

DEPARTMENT OF ANTHROPOLOGY
FIELD ARCHAEOLOGICAL CLUB



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A Model for the Historical Development of Properties

Forming the Owen Owen Store, Shrewsbury

by

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Owen Owen Store, Shrewsbury

A Historical Model of Development

Introduction

In December 1989 Birmingham University Field Archaeology Unit was commissioned by The Scottish Provident Insurance Company (through Hunter and Partners Architects Ltd.) to undertake an assessment of the various types of historical data available for reconstructing the pattern of development of buildings on the plot of land presently occupied by the Owen Owen store, ahead of detailed restructuring of the store by its new owners.

This report puts forward a historical model for the development of the site, using documentary sources (primary and secondary), map evidence, and observations relating to the present standing structure, a model that can be tested by any problem-orientated stripping necessary while the Owen Owen store is still in use and developed by further structural observations once internal restructuring work begins.

Topography and Medieval Growth

The block of buildings under consideration lies in an area bounded on the south by the High Street, on the west by Pride Hill, on the north by Butchers Row and on the east by the property boundary separating Nos. 22 and 21 High Street.

The area lies on high ground, composed of 'a variable red-brown silty sand' (Baker 1989, 2) where settlement possibly took place before the Norman Conquest. The considerable terracing operations that must have here taken place probably date to a later period, the 11th or 12th centuries, when Pride Hill and High Street were laid out. Butchers Row or 'Flesh Hewers' row is first documented in 1396, though it had probably been in existence as a specialised zone for some time before.

The layout of the medieval tenement plots and property boundaries cannot now easily be seen on the ground, though some idea of their arrangement can be seen on a map of 1838 drawn by John Wood (Figure 2); by the time of the preparation of the first Ordnance Survey map of the town in 1882 this pattern had become somewhat blurred by development (Figure 1). Medieval documentation calls the part of Pride Hill that runs from Butchers Row to the junction with the High Street, 'Butcher Row', 'towards the close of the thirteenth century' being 'one large seld or stall the property of one Hugh Baril who demised it to the corporation' (Blakeway 1905-1907, 278-279).

While apparently no pre-17th century structures survived in this area into the 20th century some early illustrative material and stray finds give a tantalising glimpse of such activity here. On the corner site occupied by No. 49 Pride Hill a drawing of 1821 (Figure 17) shows a three storey, possibly Elizabethan house, with the ground floor occupied by a shop. Its close studding with a middle rail suggests a later medieval date for part of the building, while its semi-circular projection at first floor level was a sufficiently curious feature to be drawn as a detail by Buckler (reproduced as Fig. 151 in Smith 1953). Another now-vanished timber framed house (Figures 21, 22) stood at No.47 Pride Hill, with a butcher's shop at street level in the 1860s/1870s. The style of this house would appear to be later 16th or early 17th century in date. This building was taken down probably in 1880.

Stray finds made during the alteration of various properties in the block include the following (source - Carver 1974):

1. Stone mortar found at 46 Pride Hill, 8 feet below surface (ref. 1951).
2. Interments discovered during building operations on the site of R. Maddox and Co., Pride Hill/High Street in 1920s.
3. Broken masonry of a '13th century ecclesiastical building' found during excavations at the back of 45 Pride Hill and the Alliance Assurance Co. offices in 1881.

The entries 2. and 3. above raise some interesting questions about land holding in this area in the medieval period and especially with regard to

the boundaries of areas owned by nearby St. Alkmunds College or more likely the Chapel of St. Martin. (Blakeway 1905-1907, 391-392)

The Growth of the Owen Owen Complex

The catalogue that follows considers the historical background to the growth of these properties, once individual, that now form the Owen Owen store. It should be read in conjunction with the BMP Engineers' Report, whose format it follows and the annotated floor plans of the present store provided by Hunter and Partners. No value judgement is made on the buildings; their sequence and character only is considered. Finally, recommendations will be made for further documentary research [the present report is based on a short survey centred on the property deeds and documents acquired with the purchase of the store by Scottish Provident], and a programme of limited stripping of plaster etc. to supplement the broad conclusions of this report, and those of other interested parties.

Research Method

Documentary research was aimed at providing answers, or at least suggestions, concerning the development of the area now covered by the Owen Owen store targetted specifically towards the origins, structure and function of the present building.

A number of factors determined the concentration of research on the relatively short time span of the 19th century, unfortunately, given that the history of some of the present structures covers nearly 400 years if not more.

Town plan analysis has identified the 19th century as a key period in the development of both the morphology of the English town, and also our knowledge of its previous forms, through accurately surveyed plans.

The impact of the industrialising economy on the development of even towns in primarily rural areas was remarkable (Trinder 1982). Despite the survival of a large number of mainly pre-19th century timber-framed buildings in Shrewsbury, the 'look' of much of the town changed considerably in this period - especially after the arrival of the railway. The economic implications of a rail link were revolutionary, and included a tendency towards intensive congestion of Victorian town centres. Here the key factor is the distinction, in terms of 'morphological periods', between the late Georgian and early Victorian period (c.1750-1850) and the mid to late Victorian period (1851-1897) (Conzen 1969, 8).

It is clear from the histories of the properties given below that the 19th century was the most major period of change to the properties on Pride Hill and the High Street probably since their medieval laying out. The prime factor behind this change was the growth of the firm of R. Maddox and Co., whose remarkable expansion to take over the properties which today comprise the Owen Owen store must have been intimately related to the changed economic environment of the second half of the 19th century. Therefore the 19th century emerged as a 'watershed' between the earlier morphology of the area studied, which probably retained significant manifestations of the

medieval plan of this part of Shrewsbury up to that time and the period of modern incorporation symbolised by the spread of the department store.

In addition, most of the documentary evidence forming the legal documentation of the properties dated from this century. The collection of 200 deeds relating to the properties comprising the Owen Owen store, ranging in date from the 1740s to the 1920s (the cataloguing of which was the first stage of research), provided an unusually detailed basis from which to track the histories of the structures on this part of Pride Hill and the High Street. Evidence from these deeds was then compared with the unprinted Census Enumeration Returns from 1841-1881, Trade Directories of Shrewsbury, ranging unevenly between 1820 and the present day, and other material that was easily found including the first edition Ordnance Survey 1:500 plan of this part of Shrewsbury, surveyed in 1879 and published in 1882, and earlier maps - of which Shrewsbury is particularly well served with five major surveys between 1575 and 1838.

The first edition 1:500 plan of Shrewsbury published in 1882 (see Figure 1) gives a true indication of the morphological character and relationship of the buildings comprising the present Owen Owen store as they were surveyed in 1879. This plan provides the basis of the analysis of the building structures, and is discussed in the conclusions (section below) and records many residual features of the earlier structural relationships of the buildings on Pride Hill, the High Street and Butchers Row.

The value of this plan is considerably enhanced by the Wood map of 1838 which, although not as accurately surveyed, is of a large enough scale to include the block plans of the buildings in 1838 or earlier. This map was made before the considerable alterations that were made to the area in the late 19th century, mainly by Richard Maddox, and as such provides a 'looking-glass' onto the earlier morphological history of the area prior to its 19th century alteration. Maps by John Hitchcock (1832) and the Huguenot John Rocque (1746) give the block plans and arrangement of the streets but are not of sufficient detail to add any further information concerning the character of the area. Speed's map (1610) and Burghley's (1525) are bird's eye views which merely give conventionalised

representations of buildings in the High Street, Pride Hill and Butchers Row because these were not sufficiently important to deserve a true-to-life representation.

The method followed was to amalgamate all this information into blocks relating to single properties which were catalogued using the system derived from the BMP structural survey. This allows quick comparisons to be made between individual buildings. Information on the ownership, function and structure of the buildings over time is given under this reference system. The conclusions concerning the development of the site now occupied by Owen Owen is then given in a general conclusion which ties all the diverse elements of morphological development together.

Ref: A

22 HIGH STREET (CARTWRIGHTS MANSION)

Description:
(Quotes from RCHM
description)

A timber-framed front range of a town house, built in 1598*, incorporating many alterations. It is two-and-a-half storeys in height, with large dormers to the attic storey, set out at the end of a row within the Owen Owen complex and fronting the north east side of the High Street.

'The front elevation of the building has elaborate decorative framing - including ogee bracing, small quadrant braced panels, and a row of short studs with the profiles of squat turned balusters. The bargeboards of the dormers are decorated with a carved grapevine motif, almost identical to that on the dormers of the adjoining Owen's Mansion. Like Owen's Mansion it also has finials carved in the form of a man and a woman. The rooms of this building are considerably taller than those of Owen's Mansion: No. 22 being of the same height as that building, yet of one storey less (two storeys plus attic as opposed to three full storeys).'

'It was not possible to determine the original internal arrangements of either the ground or first floors, all framing having been removed or concealed. The attic is the only area in which

*J.T.Smith notes the one time existence of a plaque dating the structure to 1595 once in situ, now removed. (Smith 1953)

Ref: A

the original framing is visible. Observation suggests that this space was originally divided into two rooms by a centrally located partition, in the middle of which was a doorway with a four-centred arched head.'

'The roof has collar and tie beam trusses with raked struts above the collars. That the two dormers are original is indicated by the fact that there are additional collar trusses, the purpose of which is to support the framing of the dormers.'

Ownership:

The property deeds relating to No. 22 High Street are found in file OW 2/5/1-22, dating from 1802-1924. In 1802 the property belonged to one Joseph Mevie, who had recently married Ann Tandrell, and comprised one messuage tenement and stable. On 26 November 1825 it appears the house was leased to William Jeffreys; however, three days later this was disputed in a recovery claim by Thomas Jeffreys Badger. Between 1843 and 1853 Joseph Mevie died and the ownership of the property passed to a minor, after which, in 1859, it was sold to Thomas Hall, a draper, who, in 1857, also bought the adjacent Owen's Mansion. In 1875 Thomas Hall and Son went into liquidation and by an auction of both properties No. 22 passed to William Home, another mercer and draper, who sold the property to Richard Maddox in 1894. Maddox had already purchased Owen's Mansion (Nos. 23 and 24) in the same auction that William Home had purchased No. 22 in 1875. In the 1960s the building was leased by Martins - later Barclays

Ref: A

Bank, and from that time has been a separate retail unit. It is now leased by Thomas Cook's.

Function:

It appears that William Mevie, (possibly the son of Joseph Mevie), was occupying Cartwright's Mansion in 1841, where he ran a modest drapery shop. The Census Return for that year notes that he was 25 years old and head of the household; in addition Ann Mevie, 20 years old, is listed but it is not possible to say for certain whether she was his wife or sister. Two men also lived here, working in the shop as a draper and tailor, as well as Lucy Wreekin (of independent means), and two female servants.

In 1851, the premises were occupied by Thomas R. Thomas, and another person, whose occupations were respectively draper's assistant and groom. The reduction in the number of people resident in the house may be explained by the protracted change of ownership which was finally resolved in 1853, when Thomas Hall rented the property, prior to his purchase in 1859.

In the Census Returns of 1861 eight draper's assistants are registered living in the property with four servants. It is probable that these people lived above the shop in which they worked, along with Thomas Hall.

By 1871 eleven male draper's assistants, between the ages of 21 and 41, were resident, as well as a book-keeper, porter, two female draper's assistants, and two general servants - which

suggests that the business had expanded considerably during the previous decade.

The property was sold to William Home, another Shrewsbury draper, in 1875, when Thomas Hall and Son went into liquidation. By 1880 the first detailed Trade Directory of Shrewsbury noted that F. Springford, draper was in family business there, and the Census Returns of 1881 confirm this. Springford was 29 years old, his wife Annie 25, and they had three children. His mother, father, brother, and sister were also resident, both his brother and sister working as draper's assistants, along with four others, and two general servants.

In 1894, the property was incorporated into the Maddox complex. Photographs from the early 20th century onwards 'show the building with a 19th century shopfront of gothic style, including four-centred window heads and a crenellated fascia. By the 1960s the building had become a branch of Martins Bank and had acquired a new ground floor shop front, also gothic, with two large mullion and transom windows and an entrance with a four-centred head and hood mould' (RCHM). Today, it has a reinstated shop front belonging to Thomas Cook's.

Structure:

It would appear that Cartwright's Mansion was a drapers shop for all of the period covered by this research; indeed, this end of the High Street was renowned as a centre of that trade as early as the 17th century (Blakeway 1905-1907, 391).

The drapery trade in the 19th century, and before, did not merely consist of the buying and selling of cloth, but included a range of ancilliary services, such as the cutting and making-up of garments which required the large numbers of draper's assistants who appear, in this particular case, in the Census Returns. These must have been accommodated in the first floor and attic, because the sale documents of the property in 1875 specified no building in the yard was permissible over one storey.

While it appears that this property was always substantially individual, and was never wholly incorporated into the Maddox complex after its acquisition in 1894, there is evidence, between 1859 and 1875 when both it and the adjacent Owen's Mansion were owned simultaneously by Thomas Hall, that they were joined at attic level - Owen's Mansion possibly providing additional accommodation for the people working in the shop below. In the deeds of sale of Cartwright's Mansion in 1875, the property was described as: 'a messuage tenement or dwelling house, together with shop and premises thereunto belonging, together with a stable and yard at the back of the said premises, together with all those new erections newly built on the site'. The new buildings were probably the kitchen, scullery and parlour shown on the accompanying plan (OW 2/5/16).

While in the ownership of Thomas Hall, the building appears to have carried a large decorative gothic sign displaying the company's name, and the upper windows in the attic gables

Ref: A

appear to be much smaller (compare Figures 8 and 9): which is probably consistent with their use as accommodation rather than a making-up area which would have required more light.

Plan and Observation: See section on Owen's Mansion.

Ref: B

23/24 HIGH STREET, OWEN'S MANSION

Description:
(Quotes from RCHM
description)

'Built in 1592 by Richard Owen, a Shrewsbury wool merchant, it is a timber-framed street range of three storeys in height, and four structural bays in length.' Fronting the north east side of the High Street, Owen's Mansion is located between Nos. 22 and 25 High Street.

'The framing of the building is typical of those built in Shrewsbury in the late 16th century - the first floor being close studded with mid-rail, the latter having incised quatrefoils. The second floor is decorated with small square panels with ornate quadrant braces, cable mouldings, and quatrefoils. There are two small gables to the street front; these having been built not to light the attic, but as decorative features projecting out over the two oriel windows of the upper floor. The bargeboards are richly decorated with a grapevine motif and the finials carved in the forms of a man and a woman.' One gable is exposed towards the rear of the property along with other timber around an internal yard.

'The first floor of the range, the only one where the original internal arrangements can still be ascertained, appears to have comprised a single large room. That this was the case is indicated by the absence of evidence for internal partitions in the exposed soffits of the ceiling beams. There are axial, as well as transverse, ceiling beams, and all are deeply chamfered.'

Ref: B

The roof has collar and tie beam trusses, with struts from ties to principals. There are two rows of side purlins these being windbraced to the principals.'

Ownership:

In comparison with No. 22 there are far fewer deeds relating to the conveyance of the two shops and messuage tenements then comprising the property when it was sold to Thomas Hall, the Mercer/Draper. The indenture (OW 2/4/2) contains a list of previous owners back to 1818, under the 40 year rule relating to deeds of title of that time. However, these deeds cover four manuscript sides and their particulars have not been included here because of the time required to obtain information that has no intrinsic bearing on the subject of this report.

When Thomas Hall and Son went into liquidation the property was bought by Richard Maddox who already owned Nos. 26 and 27 High Street and No. 48 Pride Hill. This property remained part of the Maddox complex, and later Owen Owen after the post-war changes of ownership.

Function:

In 1841 Owen's Mansion consisted of two separate shops, later described in the Deed of Conveyance of 1857, and this situation certainly dated back to at least 1818. Number 23 appears to have been occupied by four separate tenants whose records are entered separately in the Census Enumeration, implying that the tenement had been subdivided into separate dwellings. If a separate shop existed at this time it is most likely to have

been occupied by Charles Davies, a shoemaker by trade. A turner, coachman, and a man of 'independent' means, occupied the other dwellings. In No. 24 Henry Howell, a tailor, was resident together with his family.

In 1851 Mr. Howell was still resident at No. 24, but No. 23 was listed as uninhabited. The Deed of Conveyance of 1857 listed Howell still in No. 23 and Rober Slaney, Wine and Spirit Merchant, in the shop of No. 23.

Slaney continued to occupy No. 23 in 1861, but Howell had moved out, possibly to be replaced by Thomas Hall who had bought the whole property in 1857.

The Trade Directory of 1880 lists the property as part of R. Maddox and Company, but the 1881 Census lists the property as unoccupied. However, this situation could not have continued to exist for long, because three photographs of Owen's Mansion in the 1890s show it operating as part of the Maddox complex of stores.

Structure:

Figures 3 and 4 show the redevelopment of the ground floor of Owen's Mansion from two shops into a single store as occurring between 1857 and 1875. The evidence given above further suggests a date between 1871 and 1875 when Slaney's Wine and Spirit Merchants ceased to exist. This would probably be confirmed by reference to the appropriate Trade Directories.

Ref: B

It appears that this conversion of the premises into two single units was probably undertaken by Thomas Hall in order to expand his business; and as such is an early example of the agglomeration that R. Maddox was to achieve in the late 19th century.

The alteration not only consisted of knocking the two shop frontages into one, but also involved substantial modifications of the rear of the premises in which all domestic structures, such as parlours, kitchens, sculleries, stores and yards were removed and replaced by the iron-framed structure N which extended rearwards a further 30ft. (approx.).

Plan and Observation:

Though during his survey of the buildings of Shrewsbury J.T. Smith considered both Owen's Mansion and Cartwright's Mansion he wrote of them as being 'literally facades' (Smith 1953, 331). However, this was before further internal timberwork was exposed to show that much more of the structure survived intact. While medieval structures doubtless stood on the sites of both buildings there is no evidence to suggest that the two mansions were not totally new constructions. While there is a nearby example of a Jacobean front being grafted onto an existing medieval building, as at No. 40 Pride Hill, and building continuing upwards, this does not appear to be the case in the examples under consideration. However, the sandstone walling in the cellars under both properties could belong to earlier structures, as medieval Shrewsbury houses generally had cellars, especially when terraced

into steep ground, often taking the form of an undercroft. The interiors of the cellars under Nos. 22-24 have been extended, though their original plan is discernible, to house services and their floors substantially lowered, with sandstone walls being, in most places, underpinned in brick. Two hand dug test pits excavated in December 1989 confirmed this point.

At street level the buildings would always have housed shops or store rooms with there being independent access to the residential parts of the houses. The plan indicates a side through-passage, over which the first floor of Cartwright's Mansion rides, which would have been used for access. Occasionally, as with the so-called Henry Tudor House on Wyle Cop, such access points could be wide enough to allow carts etc. to enter. It is likely that a passage also existed in association with Owen's Mansion but this is not now so apparent in plan.

It is possible that service buildings, not connected to the structures of the dwelling houses, but approached across a yard, could have existed to the rear of the properties, and indeed some of the framing noted in the staircase area could relate to such an ancillary structure; there would be no need to be so particular about the style of such a secondary structure and reuse of a medieval building must be considered.

Alterations and use of attic space have already been mentioned above, and the change in the size of the windows in the front gables of Cartwright's Mansion, providing more light is probably related

Ref: B

to the provision of space for in-house workers (See Figures 8 and 9).

The question of the line of the original back of these properties will only be finally resolved by the complete exposure of the framing along what is presently suggested to be the rear. There is no immediate structural evidence to question the width of the properties suggested by the position of the exposed frame parallel to High Street but the true line may possibly be suggested by the eastwards interpolation of the line of the rears of Nos. 25, 26 and 27.

Ref: C

25 HIGH STREET

Description:
(Quotes from RCHM
description)

'This is a timber framed building with a later brick front wall. The wall is dated 1709' (a year earlier than No. 45 Pride Hill which appears to be very similar in design) 'by a tablet set under the 2nd floor centre window'. The building is three storeys high and three window bays long with 'stone quoins to either end of the front, a plain band between first and second floors, and a wooden modillion eaves cornice'. The attic is lit by a pair of dormers which appear to be of early 18th century origin.

Inside fragments of a timber framed building remain, only the rear gable of which is exposed, but these fragments suggest a 16th century date, however it is clear that many of these timbers have been reused.

Ownership:

This was the last building to become part of the Maddox complex in the 1960s, and as such no deeds of ownership appear in the legal files relating to the shop.

Function:

It appears that No. 25 High Street has a long association with the Printing and Bookselling trade. In 1841 James Sandford, 25, bookseller, occupied the premises with his family of two, a printer and his wife, and a female servant.

In 1851 he was still resident, along with four other people, including a servant, and was

described as a bookseller and printer employing four men. He was listed as still resident here on a plan relating to Thomas Hall's acquisition of Owen's Mansion in 1857; however the census records for 1861, 1871 and 1881 describe the building No. 25 as unoccupied. That No. 25 did not remain empty for a lengthy period of time is suggested by an entry listing a printer's shop here, in the 1880 Trade Directory. Again, in 1875 when Thomas Hall went into liquidation, a plan describing the sale of Nos. 22-24 by auction (OW 2/4/3) lists No. 25 as being in the ownership of the representative of the late J.O. Sandford.

It is possible that because No. 25 was a substantially smaller building than others on the block, until its final incorporation into the Maddox complex in the 1960s when it lost its individual identity, James Sandford ceased to reside 'above the shop' and moved elsewhere between 1851 and 1861 while still retaining ownership of the shop itself. However, this is speculative and would require further research to substantiate. Late 19th and 20th century photographs show a County Printer's shop occupying No. 25 to be followed by a firm called Walkers which existed until the 1960s incorporation into Maddox's.

Structure:

No. 25 is a far smaller property than the adjacent Owen's Mansion, being approx. 20ft wide and 60ft deep at its longest point, in the 1880s. Unlike Nos. 22-24 High Street, its size is constrained by the accommodation of the properties fronting Pride Hill and, as such, nestles against their rear

Ref: C

walls (OS. first ed. 1:500 1882). Figure 5 shows the floor plans of the individual storeys as they existed in 1961 when the property was surveyed, following its incorporation into the Maddox complex and it is likely that this plan substantially reflects the plan of the house since the 19th century. Building work to join the shop to the rest of the store appears to have begun in 1975 when it was decided to make a feature of the internal wooden fronting inside the store. However, this was executed for effect rather than faithful restoration as there are a number of annotations to the building plans (OW 2/4/13M) which outline the extent to which timbers here have been replaced in order to accommodate the steel front which supports the building today.

Ref: D.E.

Nos. 26, 27 HIGH STREET

Description:

Both numbers 26 and 27 are houses which appear similar to buildings sharing a common block plan and similar brick facades which accommodate the attic above the second floor with small window lights above the two main window bays which span the properties. No. 27 differs however in having stone quoins at each end (similar to No. 25) and a third central arched window. Both buildings have elaborate window frames and ornamental stone heads on first and second floors, with parapets and moulded eave cornices.

Ownership:

These two houses were the first properties acquired by Richard Maddox in 1862. No. 26 was sold by the trustees of F.C. Norton, and No. 27 by T. Norton. It appears that the properties had only recently come into the ownership of the Nortons, and that prior to that time when the ground floor shops were knocked into one, they were separate houses. No. 26 had been owned by William Morgan, tailor and Joseph Parry, haberdasher before being acquired by F.C. Norton. No. 27 appears to have passed from William Hams and Francis Whitwell in 1836, to John Davies in 1849, and then to B.J. McGough in 1856, before passing to Thomas Norton.

Function:

It appears from 1841 that both William Hams and Francis Whitwell were resident in No. 27; Hams was a draper with six apprentices and one servant

Ref: D.E.

and Francis Whitwell was a furrier with his family of three and a servant.

John Williams a shoemaker was then resident in No. 26.

There is no entry for either house in the 1851 Census, and again in 1861. The latter may be explicable in terms of the Norton ownership of the land prior to sale to Maddox. Thereafter the Census Returns list employees of Richard Maddox as resident in both properties.

*Structure:

Little historical detail can be added to the BMP Structural Report except to stress the likelihood of a yard area to the rear of No. 26 which is suggested by the survival of a chevron brick projection of the rear wall of the property. It is probable that this yard area would have been infilled sometime after 1869 when No. 48 Pride Hill was purchased by Maddox.

Ref: F

49 PRIDE HILL (corner of Pride Hill and High Street)

Description:

This property comprises a rounded infill to the corner between number 48 Pride Hill and number 27 High Street, dating back to around 1882. It replaced an earlier medieval timber framed structure (see Figure 17).

Ownership:

Property deeds relating to No. 49 Pride Hill (also numbered 56) are held on file OW 1/4/1-23. The earliest document, dating back to 1818, is a Deed of Conveyance between Mr. Thomas Shaxton and William Statham. Then, in 1823, William Statham leased the property to Thomas Pugh; thereafter the history of the property becomes confused after Thomas Statham's bankruptcy in 1831. The property is next mentioned in a Bill of Sale of 1865 whereby it was bought by George Lloyd of Wellington, shoemaker, in a public auction and thereafter leased to a number of tenants until it was bought by H.E. Rogers and W. Scott on behalf of R. Maddox and Co. in 1898.

Function:

According to the 1841 Census Returns the premises were occupied by John Murray, a saddler, aged 30, his wife, daughter, and a female servant. By 1851 Charles Roberts and a bookseller, employing 11 people, were resident. By 1861 his employees numbered 14. In 1871, Thomas Willey, a watch and clock repairer, was resident, but by 1881 the shop was described as unoccupied.

Ref: F

Structure:

The present structure incorporating No. 49 Pride Hill is merely an infill tacked on to the corner of the street. There is some pictorial evidence to suggest that originally this building had an attic floor lit by small half lights set above the main window bays of the first and second floors, like Nos. 27 and 26 High Street; however these have since been removed.

The way the building abuts its neighbours with only very short returns, suggests that it is a later addition, and therefore the clue to the rebuilding of the original timber framed structure should lie in the relationship of No. 49 to No. 48 Pride Hill which is of a later build than No. 27 High Street.

The original timber framed building appears to be of three storeys which are inclined towards the street, which points towards the alteration of a pre-16th century structure. The building had an elaborately carved gable end facing Pride Hill and horizontal timbering framed by three timber rises. Apart from the peculiar overhang on the first floor, which may house a staircase, it bears a striking resemblance to Lloyd Mansion in Oswestry, another timber-framed building adjacent to two major thoroughfares. It is probable that like Lloyd Mansion, No. 49 was a 'parallel-type' building with its back lying parallel to the adjacent High Street. Remains of at least one timber post in the cellar under No. 49 and the possibility that further timbers could be exposed by stripping may give some clues as to the nature of this building. The date of the print of the medieval house is 1821, and may be a copy of an

Ref: F

even older picture. The picture shows that the building is set forward from the line of the adjacent property in Pride Hill which accounts for its apparent length in comparison to the present squat brick structure. Reference to improvements made to Paving and Highways of the town in the 19th century may provide further clues as to the date of the demise of this attractive building if it was demolished in order to widen Pride Hill.

A lease of 1823 (OW 1/4/4) confirms that the timber-framed house was still then extant, and, indeed, had been recently improved by its current owner between 1818-1823 - with a note that he would provide full fire insurance through a reputable company.

Ref: G

48 PRIDE HILL

Description:

No. 48 is the lowest of a set of similar brick buildings (Nos. 48-46 Pride Hill), notable for the elaborate triangular heads to their first and second floor windows and the large mansard - almost Dutch-looking roofs which accommodate the attics which are lit by dormer windows.

Ownership:

This property became part of the estate of the Earl of Tankeville, a major landowner in Shrewsbury, in 1808. Prior to this, both it, and several properties in Butchers Row which were also bought by Tankeville, belonged to the Landford family. Thomas Landford leased the property to Edmund Lowe in 1798, who released it to John Wilding later in the same year. The Wilding family were butchers and continued business in the property for most of the 19th century until Richard Maddox bought the property in 1869. It appears that No. 48 was originally two separate properties and all property deeds up to 1869 list it as such. In 1834, the Earl of Tankeville sold his estates in Shrewsbury which provided a major stimulus to the commercial expansion of Victorian Shrewsbury (Trinder ed. 1984). Richard Wilding bought the premises in 1835 after leasing it for a year, and eventually sold the property to Richard Maddox in 1869.

Function:

The Wilding family were butchers and continued that business in the shop situated nearest to what is now No. 47 from 1798 to 1869. The other half

of the property appears to have been let to the Bull family who were also butchers.

In 1841 Richard Wilding was 60, and lived with his wife and a shop assistant. Elizabeth Bull resided next door, and her two sons Richard and John continued the family business.

In 1851 Richard Wilding and seven others were resident at his shop, and Elizabeth Bull still lived with her sons who were now married.

In 1861 Richard Bull was still alive - he had made a will in 1849 but outlived all the recipients - along with nine other people. Richard Bull continued business next door.

The property was sold to R. Maddox in 1869, but the Census Records of 1871 suggest that he sub-let the property initially because a confectioner, gardener(?) and an eating house are listed as occupying the property in the Census Returns. By 1881 the property is listed as unoccupied.

Structure:

It would appear that the building now occupying No. 48 Pride Hill was built in the latter part of the 19th century, and represents an amalgamation of the two separate shops that existed under the ownership of the Wildings and Bulls. Builder's records (OW 2/2/19) point to the rebuilding of the property from March 1869, immediately after it was sold and include details of alterations to No. 27 and 26 the High Street which suggests that these two structures were amalgamated at this time. The evidence suggests that both properties

Ref: G

adjacent to No. 48, (i.e. No. 49 and No. 47) were not rebuilt at this time because they apparently required shoring by the builders to ensure that no damage occurred during the works, in the surrounding properties.

Little is known about the structure of the buildings which the present No. 48 replaced; however, it is likely that these were of brick or stone construction with a red tile roof because these materials are listed as being reused in the replacement structure.

Ref: H

No. 47 PRIDE HILL

Description: Central in a row of similar type buildings on the south side of Pride Hill. (see 46-48)

Ownership: Like No. 48 adjacent, this property appears to have been part of the estate of the Earl of Tankeville until 1834. It was then sold to Richard Jones, a butcher, in whose family it remained until 1877 when R. Maddox acquired the property.

Function: Like No. 48, this property was a butcher's shop for most of the 19th century until Richard Maddox finally bought it.

In 1841 Richard Jones, 41, was the owner/occupier, residing along with his wife Eleanor and four children and two servants. This was still the case in 1851, but by 1861 he had been succeeded by his son John whose name appears on the plans of Owen's Mansion, made in 1857, onto which this property backed; however, by 1881 the house was unoccupied.

Structure: Photographic and pictorial evidence suggests that like No. 49 Pride Hill this property was a timber-framed building prior to its demolition and reconstruction c.1880 probably after R. Maddox had bought the plot. Unlike No. 48 it appears this shop was always a unitary building and not subdivided, and as such is probably a late 16th/early

Ref: H

17th century survival of the original plot configuration of the frontages of Pride Hill, which tend to survive towards the top of the street near the turning into Butcher's Row.

The survival of sandstone walling, noted by the BMP structural survey in the cellar of No.47 reinforces this interpretation.

Ref: I

46 PRIDE HILL

Description: The top end of a row of similar type buildings on the south east side of Pride Hill. (see 46-48)

Ownership: From 1806, when the first deed covering these premises was made, until the 1860s, this property belonged to William Hughes, under a mortgage from a Mr. Lloyd. In 1864 Lloyd sold the property to Henry Howell, tailor, who had moved from a shop in Owen's Mansion on the High Street. However, by 1871 Henry Howell had become bankrupt, and John Whitridge Woodall bought the property. In 1876 Woodhall sold it to Richard Maddox, and it is likely that Nos. 46 and 47 were rebuilt between that time and 1877 and converted into the present structures. Chronologically, it appears No. 46 must have been rebuilt first. John Jones bought the property from Richard Maddox in March 1877, two days after he had sold No. 47 to Maddox. Therefore No. 47 would have been rebuilt after this date, and must have been finished by 1882 when Maddox arranged to lease the rooms on the second and third floors of No. 46, while John Jones continued to use the front shop and the rest of the ground floor of No. 46, including a yard to the rear, and the front of two cellars.

In 1888 John Jones sold the property to William Hall who then sold it back to Maddox in 1889 when it became a proper integrated part of the Maddox complex.

Ref: I

Function:

In 1841 John Negh a butcher occupied the premises, by 1851 William Hughes a grocer was resident. By 1861 the occupier was John Evans, a hairdresser. The entries for the 1871 and 1881 are not available, however, the use of the building from 1877 appears to be clear (see above).

Structure:

As outlined above the building date of No. 46 appears to be 1877; the property it replaced being shown on the side of No. 47 in an earlier print, and appears to be a plain three storeyed structure of brick with undecorated sash windows with brick voussoirs, probably 18th century in origin.

Ref: J

45 PRIDE HILL

Description: A single property on the south east side of Pride Hill, of red brick with two bays of sash windows with brick voussoirs and eaves mouldings similar to No. 25 High Street. According to the date of construction - 1710 -given on the rainwater head of No. 45 Pride Hill this property is a year older than No. 25 High Street, which may suggest that this was again a thorough renovation of an earlier timber-framed building.

Ownership: No. 45 was part of the estate of Lord Tankeville until its conveyance in 1834 to Evan Davies.

In 1873 the property was bought by William Wardle from the sisters of the deceased Mr. Wardle. However, by 1883 the property was sold to Richard Maddox.

Function: In 1841 No.45 was probably leased by Richard Gough, a butcher. Unfortunately the next available Census Record is of 1881 when William Wardle aged 66, a printer and stationer, was resident with his family of three and two general servants.

Structure: The similarity of No. 45 Pride Hill and No. 25 High Street in terms of date of construction (both early 18th century) and style suggests the possibility that a similar brick facade and strengthening has been made to No. 45 Pride Hill,

Ref: J

as is now known to have been made to No.25 High Street. The presence of a passageway through the property for most of the 19th century (see Figures 1, 2) is also more consistent with a timber framed structure than a traditional brick building. If further investigation confirms that this is indeed the case then it is likely that whatever timber framing survives will more accurately reflect the original structure of the building than that of No. 25 High Street which has been modified extensively over the years.

In a mortgage of 1867 made by Davies the property was said to include a brewhouse, workshops, cellars and a yard.

INFILL OF OWEN OWEN INCLUDING NOS. 18, 21 BUTCHERS
ROW

Apart from buildings N, O, and P none of these structures has been found to merit historical attention.

Butchers Row

Building R, constructed about 40 years ago, together with building Q has destroyed any link to the 19th century and earlier block plans of this area.

It is known that from medieval times this area was dominated by butchers shops with slaughter-yards to the rear. By the 19th century working class slum housing may have begun to colonise this area for by the time R. Maddox and Co. begin to buy this land it is being sold in numerous small blocks, which may indicate that the yards had become focal points for small tenements which would surround them, the tenements being made by subdividing earlier buildings. It is unlikely that any trace of these buildings would persist today. Maddox began to purchase land in this area from 1878 onwards, which probably implies an attempt to drive from the yardage of numbers 22-24 High Street back through to Butchers Lane which would have provided useful service and transportation facilities for the planned store. This is still the arrangement of the store today.

Structure O appears to have been a free-standing structure until the mid 19th century when structure N connected it to Owen's Mansion, on the

High Street. No documentary evidence relating to this building has been found, and it therefore recommended that it is thoroughly inspected, prior to demolition or modification, in order to assess its function.

Structure N is the decorative iron-pillared building which runs between structure O and Owen's Mansion. The plan of the building in 1875 (Figure 3), shows that it was built by Thomas Hall between 1857 and 1875. In addition to being a striking structure, it is a unique architectural feature within the store, though a not untypical type of mid to late Victorian structure.

Structure P has been substantially modified, as the yard area to the rear of No. 22 has gradually been infilled with a variety of structures. The remains of timber-framing visible towards the top of the building may be linked to the building described in 1875 as a stable, to the rear of the yard of Cartwright's Mansion, access to which would have been through the passage to the side of Cartwright's Mansion. If this was indeed a stable in 1875, it does not preclude the possibility that the original structure may have been built for other purposes.

Summary

"Towns have a life history. Their development together with the cultural history of the region in which they lie, is written deeply into the outline and fabric of their built-up areas. When one period has achieved the manifestation of its own requirements in the urban pattern of land-use, streets, plots and buildings another supercedes it in turn, and the built-up area, in its functional organisation, as well as in its townscape, becomes the accumulated record of the towns development."

(Conzen 1969, 6)

1. Block Plan Analysis

The development and change of the structures fronting Pride Hill, the High Street and Butchers Row amply demonstrate the validity of Conzen's argument. The block plan is, after the street system, the second most resilient feature of a town plan (Conzen 1969, 7). While research has shown that building fabric and land-use have changed dramatically particularly in the 19th century.

The lines of building plots which only survive in a handful of areas inside the store today - notably the frontages with the streets - can be shown by examination of the lines delineated on the Ordnance Survey plan of 1882. This shows that while a number of new buildings (notably Nos. 49-46 Pride Hill) were added in the later half of the 19th century, most of the block plans of these buildings conform to their respective plots, which may be centuries old.

A significant clue to the pre-19th century morphology of the area may be seen in the residual property boundaries of the earliest surviving buildings; which predate any 19th century disruption of the early property boundaries existing here probably by at least a century. The pattern of narrower properties fronting Pride Hill, which may be a reflection of the division of this block of land into twenty stalls (butchers stalls) (Blakeway 1905, 368) in the late 13th century.

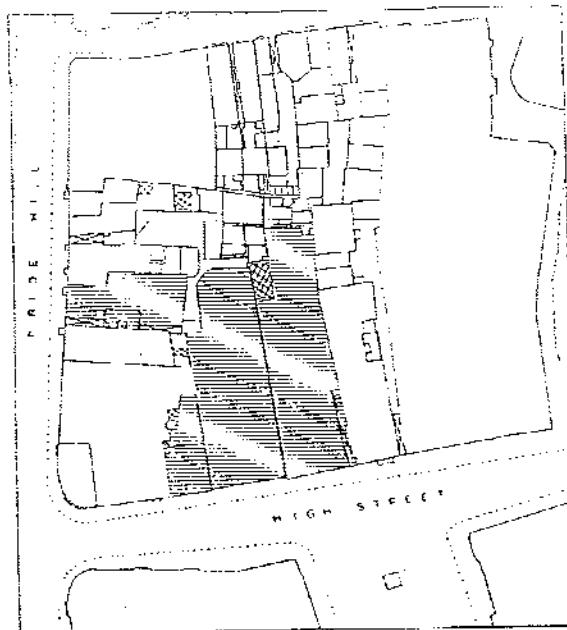
While the properties outside the Owen Owen complex, at the top of the junction of Pride Hill with Butchers Row still retain these characteristics, it is now known that Nos. 45, 47 and 48 Pride Hill were subdivided; this is particularly apparent on the Wood Map of 1838. The High Street had wider frontages (usually about 38 feet in width), except for No. 25 which, again, can be seen on the Wood map to accommodate a passageway which connected, via No. 45 Pride Hill, these two streets together. This may reflect the greater relative status, in terms of trades, between mercers and drapers and butchers. Certainly the extension of the tails of Nos. 26 and 27 High Street and the corner property along Pride Hill suggest that High Street was the primary street when this block plan was imposed. Butchers Row which retains much of its medieval shambles character, appears to have had even smaller front structures with alleyways through a sequence of yards probably used to slaughter cattle in, some of which in the 19th century, and possibly earlier, appear to have changed function into yarded slum-type tenements of the urban poor.

The history of the properties which comprise the present maze-like infill of the Owen Owen store is much more difficult to establish. The sprawling domestic and retail ancillary buildings which can be seen on Figures 1 and 2 are typical of the less important tail-ends of property blocks. Apart from buildings O and P to the rear of Nos. 22-24, which still retain notable elements of more substantial earlier buildings, traces of these minor structures are unlikely to have survived, and are not of real concern given the nature of the proposed alterations to the Owen Owen store.

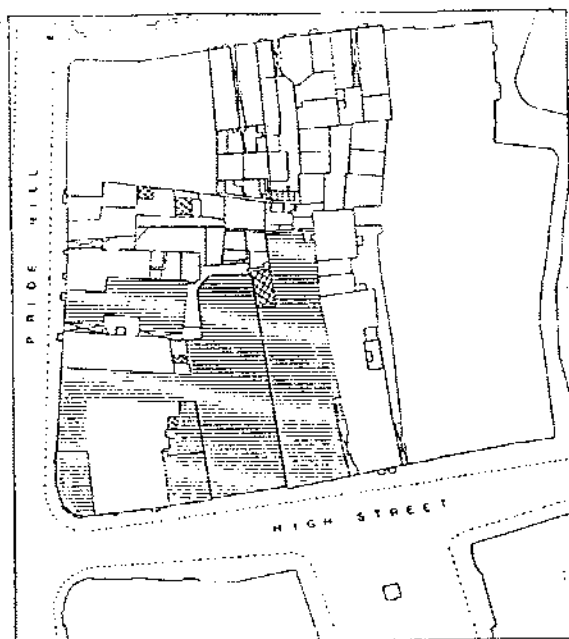
2. Structural Analysis

With the exception of the major medieval structures which may have been built on the area which is now covered by Owen Owen (see Introduction section 1), it is likely that the ordinary buildings in this area - that is retail premises - would have been of timber framed construction typically supported by sandstone cellaring or

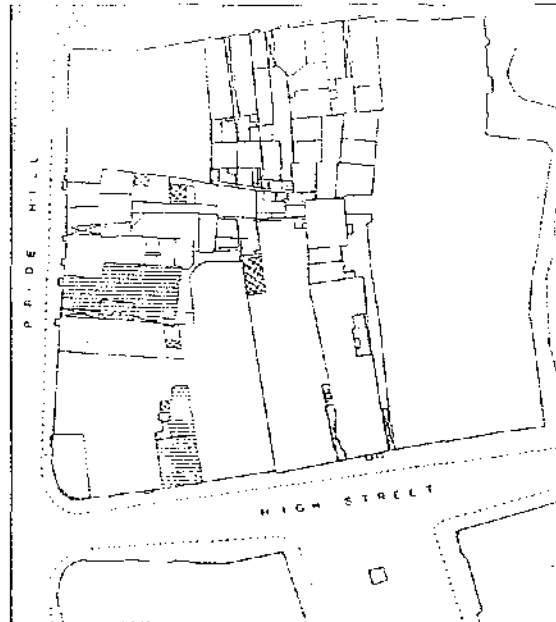
undercrofts. Buildings known to have substantial surviving timber elements are given below, these are No. 45 Pride Hill, and Nos. 22-25 High Street.



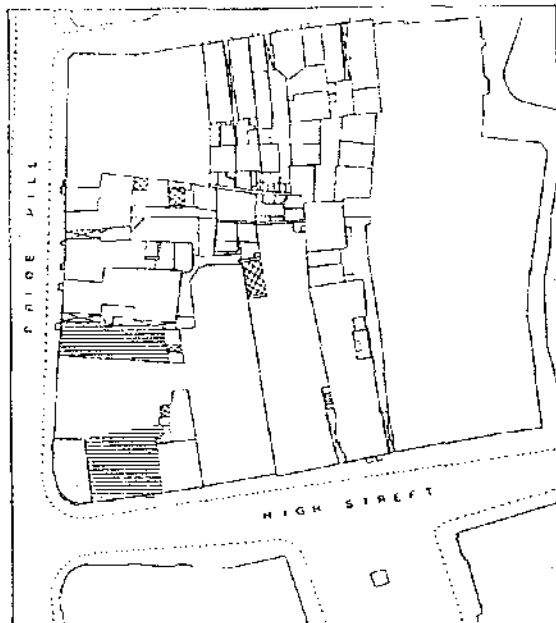
Known timber-framed buildings which appear in early 19th century prints are Nos. 22-25 High Street, No. 49 and 47 Pride Hill.



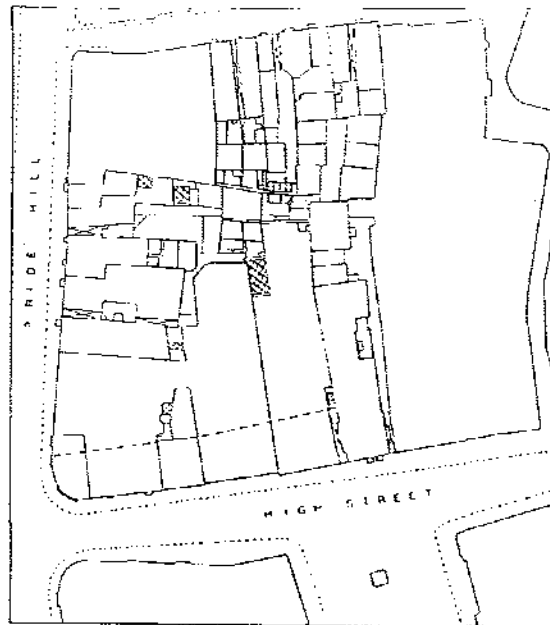
Of these, Nos. 25 High Street and 45 Pride Hill have timber framing survival behind an early 18th century brick facade, and given the similarity of many of the architectural elements comprising this facade, may be considered a group.



It is also likely that the set of Nos. 26 and 27 High Street acquired by Richard Maddox in 1863 were 18th century brick facades disguising timber framed features, as was also probably the case with No. 46 Pride Hill.



This interpretation is reinforced by the location of known sandstone cellaring. The figure below shows the approximate line of the rear walls to any timber framed buildings fronting the High Street, derived from surviving Victorian plans.



3. Analysis of Building Use

The functional use of a particular property is closely linked to the occupation, rather than ownership, of that building.

Evidence from Census Returns between 1841 and 1881, and from Trade Directories of Shrewsbury, were cross-referenced in order to trace the occupational morphology of the buildings now comprising the Owen Owen store.

Before the numbered Trade Directories of Shrewsbury town, which began in 1880, it is quite difficult to tie the various listings of tenants, traders and occupants given by earlier Trade Directories and Census Enumeration Returns to particular properties. Fortunately in Pride Hill a number of properties remained in the occupancy of individual

families for many years, which gives a 'known' base on which to tie the other vaguer references. This was not the case in the High Street. The larger size of Nos. 22-27 High Street, in comparison to the smaller frontages of Nos. 45-49 Pride Hill, further complicated matters because it would appear that until the last quarter of the 19th century extensive subdivision of these properties may have been the norm. A number of factors combine after 1870 to enable a more accurate picture to emerge of the function of the properties concerned. These are the location in No. 21 of the Fire Assurance Office which locates Cartwright's Mansion accurately in the Census Returns, the numbering of the buildings on the Census Returns, and the later numbering, street by street, of a more detailed set of Trade Directories for Shrewsbury from 1880 onwards.

The changes in the functions of the properties in this part of Pride Hill and the High Street illustrate what Conzen has called 'the changing manifestation of the requirements of different periods and generations', which, in turn, reflect wider historical changes in the development of Shrewsbury. A comparison between the varying functions of properties between 1841 and 1881 (below) reveals that major changes occurred in the mid-Victorian period: notably as the drapers trade first recolonised the northeast side of the High Street, and then pushed the butchers out of Pride Hill, and to a lesser extent out of Butchers Row.

This reorganisation of the retail environment of this part of the centre of Shrewsbury should be understood against a background of mid-Victorian civic reform which began to clean up town centres through Municipal Paving, Lighting, Sewage and Health regulations. A new market was built in the 1860s which involved the wholesale destruction of many old timber-framed buildings in the nearby triangle of Claremont Street, Mardol Head and Bell Stone.

In 1864 'The Builder' carried an article on the disgusting state of Pride Hill which was attributed to the butchers slaughterhouses there and in Butchers Row, from which 'blood and offal seeped in rivulets

down the street'. The gradual displacement of the butchers from what had been their central location since the medieval period must have been related to the increased Victorian concern for proper public health.

Essentially the 'push' factor behind late-Victorian development of the area into the early precursor of its contemporary form was the expansion of the drapers trade of R. Maddox and Co. The rise of the company illustrates the origins and growth of what was to become a 20th century shopping phenomenon - the department store. The following brief outline of the history of the Maddox store is derived from R. Maddox, *A Hundred Years of Fashionable Shopping*, published as a publicity book in 1962.

Richard Maddox's first business started in 1842 in Castle Street, Shrewsbury. In 1862 the business moved to Nos. 26-27 High Street and from that base continued to expand throughout the rest of the 19th century. In the 1890's he was described as a "Wholesale and Retail Linen and Wool Draper, Haberdasher, Hosier and Glover" with a special service for "family mourning and funeral dressing".

Maddox was an ardent congregationalist, the fact that he bought property in Abbey Foregate for £750 and built a church, which he later sold to the church for ten shillings, shows that business must have been going well in the late 19th century.

The name of R. Maddox and Co., which the retail premises retained even after the family interest was withdrawn in 1949, was formed in c.1870 to include Henry Excell Rogers and William Scott, husbands of Maddox's two nieces.

Until the 1930s, when readymade clothes finally replaced the tradition of making up garments within the store, staff were housed over the premises, the dress-making rooms being on the first and second floors.

The decline of dress-making by the company released extra shopping space and the style of store changed substantially. The frontages on Pride Hill were recessed into arcaded walkways and the beginning of the department store proper can be seen at this time. In the post-war period this trend continued with successive attempts to open out the store and create a unified shopping space. When Owen Owen finally cease trading a new era of shopping will be introduced, which will reflect the requirements of the present generation of the late 20th century.

Recommendations

Historical Research

Further useful information may emerge from a second phase of documentary research, concentrating in particular on the Maddox Papers deposited in the County Record Office, and in a search for any documentation relating to the chains of property ownership established by the cataloguing of the bundles of legal papers constituting the ownership documents of the store plot. Useful information may also be contained in the official records relating to the paving and lighting, road, and sewerage improvements in the area in the 19th century.

Little has been discovered about Structure O, to the rear of the High Street frontage, and further targetted work on this building may be appropriate.

Internal Stripping

A final and definitive account of the history, nature, layout and function of the various structures on the site must await the completion of all building works in the store interior once it has ceased to trade as Owen Owen. The monitoring of wall stripping, demolition, renovation and repair at all stages should further add to our knowledge of the site. In advance the following could be considered:

1. To fully prepare plans for the future treatment of the listed structures of Owen's and Cartwright's Mansions it is assumed that all the timberwork associated with these structures will have to be fully exposed at the earliest possible opportunity. This should then also allow further conclusions to be made about the relationship of the ground floor level passageway through from High Street to these structures, and about access to the accommodation units in the

buildings. The timber structure noted behind Cartwright's Mansion could also, perhaps, be examined at this stage.

2. Much surviving timber framing has already been demonstrated to exist behind No. 25 High Street and the exposure and recording of all of this would seem to be a high priority. The similarly constructed, and almost contemporary, No. 45 Pride Hill also hides substantial portions of timber framing and needs to be investigated in detail.
3. Illustrations of No. 47 Pride Hill before the present structure was built again suggest that the main surviving walls of this building should be investigated but the medieval/early post-medieval structure once known to have existed at No. 49 is probably no longer traceable, though a vertical timber was noted in the basement area.
4. As a general point the dividing walls between all the Pride Hill properties, the back walls with the possible exception of that at No. 45, having been demolished or much altered, should be examined.
5. Finally, some investigation should be made of the area described on the builders' 1960 plan of alterations to Maddox Stores as 'solid stonework' as this may be part of a significant early feature.

References

Apart from primary documentation loaned to Birmingham University by Scottish Provident, (and fully catalogued as a prelude to the compilation of this initial report and for future researchers by S.J. Litherland), maps, plans and documents have been referred to in the Local Studies Library, Shrewsbury and the Shropshire County Record Office, Shrewsbury.

Reference has also been made throughout to the Structural Condition Survey prepared by BMP Consulting Engineers.

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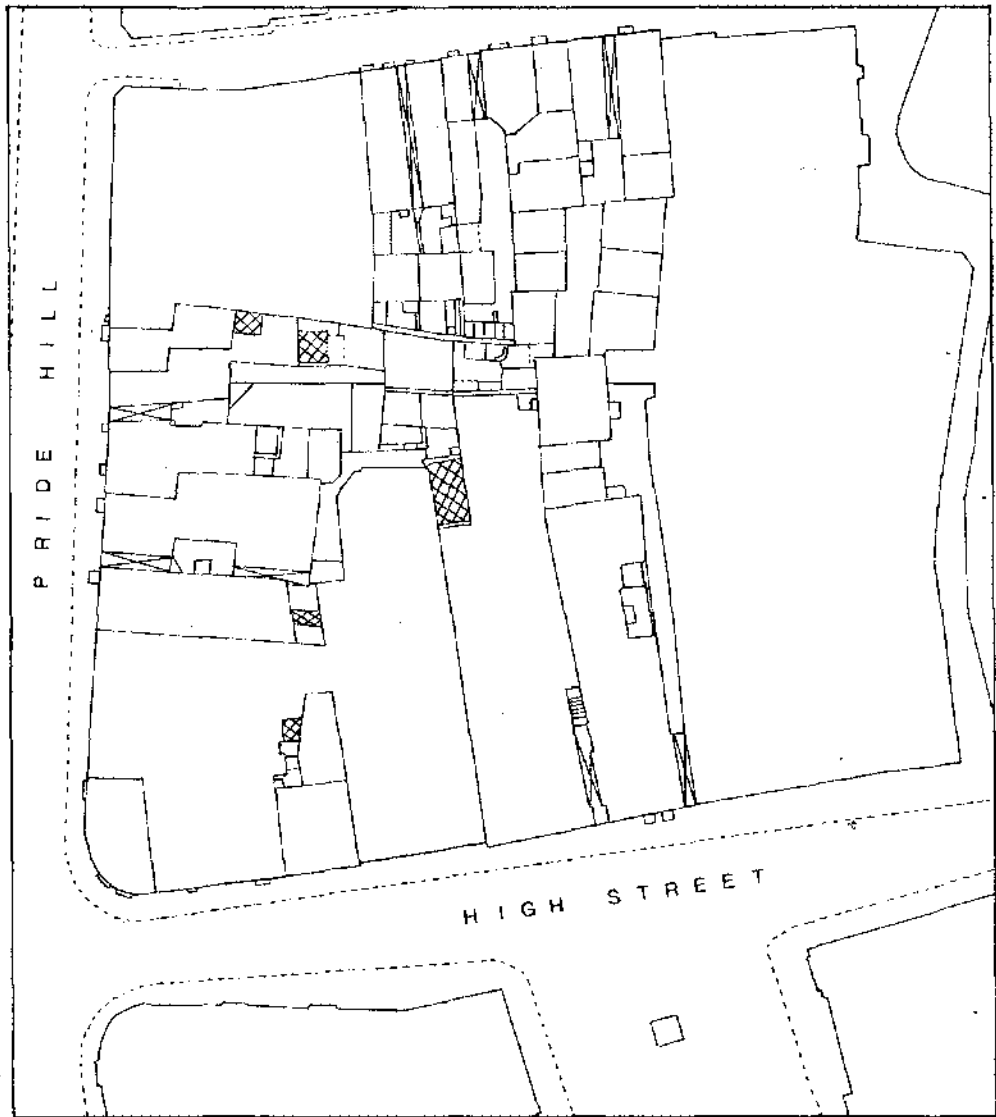
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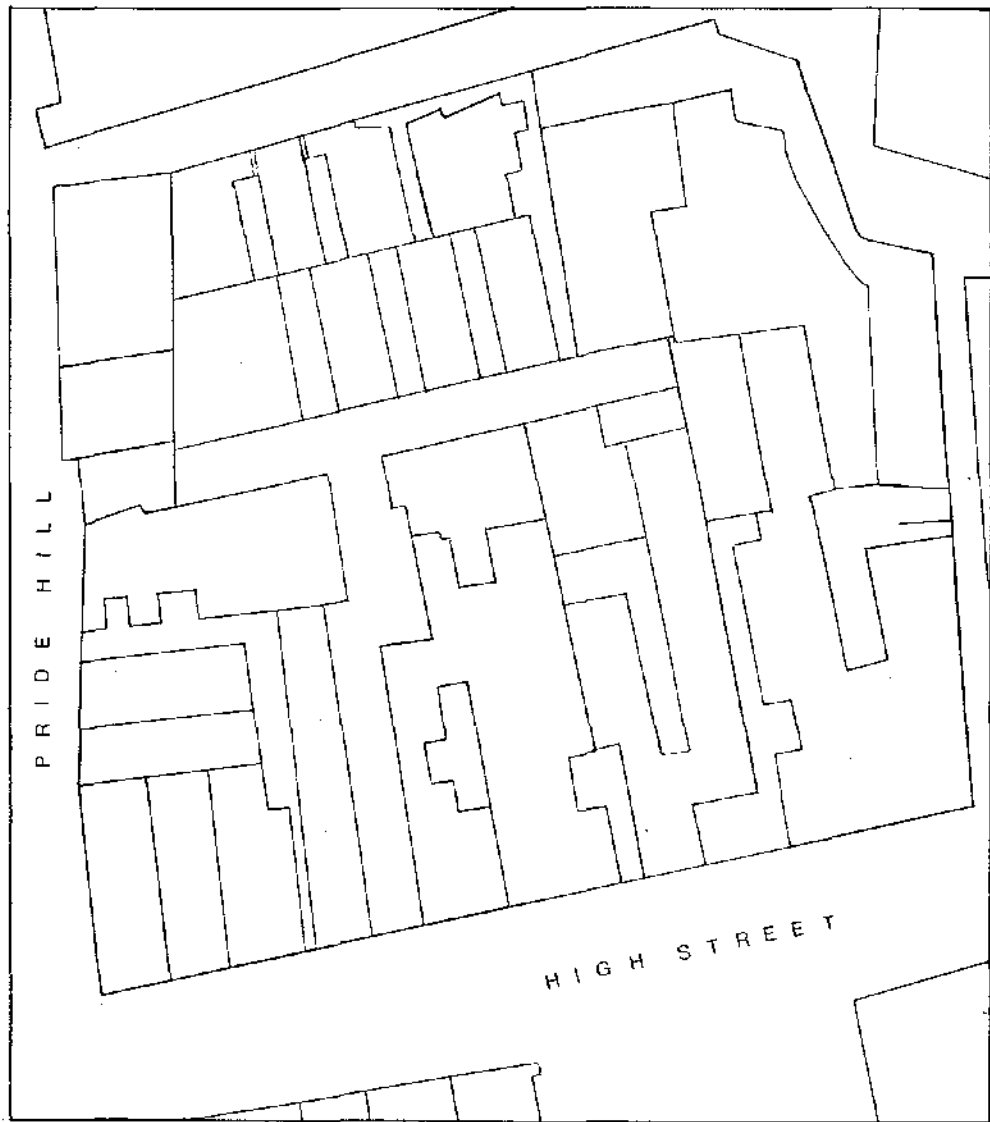
Acknowledgements

Thanks are due to the staff of both the Local Studies Library, Shrewsbury, and the County Record Office. Caroline Gait and Ana Rosa Lombardi prepared the illustrations and drawings, and Ann Humphries typed the text. In addition we would like to thank Nigel Baker for providing a number of useful references.



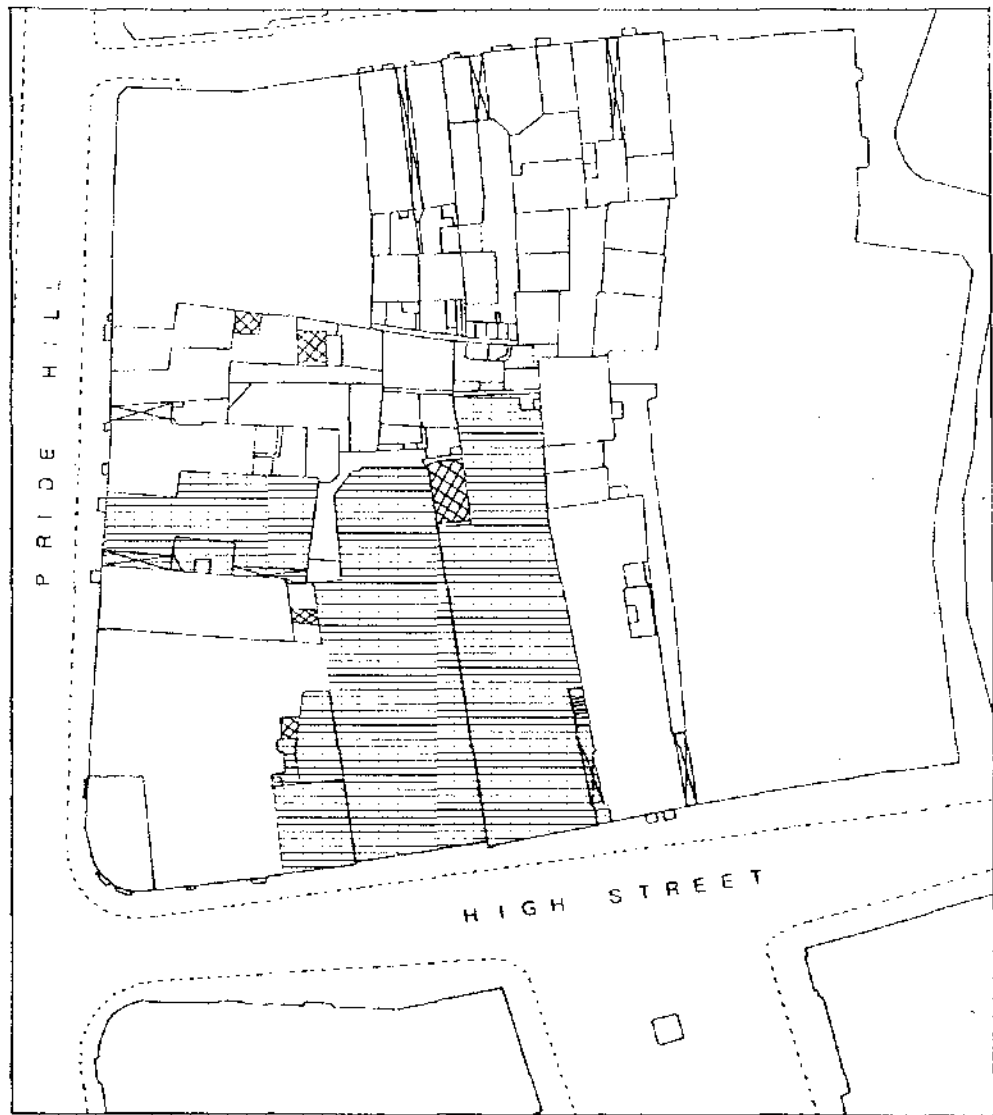
Ordnance Survey 1st edition 1:500 plan showing Pride Hill and High St in 1882

Fig. 1



Enlarged extract from the John Wood Map of 1838

Fig. 2



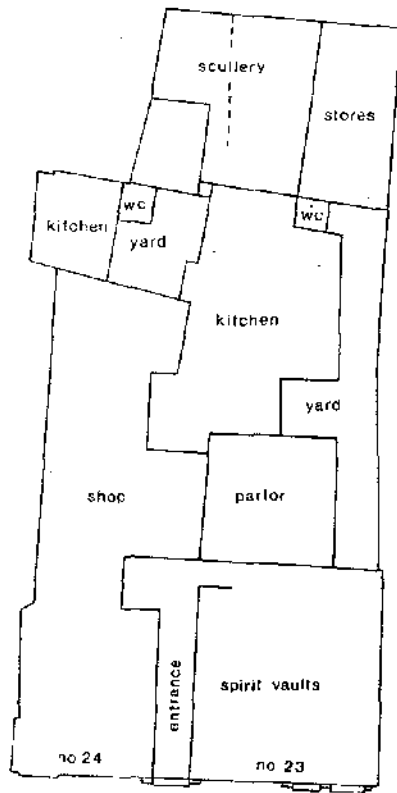
Ordnance Survey 1st edition 1:500 plan showing Pride Hill and High St in 1882

Plan of no.s 22-24 High Street in 1875

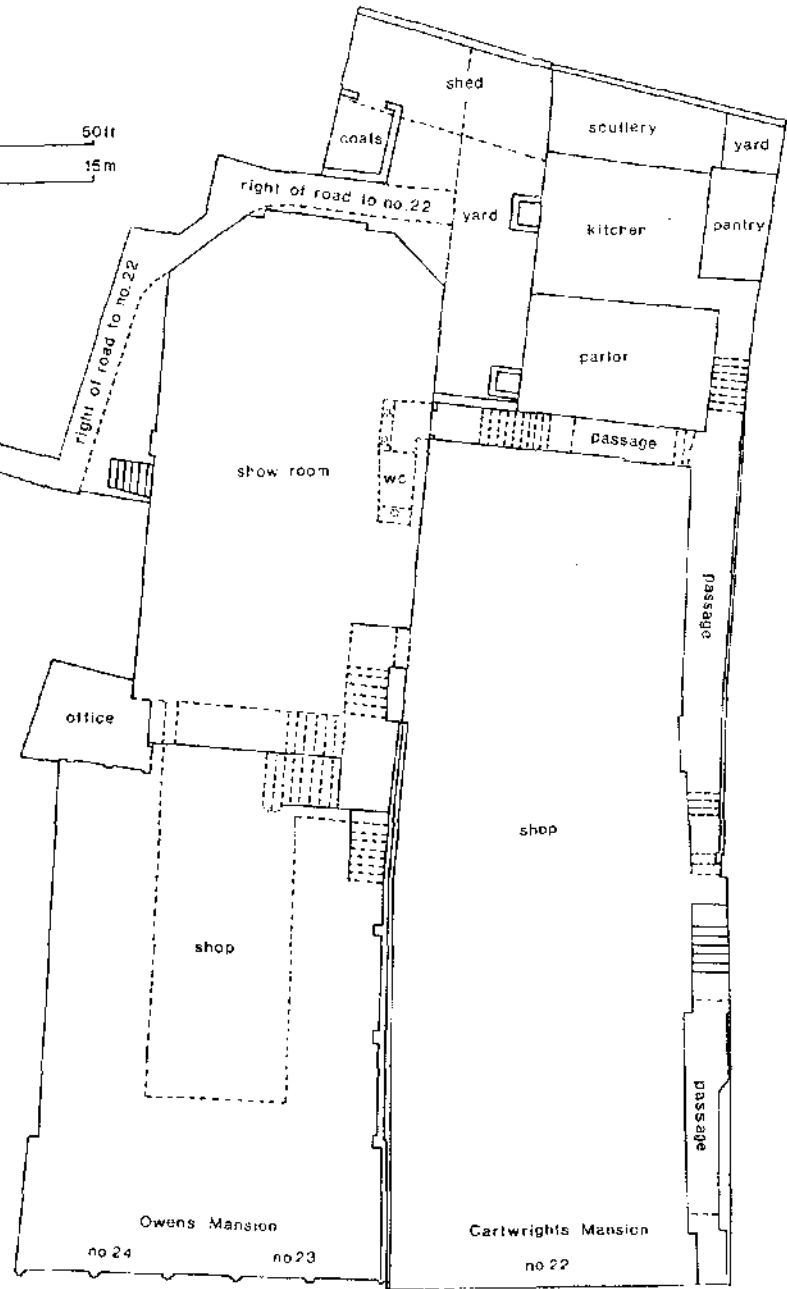
PRIDE HILL



Plan of no. 23 & 24 High Street in 1857



HIGH STREET



HIGH STREET

Fig. 3.

KEY PLAN OF TITLE OF MESSRS R. MADDOX & CO'S PROPERTY
AT PRIDE HILL AND HIGH STREET SHREWSBURY.

HIGH STREET		PRIDE HILL	
No 22. Purchased from William Home 24 th March 1894.		No 45. Purchased from William Wardle 29 th Sept 1883.	
23 24	Do do { Thomas Hallis } 28 th May 1875 Trustee & Mortgages	46.	Do do William Hall 1 st Jan 1889.
26 27	Do do { One from T.C. Norton } 25 th Dec 1865 Trustee the other from T. Norton	47.	Do do John Jones 26 th March 1877.
		48.	Do do Rich ^d Wilding 25 th March 1869.
		49.	Do do Geo Lloyd's Trustees 23 rd June 1898.

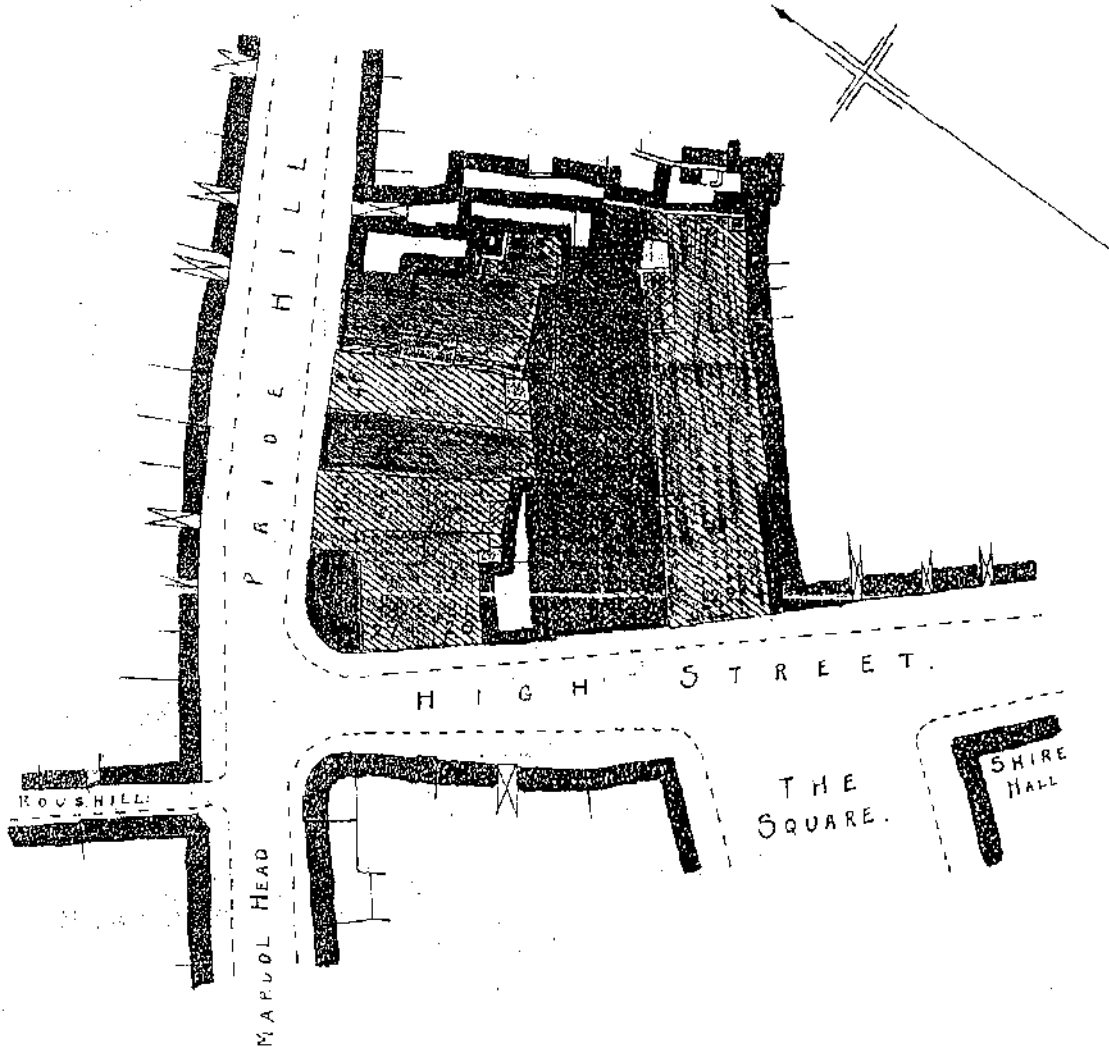
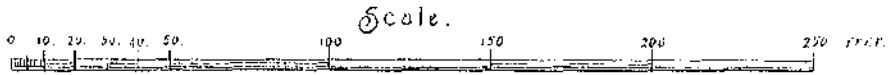
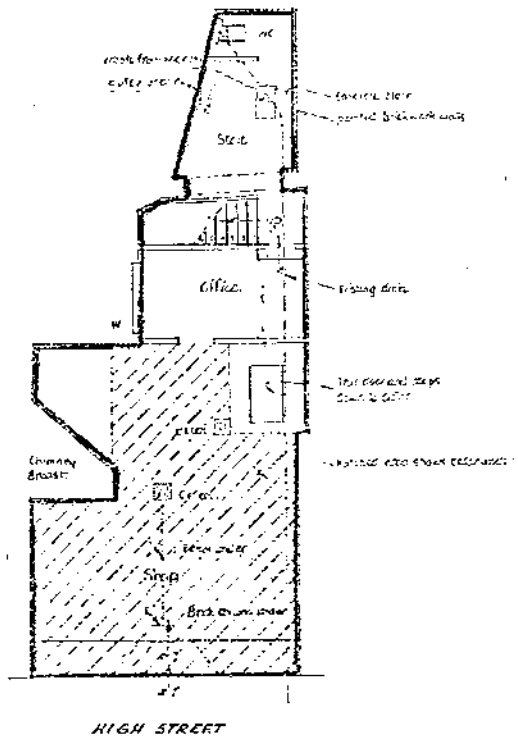
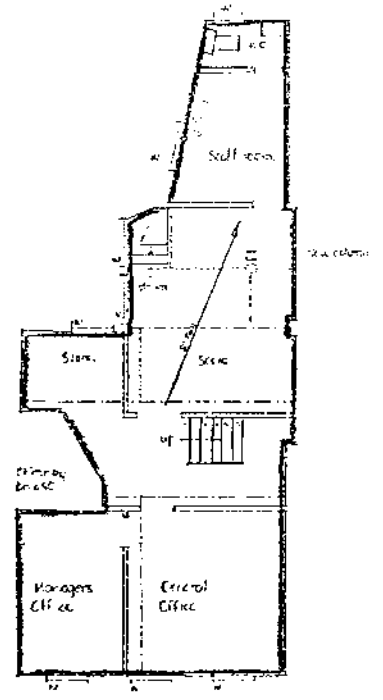


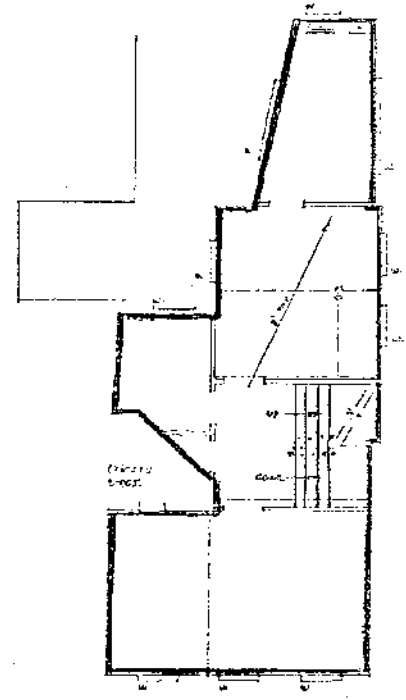
Fig. 4



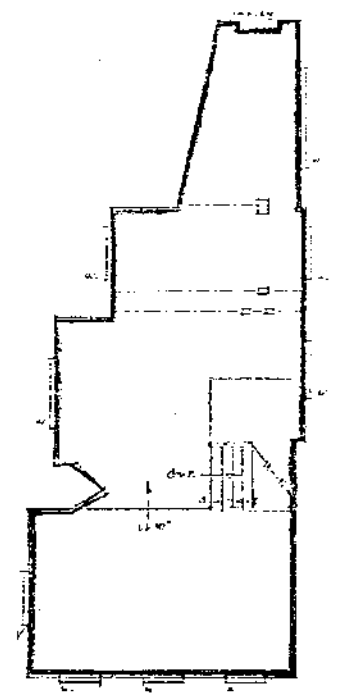
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN
(STORE ROOM 115A)



THIRD FLOOR PLAN
(LOOF SPACE)

25, HIGH STREET, SHREWSBURY
PREMISES AS EXISTING - MARCH, 1962

Fig. 5

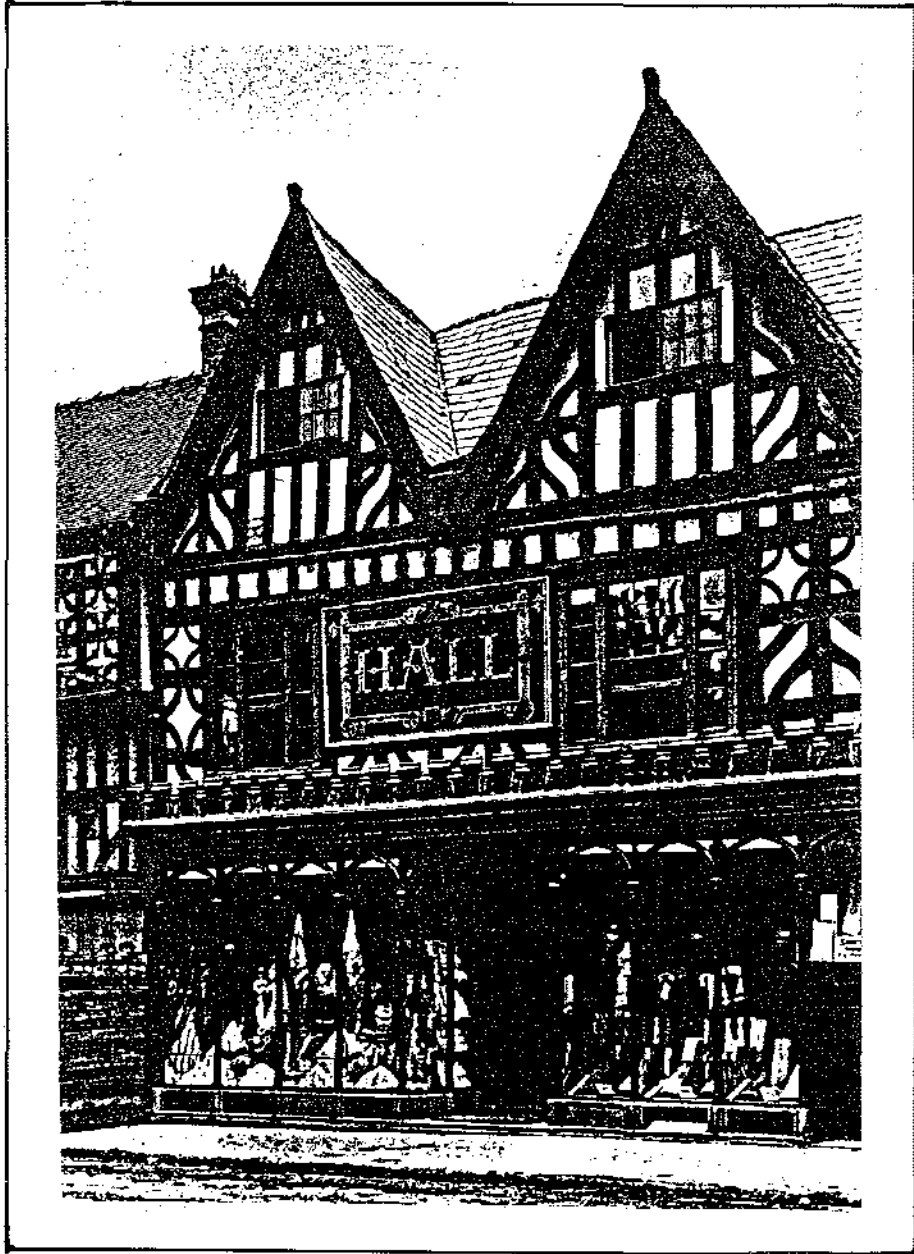


Fig. 6

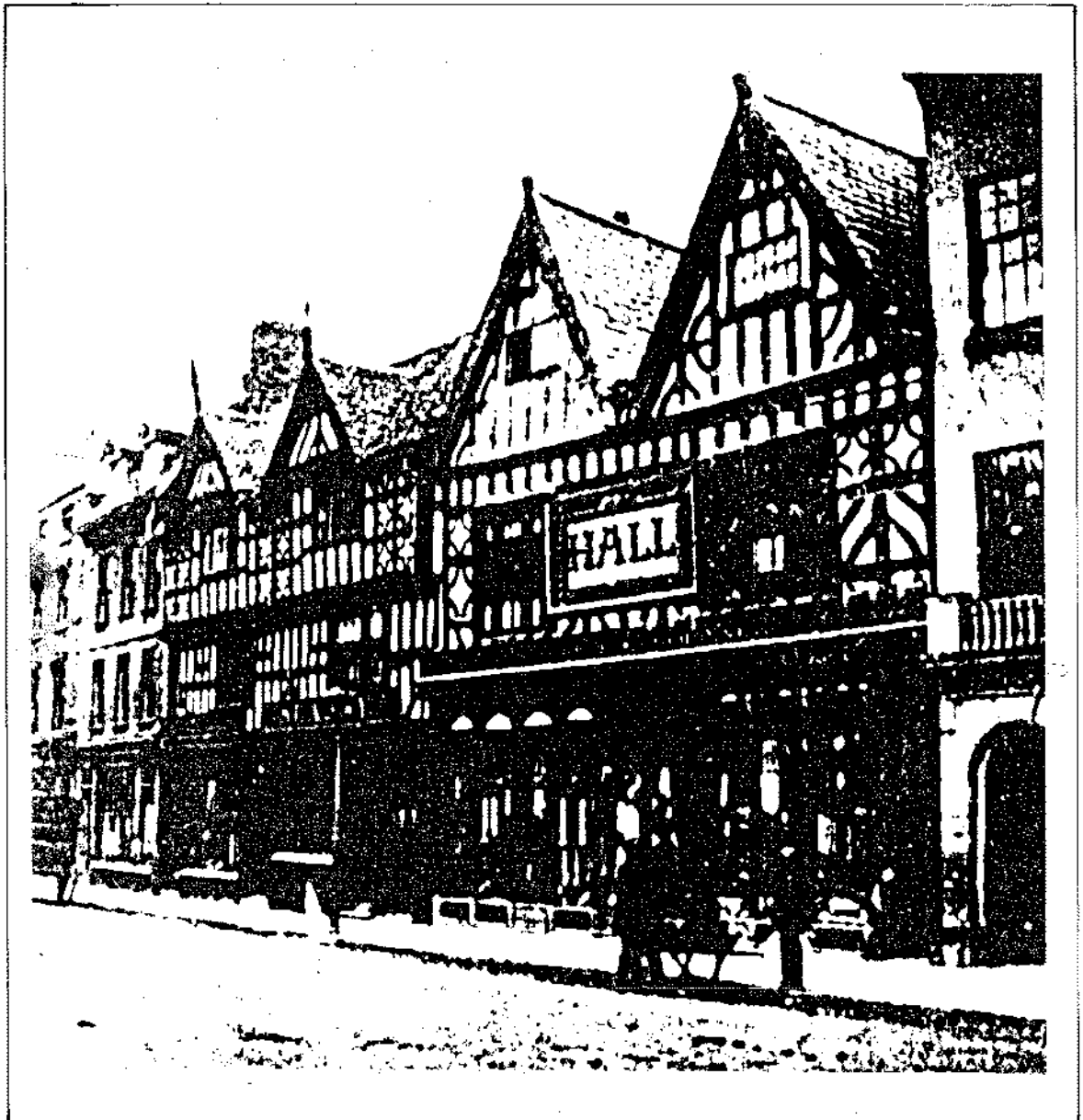


Fig. 7

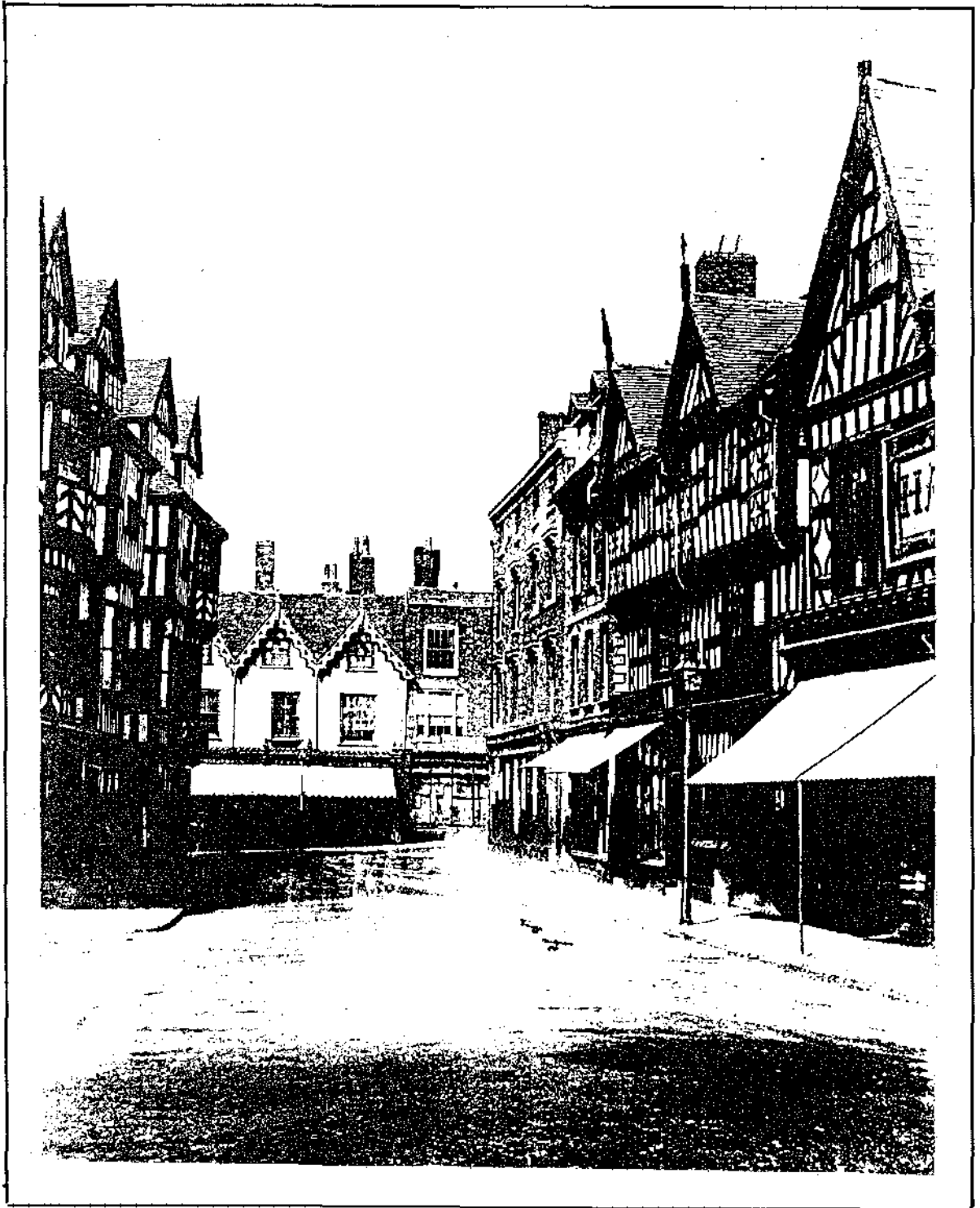


Fig. 8

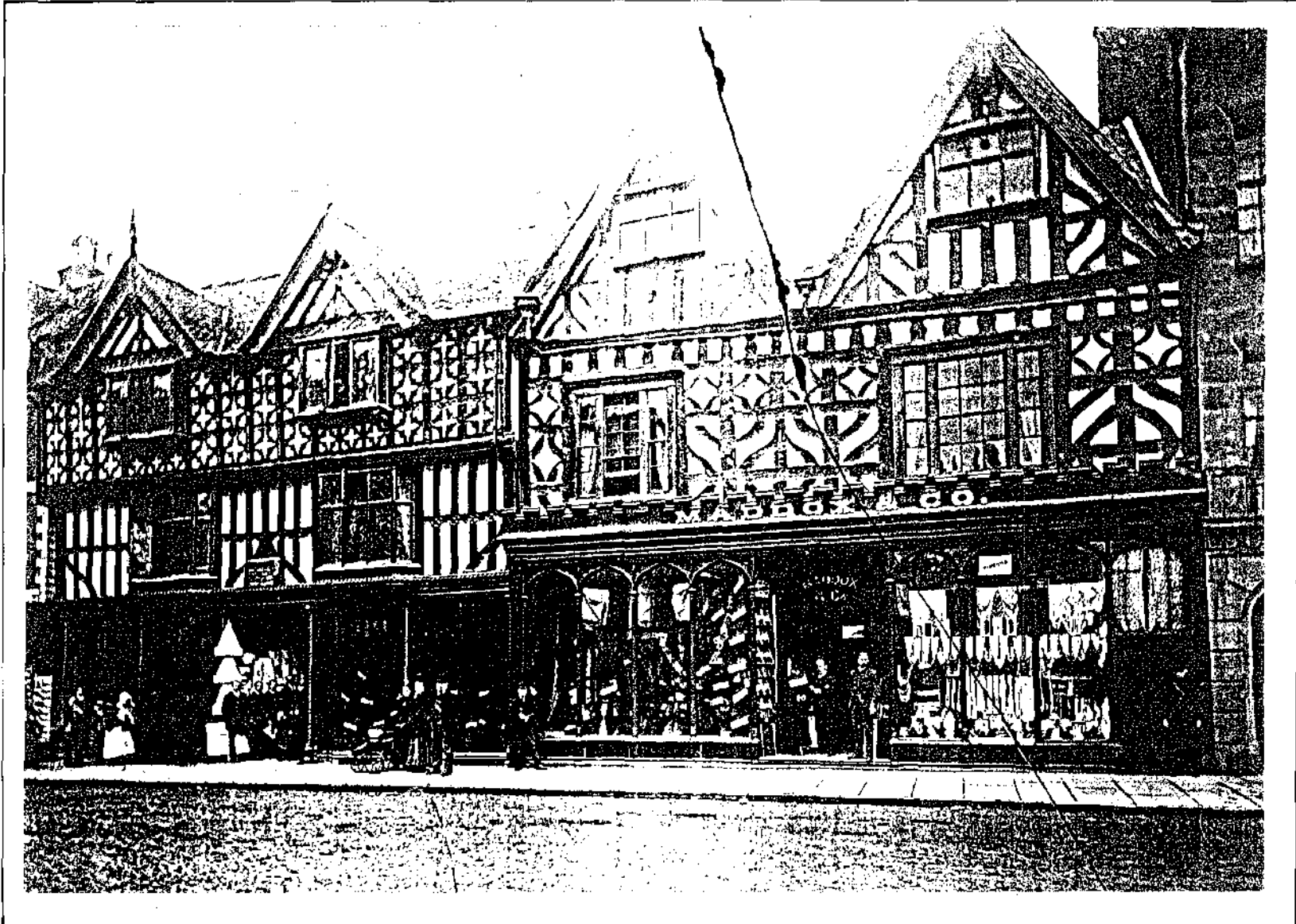


Fig. 9



Fig. 10



Fig. 11



Fig. 12



Fig. 13



Fig. 14

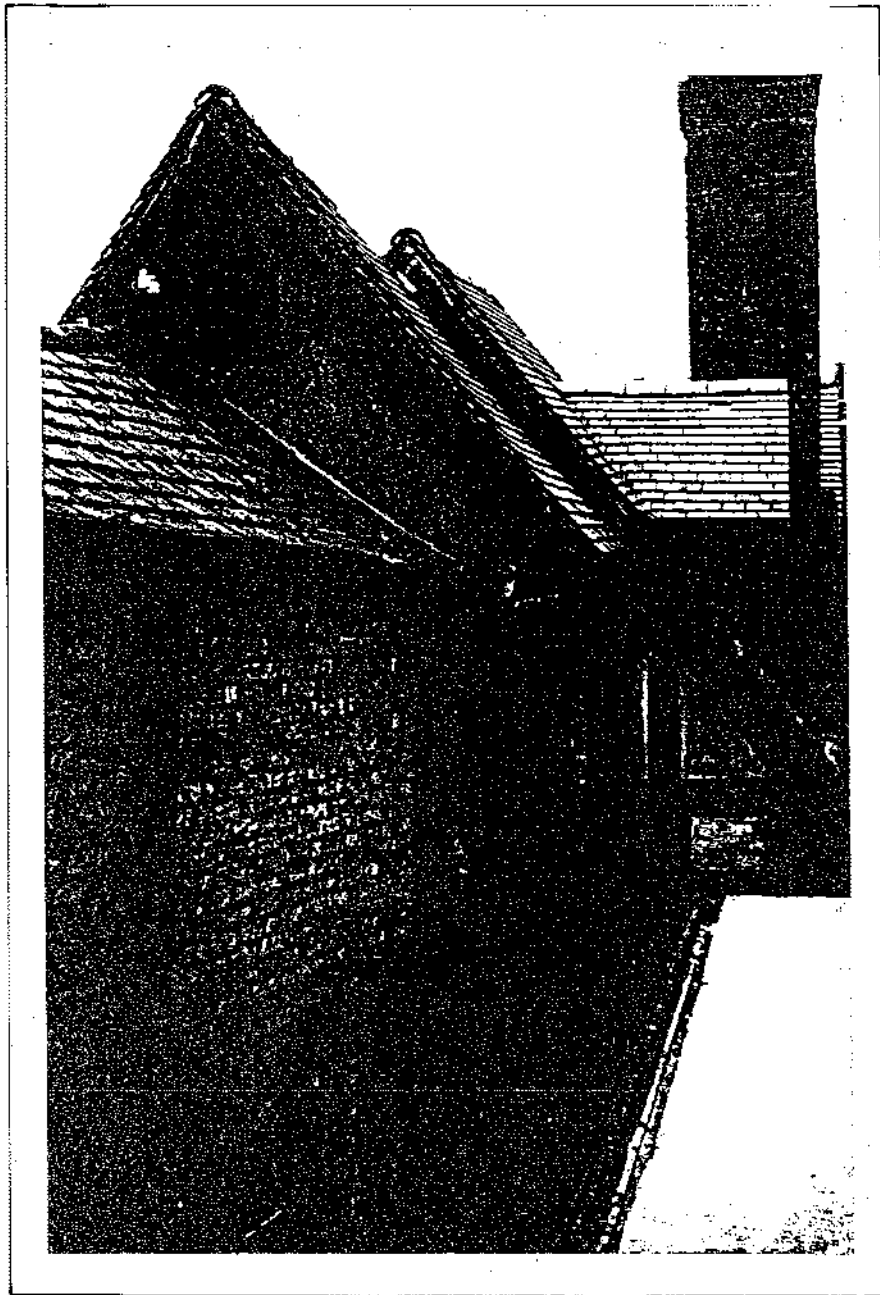


Fig. 15



Fig. 16

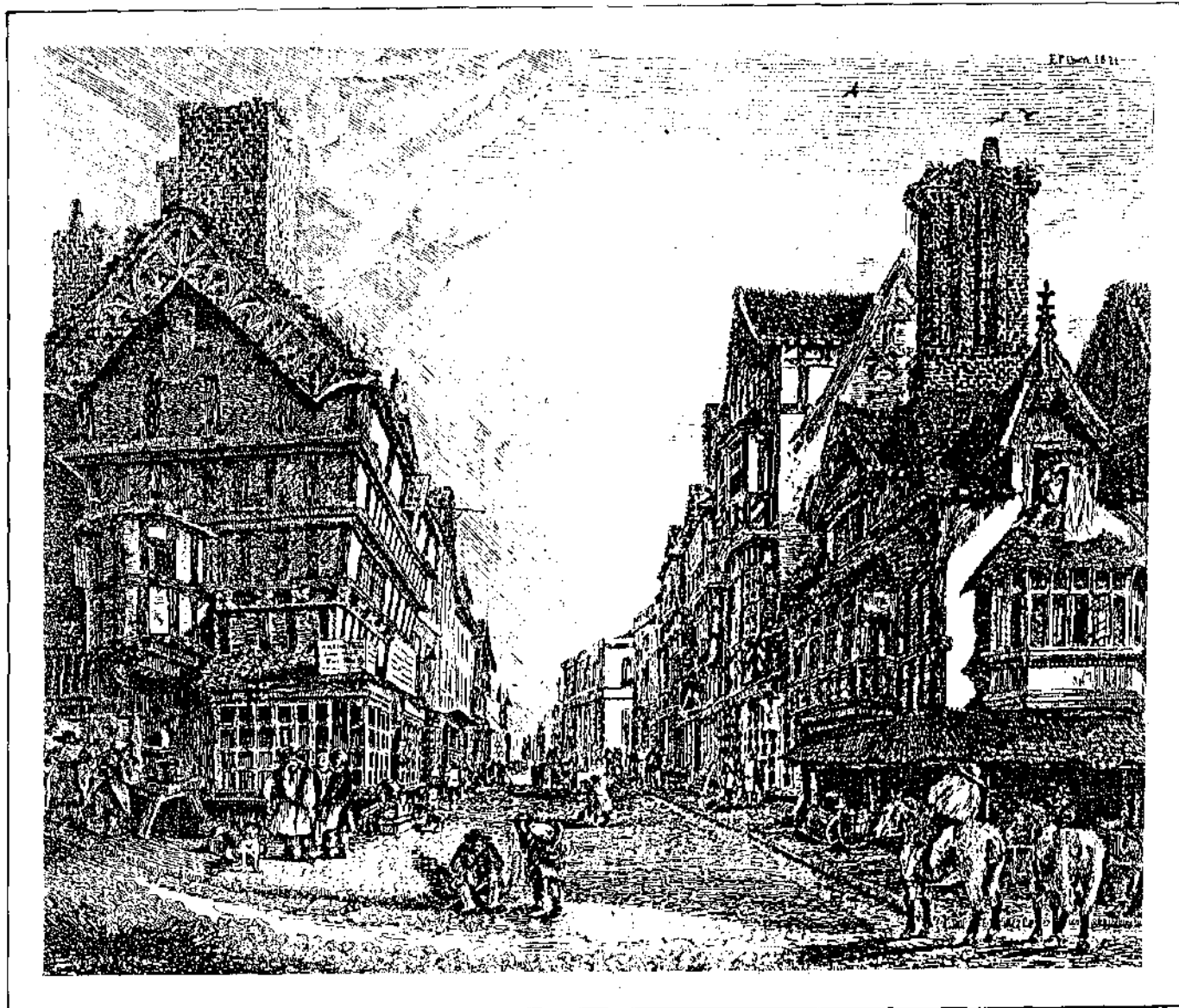


Fig. 17.



Fig. 18

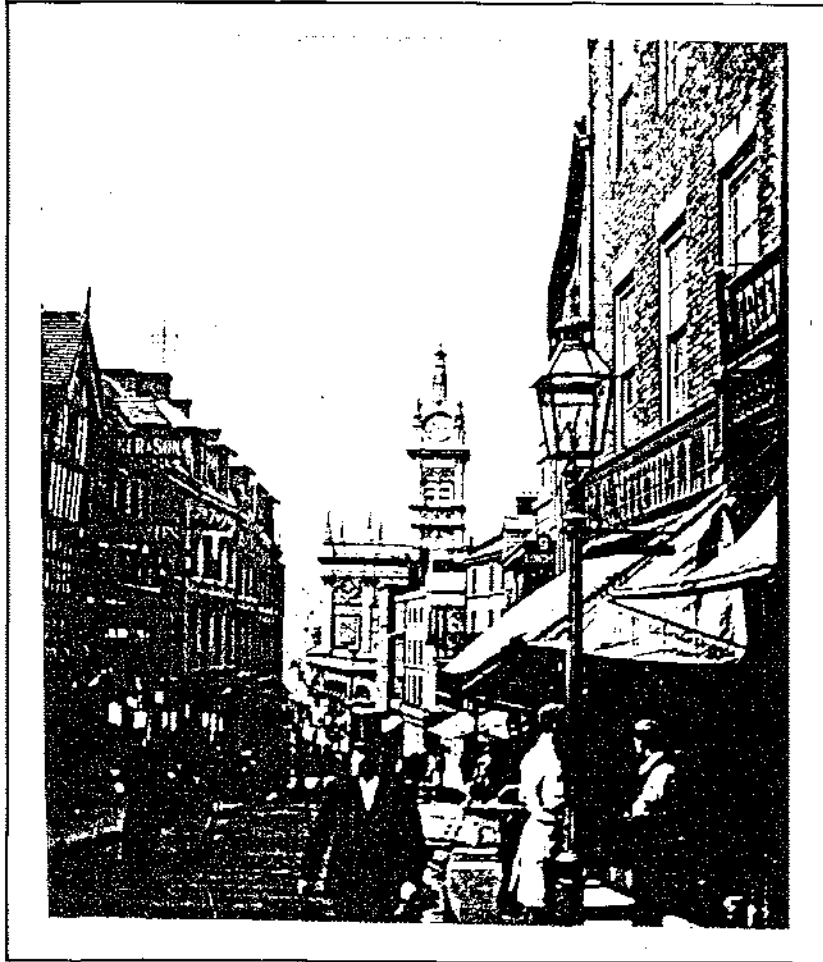


Fig. 19

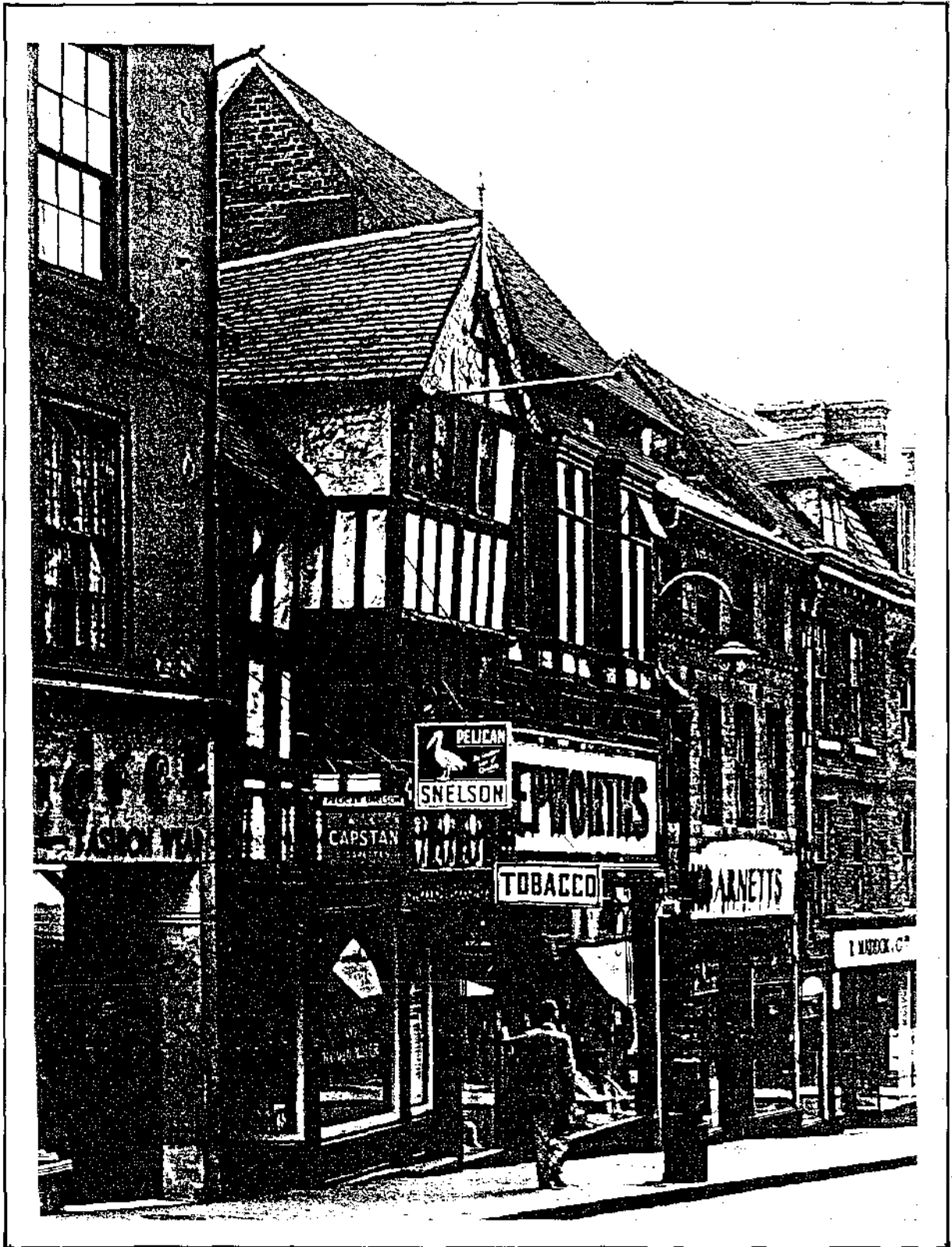


Fig. 20

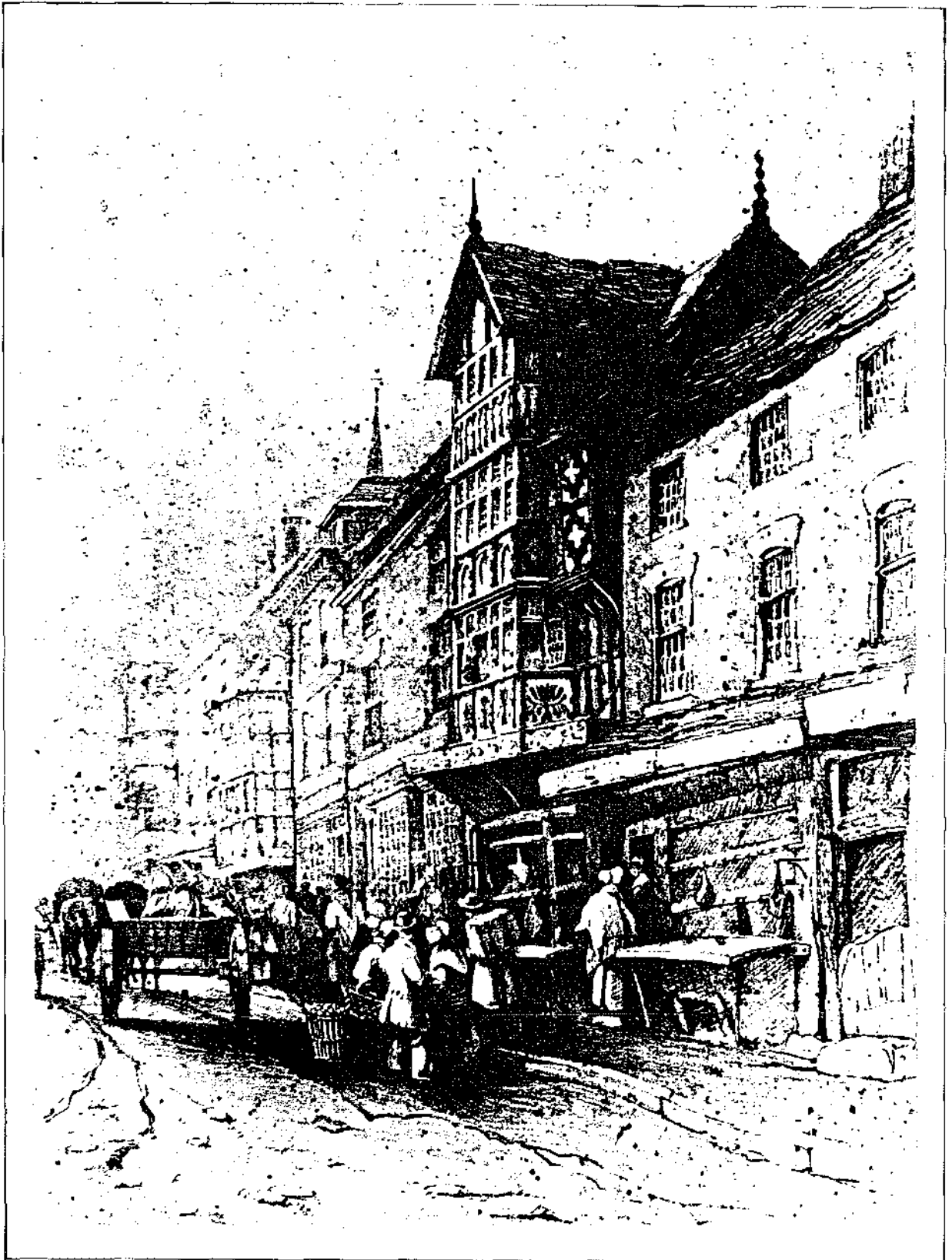


Fig. 23

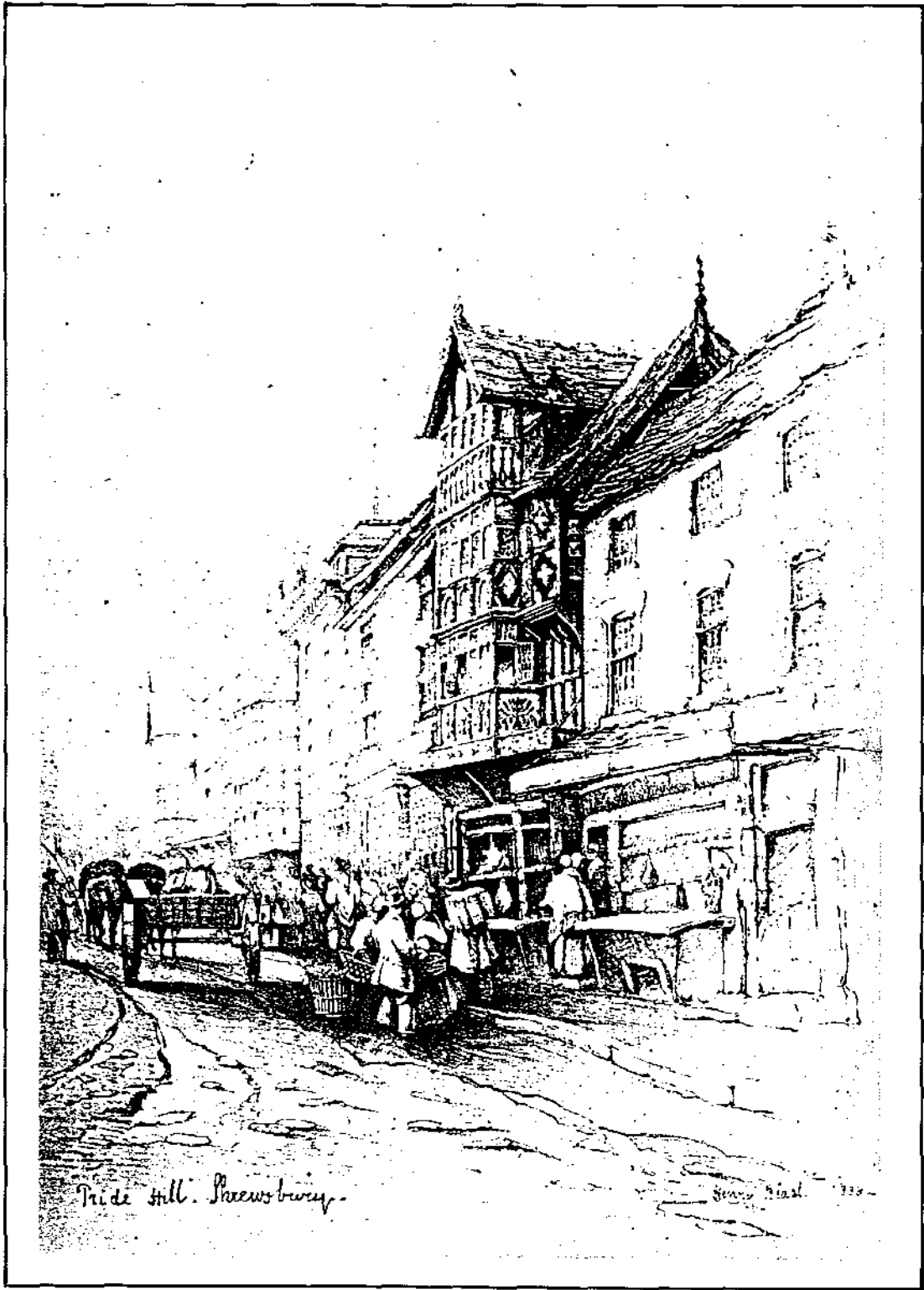


Fig. 22



Fig. 23

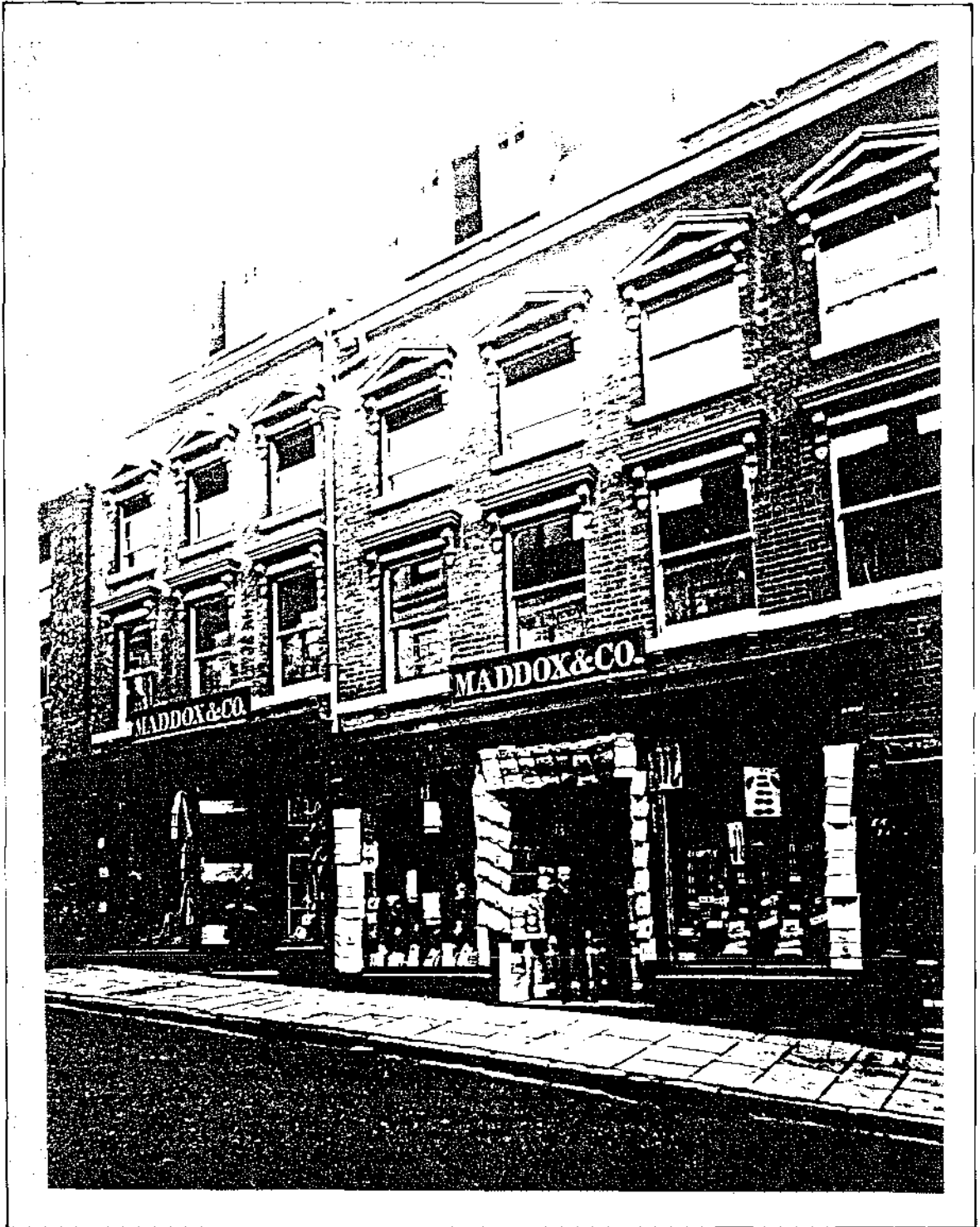


Fig. 24



Fig. 25

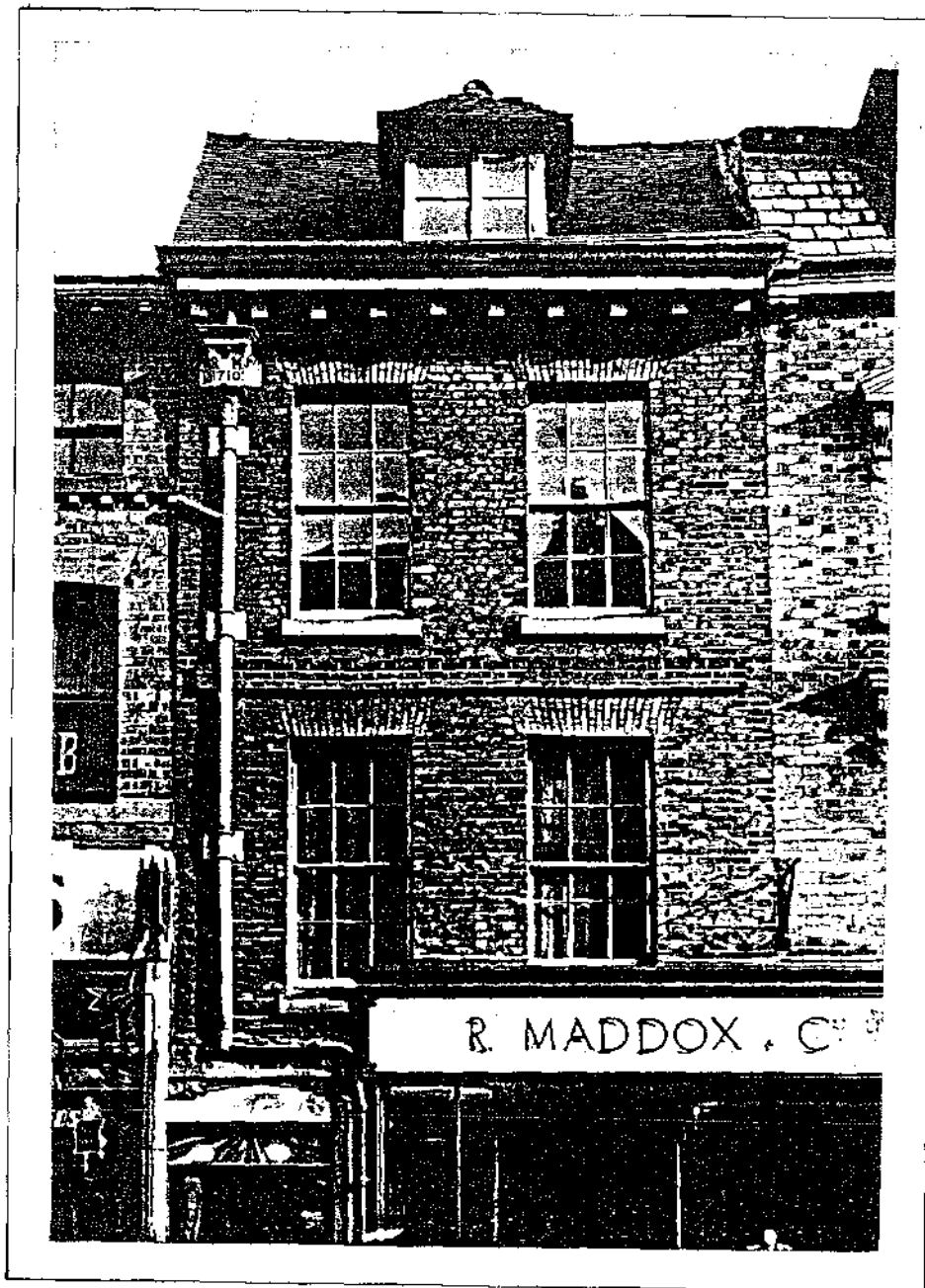
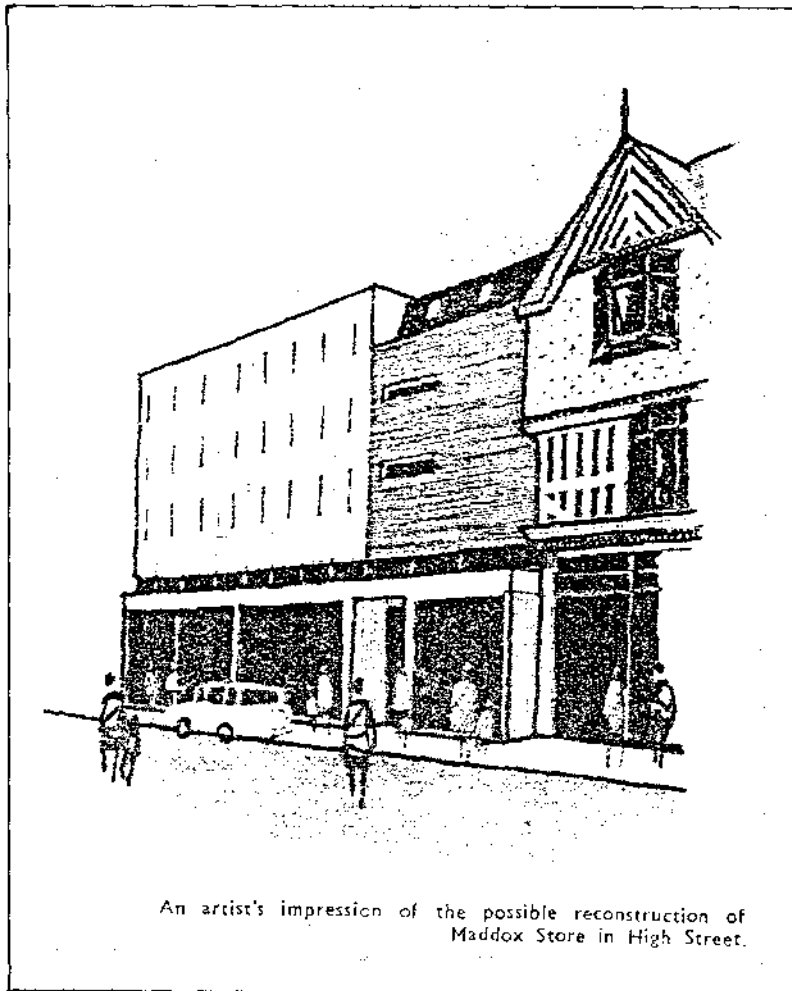


Fig. 26



Fig. 27



An artist's impression of the possible reconstruction of Maddox Store in High Street.

Fig. 28