager       | Gerwyn Richards   |
| Previous/Future Work? | No/No   |
| Current Land Use      | Commercial/Recreational   |
| Development Type      | Residential   |
| Prompt                | NPPF  |
| Archive Recipient     | Worcester Museum  |

## 6. References & Sources

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## 7. Colour Plates



**Figure 7**  
Principal Elevation (Looking West – North West).



**Figure 8**  
South – South West Facing Rear Elevation of B (Looking North – North East).





**Figure 9**  
North – North East Facing Elevation of B (Looking South – South West).



**Figure 10**  
A(05) Outline of Stair Stringer on West – North West Facing Wall (Looking East – South East).



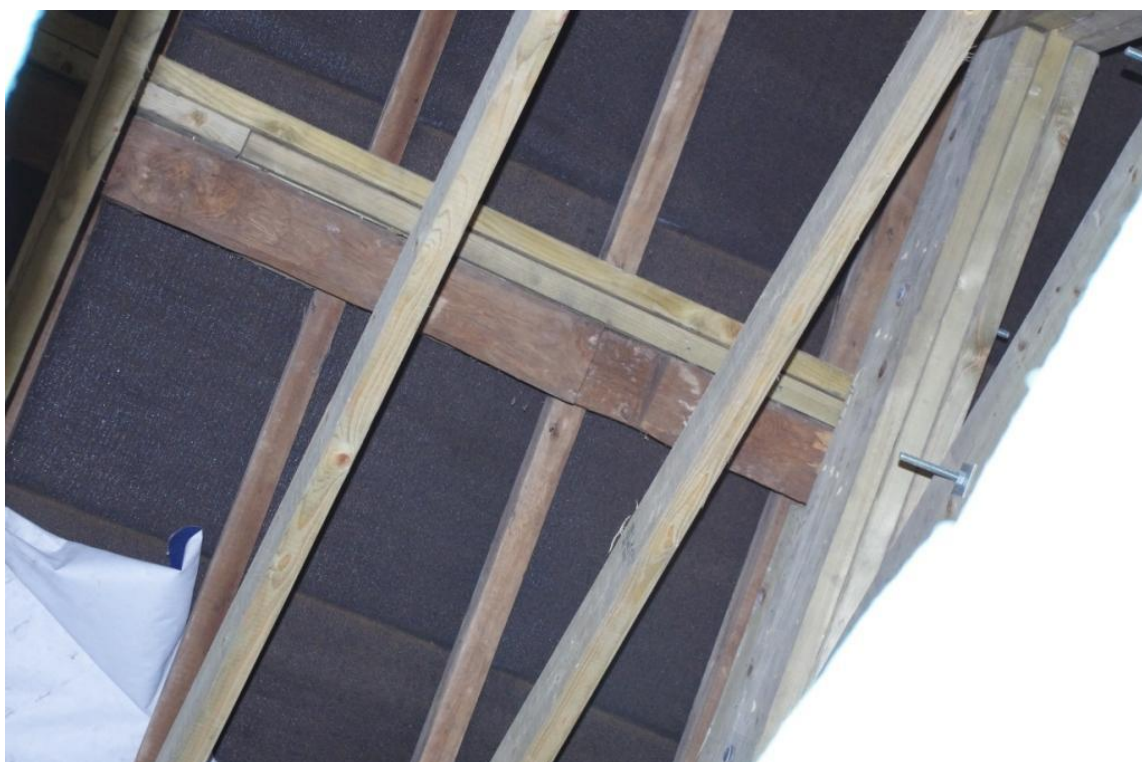
**Figure 11**  
▲ Partial Roof Truss.



**Figure 12**  
▲ Re-used Purlin on Front Roof.



**Figure 13**  
▲ Re-used Purlin on Front Roof.



**Figure 14**  
▲ Original Trenched Purlin on Rear Roof.



**Figure 15**  
B(07) Smaller Chimney Breast (Looking South – South West).



**Figure 16**  
B King Post Truss (Looking West – North West).



**Figure 17**  
B(07) Rase Marked Purlin.

Figure 18 First Floor Plan.

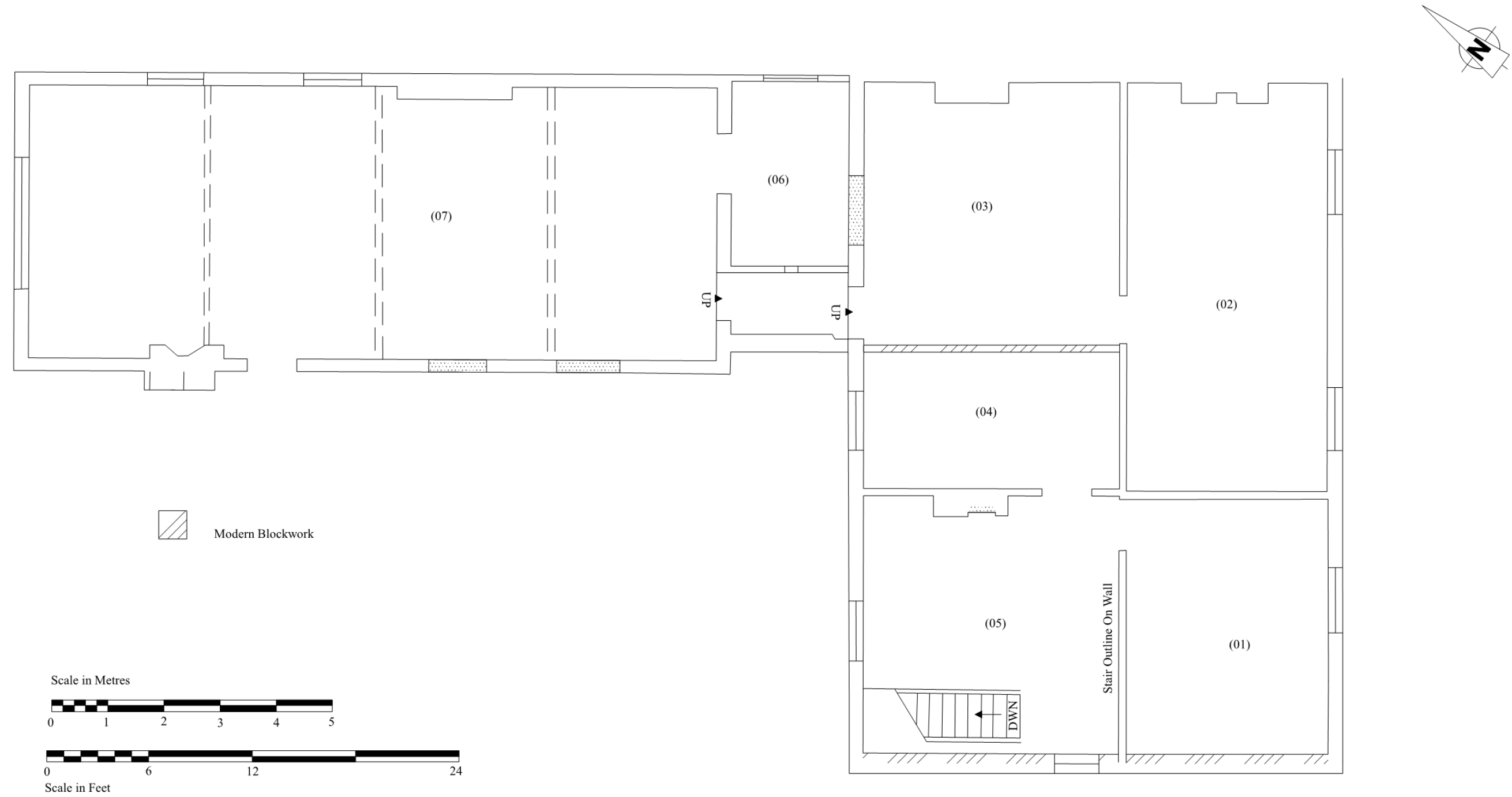
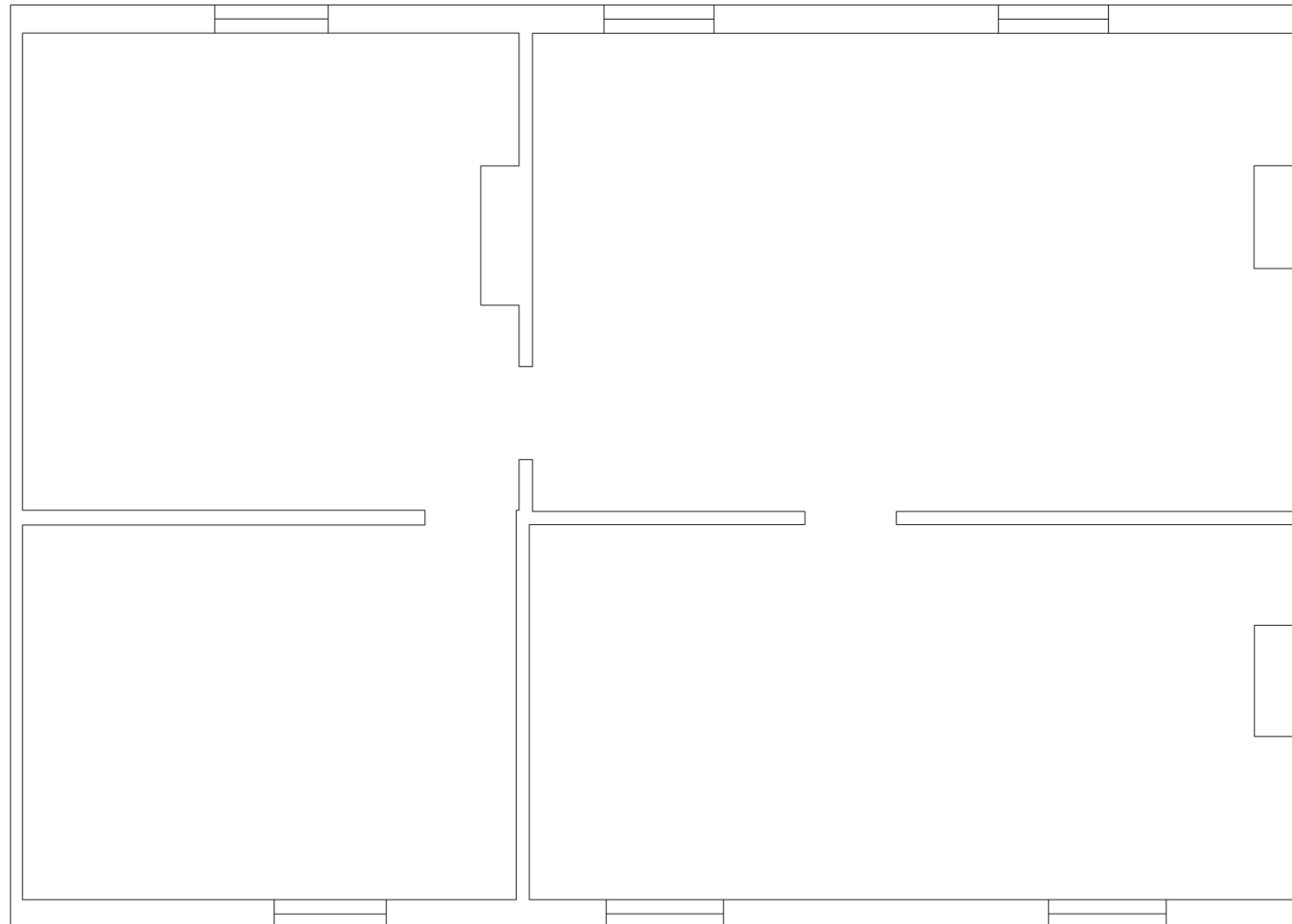
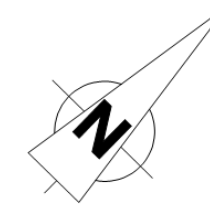


Figure 19 Second Floor Plan.



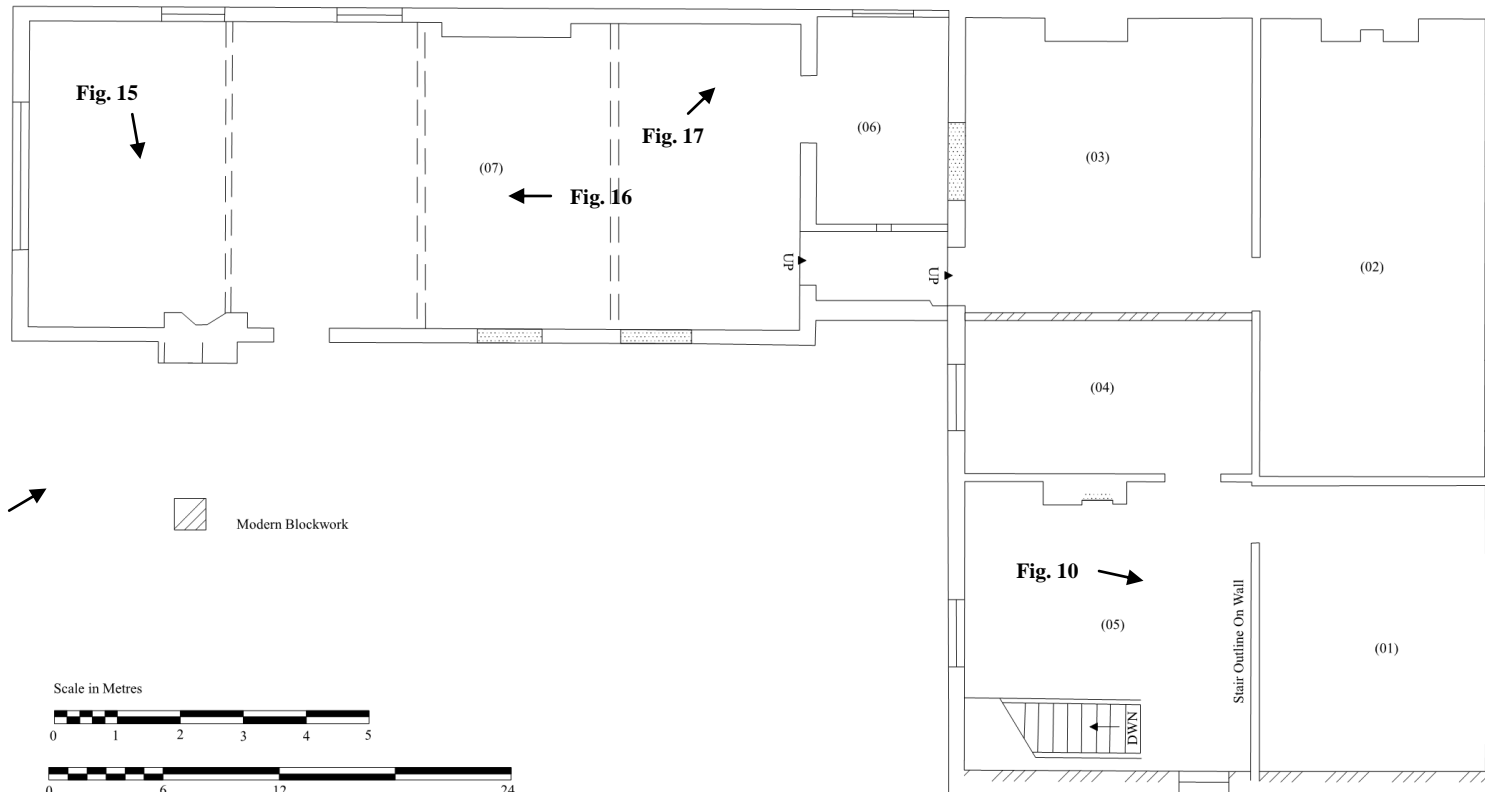
Scale in Metres



Scale in Feet

**Figure 20** Report Photographs Location Plan –  
First Floor.

**Fig. 9**



**Fig. 8**



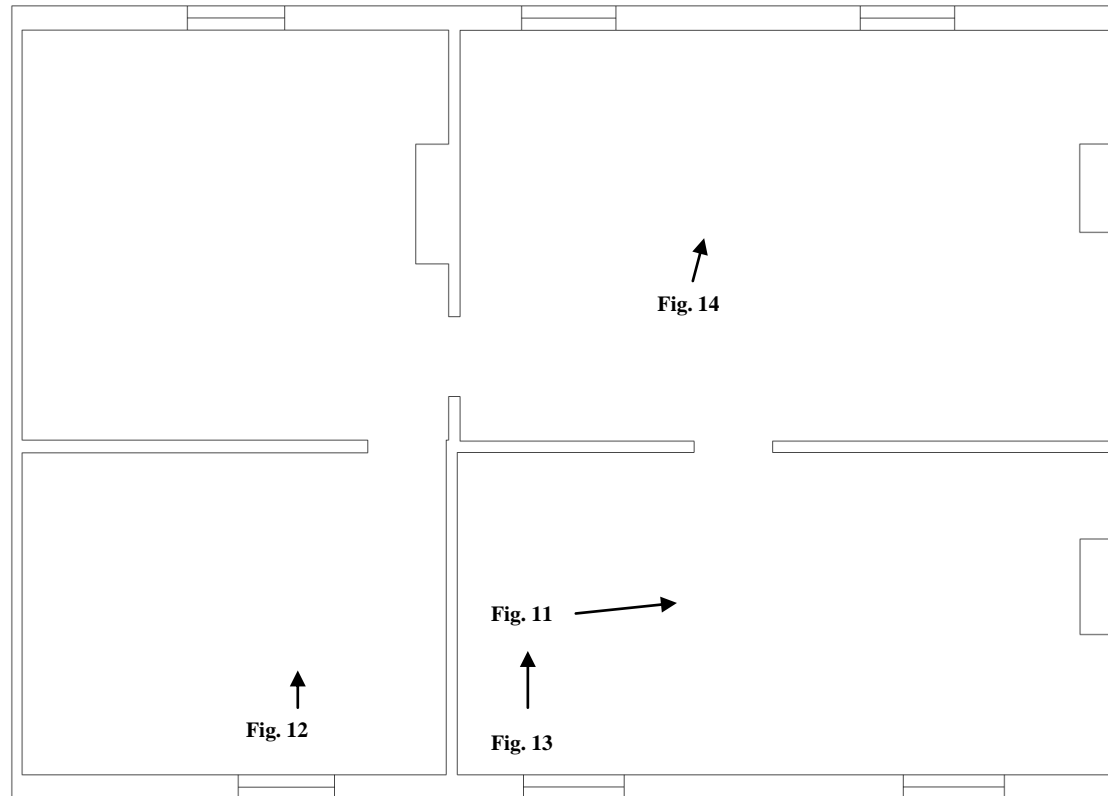
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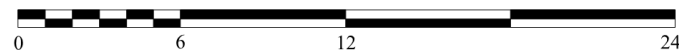
Scale in Feet



**Figure 21** Report Photographs Location Plan  
– Second Floor.



Scale in Metres



Scale in Feet

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