

Birmingham University Field Archaeology Unit
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**No. 5, Ely Street, Stratford-upon-Avon
Warwickshire
Building Recording and Analysis**

by
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1.0 Summary

This report describes the methodology used in recording and analysing the various phases of construction activity which occurred on the site of No.5 Ely Street, Stratford-upon-Avon. The historical background is noted, placing the buildings in context within the medieval planned town and their more precise location within Ely Street, once known as Swine Street. The surviving components of the various structures that make up No.5 are divided into five phases and a description is given of the building's development. The phasing of the site could be further refined if more time were expended on further research. The results of the recording and analysis suggest that medieval architectural components (Phase I) survive in the cellar and within the timber-framed building which forms a part of the southern range within the burgage backplot. Alterations to the cellarage occur in Phase II. The main building phase is designated as Phase III, and this consists of the main, single-pile building block which dates to the mid-18th century, although the scarcity of architectural detail makes this dating open to reinterpretation. Phase IV is ascribed to the rebuilding of the street facade in an early-19th century style. Phase V covers all works which have tended to diminish the architectural integrity of the building, most of which appear to have occurred in the latter part of the 20th century. The detailed building description is followed by a section discussing the rationale behind the dating system.

2.0 Background

Stratford-upon-Avon in the heart of Warwickshire, is a medieval planned town which was founded in 1196 by John de Coutance, the Bishop of Worcester. The town was based on a grid street pattern, with individual burgage plots measuring some three and a half perches in breadth and twelve perches in length (a perch equals five and a half yards and so a typical burgage plot would measure 19 yards and 9 inches by 66 yards). The present street frontage is c10 yards wide, which is a half of the width of a standard burgage plot. It was a frequent occurrence to divide a standard plot both in the medieval and later periods.

Ely Street was formerly known as Swine Street and is, unsurprisingly, accepted to have been the site where the commercial retailing of pigs took place. The form of the street possibly reflects this usage as a subsidiary town market place, as the street is distinctly wider in the centre than at either end, exactly what might have been expected for positioning a smaller market within a planned town. This change of alignment within the street facades probably explains the pronounced kink preserved within the burgage boundaries between No. 5 and the Crossed Keys public house, situated immediately to the west.

The current name of the street possibly derives from the establishment of an oil mill on the street in the late medieval period, a first documented reference occurring in the mid-15th century. The precise position of the mill is unknown but must have been related to a known watercourse running eastwards from Rother Street..

3.0 Methods

The building recording was undertaken by two members of Birmingham University Field Archaeology Unit over the four days between Tuesday 30th June and Friday 3rd of July 1998. Recording methods relied on the use of written records, drawn records at a scale of 1:20 where it was deemed appropriate and a photographic record in both black and white and colour. Mortar samples were taken and identified visually. All lighting was achieved through using photofloods with power kindly supplied from the Crossed Keys public house situated next door. Ground plans and elevations were supplied by S.Gee of G4, Architectural Consultants. All information was assimilated, and the structural features identified were placed into a phased structural development. The information was then formalised onto a Phase plan.

Additional information was obtained from Documentary Research at the local Public Library, Local Studies section and the District Public Record Office.

4.0 The Phasing

As stated in the Methods section above, as much information as possible was noted and recorded from the surviving masonry and then a sequencing of activity on the site was attempted. Architectural details, of particular use for dating purposes, were remarkably few for the earlier Phases.

Phase I The medieval period and early post-medieval period to c1600. This would encompass the construction of the cellar and the timber-framed building in the Southern Range.

Phase II Alterations to the identified Phase I buildings, which may have occurred early in the post-medieval period, to c1700.

Phase III The construction of the Main Building Block in the mid-18th century and any other changes which are identified as occurring before the early-19th century.

Phase IV The construction of the new facade in the early-19th century and any other alterations observed and seeming to date to the 19th or early-20th centuries.

Phase V Any works deemed to have occurred after the early-20th century and up to recent times.

Note: Documentary research indicates a date of 1780 for construction of the main building block but no precise references have been provided to substantiate this claim. Further documentary research might produce the relevant references.

5.0 Structural Analysis of the Main Building Block

The main building block comprises the street frontage and the building immediately to its rear. The building is of single pile construction, the roof spanning a single room width. It has a rear eastern wing containing the staircase and a western wing which appears to be contemporary but has been extensively modified, thus obliterating many potentially significant architectural details.

5.1 The Facade

The facade of this building appears to have been remodelled in the early-to-mid-19th century. On the ground floor no architectural details have survived which could assist in providing dating evidence, due to the insertion of a modern, timbered shop frontage. As noted in Section 8.0 no photographic evidence was discovered which might have thrown light onto this aspect of the building. However reference to the 1886 Ordnance Survey Town Plan at a scale of 1:500 shows that at the time of the survey the building had two bay windows. The Plan also shows a rectangular block projecting from the facade between the bays and this may indicate the position of steps to the front door. This would provide a symmetrical facade at variance with the current wall lines within the building. At ground floor level it is possible that the northern stump of the north-south dividing wall has been rebuilt when the modern shop frontage was inserted and that in Phase IV, when the facade was rebuilt, there was originally a central door and a hallway occupying the area behind it. No architectural features survive to indicate this.

The first floor, however, has suffered no damage and two sash windows, with moulded sandstone sills and splayed sandstone lintels, have survived. The western window retains its original glazing pattern of a pair of six light sashes with subsidiary lights on each side. The eastern window has had the small panes of the original design removed and replaced with four large panes instead of twelve small ones as seen in the western sashes.

An advert placed centrally between the windows attests to the fact that this was once a newsagents offering deliveries. The advert reads

**NEWSPAPER
DELIVERIES**
R.Unitt

Above the windows, at the roof line, is a moulded stone cornice. Again, symmetrically placed are two hipped dormer windows situated within the roof space.

The western chimney is contemporary with the main building (Phase III) whilst the eastern chimney is square and has been inserted at a later date (Phase IV).

The roof has been recently re-tiled.

5.2 The Gables

The Eastern Gable

This gable is plain, with a steep roof line. A scar is visible running down the northern corner, indicating where the building has received a remodelled facade. Likewise, the brick type around the square chimney being a harder fired and deeper red colour than elsewhere reveals the fact that the chimney is also later. Within the main body of the gable wall the bricks are of a distinctive type, with a diagonal moulding or stacking mark across the visible face. These bricks are a paler orange red/brown than the later bricks with dimensions of 225-235mm by 105-120mm by 60-62mm. The variation in size is significant when contrasted against the regular dimensions of the bricks used on the facade.

The Western Gable

This gable abutts the side of the Crossed Keys public house which was constructed in c1600 and refurbished with a new facade in c1800. Only the upper portion of the gable is visible where it rises above the Cross Keys roof line. The main feature is its chimney stack which is rectangular and runs axially along the gable. The brickwork and form appear to be contemporary with the Phase III structure. An interesting feature which does not survive on the eastern gable is the raised brick coping visible from the front. The coping appears to have a distinct curve to it which might suggest a date of construction earlier in the date spread offered for the Phase III structure.

5.3 The Ground Floor

Although it is probable that the cellar is medieval and inevitable that a superstructure of medieval date would once have occupied the site of No.5, Ely Street, yet no trace of this building survives other than the cellar.

The rebuilding which occurred in Phase III consisted of a single-pile block with two rooms onto the street frontage and a single wing extension from the south-eastern wall face. The wing extension seems always to have been intended as a staircase, whilst the two front rooms appear to be domestic in nature, with large fireplaces occupying the western and eastern gables of the main block. The external and internal facade of the ground floor, whether of Phase III or IV construction, has been removed completely in order to insert the modern shop frontage.

The internal walls have been mostly removed at ground floor level, leaving stumps of masonry where the walls would have joined the outer walls of the building, and internally only four pillars survive, situated at the corners of the staircase which gave access to the cellar. These four pillars nevertheless contain a surprising amount of information and have been numbered 1 to 4 on Figure 4.

1: This pillar contains, to the west, the ragged cut stump of walling which forms the eastern jamb of the central opening, the lintel of which is formed by an RSJ, the other end of which is supported on pillar 2. The northern face has been roughly cut and plastered and once joined with the stump of wall projecting from the shop facade. The two components support a re-used timber beam which acts as a joist supporting the upper masonry. The masonry as described is part of the Phase III build whilst the openings belong to the Phase V alterations.

The eastern face contains a doorway which leads immediately to the cellar steps. A little way to the south is another doorway which had been blocked in Phase V and, even more recently, partially unblocked. All these doorways are of Phase III construction and have arched brick lintels.

Surprisingly, the eastern face carries no wall scar, indicating that the rear wall of the main, single-pile block continued and separated the main block from the south-western extension wing. A large timber beam spans this gap and, above this, a shallow, relieving arch is visible, with brick infilling between arch and beam. It was initially assumed that the beam was secondary, as was the relieving arch. It now seems possible that these features were primary and can be placed in Phase III.

2: The western face of this pillar forms the eastern reveal of a doorway leading from the eastern front room into the space occupied by the south-western wing extension. The surviving arched lintel of the wall and the western jamb survive in the wall projecting from the western end of the building. The doorway and wall can be placed in Phase III.

The eastern face of the pillar has been created by chopping out a large hole through the masonry of the wall and then finishing off the ragged scar with modern brickwork which was then plastered (the plaster has now been removed). The masonry above has been supported by the insertion of an RSJ, the western end of which rests on pillar 1.

3 and 4: These pillars are situated in the south-western wing extension, described under the section referring to this wing.

5.4 The First Floor

Access to the first floor is gained via the southeastern wing extension. The staircase which was once enclosed with lath and plaster panels has been much modified in recent times and although little of the original survives it seems probable that it can be placed in Phase III of the structural sequence. A narrow round-headed light situated in the southern wall of the extension provides illumination for the staircase at two levels and could have served no other purpose. On the first floor landing a modern doorway and associated window give access onto the roof of the single-storied Phase V extension. These features will have replaced an earlier window of which no traces remain. The staircase continues upwards to the second floor along the eastern side of the landing and here more of the original staircase survives.

At the western end of the north wall a doorway leads into the eastern front room. Unfortunately the first floor retains few features providing dating information. The east wall of the eastern front room contains the fire breast which projects into the room, with cupboards built into the alcoves at either side. The fire place has been bricked in but a stone slab inserted into the floorboards immediately before the fire breast shows that once a hearth was situated here. The skirting boards are replacements, whilst the door fittings have gone and no trace survives of plaster mouldings on the ceiling. Dating reverts to the window which is described in the section on the Facade.

The access to the western front room is from the stair landing via a door in its eastern wall which gives access to a small platform with a door to the north leading into the western room. The western room is the same as the eastern in that it has all the same features in reverse and has had all datable architectural detail removed other than its window.

The main east to west ceiling joist in this room is a re-used timber and contains two mortices with associated peg holes. The mortices are in the northern face of this joist and could not have been of use in this room's context.

Where damage has occurred to the plaster on the walls of the first floor it can be seen to contain animal hair. Another detail visible in all three doorways in this area is the use of blocks of wood inserted into the brickwork to aid the fixing of the door furniture. A similar detail can be seen in the eastern fireplace where the plaster has been removed and various lengths of timber have been utilised in the construction of the fire breast. They appear to be contemporary with the Phase III construction but their purpose is uncertain.

5.5 The Second Floor

The second floor has been redecorated in the recent past and no architectural details are now visible within the three rooms which it contains. The staircase continues upwards within the south-eastern extension onto a landing area within the roof space which gives access to the eastern front room.

The chimney-stack occupies the middle of the eastern wall and a hearth slab before it shows the original presence of a grate which has now been bricked. Cupboards have been built on either side of the chimney breast. A door in the southern part of the western wall leads to the western room, where the only feature of note is the chimney-breast which has had a modern brick-built fireplace inserted.

The windows in both front rooms are hipped dormers, with the frames rising from the main front wall of the building. The four-light windows appear to be original to the Phase IV construction, although the metalwork has certainly been replaced in recent times.

The shape and form of the three second floor rooms are as constructed in the Phase III or Phase IV rebuild, but there are no surviving decorative features from this phase.

5.6 The Roof Space

Access to the roof space is gained via a trap situated in the eastern end of the western room. The roofing tiles are modern as viewed from the exterior, although of traditional style. The timbers of the roof structure were only accessible through a small trap in the ceiling. The whole roof is supported on the brick gables at either end of the buildings with a central truss partially supported on the built-up north-south central divide. The main purlins are substantial and may be re-used. Much of the subsidiary timberwork is relatively modern and relates to the recent re-tiling of the building.

5.7 The Cellar

The existing cellar is situated below the western room of the main building block. It is slightly irregular in shape, reflecting the superstructure. It is approached via a staircase descending westwards from the mid north-south wall of the main building block to a doorway midway along the southern wall. The staircase is constructed of stone slabs set on brick risers, whilst the walls are also of brick. The mortar is pale, off-white, of a type contemporary with Phase III of the brick building. All four walls of the cellar are of coursed sandstone, although the southern wall has been substantially replaced by brick in order to insert the stairs.

The northern wall is of stone construction with a large central opening, 2.60m wide and with a sill 1.00m above the stone-flagged floor. This opening has been blocked with coursed sandstone slabs and a smaller opening created at its western end with brick reveals. This, in turn, has been bricked-in in more recent times. This sequence of openings would have given access onto the street frontage.

The eastern wall is of the same construction and has two openings which have been blocked in. The northern opening is 1.30m wide, with a sill 0.40m above the floor, whilst the southern opening is of uncertain width and has a sill 0.90m above the floor. Both openings are blocked with coursed stone. They may well have once provided access to a similar cellar which underlay the eastern chamber of the main building block.

The western wall is of coursed sandstone and has no openings within its build. It does, however, contain the corbelled support for the chimney above. The support is 1.90m wide and corbels out to 0.40m where it reaches the ceiling.

Later insertions into the cellar space consist of two benches built of brick against the northern and western walls and measuring 0.36m high and 0.75m wide. These probably belong in Phase III.

In the north-western corner two brick columns supporting a concrete lintel relate to the insertion of the modern shop frontage. They are intended to support the main doorway into the shop.

The mortar used in all Phase I walls consists of a red/brown clay with little or no lime content. The mortar used in the Phase II blocking of the various features tends to be orange/brown with a harder consistency, suggesting the use of lime. The brick features appear to relate to the Phase III construction of the first brick building. The final blocking of the chute leading to the street and the brick pillars are modern.

5.8 The Southwestern Extension

This winged extension was intended to connect the main front building block to the surviving timber framed building in the backplot (the southern range). It is built of the same bricks as the rest of the building but on both floors has been so extensively remodelled in recent times that little architectural detail survives of the original structure.

5.9 The Ground Floor

This section of the building has been totally destroyed, only a few clues survive as to its original form. One doorway survives, providing access through the western end of the northern wall into the western front room, and another is indicated providing access to the south-eastern extension.

The stairway to the first floor is currently situated in the south-eastern wing. An alternative interpretation of the surviving masonry might be provided by the four brick columns, surviving around the stairway leading down to the cellar. There was definitely a wall running along the southern edge of the cellar steps, between pillars 3 and 4, rising to first floor level. There was also a doorway leading eastwards, between pillars 2 and 3. No satisfactory explanation can be given for this other than that the enclosing wall contained a staircase leading to the small platform on the first floor which then gave access to the three principal rooms. The staircase would continue to the second floor in the same manner as it currently does

Architectural details elsewhere in this part of the building have been obliterated. The western wall is blank, the eastern wall has been pierced by modern openings likewise the southern wall which, however, does contain one unusual feature. This is a plastered brick feature of uncertain purpose. Two walls project northwards for a distance of c0.50m and c1.30m apart. These support a beam which, in turn, supports the floor above.

5.10 The First Floor

This is approached from the stairway in the south-eastern wing extension. The doorway is identical to those giving access to the two front rooms, all of which have had their door furniture removed but do have similar features such as the wooden blocks inserted into the doorway reveals. intended to assist the fastening of door fittings to the masonry. The floor level of this extension descends two steps from a dais which was once enclosed in lath and plaster.

The north wall is blank, other than the door leading to the western front room. The wall rises above the general roof line of the main front block, in order to support the hipped junction of the two roofs. Internally all walls are featureless, except for the eastern wall which has modern rectangular windows inserted into the fabric. The whole of the first floor has been extensively re-modelled in recent times and no original architectural details survive.

6.0 The Southern Range

The range of buildings which extends from the south-western extension of the main building block has a complex building history which extends back into the medieval period.

6.1 The roof trusses

The southern gable end is constructed of brick and supports the wall plates, purlins and roof beam. This indicates a reduction in size of the building in Phase IV probably.

Truss No.1 is situated c1.50m from the southern gable and consists of a substantial tie beam sitting at its eastern end on a recently constructed brick pillar and at its western end upon a vertical timber. Three sets of mortice joints and associated peg holes are evenly spaced across the base of the tie beam indicating that vertical timbers were once positioned here. The principal rafters are morticed into the tie beam at either end and are halved and pegged at the apex where they support the ridge. Two purlins are set in trenches within each of the principal rafters. A collar runs between the rafters and below this were eight vertical struts and above four more struts. A number of additional pieces of timber had been employed in reinforcing the struts where they connect to the tie beam. No evidence for wattle and daub infilling was observed in this truss.

Truss No.2 is situated c5.25m to the north of No.1 and consists of a tie beam of which only a small portion of its upper face is visible due to the insertion of a plastered brick wall below. The principal rafters are again halved and pegged at the apex. The western junction with the tie-beam is visible and is the same as in truss No.1. The eastern junction is obscured by modern brickwork. Two purlins are again set in trenches in each rafter except in the case of the upper western purlin which sits on a shaped support attached to the rafter. Below the collar are three vertical struts forming four panels which have been infilled with brick. Above the collar a single central strut supports the apex. Panels of wattle and daub infill the panels on either side of this strut. This is the only area where wattle and daub has been observed within the building and is one reason for suggesting that here we have the northern end of the building.

Truss No.3 is c1.50m to the north of No.2. The timbers are all re-used and form a complex truss, best observed photographically. The original tie-beam has been removed and the three vertical struts coming down from the collar have been sawn off short. A replacement tie-beam has been fixed to the southern face of the rafters and struts, and rests on modern masonry. This truss seems to have been inserted in Phase

III as an intermediary truss in the construction of the south-west wing and is constructed with re-used timbers.

6.2 The Western Wall

This wall backs onto the Crossed Keys public house and consequently only the internal face can be seen. The foot of the wall for a depth of 0.90m consists of coursed sandstone slabs, similar to the masonry observed in the cellar and with the same red/brown clay mortar. Consequently this wall has been placed in Phase I of the building sequence. It presumably functioned as a dwarf wall for the timber-framed superstructure. Above this stone footing is brick infilling, with only one timber vertical extending down from the roof line to 1.20m above the floor surface. This timber is situated immediately below the southern roof truss. A modern stairway runs against this wall and, to the north of this, modern plaster obscures any architectural detail. At the northern end of the timber-framing, a brick pillar has been constructed against the wall and rises to the wall plate where it supports the western end of the northern roof truss. On the first floor, five timber verticals can be seen at intervals of 1.00m to 1.20m between their centres. These are all morticed into the wall plate which has a simple, scarf joint towards the northern end. An angled brace cuts across the northern upright. The only additional detail consists of a mortice joint, with its centre at 1.30m below the tie beam of the southern roof truss. This indicates that there was a timber running eastwards from this beam. Could this indicate the position of the original floor?

6.3 The Eastern Wall

No detail of timber framing is visible on the internal face of this wall and therefore only the outer face is described. At the northern end a substantial vertical extends down from the wall plate to rest on a short horizontal beam which, in turn, rests on a brick-built dwarf wall. At a distance of some 0.90m from the beam centres, another vertical rises from the horizontal beam towards the wall plate but is intercepted by an angled brace. This seems to be the same arrangement as partially survives in the western wall. Two horizontal beams are morticed into the two verticals, creating three panels, each 1.00m high by 0.70m wide. All of these panels are infilled with brick. Peg holes in the southern vertical indicate that the horizontals originally extended along the wall face.

At the southern end of the wall the position of two more verticals can be discerned where they have been replaced with brick infill. One vertical timber survives running from 1.80m above ground surface to the wall plate. Peg holes reveal the position of horizontals running in both directions from this vertical.

The whole of this facade has been infilled with brick and this process appears to have occurred in a number of distinct episodes. Part of the brick arched lintel, the jambs and the sill of a first floor window, measuring 1.20m wide by 1.40m high, survive in the northern end of the building. This window remnant sits above one jamb and part of the arched lintel of a doorway of similar date. The jamb is formed by using the

southern face of a timber vertical which has been cut to take the bricks of the arched lintel. These features have been placed in Phases III and IV.

In the very recent past, two rectangular windows have been inserted into the first floor wall and a rectangular doorway with concrete lintel into the ground floor (Phase V).

6.4 The Southern Gable

The present south gable end of this building range appears to have been added as an extension to the timber-framed building. The brickwork within the gable, and visible in the southern end of the eastern wall, is of the same date, and definitely later, than much of the other brick infilling, and this has therefore been placed in Phase IV. It seems probable that the timber-framed building originally extended southwards for an unknown distance, possibly reflecting the original length of the burgage plot. As the plot became sub-divided so the buildings were altered, in this case requiring the demolition of the southward extending bays and a reconstruction of the gable end.

7.0 The Modern Extension

In very recent times, a single-floored extension has been added to the eastern rear wing of the main building block. The extension has a flat roof, a window in the eastern and southern walls, and a door in the southern wall. A large, square-headed opening has been knocked through the ground floor of the main building block wing extension and the whole of the western wall has been removed, other than for supporting pillars. The latter alteration will have occurred some time after the construction of the extension, as a small fireplace and associated chimney was constructed in the north-east angle of the room. The fireplace has been blocked and plastered over. The chimney extends to the full height of the south-eastern gable. At first floor level, a doorway has been inserted into the same gable wall, in order to allow access to the flat roof. A metal stairway, following the line of the southern range, allows access back to ground level.

8.0 Documentary Research

Research was undertaken at the Local Studies section of the Local Library and at the Public Record Office of the District Council.

The following synopsis owes a great deal to work undertaken by adult education students studying at the public Record Office.

The rent for the site remained constant throughout the early documented history at 8d. per annum. The rent for a full burgage plot was set at 12d from the founding of the town in 1196. The plot therefore consisted of two thirds of a burgage plot which corresponds with the later street Nos. 4 and 5, No. 4 lying to the east of No.5. The early form of the plot contained a considerable amount of land within the backplot which appears, from the earliest time, to have turned towards the east in order to gain

access to Chapel Street. The access is still visible in the Ordnance Survey 1:500 Town Plan of 1886.

The earliest mention of the site occurs in 20th November 1683, when the property was purchased by Richard Newcombe for £145. In this document, the property is described as containing two barns with nine bays altogether and with the gable backing on to Chapel Street.

In 1703, under the same ownership, the property is described as a house and barn. The property is mentioned a number of times as belonging to a Mr Newcombe (a son possibly) until 1742 when the house is recorded as belonging to a Mrs Price. In 1745 the owner is recorded as Samuel Price - presumably a son.

In a document of 1748 the property is recorded as being divided between a number of occupants, with Thomas Newcombe having possession of a tenement referred to as the Green Dragon (presumably a public house) and Richard Allen, a grocer, having a barn. In 1769 and 1772 the house belongs to Richard Smith.

In 1795 the property is recorded as being divided into three parts, with two tenements having street frontages, corresponding to Nos. 4 and 5 presumably, and buildings within the back plot occupied by William Fetherstone, a victualler.

In 1797 it is recorded that Elizabeth James was the landlord and lived at the property. She died in 1813 and in 1814 Benjamin James, a baker, is recorded as holding one of the three sub-plots.

A document dating to 2nd July 1845 and detailing the sale of the property describes the two tenements (4 and 5) and garden with bakehouse, malthouse and a warehouse being used by Richard Allen, a grocer.

Property transfers become increasingly common throughout the 19th century but without detailed analysis the documents do not reveal much concerning the structural history of the building.

Recent Surveys.

A series of architectural surveys of the buildings of Stratford-upon-Avon compiled by the District Council provides a limited amount of information about No.5's more recent history.

The survey of 1969 suggests that the Grade II listing should apply only to the timber-framed buildings of the south range, with fairly dismissive comments on the quality of building on the street frontage.

The survey of 1986/7 dates the construction as 1780 and reveals that it is now a part of the "Dillons" newsagent chain, having previously been independent and owned by R.Unitt (his sign still exists on the street facade).

The survey of 1992 describes the building as a Town House now a shop/dwelling, constructed in 1780 with a c17th century, or earlier, rear wing and a late-20th century shop front. It is still Grade II Listed.

The assertion of a date of construction in 1780 is not supported by any documentary references and none was found in this limited search. Further research would no doubt expand our knowledge of the history of the building and might provide documentation for the 1780 assertion.

A search of the photographic record for Ely Street revealed no prints which might have provided architectural details of the ground-floor facade. The 1886 1:500 Ordnance Survey Town Plan indicates the existence of two bay windows and a central block, protruding from the facade, which would indicate the position of steps leading to the entrance. Such a frontage would be consistent with an early-19th century date of construction for the facade.

9.0 Discussion

The building is situated on the central, southern side of Ely Street, formerly known as Swine Street. This prime position, directly facing onto the swine market of early Stratford, ensures that there will have been buildings on the site from a very early stage in the town's development. It seems likely that in this period, in the early-13th century, all the buildings will have been of timber-framed construction, although it is not impossible that these buildings could have been founded on stone, dwarf walls, as observed in the western wall of the timber-framed building within the southern range. The stone-constructed cellarage could also be of an equally early age. A business such as pig butchery may well have had use for a cool cellar where meat might have stayed fresh for longer. The large openings within the cellar walls suggest that another cellar exists below the eastern front room, which may also have been connected to this business, their blocking possibly indicating a change of usage in the late-medieval, or early-post-medieval, period.

The timber-framed building, forming part of the southern range, despite its much altered history still retains enough timbers to reconstruct its basic form and to speculate that it would have ended where the northern roof truss survives, where a panel of wattle and daub survives within the uppermost frame, but that it may have extended southwards in its original form. The original building may have consisted of three bays, the northern (surviving) bay and the southern being identical and flanking a central bay with doorway etc. Change of land ownership could explain its later shrunken form. The simple framing technique of the timber would suggest a late-medieval to early-post-medieval date for construction of this building.

The main building on the site consists of the single-pile building facing onto the street. Architectural details relating to the dating of the building are scant, but suggest a mid-18th century date for construction. Examination of the eastern fireplace and the

base of the external gable might suggest that there is earlier brickwork in this area and this may repay further examination.

The junction between the 18th century single-pile block and the medieval timber-framed building in the southern range again may repay further evaluation. Further examination of the site could provide a clearer understanding of the building sequence during any alteration work. A preliminary interpretation would suggest that this joining of the main house and the southern range occurred in Phase III.

The new facade inserted in Phase IV has lost all detail from its ground floor, and consequently the main components which might assist in dating the structure are the first floor sash windows and the cornice at the roof line. These have been provisionally dated to the early-to-mid-19th century but documentary research may yet alter this dating slightly.

The greater part of the ground floor has been badly disturbed by recent alterations, leaving little evidence of how the building originally functioned. All of these alterations have been grouped within Phase V.

10.0 Acknowledgements

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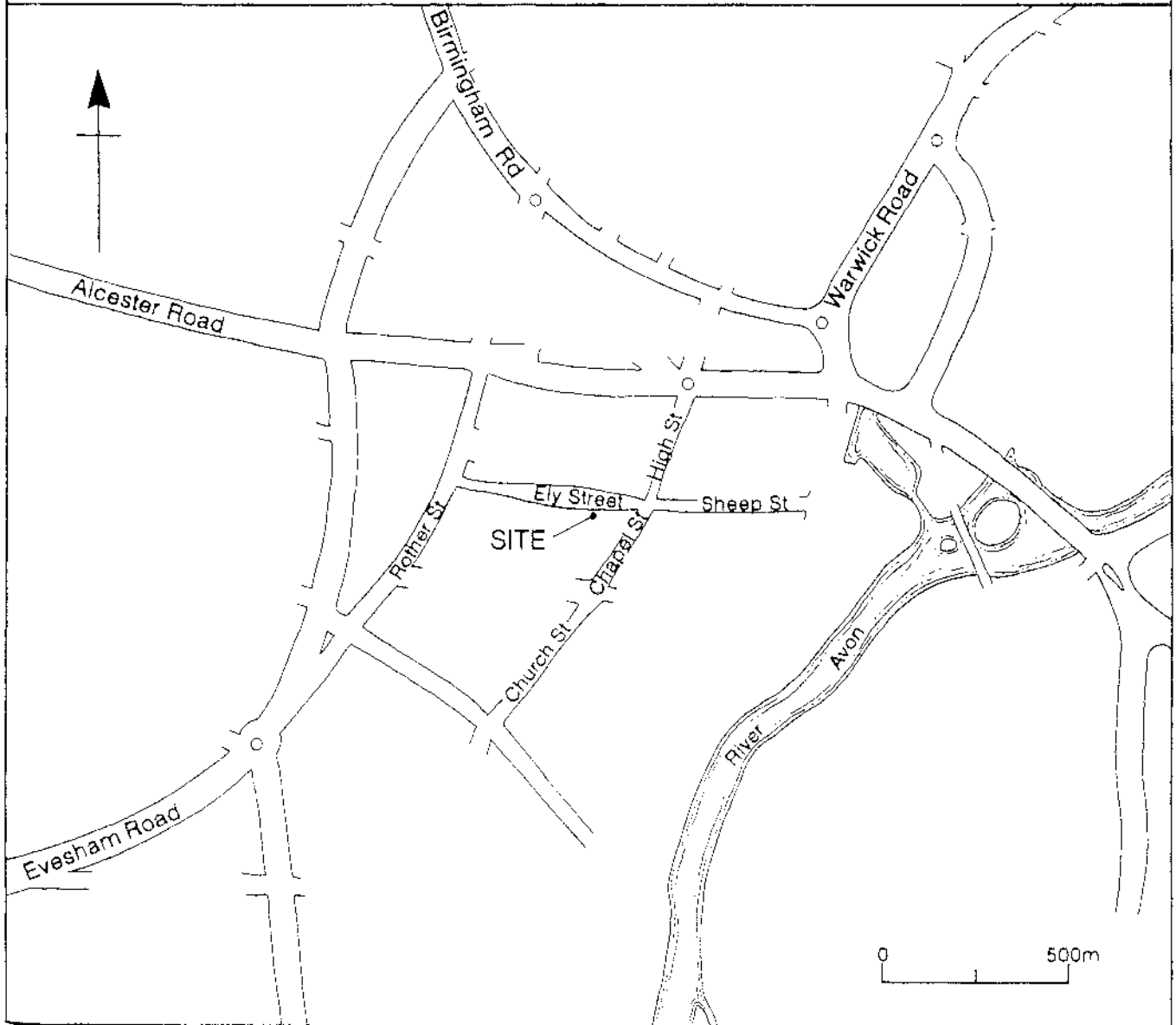
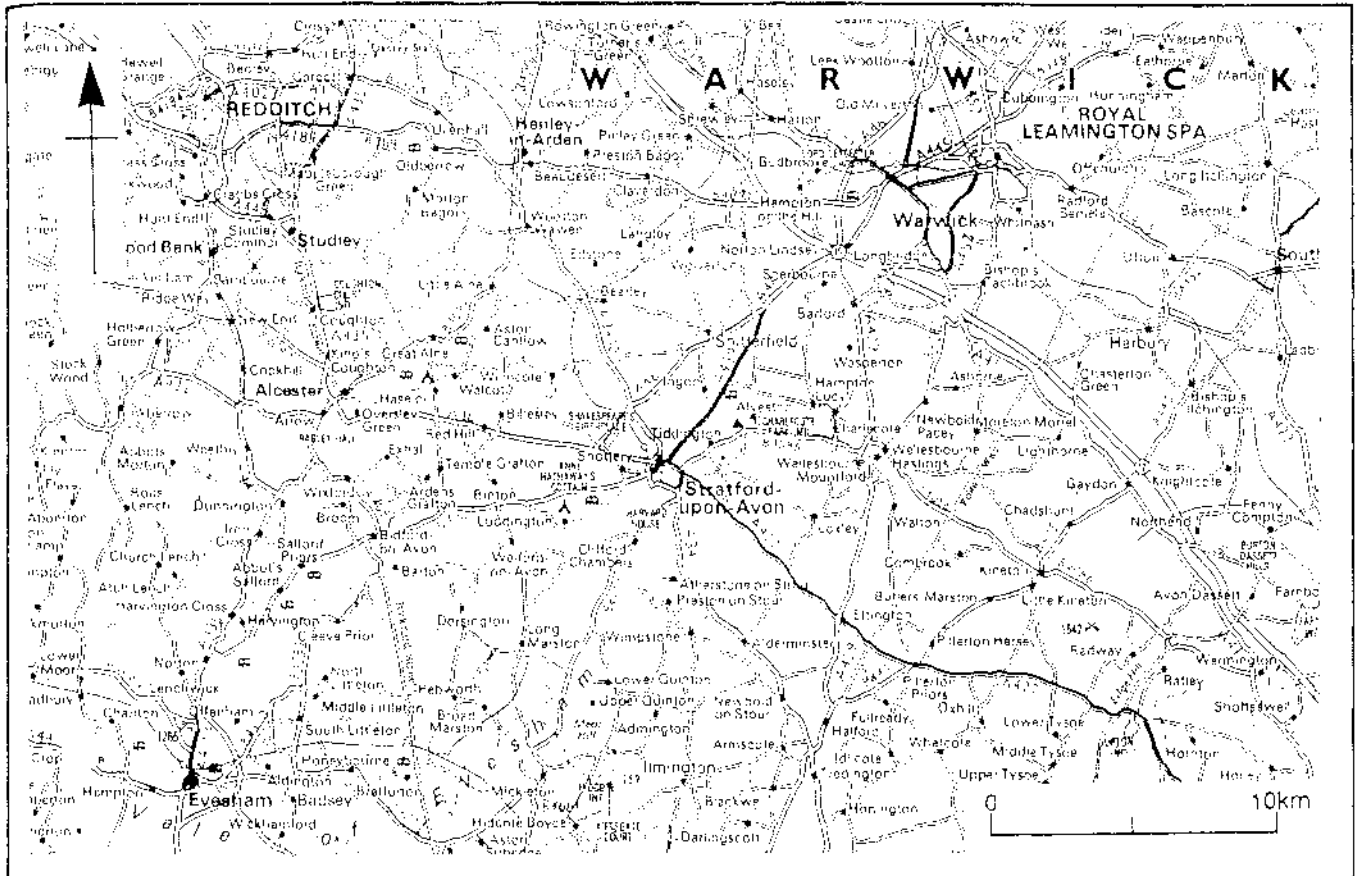


Fig 1

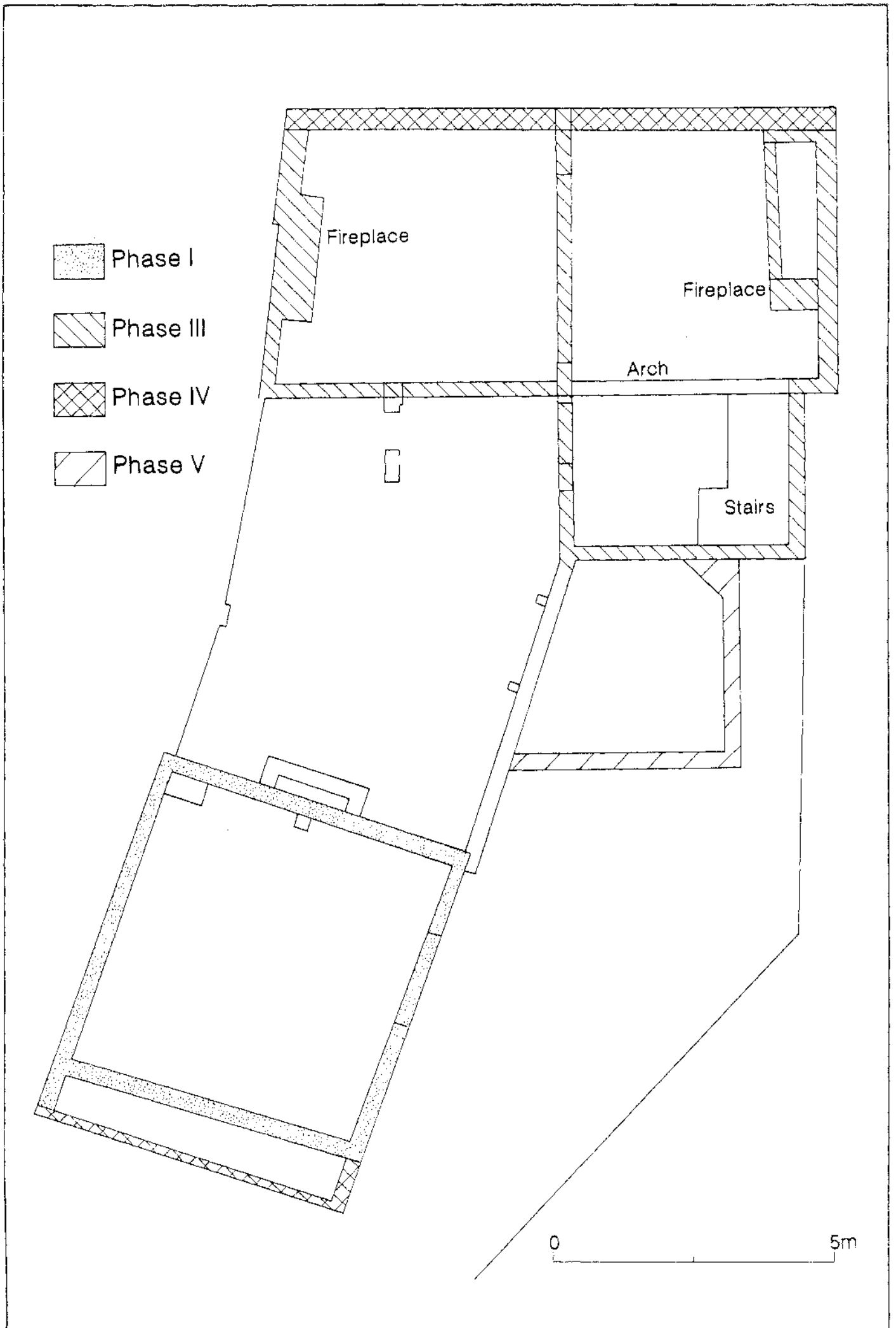


Fig 2

S

N

Truss
No1

Brick offset

Floor space

Plaster board ceiling

Brick

Modern
Staircase

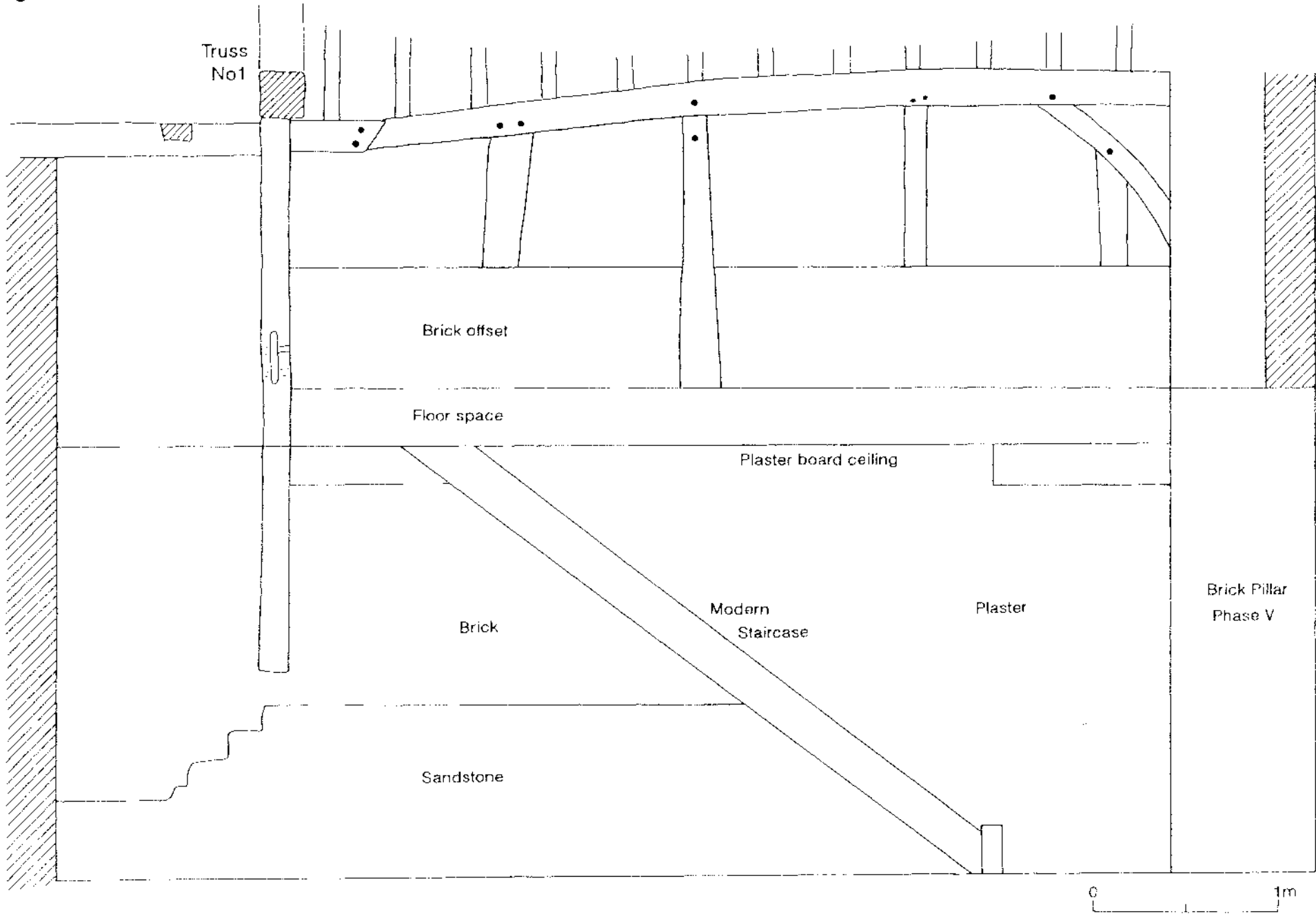
Plaster

Brick Pillar
Phase V

Sandstone

0 1m

Fig 3



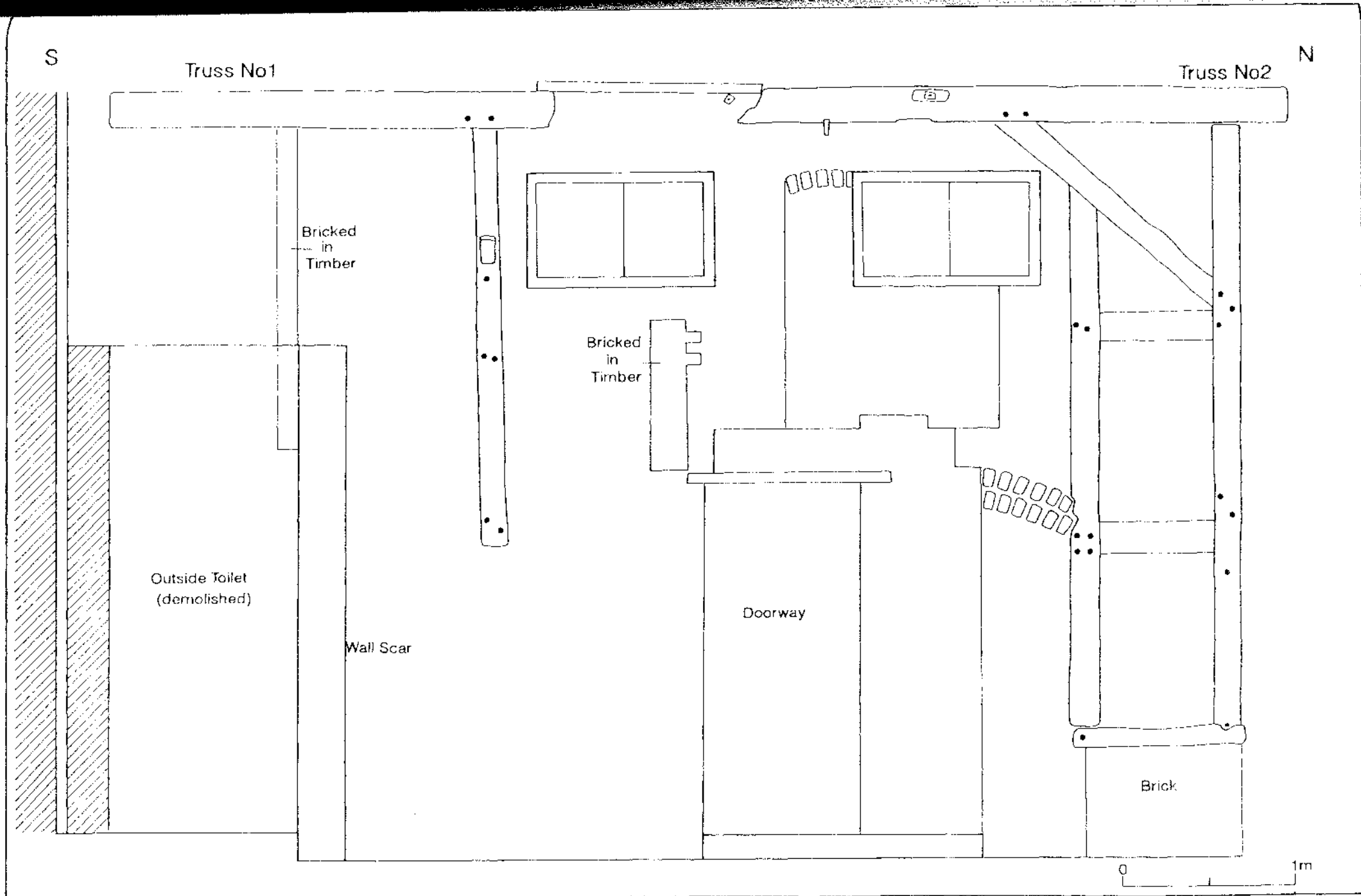


Fig.4

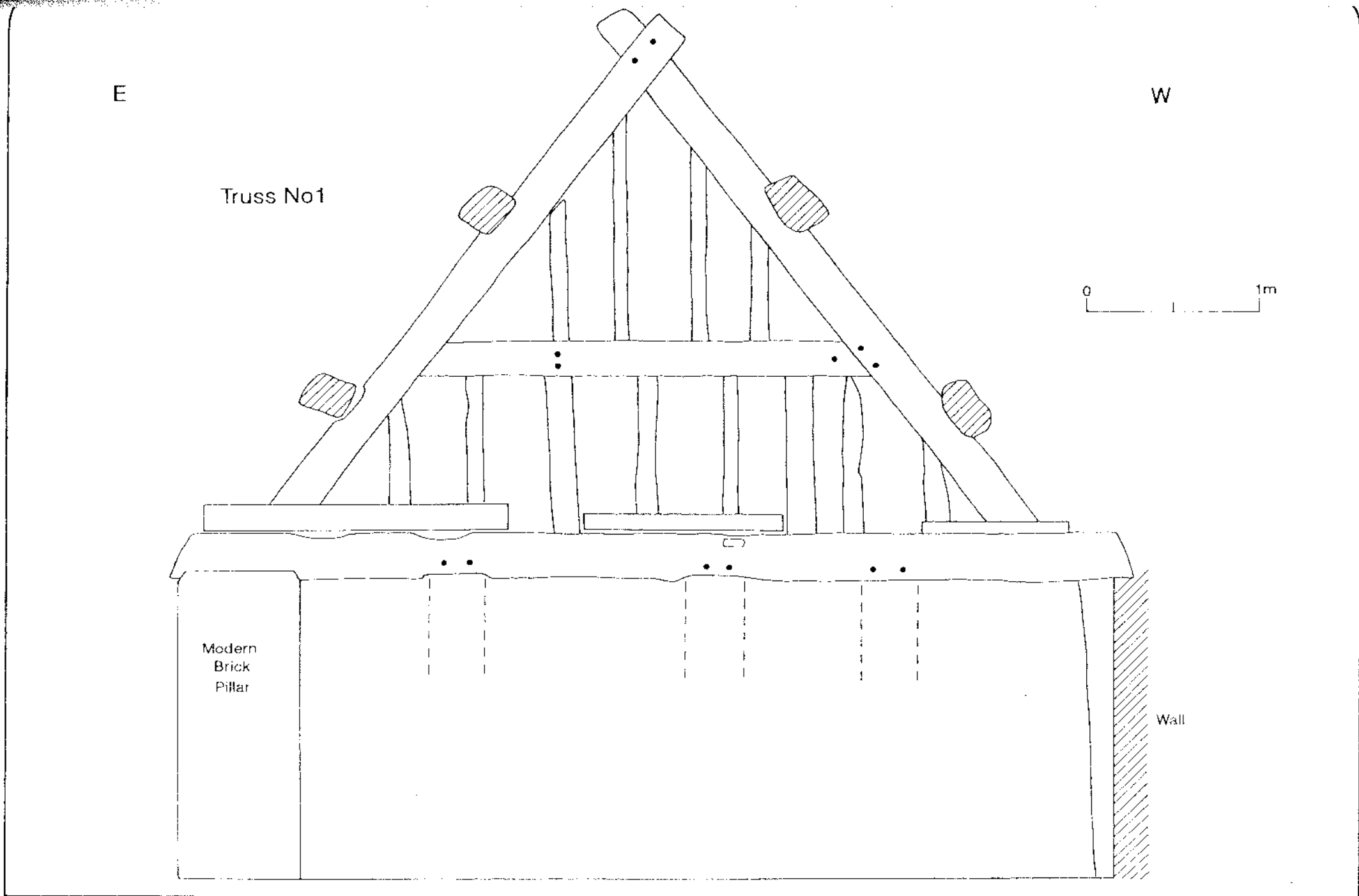


Fig.5

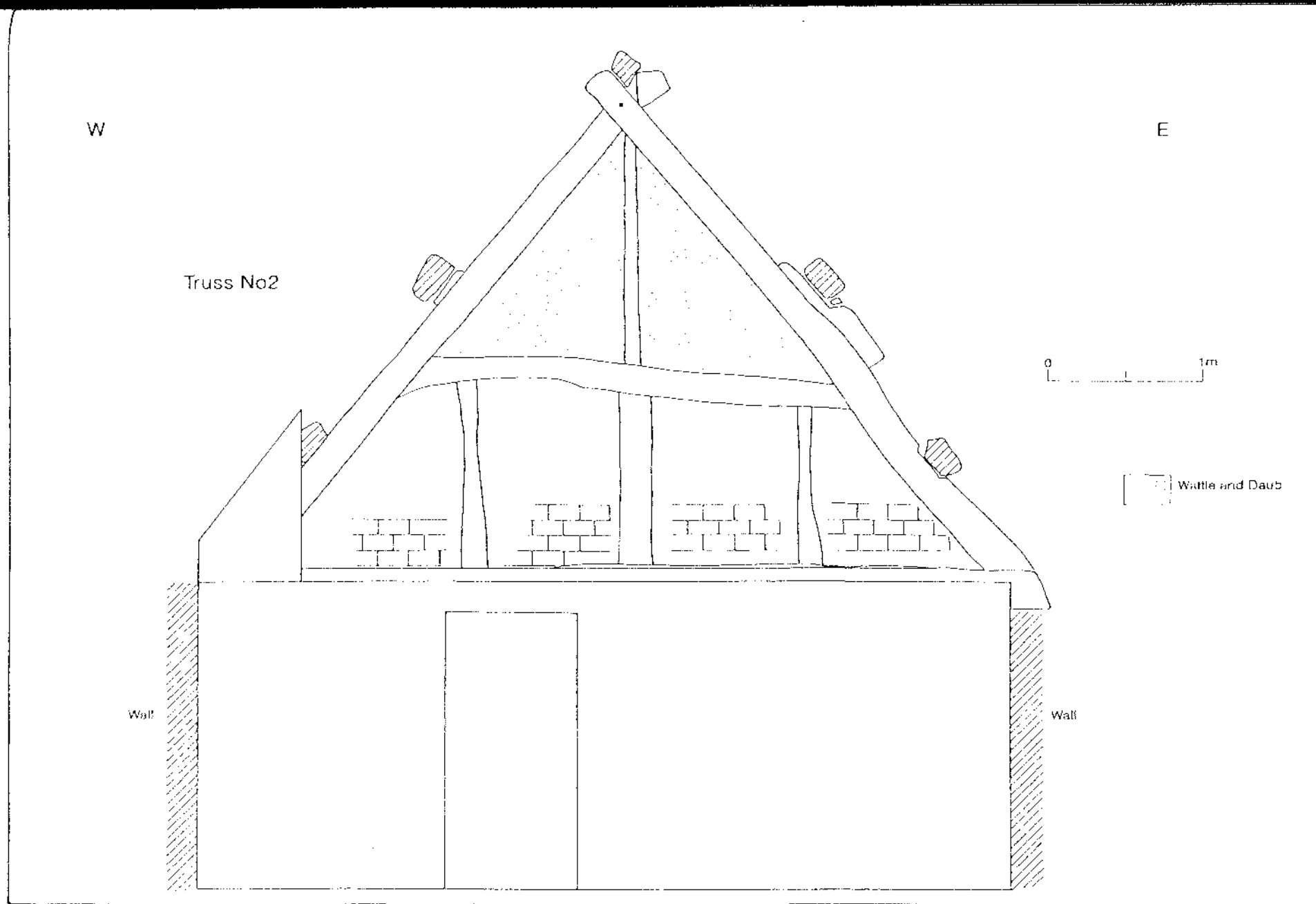


Fig.6

E

W

Truss No3

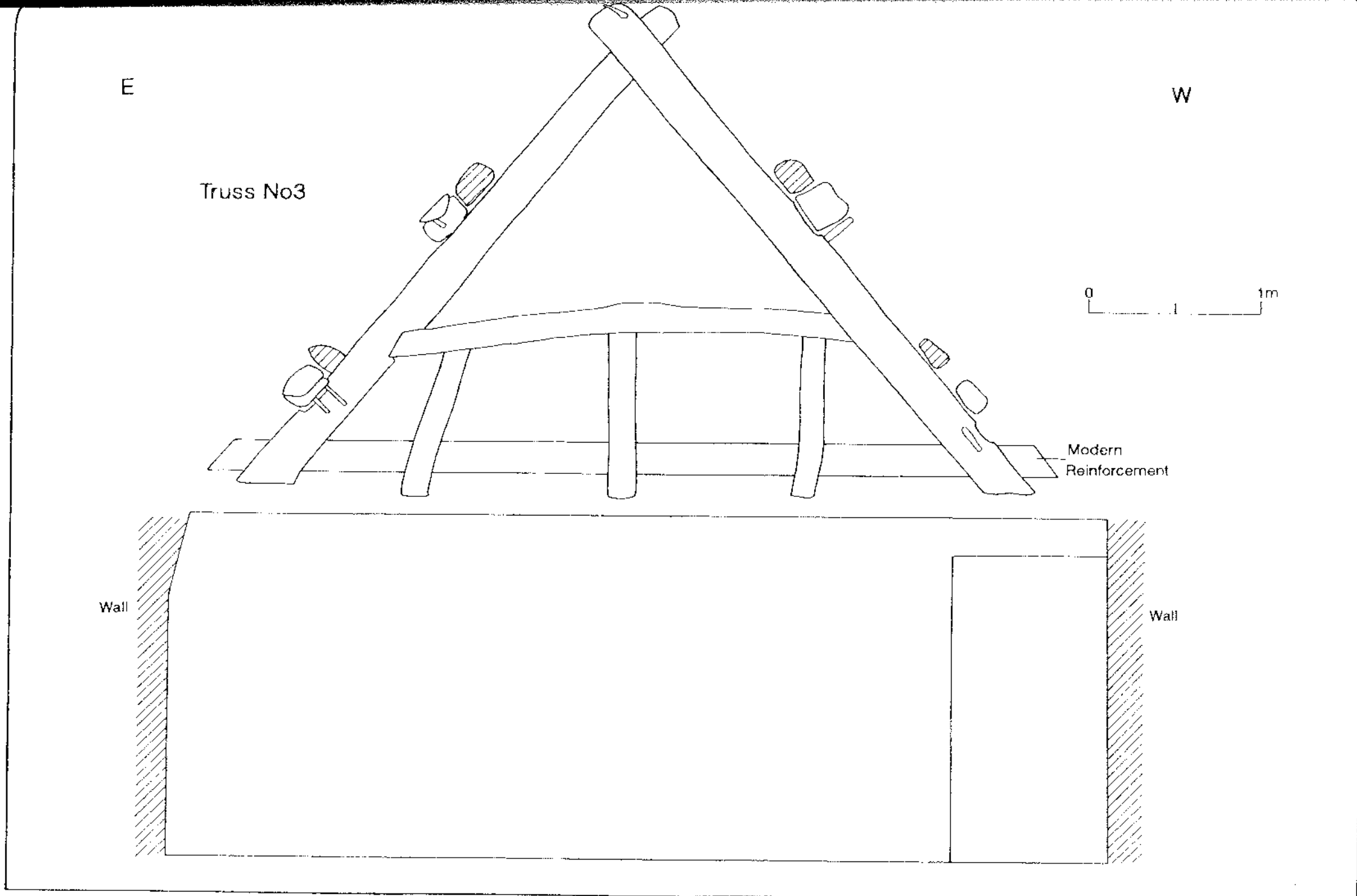
0 1m

Modern Reinforcement

Wall

Wall

Fig 7



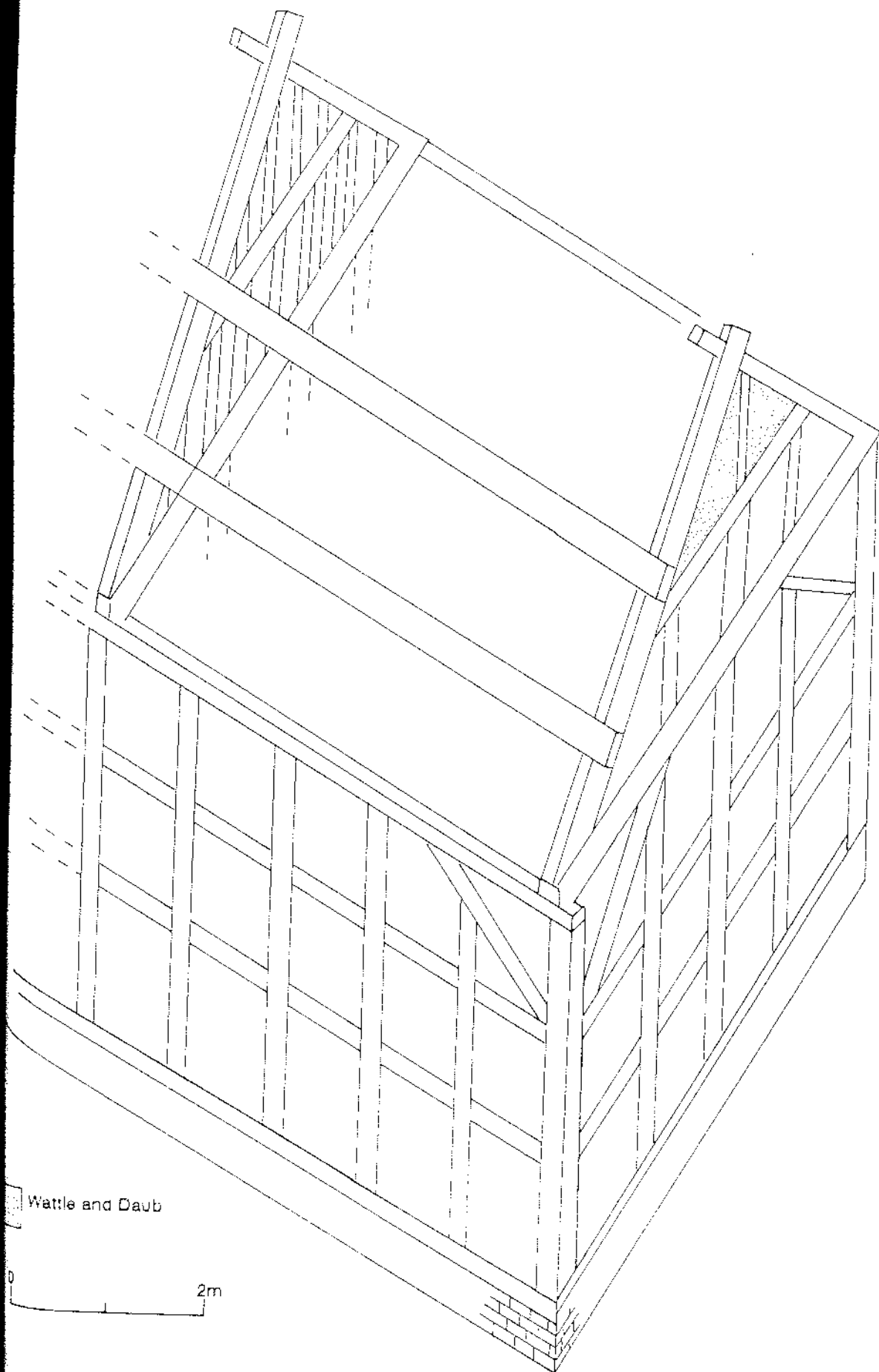


Fig 8

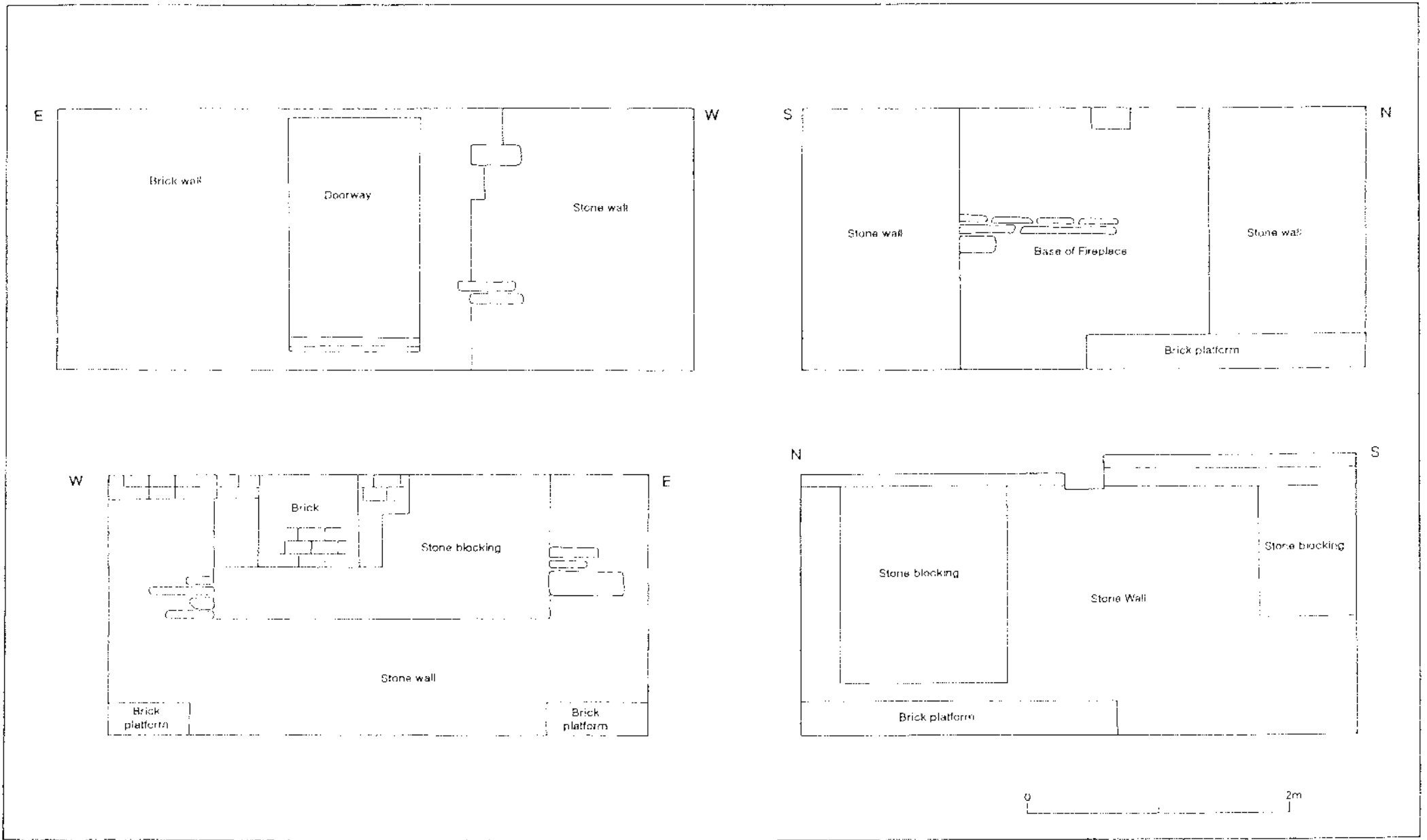


Fig 9