

**48-50 High Street,  
Uttoxeter,  
Staffordshire**

**An Archaeological Building  
Record, 2004**

**Project No. 1171**

**48-50 High Street, Uttoxeter, Staffordshire**

**An Archaeological Building Record, 2004**

By Chris Hewitson

*For further information please contact:*

Alex Jones (Director)  
Birmingham Archaeology  
The University of Birmingham  
Edgbaston  
Birmingham B15 2TT  
Tel: 0121 414 5513  
Fax: 0121 414 5516  
E-Mail: [bham-arch@bham.ac.uk](mailto:bham-arch@bham.ac.uk)  
Web Address: <http://www.barch.bham.ac.uk/bufau>

**48-50 High Street, Uttoxeter, Staffordshire: An Archaeological Building Record,  
2004**

<b>Summary</b> .....	<b>1</b>
<b>1.0 Introduction</b> .....	<b>1</b>
<b>2.0 Site Location</b> .....	<b>1</b>
<b>3.0 Objective</b> .....	<b>1</b>
<b>4.0 Methods</b> .....	<b>2</b>
<b>5.0 Description</b> .....	<b>2</b>
<b>6.0 Historical Background</b> .....	<b>5</b>
<b>7.0 Discussion</b> .....	<b>6</b>
<b>8.0 Acknowledgements</b> .....	<b>7</b>
<b>9.0 Sources</b> .....	<b>8</b>

**List of Figures**

1. Site location
2. The site
3. Western High Street elevation
4. Eastern rear Elevation
5. Northern gable elevation
6. Southern Gable elevation
7. Ground floor and cellar plans
8. First and second floor plans
9. Section A
10. Section B
11. Section C
12. Section D
13. Details
14. Lightfoote's map 1658
15. Ordnance Survey 1882
16. Ordnance Survey 1901
17. Ordnance Survey 1922

**List of Plates**

1. Street Frontage from the northwest
2. Southern Gable from the southwest
3. Rear elevation from the east
4. Truss 1 from the south
5. Truss 1, wattle and daub detail
6. Truss 1, lath and daub detail
7. Truss 2 from the south
8. Staircase Detail from the northwest
9. High Street c.1920 from the northwest

# **Birmingham Archaeology**

## **48-50 High Street, Uttoxeter, Staffordshire: An Archaeological Building Record, 2004**

### **Summary**

*Archaeological recording of the standing structures at 48-50 High Street, Uttoxeter, Staffordshire (centred on SK 094 336) was undertaken by Birmingham Archaeology. The work was commissioned by the Beth Johnson Housing Association and was carried out in advance of the conversion of the property from shops to residential use, and of alterations designed to secure the structural integrity of the building. The recording and analysis revealed the building to have four main phases of construction. The earliest phase dated from the 17<sup>th</sup> century and related to remnants of two timber-framed trusses and associated elements of box-frame construction. The second phase, 18<sup>th</sup> century in date, involved the removal of the southern gable and its replacement in brick, along with alterations to the first floor. Conversion of the building to three stories, the reconstruction of the street façade, and the addition of a bay to the rear occurred in the early-to-mid 19<sup>th</sup> century. The fourth phase of alteration involved the addition of two rear wings. A later phase of alteration occurred mainly on the ground floor and was associated with the commercial use of the properties.*

### **1.0 Introduction**

In April 2004 Birmingham Archaeology undertook the archaeological recording of 48-50 High Street, a building outwardly of 19<sup>th</sup>-century date, the interior of which retained earlier elements. Planning permission had been granted in order to convert the buildings from shops to residential use and to allow alterations to secure the structural integrity of the building. The specific purpose of the project was to record the structure, and, in so doing, gain a full understanding of the building fabric that was to be demolished or altered, within the context of the building as a whole. This report outlines the architectural development of the building as recorded and places it within an historic context.

### **2.0 Site Location**

The site is located on the east side of the High Street, Uttoxeter, at the corner of Bradley Street, north of the market area (Fig. 1 & 2). The land slopes gently north-south down High Street.

### **3.0 Objective**

The objective of the archaeological recording was to investigate, record and interpret the building fabric, in order to establish the structural development of the property. This survey was combined with documentary and cartographic research in order to establish the development of the building in terms of function.

## **Birmingham Archaeology**

### **4.0 Methods**

A measured phased plan of the buildings was produced at a scale of 1:100. This was supplemented by elevations and sections recorded at a scale of 1:50 off a horizontal datum. In particular, soft stripping of plaster rendering was undertaken allowing the recording of interior timber-framed elevations at a scale of 1:20.

In addition to the drawn record, a full referenced photographic survey was produced using monochrome and colour prints and colour transparencies. Interpretation of the building was assisted by written notes detailing the evolution of the structure into its final form.

The record included the external walls and roofs, noting the fabrics used and the forms of main architectural features such as doors, windows, dormers, as well as illustrative examples of fine architectural detailing. The interior floors, walls and ceilings have been recorded and architectural forms and fabrics noted.

The recording of the standing structure carried out on site was supplemented by examination of the primary and secondary documentary sources specifically targeting the building and its plot in terms of structural development, occupation and use. This was done by examination of cartographic and documentary records kept at the Stafford and Lichfield County Record Offices and the Uttoxeter Heritage Centre.

### **5.0 Description**

#### Exterior

The three-storey, three-bay standing structure was largely constructed in red brick but retained elements of earlier timber framing. The main range was aligned north-south along the High Street. There were three extension wings to the rear.

The three-bay façade had been heavily altered to create shop fronts at ground level (Fig. 3, Plate 1), above which the façade was stuccoed and incised to suggest ashlar. The two southern bays each had two rectangular twelve-pane casement windows. The northern bay contained a single larger rectangular casement window, below which was the remains of a further in-filled window that extended to the first floor.

The gables were unadorned (Figs 5 & 6, Plate 2,). The northern gable, due for demolition, was rendered. Of the three ranges that extended to the rear (Plate 3, Fig. 4) the southern two were gabled with pitched roofs and the northern was lean-to. The southern corner was rounded to facilitate carriage access from the entrance immediately south of No.48.

## Birmingham Archaeology

### Interior (Figs 7 & 8)

#### *Phase 1 (17<sup>th</sup> Century)*

The earliest phase of construction was visible in two timber-framed, in-filled with wattle-and-daub or brick. The trusses, of box-frame construction, survived to a height of two storeys denoting the original height of the building. Further elements of framing survived within the eastern interior elevation of the main north-south range. All elements of the timber framing had been badly truncated by later alterations to the building.

Truss 1 (Fig. 9, Plates 4): Survival of this truss was limited to the first floor and roof space. Later alteration had resulted in large-scale removal of the ground floor elements. However, a small segment of sill-beam survived *in-situ* in the wall construction on the ground floor. The truss was closed; three out of four vertical studs survived at first floor level supported on a horizontal ridged steel joist. The collar and tie-beam roof had queen struts below the collar and a king strut above, and principals that were halved together at the ridge-line. The timbers were tied together with mortice and tenon joints with single or double pegs. Although the purlins had been removed the two pairs of purlin trenches survived as well as a central trench for the ridge.

A modern bricked-in doorway cut through the tie-beam had removed the eastern stud. There were two earlier doorways the heads of both cutting into the tie-beam. The first, to the west of centre, had a slight segmental arch and chamfered jambs. The second, to the east of centre, and cut by the existing doorway, had a square head. In-filling between the walls was of three types. The earliest was of wattle-and-daub construction located mainly within the first floor, using a red-brown clay daub mixed with horsehair (Plate 5). The second, a later replacement, consisted of laths with a daub render located in a single location on the first floor (Plate 6). Later brick in-filling appeared to have occurred, predominantly in the roof space, perhaps associated with the later renovation of the building and its conversion to three stories.

Truss 2 (Figs 10 & 11, Plates 7): The truss survives predominantly on the first and second floors with limited survival in the wall construction of the ground floor. Much of the construction was obscured by chimneystacks and fitted cupboards. The form of the truss is almost identical to truss 1, but here the eastern wall post survived complete with jowelled head. On the ground floor a horizontal cross-beam survived as part of the wall construction. In room 2(ii) some of the timbers of the north face of the truss were smoke blackened.

Eastern Elevation (Fig. 12): Partial elements of the eastern elevation timber framing survived within the eastern wall of the main range. The wall plate survived at the southern end with an upward brace connecting the plate to the vertical post at the southern wall (now removed) and three surviving studs. A short length of the plate associated with a wall post in room 1(i) marked the northern extent of the central bay. Alteration to the structure had removed all other traces of the timber-frame.

## **Birmingham Archaeology**

In plan the original building appeared to have been a two-bay house.

### *Phase 2 (18<sup>th</sup> Century)*

This phase related to a clear rebuild of the structure, but did not result in any change within the plan. The southern gable wall in both the interior and exterior had a clear brick line denoting the former height of the gable (Plate 2). This matched the angle and height of the two interior trusses closely. The construct of this gable was clamped red brick in Flemish Garden Wall bond.

Contemporary with this rebuild appeared to be a rebuild of the first floor timbers. These consisted of two large east-west joists in room G(ii) and (iii) with associated curved cross-joists. In G(iv) three large joists ran north-south with cross-joists east-west in between.

Two fixtures also appear to date from the early 18<sup>th</sup> century. One is the main staircase, which, between ground and first floors, has a closed string, straight handrail, square newel with flat cap, and column of vase balusters (Fig.13, Plate 8). The second is a cupboard situated at the top of the stairs at first-floor level on the east side of the chimneystack. It had paired doors, each with four tiers of panels, secured by butterfly hinges (Fig. 13). There are close parallels with a hinge of 1710 recorded by Alcock and Hall (Alcock and Hall 1994, 24).

### *Phase 3 (Early to Mid-19<sup>th</sup> Century)*

This phase saw a radical rebuild of the whole structure contemporary with the High Street façade. The street façade is of early to mid-19<sup>th</sup> century construction attached to the earlier structures behind. Contemporary renovation involved the raising of the roof height and the addition of the second storey. This can be seen in the interior and exterior walls in the form of red-brick in the English Garden Wall bond with horizontal wooden beam ties in the interior faces.

In form, the present pitched roof dated from this period. The roof space was not accessible during the survey.

The northern bay of the building appeared to have been constructed at this period. The northern gable due for demolition is presently rendered on both interior and exterior faces. However, limited soft stripping suggested that the red-brick English Garden Wall construction was similar to that located in the other contemporary façades. The floor levels differ drastically from the bays to the south but this may be deliberate suggesting an alternative, non-domestic use.

Contemporary or roughly contemporary with the re-build of the main range was the construction of the central wing to the east. The structure was pitch-roofed and gabled with two central segmental-arched windows. The construction was of red brick in English Garden Wall bond. The structure is three stories high with a room in the roof-

## **Birmingham Archaeology**

space and cellar beneath. In plan it clearly interrupted the line of the eastern wall of the north-south range and appeared to have replaced it. The cellar contained a number of low stone benches presumed to be associated with food storage.

The staircases from ground floor to cellar and from first to second-floor levels adjacent to the western wall both appeared to be contemporary with this phase. The central chimneystacks in their ultimate form relate to this period of construction. The stack fed four hearths but had probably been altered as part of the 19<sup>th</sup>-century conversion and may contain earlier remnants.

### *Phase 4 (Mid to Late 19<sup>th</sup> Century)*

The ultimate phases of construction involved the addition of two further wings to the east. The two-storey southern wing was gabled with a pitched roof. It was of later construction in machine-cut red brick in Flemish bond. The southeastern corner was curiously curved with the chimneystack placed in the curve of this corner.

The northern bay was of lean-to construction and repeated brick phases and re-use of both machine-cut and clamped bricks suggested a structure that had developed over time into its present form.

### *Phase 5 (Mid to Late 19<sup>th</sup> Century)*

The building remained largely unchanged in plan on the first and second floors. However, extensive alteration of the structure had occurred on the ground floor to accommodate the conversion to shop units in the mid-to-late 20<sup>th</sup> century. This involved structural alteration including the removal of walls and their replacement with R(igid) S(teel) J(oists) allowing a more open floor plan. This has resulted in extensive structural instability that the present development has been forced to accommodate.

## **6.0 Historical Background**

The town of Uttoxeter appears to have been established in the Saxon period. It is first referred to in the Domesday Book as part of the Totmonslow hundred as 'Wotocheshede'. The settlement passed from the Earls of Mercia to Henry de Ferrers, Lord of Tutbury in 1086. It was established as a borough by Robert de Ferrers the first Earl of Derby. The first market was established in 1140 and by 1251 a charter allowed markets every Wednesday (Greenslade 1990).

Uttoxeter expanded as a market centre in the 17<sup>th</sup> century to become one of the three largest urban centres in Staffordshire. The construction of turnpike roads in the 18<sup>th</sup> century and the arrival of the Uttoxeter Branch of the Trent and Mersey in 1811 reflected the steady expansion of the town. The arrival of the Crewe to Derby railway line in 1848 and two further lines later made Uttoxeter an important transport junction and established the town as a regional centre within the local area.



## Birmingham Archaeology

The standing structure lies within the historical core of the medieval Town. The road layout within Uttoxeter dates back to the medieval period and had been established in its present form by 1625 at the latest (Lightfoote 1658). Prior to this period activity was centred at the southern end of the town in the market area (Bain 2002a). Lightfoote's Map of 1658 was based on a map of 1625 commissioned when the Duchy of Lancaster sold the Manor of Lancaster to four London Financiers. This resulted in the sub-division of the Manor into plots that were subsequently purchased by local tradesman and landowners. Two episodes of fire damage in 1592 and 1672 appear to have caused the rebuilding of the town (Bain 2002b), which seems to have led to extensive redevelopment north of the town centre in the 17<sup>th</sup> century.

The plot was in existence by 1658, the date of Lightfoote's Map (Fig. 14). Architecturally, the earliest phase of Nos 48-50 would fit a 17<sup>th</sup>-century date, and the building is probably to be associated with the transferral of land in the area from the Manor to local tradesman. Detailed cartographic evidence is limited in the 18<sup>th</sup> century. However, the John Wood Map of 1838 depicts the building plot with a single rear wing. The addition of a side passage that ran at the southern end of the structure was probably contemporary with Phase 2 and the reconstruction of the southern gable. It is likely that the re-modelling of the structure and conversion to a three-storey structure occurred within the early 19<sup>th</sup> century.

The 1<sup>st</sup> edition Ordnance Survey 1882 (Fig. 15) depicts the structure as one solid block and it would appear that the other two rear wings had been constructed at this period. The buildings adjacent and north of 50 High Street are still depicted on the 1964 Ordnance Survey Map and their demolition did not occur until after this period. The removal of these buildings is probably responsible for the subsequent instability of the northern gable and the necessity for its removal.

Lightfoote's Map of 1658 shows the property as that of the late Richard Bakewell and in the tenure of William Biggin. The trade directories for the 19<sup>th</sup> century suggest that the building in its ultimate form was used as a butcher's premises by the DeVille family at No.48 from 1800 until 1912 and a pastry cook's from 1850 until 1936 at No. 50. The use of the ground floor as a commercial property in the early 20<sup>th</sup> century is depicted on a plate c.1920 (Plate 9) with DeVille the Butcher at No. 48 and E. & M. Godbehere, confectioners at No. 50.

### 7.0 Discussion

The evidence suggests the earliest phase of construction within the building dates from the 17<sup>th</sup> century. The timber-framed trusses and other remnants of box-frame construction appeared to relate to one of a series of terraced houses established during the sub-division of burgage plots sold as part of the manor estate. Phase 2 of the alterations relates to the construction of the southern gable in brick. This appeared to have occurred at some time in the 18<sup>th</sup> century. It may have been related to the conversion of the property to commercial use and the need for access to the rear resulting in the construction of a side passage. By the early-to-mid 19<sup>th</sup> century the property had been

## **Birmingham Archaeology**

extensively remodelled into a three-storey town house with the addition of a bay to the rear and east. It is possible that this was undertaken by the DeVille family who had long-term occupancy at the property at No. 48. Ultimate alteration between 1842 and 1888 involved the addition of a further two bays to the rear. The curved southwestern wall suggested the yard to the rear was used for commercial activity probably associated with the importation and removal of animal carcasses. Much of the ground floor of the building had been extensively altered during its commercial use in the 20<sup>th</sup> century creating an open plan ground floor.

### **8.0 Acknowledgements**

This report was written by Chris Hewitson and edited by Malcolm Hislop who also managed the project. Chris Hewitson and Kristina Krawiec carried out the site-based recording. Kristina Krawiec and Rob Barnett undertook the documentary research. The illustrations were prepared by Nigel Dodds and Bryony Ryder.

## **Birmingham Archaeology**

### **9.0 Sources**

#### **9.1 Original Sources**

Kelly's Trade Directory 1800, 1834, 1850, 1896, 1900, 1912, 1936

Directory of Lightfoote's Map 1658

#### **9.2 Secondary Sources**

Alcock, N.W. and Hall, L. 1994, *Fixtures and Fittings in Dated Houses 1567-1763* (CBA Practical Handbook in Archaeology 11).

Bain, K.S. 2002a *48-50 High Street, Uttoxeter, Staffordshire: An Archaeological Desk-Based Assessment*, BUFAU Report No. 899

Bain, K.S. 2002b *Former Council Offices, High Street, Uttoxeter, Staffordshire: An Archaeological Desk-Based Assessment* BUFAU Report No. 1020

Birmingham Archaeology 2004 *Written Scheme of Investigation for Building Analysis and Archaeological Building Recording at 48-50 High Street, Uttoxeter, Staffordshire*,

Cockin, T. 2000, *A Staffordshire Encyclopædia*.

Greenslade, M.W. (ed) 1990 *The Victoria History of the County of Stafford, Vol. 4, Uttoxeter*

Staffordshire County Council 2004 *Brief and Specification for Building Analysis and Archaeological Recording 48-50 High Street, Uttoxeter*

#### **9.3 Cartographic Sources**

1658 The town of Uttoxeter, Peter Lightfoote

1724-25 Volume of Maps of estates of Sir Walter Wagstaffe Bagot.no.15

1775 William Yates' Map of Staffordshire

1838 Town plan by John Wood

1844 Tithe map of Uttoxeter

1882 Ordnance Survey

1922 Ordnance Survey

1901 Ordnance Survey

1964 Ordnance Survey

1973 Ordnance Survey

1989 Ordnance Survey

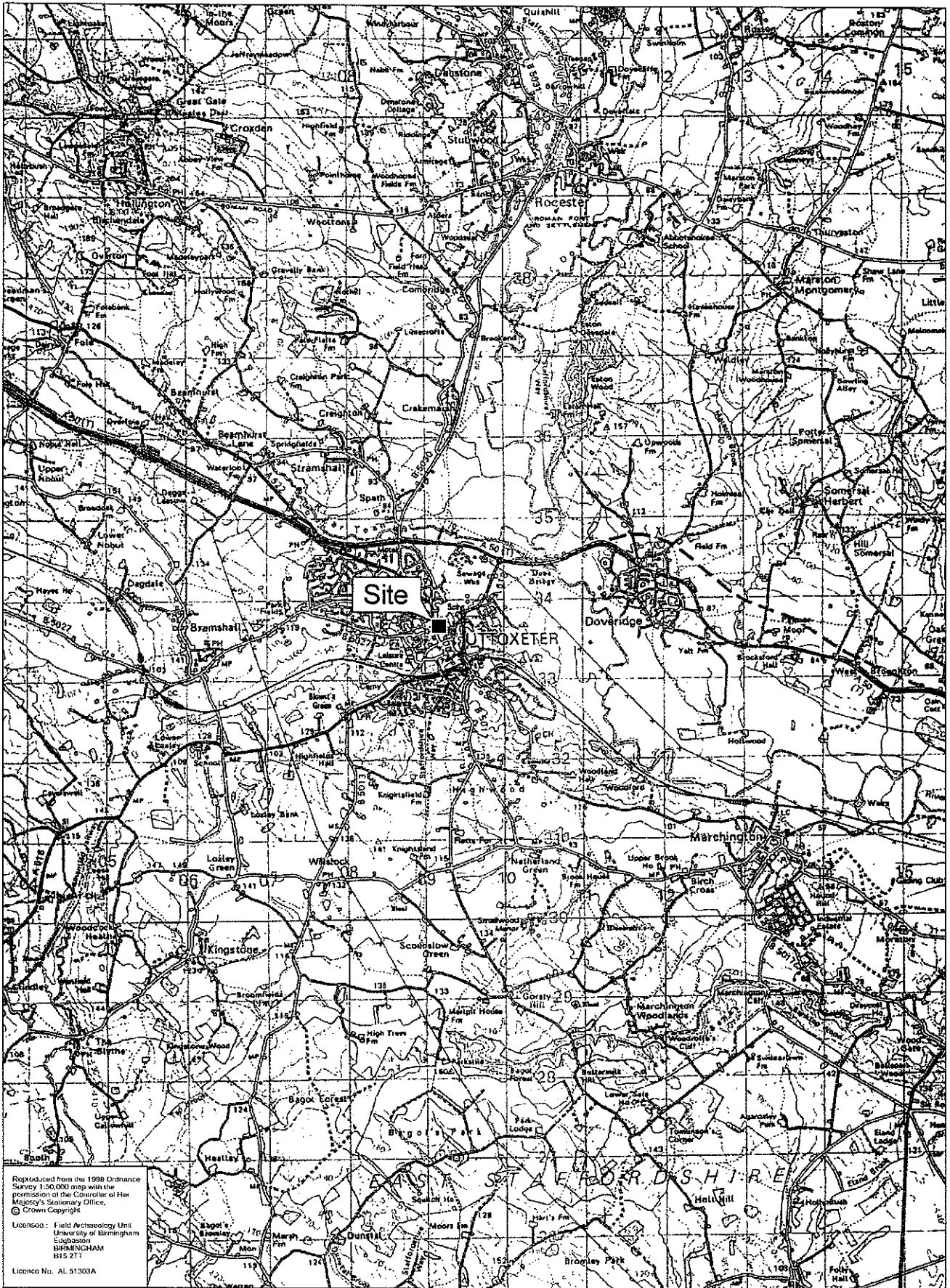


Fig. 1

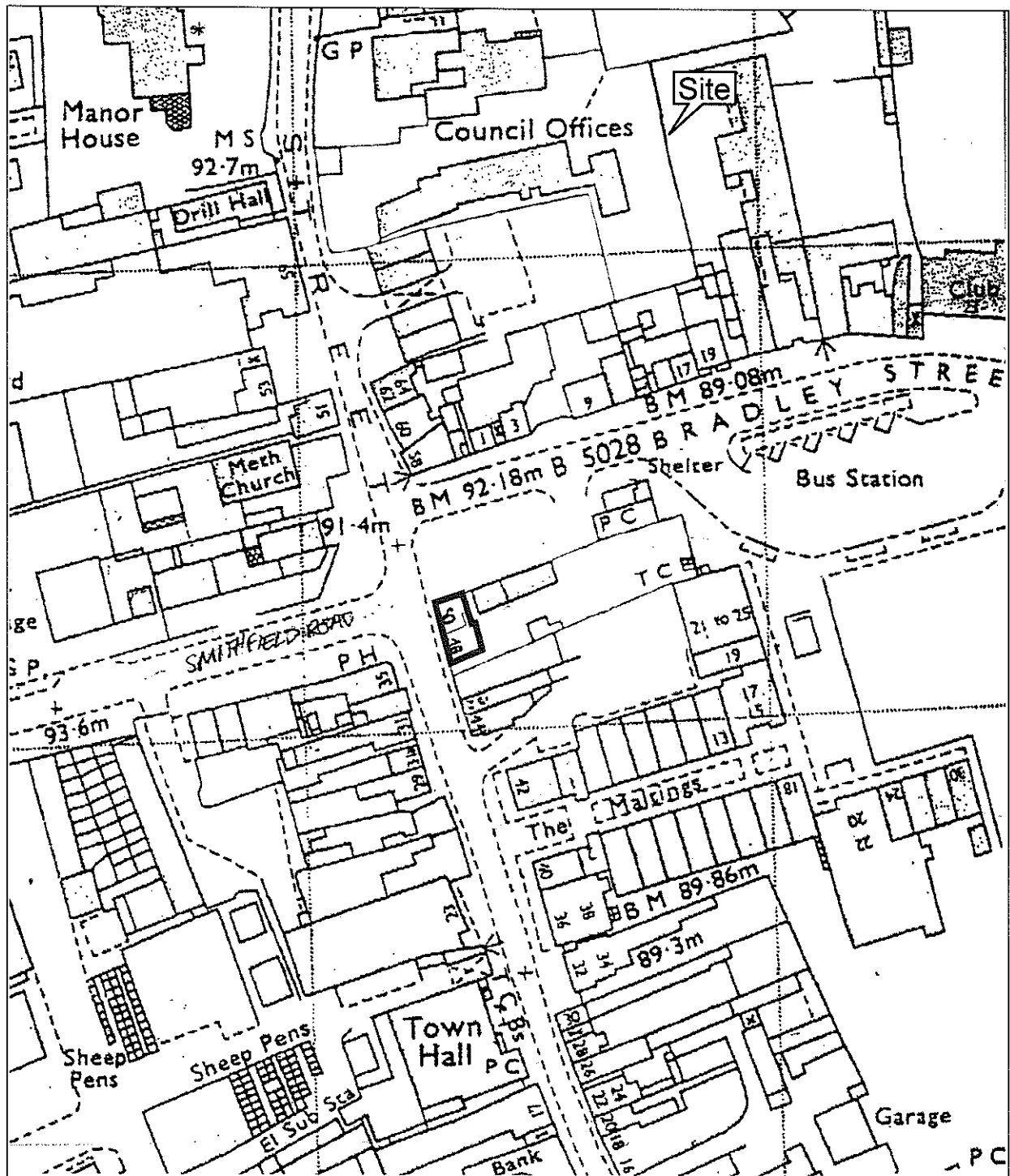


Fig.2

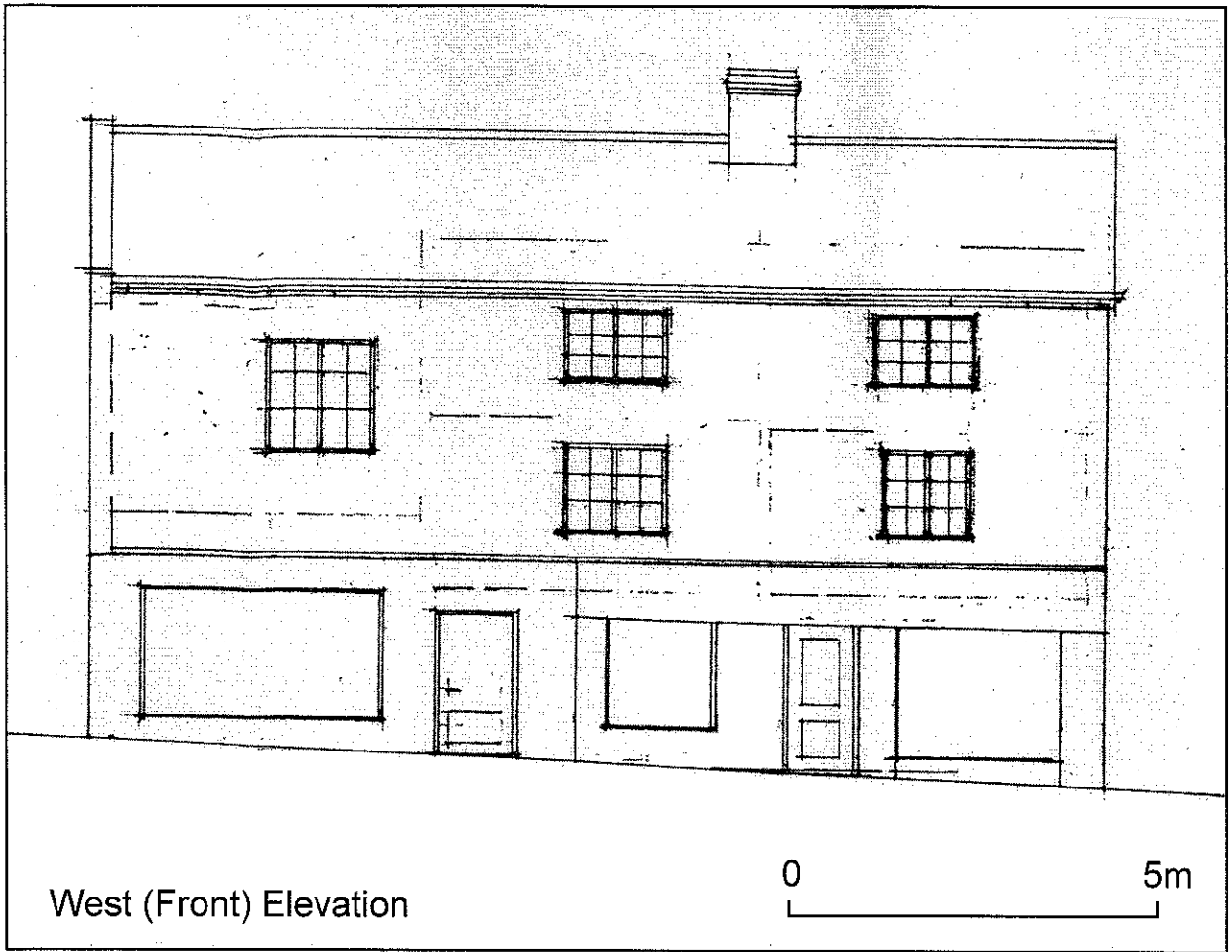
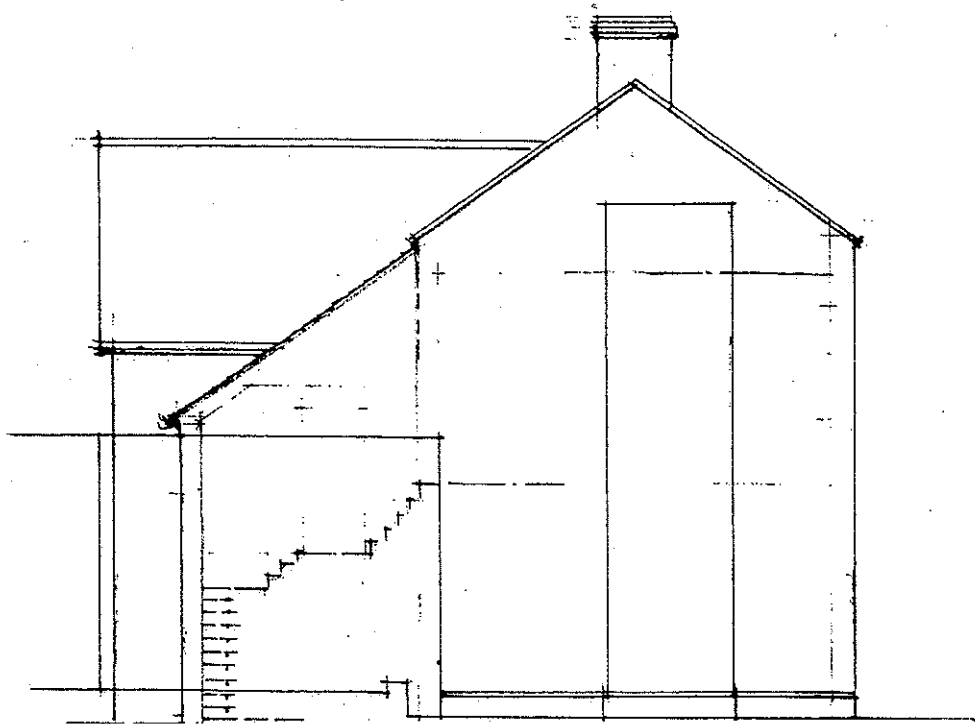


Fig.3



Fig.4

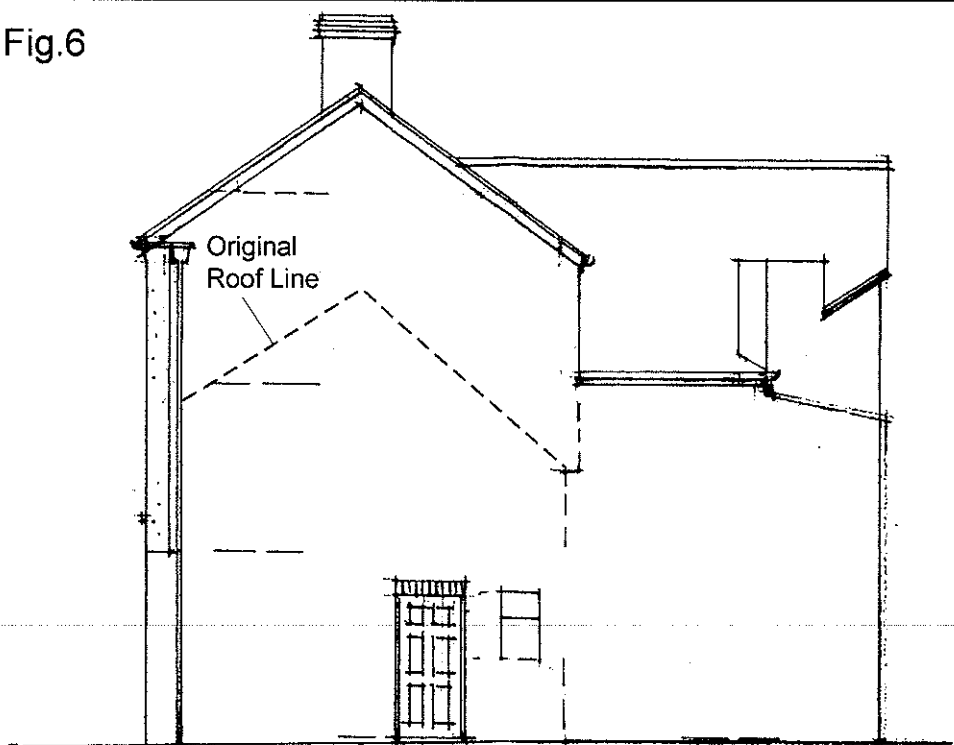
Fig.5



North Elevation

0 5m

Fig.6



South Elevation

0 5m

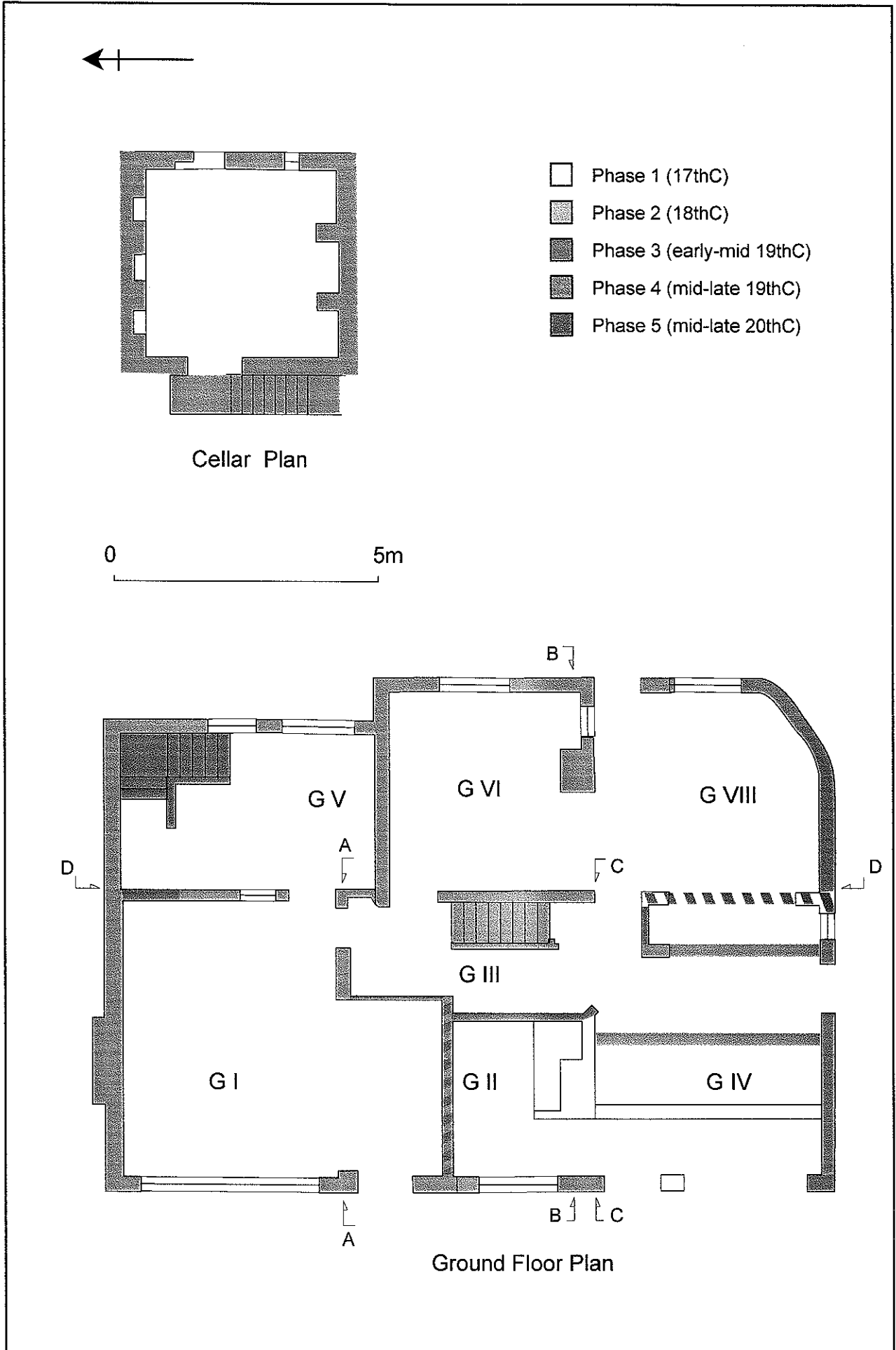
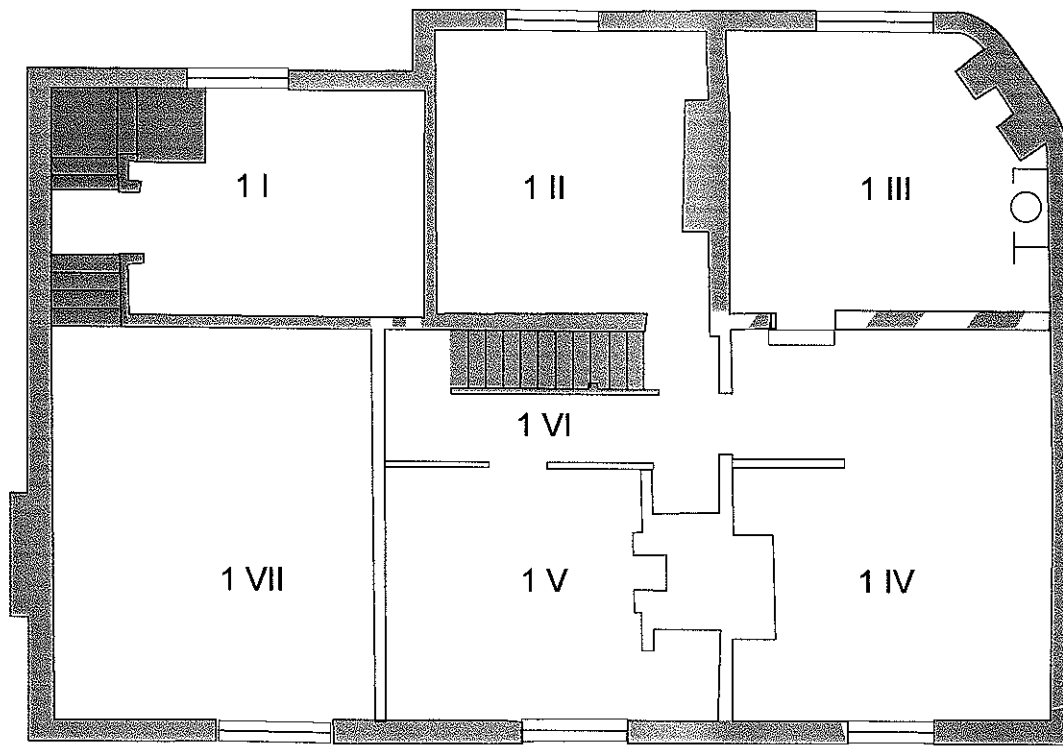


Fig.7








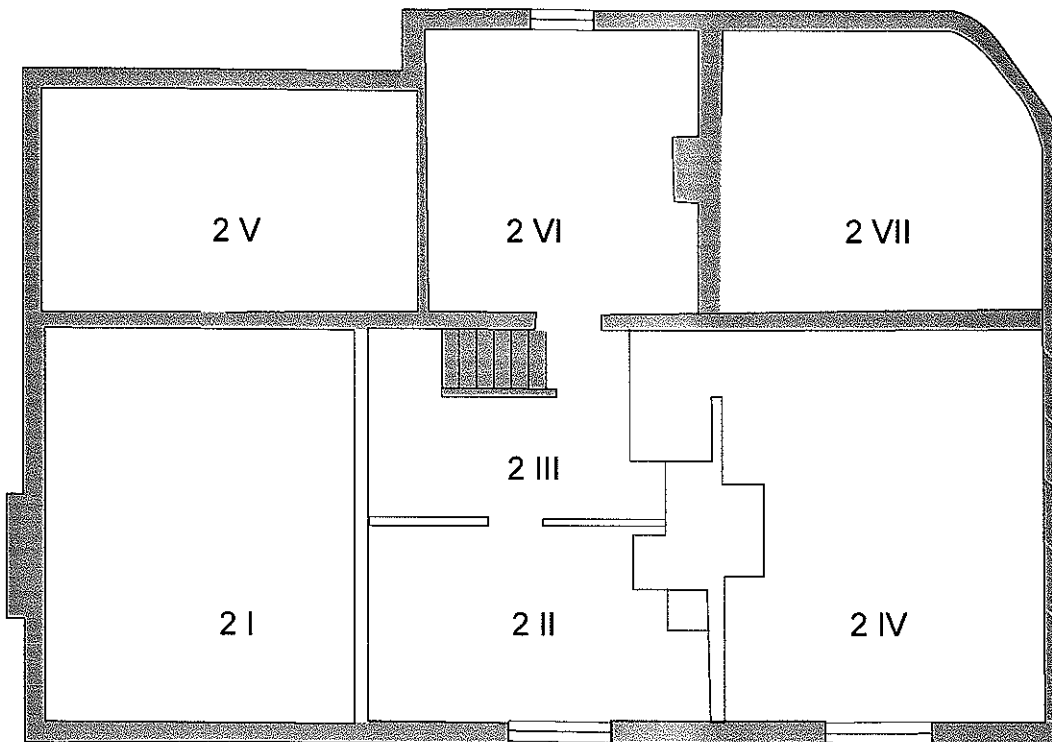


First Floor Plan

0 5m



-  Phase 1 (17thC)
-  Phase 2 (18thC)
-  Phase 3 (early-mid 19thC)
-  Phase 4 (mid-late 19thC)
-  Phase 5 (mid-late 20thC)



Second Floor Plan

Fig.8

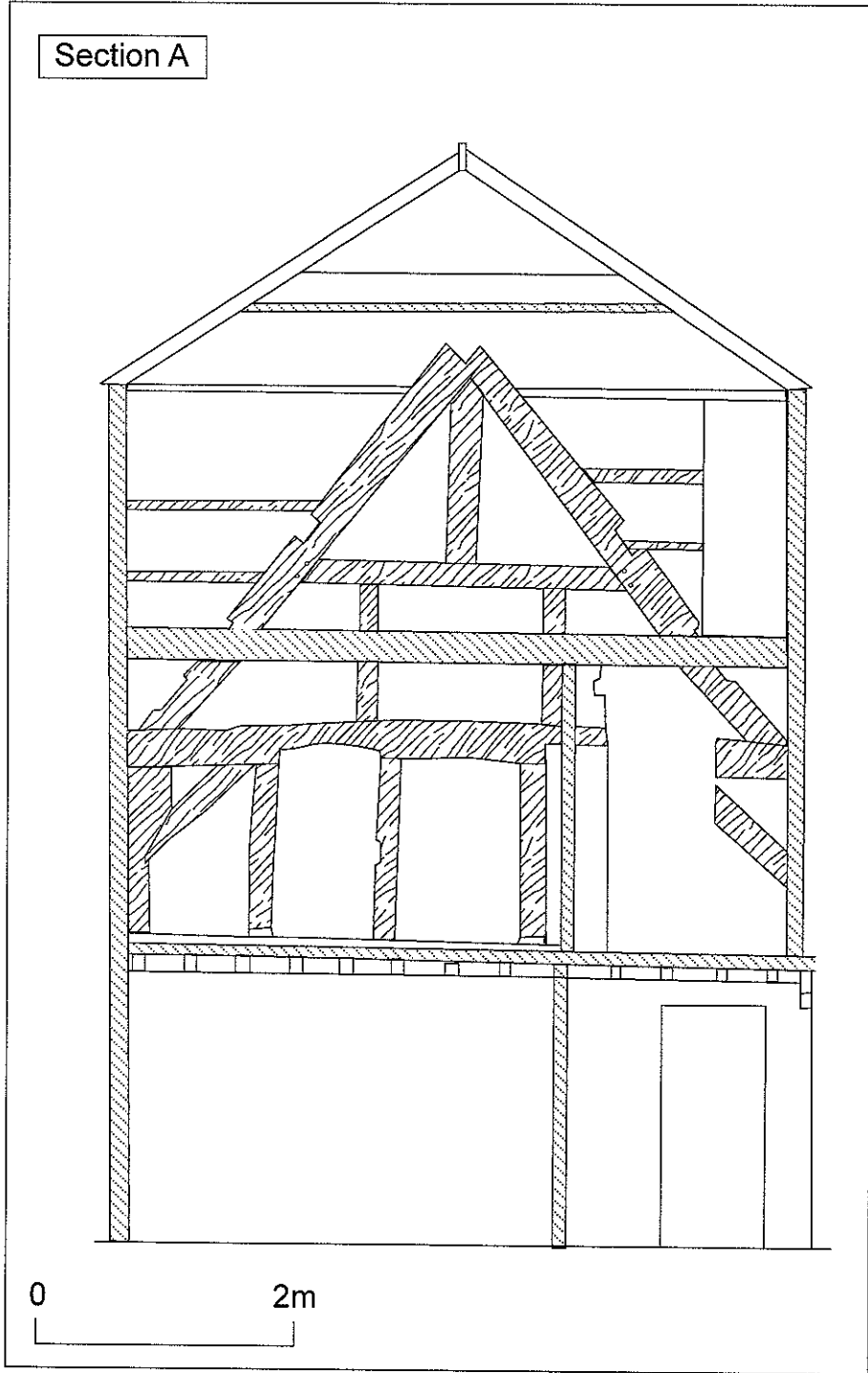


Fig.9

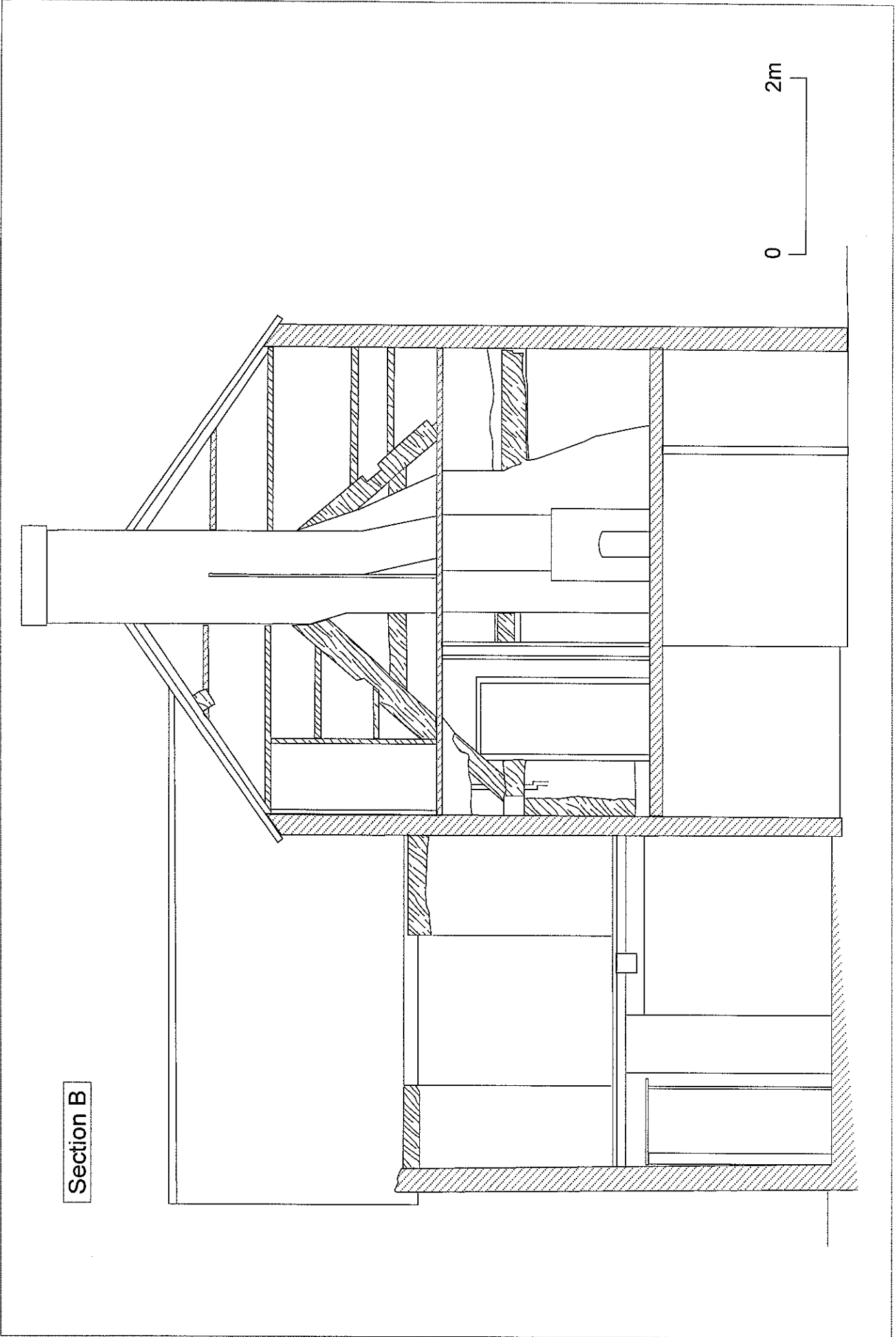
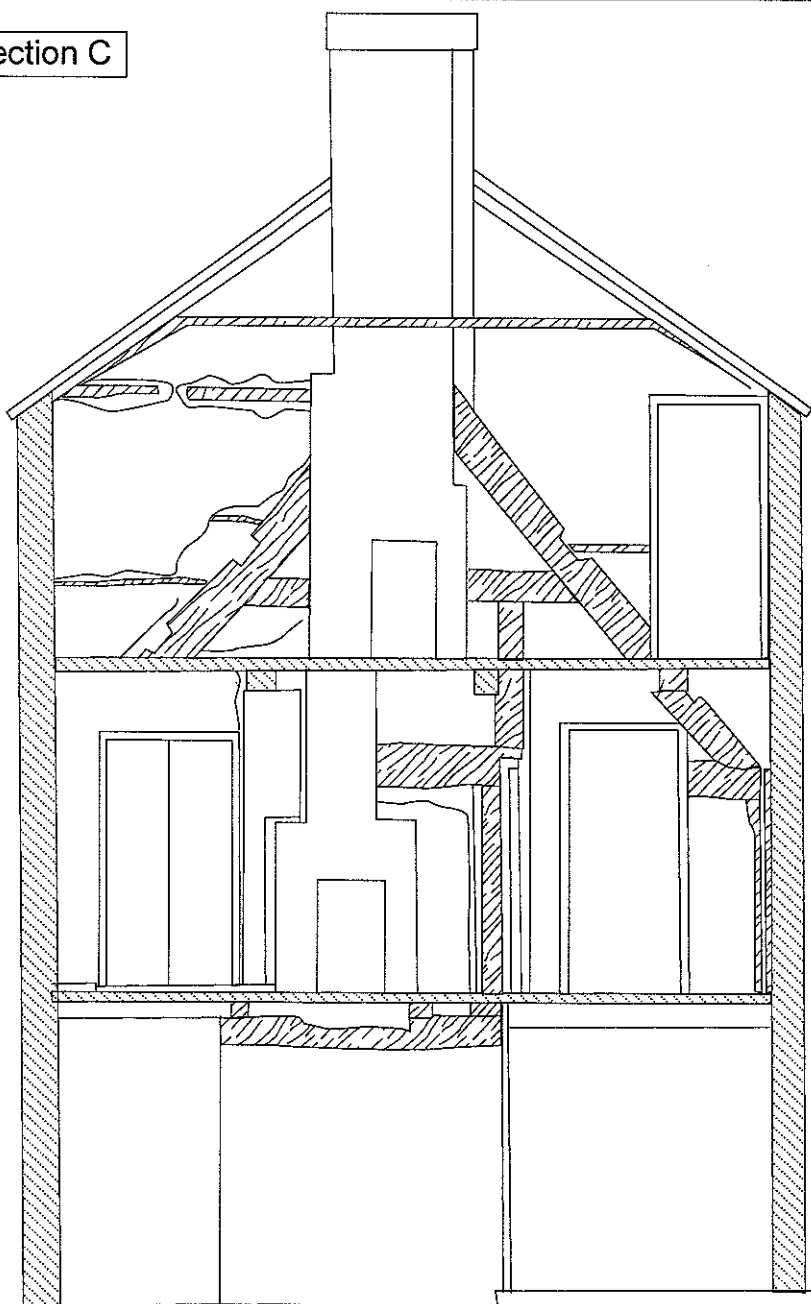


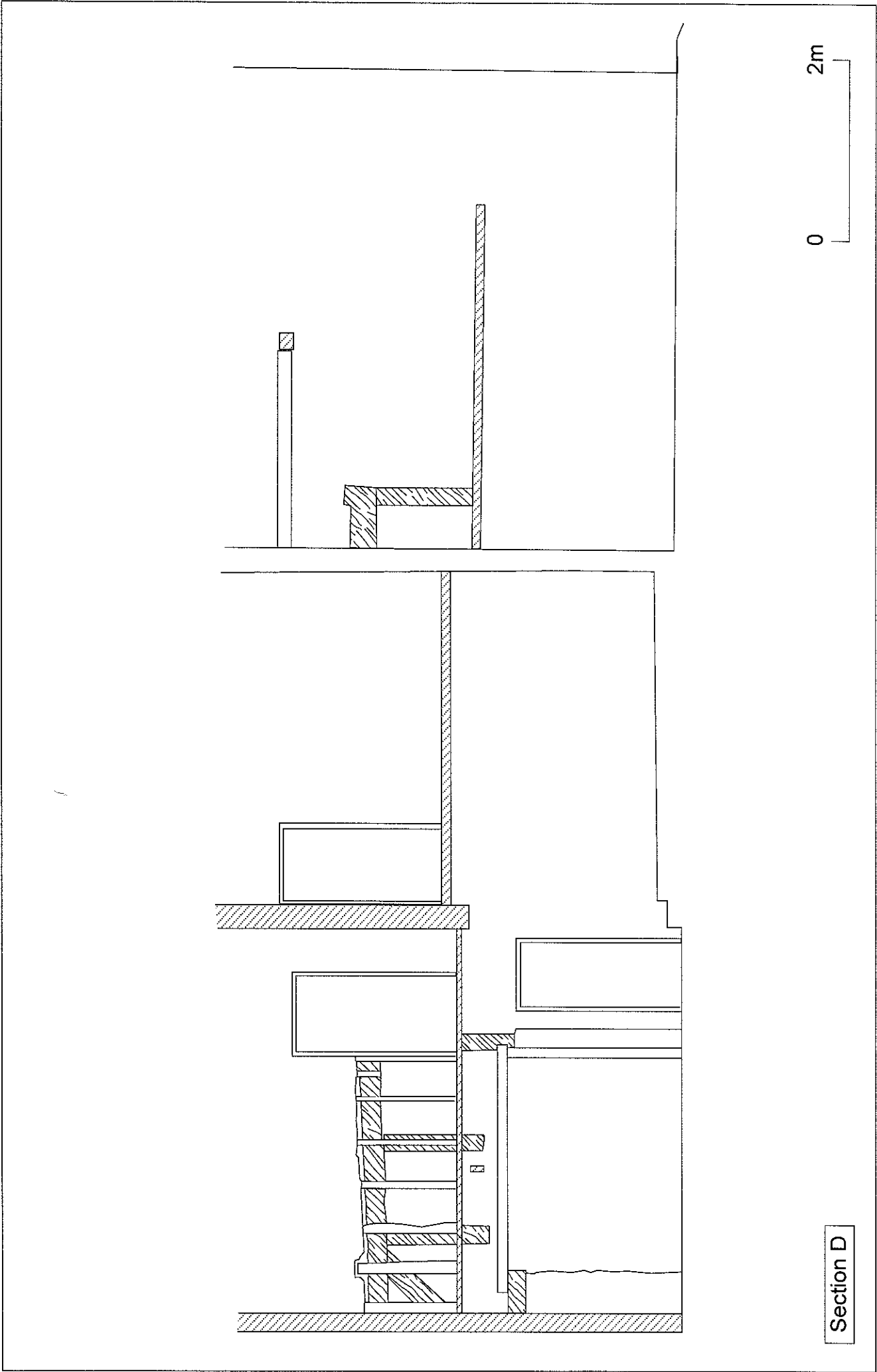
Fig.10

Section C



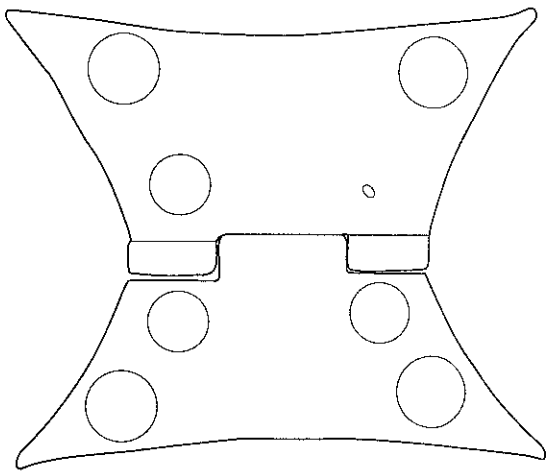
0 2m

Fig.11



Section D

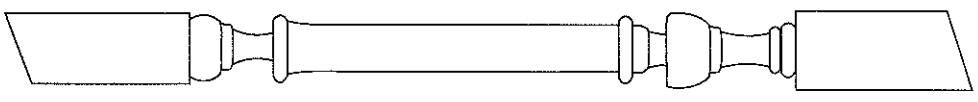
Fig.12



**Butterfly Hinge  
of built-in cupboard (1:1)**



**Handrail profile  
(1:1)**



**Banister  
(Ground Floor)  
(1:5)**

**Fig.13**





Fig. 15 (1882)



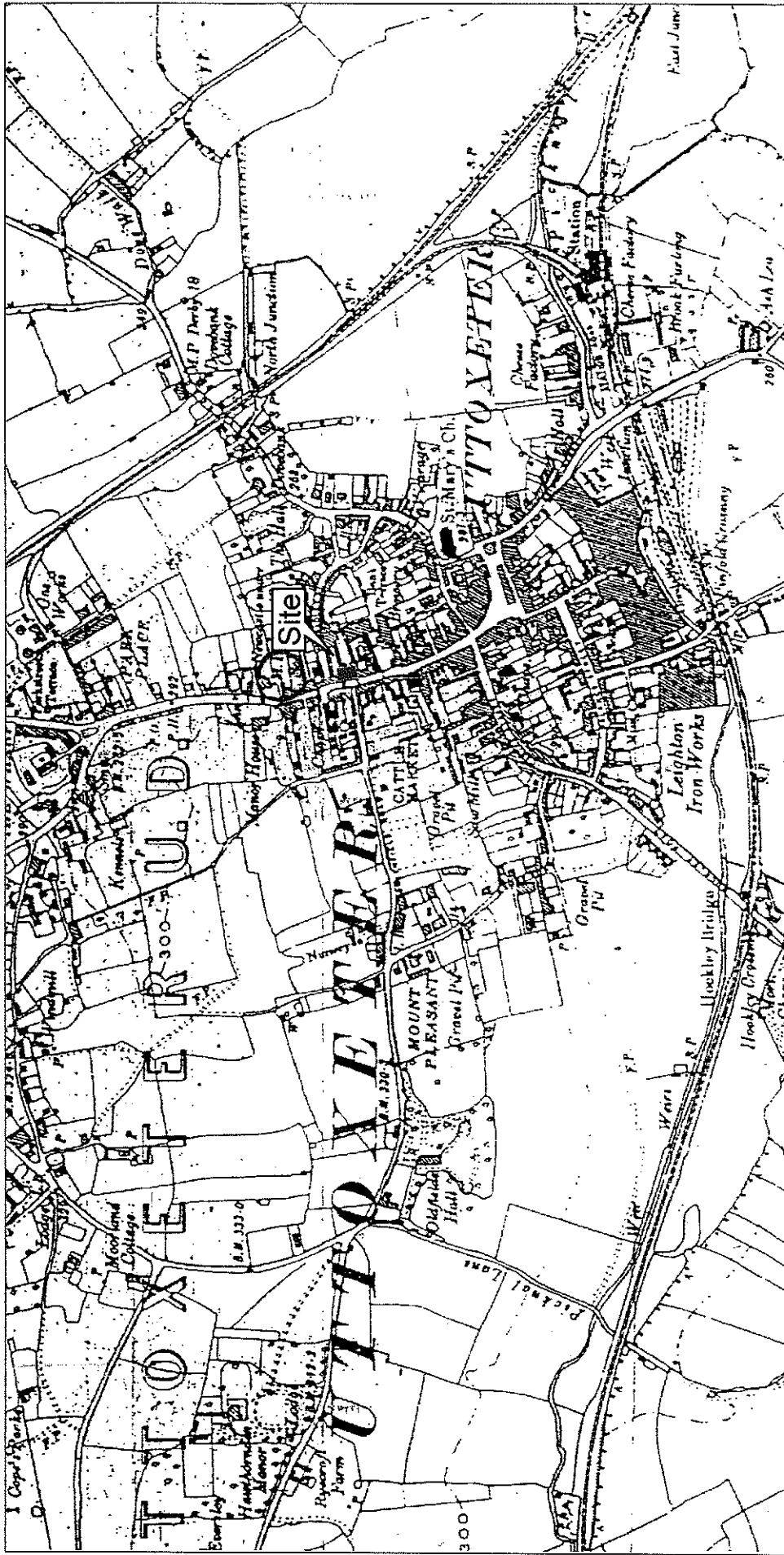


Fig.16 (1901)



Fig. 17 (1922)



Plate 1



Plate 2

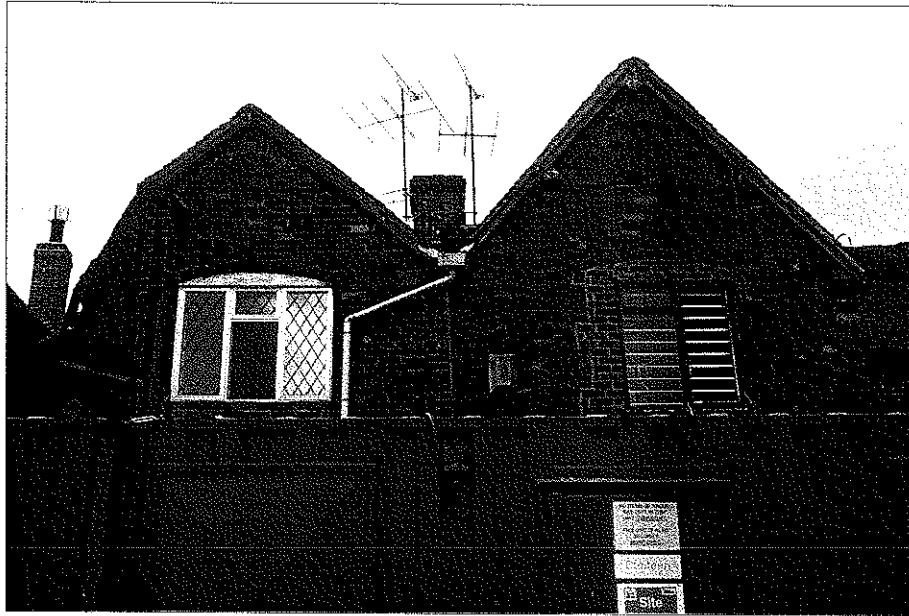


Plate 3



Plate 4



Plate 5



Plate 6

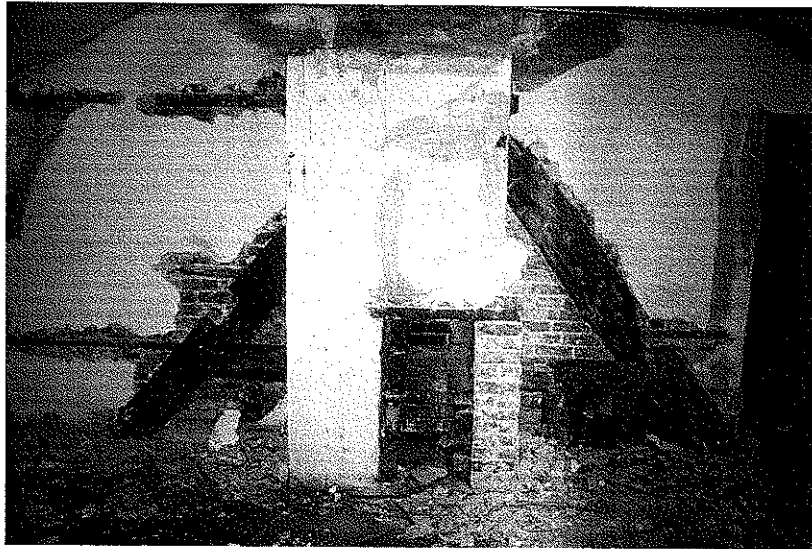


Plate 7



Plate 8

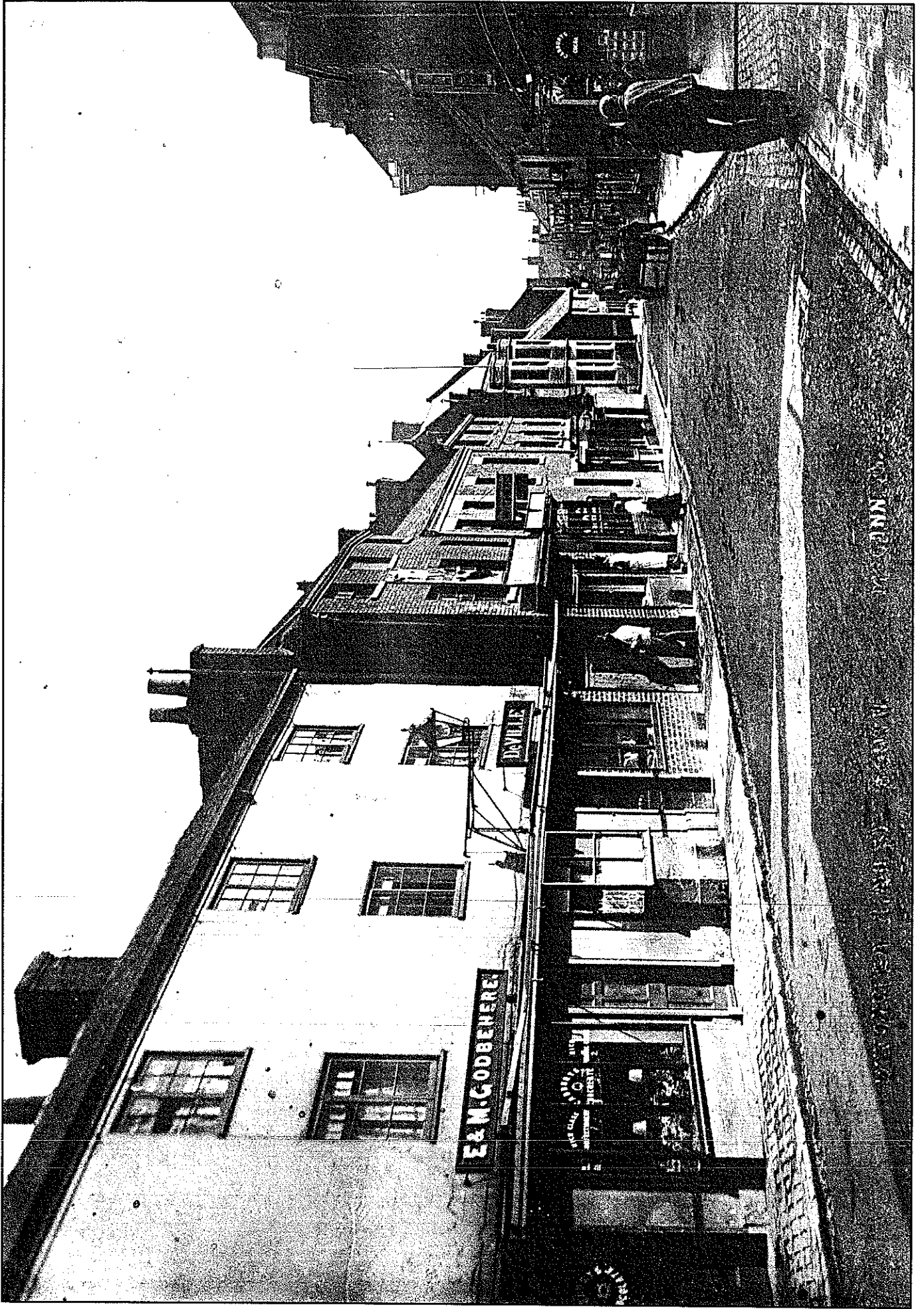


Plate 9