

**10 to 16 Church Street and  
Phoenix Yard**

**Atherstone**

**Warwickshire**

Historic Building Record  
**Plates**

**2008**

Checked by	
Supervisor.....	date.....
Project Manager.....	date.....

## Project No. 1846

June 2009

### Church Street and Phoenix Yard, Atherstone, Warwickshire

#### HISTORIC BUILDING RECORD

by  
Shane Kelleher AIfA and Ric Tyler AIfA  
(Birmingham Archaeology)

	<b>Name</b>	<b>Position</b>
<b>Edited by/ Reviewed by:</b>	Dr. MJ Hislop MIfA	Research Fellow
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<b>Version:</b> v1a	<b>Version Date:</b> 30.06.2009	
<b>File location:</b>		

for

#### **Arragon Properties**

Market Place  
Atherstone  
Warwickshire

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**Nos 10-16 Church Street and  
Outbuildings within Phoenix Yard, Atherstone, Warwickshire**

Historic Building Record, September - December 2008

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 Plate 312: Building F, west elevation (oblique).

- Plate 313: Building F, east elevation (oblique).  
 Plate 314: Building F, east elevation; door.  
 Plate 315: Building F, east elevation ; window.  
 Plate 316: Building F, interior looking south-east; note blocked door with flanking windows (left).  
 Plate 317: Building F, interior looking south-west: 1970s lean-to extension to left.  
 Plate 318: Building F 1<sup>st</sup> floor looking east.  
 Plate 319: Building F, 1<sup>st</sup> floor looking north-east.  
 Plate 320: Building F, 1<sup>st</sup> floor looking north-west.  
 Plate 321: Building F 1<sup>st</sup> floor, detail of King-post roof truss.  
 Plate 322: Building G, exterior looking north.  
 Plate 323: Building G, exterior looking south-east.  
 Plate 324: Building G, east elevation.  
 Plate 325: Building G, ground floor looking north.  
 Plate 326: Building G, 1<sup>st</sup> floor, looking south (note fixings for former work benches below windows).  
 Plate 327: Building G, 1<sup>st</sup> floor, looking north.  
 Plate 328: Building G, 2<sup>nd</sup> floor looking south.  
 Plate 329: Building G, 2<sup>nd</sup> floor, detail of king-post roof.  
 Plate 330: Building H, south elevation (oblique).  
 Plate 331: Building H, south elevation (west).  
 Plate 332: Building H, south elevation (west). Note raised 1<sup>st</sup> floor access to building E (left).  
 Plate 333: Building H, south elevation (extensions).  
 Plate 334: Building H, west elevation.  
 Plate 335: Building H, north elevation (extensions).  
 Plate 336: Building H, north elevation.  
 Plate 337: Building H, north elevation.  
 Plate 338: Building H, east elevation.  
 Plate 339: Building H, ground floor looking east.  
 Plate 340: Building H, ground floor looking west.  
 Plate 341: Building H, ground floor; blocked door at Bay 4 (south).  
 Plate 342: Building H, GF window detail.  
 Plate 343: Building H, stair.  
 Plate 344: Building H, 1<sup>st</sup> floor looking east.  
 Plate 345: Building H, 1<sup>st</sup> floor looking west.  
 Plate 346: Building H, 1<sup>st</sup> floor; inserted studwork walls at Bays 8/9.  
 Plate 347: Building H, 1<sup>st</sup> floor' scar of former stair at Bay 9, (north).  
 Plate 348: Building H, 1<sup>st</sup> floor' scar of former stair at Bay 2, (north).  
 Plate 349: Building I and associated yard, north elevation, oblique.  
 Plate 350: Building I (Room I1), interior looking north.  
 Plate 351: Building I, interior, south; note exposed semi-circular rib.  
 Plate 352: Building I, interior looking north-east: note ribs of original 'Nissen Hut', truncated and encased.

## **Nos. 10-16 Church Street and Outbuildings within Phoenix Yard, Atherstone, Warwickshire**

Historic Building Record, September-December 2008

### **SUMMARY**

*Birmingham Archaeology was commissioned in August 2008 by Arragon Properties Ltd to undertake a programme of historic building recording at Nos. 10 -16 Church Street, Atherstone, Warwickshire and a series of industrial outbuildings within Phoenix Yard to the rear the Church Road properties (centred on NGR: SP 3072 9793).*

*The programme of building recording was required as a condition of planning consents (refs: PATHAT/0554/2001/FUL, PAP/0565/2001/LBC; PAP/0834/2001/FAP, PATHAT/0503/2001/LBC; PAP/2007/0528) for refurbishment, alterations and limited demolitions associated with the redevelopment of the site for mixed use purposes.*

*The buildings recorded can be broken down into two principal, functionally distinct, elements. Firstly, to the east of the site, a number of domestic / commercial premises fronting onto Church Street and the Market Place were investigated together with a complex, multi-phase series of back buildings extending to the west. Ostensibly comprising three individual properties, these structures and associated back buildings were broken down into at least 19 different structural blocks representing a phased development from the late medieval period through to the 19<sup>th</sup>/20<sup>th</sup> centuries. In particular, elements of timber framing recorded within No. 12 Church Street and one of the back buildings of No. 16 Church Street would appear to be of some antiquity, dating back possibly as early as the 15<sup>th</sup> century, and warrant further investigation. The second elements lay to the west of the site, where a series of five industrial buildings was recorded, divided off from the Church Street properties by a brick-built boundary wall. These buildings date to the late 19<sup>th</sup> and early 20<sup>th</sup>- centuries, and represent the remains of the former hat manufactory complex of W.A. Hatton Ltd, which was based at the site from 1899 to 1956.*

*A detailed drawn, photographic and written record of the buildings was made, commensurate with Level 3 (Church Street) and Level 2 (Industrial ranges) as defined by English Heritage. The buildings, as recorded, represent a wide cross section of building types and reflect a number of different aspects of the historical development of Atherstone.*

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## Nos. 10-16 Church Street and Outbuildings within Phoenix Yard, Atherstone, Warwickshire

Historic Building Record, September-December 2008

### 1 INTRODUCTION

#### 1.1 Background to the Project

1.1.1 Birmingham Archaeology was commissioned in August 2008 by Arragon Properties Ltd of Atherstone to undertake a programme of historic building recording at No.10 Church Street, No.12-16 Church Street, and a series of outbuildings within Phoenix Yard to the rear of these properties, which are all located within the historic core of the village of Atherstone in the far north of the county of Warwickshire (NGR: SP 3072 9793), c8km north-west of the town of Nuneaton (see Figure 1).

#### 1.2 Planning Background

1.2.1 Planning and Listed Building Consents were granted by North Warwickshire Borough Council (NWBC) in February 2008 in respect of building alterations, refurbishment and partial demolitions at No. 10 Church Street (refs: PATHAT/0554/2001/FUL, PAP/0565/2001/LBC), Nos. 12-16 Church Street (refs: PAP/0834/2001/FAP, PATHAT/0503/2001/LBC) and a series of outbuildings located within Phoenix Yard to the rear of these properties (refs.: PAP/2007/0528), all within the historic core of Atherstone, Warwickshire. As a condition of planning and listed building consents, and in accordance with government advice contained within *Planning Policy Guidance Note 16: Planning and Archaeology* (PPG16), a programme of historic building recording was required prior to and during works associated with these developments.

1.2.2 Historic building recording was undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by Birmingham Archaeology (2008) and approved by the Planning Archaeologist for Warwickshire Museum Field Services, in response to a series of Briefs set by the Museums Service, dated 7<sup>th</sup> February 2008. Three briefs, document refs: NW01 0554.2, NW01 0834.2 and NW07 0528.2, refer to the works at No.10, No.12-16 and the Phoenix Yard outbuildings respectively. Relevant sections of the project briefs are reproduced below as **Appendix A**.

#### 1.3 Aims and Objectives

1.3.1 The principal objective of the project, as outlined in the respective briefs, was to obtain a record of the character, extent, state of preservation and date of the various structural components present on the site. This objective was achieved by the preparation of a detailed written, drawn and photographic record of the series of buildings within the development site in advance of building works associated with their refurbishment, alteration and/or demolition. Details of recording actions undertaken in respect of the individual buildings are summarised below in section §.4.

## 2 LOCATION AND SITE LAYOUT

- 2.1 The historic town of Atherstone in North Warwickshire occupies a low terrace above the flood plain of the River Anker, a tributary of the Tame which flows south-east to north-west, approximately 3km to the north of the Market Place. The higher ground of the Arden is drained near Atherstone by streams flowing north-eastwards into the Anker, two of which flowed through the medieval town and, historically, have played important roles in the town's economy, serving successively the cloth, leather, and hatting industries (NWBC 2006, 5). The core of the historic town forms a simple linear development either side of the ancient Watling Street, with a Market Place offset slightly to the north-east.
- 2.2 The development site is located to the north side of Long Street and the west side of Church Street within the core of the historic town centre, north-west of the Market Place, centred on NGR: SP 3072 9793. It comprises a series of Church Street properties, and their associated rear yards, the layout and boundaries of which can be traced back to a programme of burghage division within the town, established in the late 13<sup>th</sup> century (see below).
- 2.3 The structures (see Figure 2) covered by the current recording action can be divided into two distinct sections; to the west, Nos. 10-16 Church Street (Buildings A-C) represent a series of 17<sup>th</sup>-19<sup>th</sup>-century domestic residences (ground floors converted to retail purposes) facing onto Church Street, Buildings A and B incorporating a number of back buildings extending into the rear yards to the west. Building D forms the westernmost back building appended to the rear of No. 12 Church Street. The second group of structures comprises Buildings E to I, which are located to the western end of the yard and form a distinct group of 19<sup>th</sup>-century industrial structures related to the former manufactory complex of W.A. Hatton Ltd. They are separated from the eastern part of the site by a free standing brick-built wall, which is also covered by the current project.

## 3 STATUTORY DESIGNATIONS

- 3.1 Nos. 10, 12<sup>1</sup> and 16 Church Street are included on the Statutory List of Buildings of Special Architectural or Historic Interest as Grade II Listed Buildings, No. 16 being included as part of a group including Nos. 18 and 20 (Angel Inn) to the north. Copies of Statutory List entries are included below as **Appendix B**.
- 3.2 The development site lies in its entirety within the Atherstone Conservation Area.

## 4 REQUIREMENT FOR WORK

*The specific requirements for historic building recording in respect of the individual buildings within the development site, as outlined in the respective project briefs, can be summarised as follows.*

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<sup>1</sup> The entry for No.12 is incorrectly listed as No.14. This error is duplicated in the WSMR entry DWA371; the accompanying list description, reproduced below as Appendix B, clearly refers to No.12.

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**4.1 Buildings A and B** (Nos. 14/16 and 12 Church Street respectively)

4.1.1 To compile a building record equivalent to 'Level 3' as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006). To include written components 1-3, 6-9, 11-13, 15, 18, 20, 22; drawing components 2-9 and photography components 1-9.

**4.2 Building C** (No. 10 Church Street)

4.2.1 To compile a building record equivalent to 'Level 3' as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006). To include written components 1-3, 6-9, 11-13, 15, 18, 20, 22; drawing components 2-9 and photography components 1-9.

**4.3 Building D** ('Garage' to rear of No. 10 Church Street)

4.3.1 To compile a photographic building record extending to written components 1-3 and 6; drawn components 7 and 8 and photographic components 1-9 as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006).

**4.4 Buildings E-I** (Outbuildings within Phoenix Yard) + associated boundary wall

4.4.1 To compile a photographic building record extending to written components 1-3 and 6; drawn components 7 and 8 and photographic components 1-9 as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006).

**5 METHODOLOGY**

**5.1 Documentary Research**

5.1.1 A search was made of the readily available primary and secondary historical sources held at the Warwickshire Record Office, the local history collection of Atherstone Library and the libraries of the University of Birmingham. Photographic and cartographic sources in particular were consulted with a view to identifying the later development of the standing buildings. The Warwickshire Sites and Monuments Record (SMR), the primary source for archaeological information for the county, was also consulted. The site has been the subject of a previous Archaeological Desk-Based Assessment, undertaken by Leicester University Archaeological Services (Marsden and Finn, 1999), a copy of which has been reviewed as a part of the current project.

**5.2 Photographic Survey**

5.2.1 A full photographic survey was undertaken in respect of all of the buildings on the site. In the case of buildings D to I, the photographic record constitutes the core of the building record; in the case of buildings A, B and C, the photographic record was supplemented by drawn and detailed written records (see below). In all cases, the photographic survey comprised both 35mm monochrome print and high resolution digital photography. The survey included components 1-9 as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006, 11) and extended to include both general and detail shots; contextual views,

exterior elevations, interior spaces and relevant architectural details, associated machinery or plant, dates and inscriptions, contents and ephemera. Where possible, photographs included graded photographic scales. All photographs were recorded on *pro-forma* recording sheets detailing subject, orientation, scales included, photographer and date.

### **5.3 Drawn Record**

- 5.4.1 A basic drawn record of buildings D to I was made, comprising a key plan to locate the photographic record. In the case of buildings A to C, a more thorough record included elements 2-9 as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006, 8), including measured floor plans, elevations (as necessary) and cross sections to illustrate the vertical relationships within the buildings. Plan drawings were based upon pre-existing survey supplied by Acanthus Clews Architects of Banbury, Oxfordshire. In addition, structural and decorative details not readily captured by photography were recorded by means of drawn record. All drawings were in pencil on archivally stable drafting film at an appropriate scale (1:50, 1:20).

### **5.4 Written Record**

- 5.4.1 In the case of buildings D to I and the associated free-standing boundary wall, a basic written account was made to supplement the photographic record, summarising the form, function, date and sequence of development of the individual structures. In the case of buildings A to C, a more thorough written account was generated, comprising a detailed description of both the exterior and interior of the buildings including details of fixtures and fittings, commensurate with the generation of a 'Level 3', analytical record as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006, 14). Written records were made using *pro-forma* building and room record sheets.

## **6 GENERAL ARCHAEOLOGICAL AND HISTORICAL CONTEXT<sup>2</sup>**

### **6.1 The Origins of Atherstone**

- 6.1.1 Evidence for prehistoric activity in the vicinity of Atherstone is sparse. The Warwickshire SMR records a single findspot of flint implements of Neolithic or Bronze Age date within a 500m radius of the development site, found 20m south of Holte Road (WSMR MWA4449). Iron Age activity within the area was concentrated at the hillfort at Oldbury Camp at Hartshill, a Scheduled Ancient Monument (SAM) located 6 km to the south of Atherstone.

### **6.2 The Roman Period**

- 6.2.1 The town of Atherstone is located on the major Roman road of Watling Street (WSMR MWA420), which linked Dover with Wroxeter in Shropshire via London and St Albans. The line of Watling Street is, in Atherstone, represented by Long Street, the central axis along which the town was later to be established. Roman occupation in the vicinity was concentrated on the Roman forts at Mancetter (WSMR MWA8267 and

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<sup>2</sup> The history of the Atherstone and its hat industry in particular will only be briefly summarised here as the subject has been covered in detail elsewhere, most recently in Alcock and Hughes, 2008.

MWA 8038) and the settlement of *Manduessedum* (WSMR MWA 388, 3854-7, 6247 and 6249) less than 2km to the south-east of the centre of Atherstone, and today merged within the modern urban extent of the latter town. Visible Roman remains consist of a defended rectangular enclosure of 2.5ha measuring c.183m by 137m; a series of excavations undertaken from the later 1950s onwards<sup>3</sup> suggests that here, as elsewhere on Watling Street, there was originally a posting station, perhaps growing into a considerable settlement, with evidence for both glass-making and pottery manufacture (Frere 1967, 290; 357).

### **6.3 The Anglo-Saxon Period**

6.3.1 Little is known of the development of Atherstone in the post-Roman period, though it would seem logical that it remained a part of the territory of the former Manduessedum (Atherstone, Oldbury and Hartshill all continued to be part of the parish of Mancetter down to the later medieval period). The place name Atherstone derives from the Old English 'tun' in combination with the OE personal name *Æpelred*, or perhaps *Ealdred* or *Ēadred* (Mawer and Stenton 1936, 77), meaning '*Æpelred's Farm*', suggesting an agricultural holding and associated settlement on the west side of the Anker valley. In the 9<sup>th</sup> and 10<sup>th</sup> centuries, Mancetter and Atherstone formed a part of the Kingdom of Mercia, being close to both the administrative heart at Tamworth and the cathedral church at Lichfield (Slater 2008, 14). It would appear that Atherstone developed from its origins as an individual farmstead or estate centre, into a nucleated village at some time before the turn of the first millennium (NWBC 2006, 6).

### **6.4 The Medieval Period**

6.4.1 Atherstone is recorded in the Domesday Survey, where it is listed as 'Aderestone', in the ownership of Countess Godgifu (Godiva):

*In Coleshill Hundred*

*The countess herself held in ADERESTONE 3 hides. Land for 5 ploughs. 11 villagers, 2 smallholders and 1 slave with 4 ploughs. Meadow, 6 acres; woodland 2 leagues long and 2 leagues wide. The value was 40s; now 60s.*

(Domesday Book, Warwickshire; Morris 1976 15,2)

6.4.2 Soon after the Conquest, the manor of Atherstone was granted by Hugh, Earl of Chester, to the Abbey of Bec Herlouin (Normandy), the gift being confirmed by Henry II and later by Henry III (VCH 1947, 126-31); the manor remained in the abbey's ownership until 1414 when it was confiscated by the Crown. A chapel was built in the 12<sup>th</sup> century (WSMR MWA6115), the foundations of which survive beneath the 14<sup>th</sup>/15<sup>th</sup>-century chancel of the Church of St. Mary (WSMR MWA269), c70m north-east of the development site. In 1246 a grant for a weekly market and yearly fair was made and in 1289, a number of burgage plots and tenements was set out around the market area of the burgeoning town (WSMR WMA7392) and along Watling Street (Slater 1985, 6). The layout of these burgage plots, in particular those within the current development site, is worthy of mention as they have significant implications for the early development of the town. The standard orientation of the burgage plots was perpendicular to Long Street, stretching back to the two 'back lanes' corresponding to modern North Street and South Street/Station Road. The plots to

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<sup>3</sup> [http://pastscape.english-heritage.org.uk/events.aspx?a=0&hob\\_id=336157&criteria=fort&search=all&pnt=y](http://pastscape.english-heritage.org.uk/events.aspx?a=0&hob_id=336157&criteria=fort&search=all&pnt=y)

the rear of Church Street, however, are not only significantly longer than the standard arrangement but are also aligned parallel to Long Street. Further, a series of curtailed plots on the north side of Long Street, immediately west of Church Street, are at variance with the standard layout and would appear, arguably, to have been laid out to respect the long, east-west aligned plots on the west side of Church Street. The implication is that the Church Street plots may well pre-date the 13<sup>th</sup> century planned town and that the Market Place area probably represents an earlier, pre-urban core.<sup>4</sup> The Draft Conservation Area Appraisal (NWBC 2006, 28) further suggests that the distinctly curvilinear nature of the plot arrangements to the north-west corner of the Market Place may indicate an early, pre-burgage origin as a village green.

- 6.4.3 Both the market and the town flourished during the course of the 14<sup>th</sup> century and in 1524, the town population totalled around 600, living in 135 houses arranged along Watling Street and around the Market Place.

## **6.5 The Post-medieval Period**

- 6.5.1 Early 16<sup>th</sup>-century inventories give a clear picture of growing trades supplementing the agricultural economy, including the cloth and wool trade, tanning, shoe and glove-making (Slater 1985, 8). Felt production and hat-making in particular, prominent in Warwickshire since the 16<sup>th</sup> century at the centres of Coventry, Stratford and Warwick, became increasingly focused in the north-east of the county from the 17<sup>th</sup> century on, and in particular at Atherstone (Watts and Winyard 1988, 319). The majority of the population, however, remained primarily involved in agriculture down to the 18<sup>th</sup> century, and early maps (Hewitt's map of 1716<sup>5</sup> and Baker's plan of 1763<sup>6</sup>) show the developed town, confined to Long Street and the area around the Market Place, amid the three open fields of Aldermill Field to the west, Middle Field and Windmill Hill Field to the east. The twice-weekly market and the location of the town on a major transport route from London brought in many travellers and resulted in the proliferation of coaching inns and public houses, a total of 32 inns being listed in 1720 (Alexander 2008, 129).

- 6.5.2 The economy and development of the town was greatly influenced by two major factors during the later 18<sup>th</sup> and 19<sup>th</sup> centuries; the arrival of both the canal system and of the railway. The idea of a canal linking the Grand Trunk (Trent and Mersey) to Coventry and Banbury was first mooted in 1767, and an Act of Parliament of 29<sup>th</sup> January 1768 permitted the creation of a line from Fradley via Fazeley, Atherstone and Nuneaton to Coventry (Hadfield 1966, 16). The Coventry to Atherstone section (built partly under the direction of James Brindley) was operational as early as 1771, but remained isolated from the main network until the completion of the Birmingham to Fazeley canal (11<sup>th</sup> August 1789), the Atherstone to Fazeley extension and the final link to the Trent and Mersey at Fradley, opened on 13<sup>th</sup> July 1790 (*ibid.* 24). The completion of the canal had an immediate effect upon the economy of the town, both by the arrival of more plentiful and cheaper goods and raw materials, and with the possibilities for trade afforded by access to the more extensive and effective transport network.

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<sup>4</sup> An archaeological evaluation revealed a series of rough cobbled surfaces making up the medieval Market Place, the earliest identified surface dating to the 14<sup>th</sup> /15<sup>th</sup> century (WSMR MWA7392).

<sup>5</sup> WCRO P7.

<sup>6</sup> WCRO P8.

- 6.5.3 The railway running through Atherstone is part of the Trent Valley Line, which runs between Rugby and Stafford, forming a section of the West Coast Main Line. The railway was built by the Trent Valley Railway Company under the provision of an Act of Parliament of 1845, though by the time of its completion in 1847, it had been subsumed into the London and North Western Railway (LNWR), formed in 1846. Even more than the arrival of the canal 55 years earlier, the completion of the railway had a dramatic impact on the town, and by 1851 it represented the town's second largest employer (Slater 1985, 19). All goods arriving in the town were transported to the outlying districts by means of horse drawn vehicles based at the local inns, including The Phoenix and The Angel in Church Street.
- 6.5.4 During the 19<sup>th</sup> century, most of the town's inhabitants continued to be employed in the local trades, in particular that of hatting. Traditionally much of the work involved in hat manufacture had been 'put out' with only the finishing of the product being undertaken at the premises of the master hatter (Vero 1995, 84-5). Joseph Willday, of a family active in hat-making in the town since the 17<sup>th</sup> century, established the first specialised premises for felt manufacture in 1809, and, by 1814, had built a manufactory where all the stages of the hat-making process could be undertaken 'in-house' (*ibid*, 87). The town had seven hat manufactories in 1828, rising to 12 by the 1880s (VCH 1947, 126-131) reflecting this move to a more industrial process of production. By the turn of the 20<sup>th</sup> century there were a number of substantial factories in the town, including Denham & Hargrave, F.J. Elliott & Co., Thomas Townend & Co., Vero & Everitt Ltd, Wilson & Stafford Ltd. and W.A. Hatton Ltd. of Long Street. It is the premises of the latter company which form a part of the current study.
- 6.5.5 The name of Hatton has a long association with hat manufacture in Atherstone, one Richard Hatton being one of seven hatters listed in Pigot's Directory of 1828/9 and appearing as a 'silk hat manufacturer' in West's History, Topography and Directory of Warwickshire of 1830. The firm of W.A. Hatton was established in 1871 (Jenking 2001, 30), and first appears in the trade directories as a 'soft hat manufacturer' based in Long Street in Kelly's Directory of Warwickshire of 1876. In 1892 he is listed as a 'hat manufacturer, vaccination officer, registrar of births and deaths, and Clerk to the Parish Council'. In 1899 Hatton took over the factory premises to the rear of Long Street and Church Street, originally built in 1873 for Messrs. Sharrott and Furnace (NWBC 2006, 30). The company was incorporated in 1913 and first appears as W.A. Hatton Ltd in Kelly's Directory of Warwickshire of 1916.
- 6.5.6 The industrial development of the town in the 19<sup>th</sup> century saw a great influx of manual labour and was thus accompanied by a rapid expansion of low-status housing to accommodate workers. With the major landholders in the area, the Bracebridge and Repington (later Dugdale) families, unwilling to release surrounding agricultural land, the only land available for development tended to be the long burgage plots to the rear of the Long Street properties (Vero 2008a, 150), and so a characteristic pattern of intensively developed yards and courts evolved. From the beginning of the 18<sup>th</sup> century, the back plots began to be developed (in 1700, 10 of the town's 180 plots had back buildings), and throughout the later 18<sup>th</sup> and 19<sup>th</sup> centuries, the exploitation of the yards for low-quality workers accommodation became ever more concentrated. With speculators seeking to maximise their rental income, the sheer concentration of sub-standard housing inevitably resulted in unsavoury and insanitary slum conditions, in places more crowded than the poorer areas of central Birmingham (Alcock 2008, 172).
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- 6.5.7 A review of historic map sources suggests that development within the yards to the rear of Nos. 14-16 Church Street was less intensive than elsewhere within the town with the land to the rear of No.10 being exploited for industrial purposes, while the land to the rear of The Phoenix Inn (No.16) is shown laid out to gardens in the 1<sup>st</sup> Edition Ordnance Survey (Figure 10). It is worth noting here that '*Phoenix Yard*', in historical terms, was the yard to the rear of Nos.18/20 Church Street, only partly covered by the current development proposals.

## **6.6 The 20<sup>th</sup> Century**

- 6.6.1 A combination of factors, both social and commercial, served to change the physical aspect of Atherstone during the course of the 20<sup>th</sup> century. Firstly, concerns regarding the insanitary conditions of yard housing grew during the early years of the century and, in line with national legislation, programmes of slum clearance were instigated in the 1930s. Much of the court housing in the yards off Long Street was demolished and Phoenix Yard itself, which in 1911 had contained 13 residences housing 35 adults and 23 children, was cleared during a third instalment of demolitions in 1937 (Watts and Winyard 1988, 225). By 1952, 31 yards still survived, containing 148 residences housing 522 people; post-war clearance orders were confirmed in 1957 and the last of the remaining yards were finally demolished in 1965 (NWBC 2006, 9). Slum clearances naturally required programmes of rehousing which saw extensive development of new estates (both public and private) during the 1950s and 60s beyond the traditional boundaries of the town. Atherstone Hall itself, dating to 1619 and longtime seat of the influential Bracebridge family, was demolished in 1963 to make way for housing development (Jenking C 2000, 58).
- 6.6.2 Secondly, the gradual decline of hat-making, Atherstone's primary industry, during the first half of the 20<sup>th</sup>-century was exacerbated following World War II, when changes in fashion saw a sharp reduction in demand for its products. Only three manufacturers, Austen Aspden (formerly Denham and Hargreave), Vero and Everitt, and Wilson and Stafford survived down to the 1980s, W.A. Hatton Ltd. itself having ceased trading in 1956 (Vero 1995, 104); felt hat making ceased in Atherstone in March 1999 when Wilson and Stafford went into liquidation (Vero 2008b, 170). Many of the old factory sites were sold and redeveloped for commercial purposes, for example Vero and Everitt, formerly located at the north-west end of the town between Station Road and Long Street, now the site of an Aldi supermarket. The buildings of W.A. Hatton Ltd., currently under consideration, have survived relatively intact having been used for diverse light industrial purposes in the intervening years, and therefore represent 'one of the most substantial and evocative reminders of the town's hat making heritage' (NWBC 2006, 32).
- 6.6.3 The industrial decline and lack of investment of the latter part of the 20<sup>th</sup> century has to an extent been redressed in recent years after the town established a new role for itself as a national distribution centre. A small number of national companies have their headquarters in or near the town while two large, late 20<sup>th</sup>-century industrial estates on the periphery of the town provide the focus of current manufacturing and distribution businesses.

## **7 MAP REGRESSION**

### **7.1 Early Maps**

- 7.1.1 The earliest map of the town of Atherstone is Hewitt's *'Plan of Atherstone Feildes (sic); Parcell of the estate of Abraham Bracebridge (Gent.) in the County of Warwickshire, taken in the year 1716'* (Figure 3). The town is depicted at this date essentially as a linear development, with houses lining both sides of Long Street, while a further concentration of buildings was grouped around the Market Place, between Long Street and St Mary's church. To the south side of Long Street, limited development was apparent along the northern end of Coleshill Road. Beyond the church to the north-west was Atherstone Hall, built in 1619, home to the Bracebridges from 1690 down to 1956, and demolished in 1963 (Austin 2005, 6; plate 2). The town was surrounded on all sides by the relict medieval open field system comprising Aldermill, Middle and Windmill Hill Fields all of which displayed characteristic division into narrow cultivation 'strips'. Immediately to the rear of the Long Street and Market Place properties, however, the land was divided into clearly defined burgage plots, dating to the 13<sup>th</sup> century, the rear extents of which were demarcated by two back lanes, later to become South/Station Street and North Street. The current development area is shown as having constituted undeveloped land to the west of the Market Place properties, and was divided into a series of large burgage plots.
- 7.1.2 The development of the town in the later 18<sup>th</sup> century is depicted in Baker's *'Map of Atherstone fields in the county of Warwick, shewing the situation and quantity of each denomination of land. Survey'd in the year 1763'* (Figure 4). Although schematic in its depiction of buildings and thus of limited use in identifying specific changes within the development site itself, the map is useful in that it shows development continuing to be concentrated solely along Long Street and the Market Place, with little back-building evident within the rear of the burgage plots.
- 7.1.3 A further late 18<sup>th</sup>-century plan of 1786 (1948 copy of original, WCRO C1130/19; not illustrated) shows the Long Street and Market Place properties, again in schematic form, and itemising the ownership and form of tenure for individual plots. The development site is shown as being held in copyhold (plots 109-111, from north to south), in the hands of John Pinchback, William Freer and Thomas Phillips respectively. Church Street is labelled 'Bakehouse Lake or Lane' while Market Street is shown as 'Butchers Row'.
- 7.1.4 The state of development in the early 19<sup>th</sup> century is depicted in JE and C Robins' *'Plan of the Estate of Atherstone in the Parish of Mancetter in the County of Warwick belonging to Abraham Bracebridge Esq.'*, dated 1822 (Figure 5). North Street and South/Station Street had become established as thoroughfares, both being labelled as 'Back Road' and showing early signs of development. To the south of Long Street, development had increased along the Coleshill Road, in particular around the wharf of the recently cut 'Coventry Canal'. Backbuilding is first indicated in a number of Long Street properties, particularly to the southern end of the town, though the development area itself to the west of Church Street continued to be shown as open, undeveloped land at this date.
- 7.1.5 Of particular interest is a map of 1857 (Figure 6) illustrating lands belonging to William Freer (WCRO EAC0663) which provides a detailed view of Buildings A and B together with their associated back ranges and yards, that to the rear of Building B ('Lot 1')

being fairly extensively developed at that date as a tannery; the results of the Stage I archaeological evaluation undertaken by Birmingham Archaeology in 2008 and previously reported (BA Report 1846.1, Mann et al., February 2009) are interesting in this respect. The 1857 plan will be discussed in further detail below in relation to specific buildings.

## 7.2 Ordnance Survey Maps

- 7.2.1 Atherstone was the subject of an Ordnance Survey 50 inch (1:500) scale town survey, published in 1888, which gives a detailed view of the arrangements of the town. The first edition County Series 1:2500 map of 1888/9 (Figure 7) shows essentially the same information as the 1:500 survey, though in lesser detail.
- 7.2.2 Nos. 10-16 Church Street are clearly shown, approximating to the ground plans that survive today, with the exception of more extensive back-buildings attached to the rear of No. 10. No.16 Church Street is labelled as an 'Inn' and was presumably still trading as the Phoenix at this date (though it is not listed in the trade directories after 1854). The plot to the rear of Nos.14/16 is shown as being laid to gardens with no 'yard' housing development. Interestingly, 'Phoenix Yard' is marked as the plot to the rear of Nos. 18/20 Church Street and included extensive back-building development at this date.
- 7.2.3 A label 'Unitarian Chapel' is marked on both 1:500 and 1:2500 maps to the east of Building E, though it is somewhat unclear as to which building this refers to, possibly Building D or a building to the south of Building E; the 1:500 map locates the legend somewhat closer to the latter building, though Freeman (2006) identifies Building D as the chapel.
- 7.2.4 The western part of the development site is labelled 'Hat Factory', being the premises later purchased by W.A. Hatton. The principal entrance to the complex would appear to be via a covered passage adjacent to the White Bear Inn at No. 34 Long Street and possibly from Sheepy Road to the north, with additional (pedestrian) access via 'Roger's Yard' between Nos. 44 and 46 Long Street. Buildings H and E are clearly shown, the latter having a more extensive ground plan than the surviving structure, while the early section of Building F is traceable, again forming part of a larger structure and linking to a central range (no longer extant) to the south of, and running parallel to, Building H. A substantial range of buildings was located to the north of Building E and east of Building H (to which it was linked), extending eastwards and abutting a series of smaller structures which formed a western continuation of Building D. Building G had not been erected at this date.
- 7.2.5 The Church Street buildings show little change on the first revision Ordnance Survey map of 1903 (Figure 8) while, to the west, the only significant modifications to the manufactory complex were the introduction of Building G and minor reorganisations to the layout of the building represented today by Building F.
- 7.2.6 The second revision County Series and 1<sup>st</sup> edition National Grid series maps of 1924 and 1958/9 (Figures 9 and 10 respectively) again show no fundamental changes to the arrangements of the Church Street premises, and only limited changes to the manufactory complex, these once more being related to the layout on Building F. The 'chapel' legend, present on earlier editions, is absent from the 1924 and subsequent issues. By 1958, an angled boundary wall had been introduced within the garden plot
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to the rear of Nos. 14/16 while, to the north of the development site, the southern bay of The Angel Inn had been removed and the yard housing within Angel and Phoenix Yards had been demolished as part of the slum clearances.

- 7.2.7 The major modification on the 1971 revision map (Figure 11) was the removal of the central manufactory range to the south of Building H, while modifications had been made to the now lost series of buildings to the north of Building E and east of Building H. Beyond the current development site, the Market Hall in centre of Market Place was no longer in existence, having been demolished in 1963 as were the former houses immediately south of the church.
- 7.2.8 The most recent revision National Grid series map of 1991 (Figure 12) shows little change from the 1958 arrangements within the development site, and, with the exception of the series of buildings occupying the area between Buildings H and D, demolished post 2001 (see Freeman 2005, 95), correspond closely with the site as recorded in 2008.

## **8 BUILDING DESCRIPTIONS**

*For ease of description and understanding Buildings A to C (Plate 1), which comprise those buildings with street frontages onto Church Street and their extensive accretively developed rear wings, have been divided into individually phased blocks. The building description for Buildings A to C will consist of a brief summary of the built history/ phasing of each building, which will be followed by a systematic description and analysis of the exterior and interior of each individual block. The remainder of the structures, D to I and a related boundary wall will be described individually.*

### **8.1 Building A: No.14-16 Church Street (Figures 13 to 18)**

- 8.1.1 *Building A is located at Nos. 14-16 Church Street, occupying a plot on the western side of the street overlooking the Market Place and centred on NGR SP 30785 97887 (Plate 2). No 14. consists of the street frontage block (Block A1), which is a mixed use, domestic and commercial, single-pile building built in the late 18<sup>th</sup> century, and Block A2, an early to mid 19<sup>th</sup>-century domestic rear addition. The street frontage block of No. 16 (Block A3) is an early 19<sup>th</sup>-century two-storey with attic domestic single-pile residence. A passageway on the north side of ground floor level provides access to all of the rear wing blocks of Building A and Phoenix Yard to the rear. There is very little physical evidence regarding the individual function of each block, however it is likely that as a whole they had a mixed usage combining domestic with commercial and industrial functions. The accretive nature of the development of this rear wing is quite apparent in the fabric of these blocks. The earliest phase is the partial remains of a late medieval timber box-framed building with a clasped-purlin roof. The exact date and primary function of this structure remain unclear though, stylistically, it is possibly 15<sup>th</sup>-century in origin<sup>7</sup>. The other blocks range in date from the early/mid 19<sup>th</sup>-century through to the late 19<sup>th</sup>-century.*

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<sup>7</sup> Dendrochronological sampling may prove insightful in gaining an accurate date for this building.

## **Building A Main Frontage Building Blocks A1-A3 & A8**

### No.14 Church Street (Blocks A1 and A2)

#### **Block A1 Exterior**

- 8.1.2 The street elevation of Block A1 (Plates 3 to 5) appears to be of a late 18<sup>th</sup>-century date, and is of red brick construction, laid to Flemish bond, standing to two storeys below a gabled roof. The ground floor comprises an early 20<sup>th</sup>-century shop front with chamfered timber pilasters and entablature and tall bi-partite windows to either side of a recessed, half-glazed double door. The shop fascia extends southwards across the northern part of the street elevation of No.12 (Building B), incorporating a six panel door flanked by timber pilasters, giving access to a lateral passage serving Building B (Plate 4). First floor fenestration is of two, 2/2 unhorned, double-hung sashes with stone/rendered cills and rusticated, rendered flat arches including projecting moulded keyblocks. The brick gable, which rises above a rendered string, is thinly pedimented and includes a central, blocked window (details as first floor).

#### **Block A1 Interior**

- 8.1.3 Internally the ground floor of Block A1 (Plates 6 and 7) comprises a single room **AG1** which is accessed via the shop frontage to the east. This room is lit by two wide plate glass windows which form the frontage of this block. The most recent use of this room as a shop showroom has meant that any original fixtures and fittings have been removed. The floor is covered with laminate flooring and carpet, and a suspended aero-board ceiling has also been inserted. A wide opening has been cut into the west wall to provide access to AG2 which is part of Block A2, whilst a doorway has also been inserted into the north wall to provide access to AG5, which forms part of Block A3. There is currently no evidence of a staircase in this block. It would seem that first floor level was originally accessed via a staircase to the rear (in the area now occupied by Block A2) subsequently removed. Cartographic evidence, notably the 'Plan of property belonging to William Freer, 1857' (Figure 6), suggests that there was a structure to the rear to this prior to the construction of Block A2 in the mid/late 19<sup>th</sup> century. It is likely that this earlier structure would have contained the staircase, later incorporated into Block A2. A further blocked doorway in the northwest corner, formerly gave access to Room AG6 in Block A4; it is unclear from the fabric whether this is a historic doorway or a recent insertion.
- 8.1.4 First floor level of Block A1 consists of a single large room **AF1** (Plates 8 to 11), which is most likely to have originally been utilised as a bedroom. As noted above, this was probably originally accessed via a staircase from a former structure to the rear, part of which still exists in a cupboard in the southeast corner. This room is lit by two 2/2 unhorned double-hung sash windows, with finely moulded architraves characterised by bands of reeding and upper terminals of concentric circle curlicues/roundels (Plate 11). The floor is of 4 inch wide oak floor boards which run north-south. A section of this flooring has been removed (Plate 9) revealing the joists below, these have dovetail joints to the cross beams and have Roman numeral carpenters marks. The north, east and west walls all have, where surviving, high moulded skirting boards. Whilst each of the walls seems to be original, the south wall has been drylined and stippled in recent times. The north wall has a west of centre doorway to AF5, which is in Block A3, this has a moulded architrave and a 20<sup>th</sup>-century teak door. This doorway is an insertion related to the joining of the property together with No.16 Church Street, probably in

the latter half of the 19<sup>th</sup> century or later. Two inserted fireplace openings in this wall (utilising the stack that serves AF5 in Block A3) probably relate to the rooms most recent use as a fireplace showroom. A door at the south end of the west wall provides access to the antechamber AF2 in Block A2, this has a fine moulded architrave characterised by reeded banding. The similarity in detail to the window surrounds suggests that this door may originally have provided access to the former structure to the rear of Block A1 and continued this function when this rear structure was demolished and Block A2 constructed. As noted above, there is a cupboard in the northern part of this wall which provides access to the wooden plank covered remains of a staircase which provided access to this room, and from below (Plate 10). The roof has been clad with plywood sheeting and painted.

### **Block A2 Exterior**

- 8.1.5 The only other externally exposed section of No.14 Church Street is the rear elevation of Block A2 (Plate 12). This early to mid-19<sup>th</sup>-century block, which is a later extension to Block A1, is of red brick laid to Flemish bond with individual bricks measuring 9½ ins x 2¾ ins x 4¼ ins. Reflecting the street frontage, it stands to two storeys with two bays below a gabled roof. Ground floor level has two central doorways with rusticated rendered flat arches and moulded keystones. Both doors have been removed, and the southern doorway has been partially blocked to form a window. The two 2/2 unhorned double-hung sash windows at first floor level are similarly treated, and have stone sills. The continuous brickwork and the similar detailing of the two storey section of Building B (Block B4) on the southern side of this elevation would suggest that it was constructed as part of this extension. This is perhaps not unusual as it initially seems that both properties were in common ownership of William Freer at around the time of their construction (see Tables 1 and 3 sections 8.1.8 and 8.2.31). Also the street frontage is similarly shared with the timber shop frontage overlapping on both Nos. 12 and 14 Church Street. It is clear from the fabric that Block B5 abuts this elevation meaning that this Block A2 pre-dates it. In contrast, it is quite clear that Block A2 was constructed as an extension to Block A1, a fact which is attested to by the existence of a blind window (similar to that on the street frontage elevation) within the roof-space of this block (see Figure 18). It is also obvious from the fabric that Block A2 was constructed after Block A4 to the north; the small gap between these structures shows that the oversail brick eaves decoration clearly continues along the entire length of the southern elevation of Block A4, where it is eventually abutted by Block A2.

### **Block A2 Interior**

- 8.1.6 Internally, the ground floor level of Block A2 seems originally to have consisted of a single large room (Plates 13 to 15). This has since been divided up with 20<sup>th</sup>-century stud walling into one large room, AG2 and two smaller rooms AG3 and AG4 (Figure 14). The space is similar in detail to AG1 and no original fixtures or fittings remain. A cupboard in the northeast corner marks the position of a former stairwell, whilst the only window in this area (in AG4) is an early-mid 20<sup>th</sup>-century timber framed casement set in an original opening (Plate 15). A doorway to the north of this (within AG3), which is also original to this block, contains an inserted fire door (Plate 14).
- 8.1.7 The upper storey of Block A2 seems to have originally comprised one large room and the stairwell which provided access to AF1 (Plates 16 to 20). This room has been divided up into three rooms; AF2 (Plate 16), an antechamber between AF1 and AF4; AF3 (Plate 17) a storage or dressing room space and AF4 (Plate 18) which is likely to

have been a bedroom. Each room has wide (6¾ inch) oak floor boards aligned east to west. The room divisions, whilst clearly not part of the original scheme, do appear to be historic in nature and may represent a late 19<sup>th</sup>/early 20<sup>th</sup>-century reorganisation at this level. AF2 provides an essential circulatory function here linking both blocks and each room on the first floor. The narrow eastern section is relatively plain and the walls appear to have been dry-lined, whilst, in contrast, the wider western section has a moulded high skirting board and a thin dado rail. The doorway to AF4 has a moulded architrave with decorative lower stops, whilst the doorway to AF3 also has a moulded architrave. There is also a blocked doorway on the southern wall which provided access to room F10 in Building B. Room AF3 contains the remains of a former staircase in the northeast corner (Plate 17) which has been panelled over, and the eastern edge of a chimney stack (now predominantly within AG4) in the north-east corner. Each wall in this room, which is lit by a skylight in the ceiling, has relatively high moulded skirting boards. Room AF4 is lit by two 2/2 unhorned double-hung sash windows with moulded architraves in the west wall (Plate 19). The room is accessed via room AF2 through a doorway with a moulded architrave surround containing a four panelled door. Each wall has moulded skirting boards and moulded picture rails. A chimney stack in the northeast corner contains an early to mid 20<sup>th</sup>-century Art Deco style fireplace with a painted metal surround, cast iron grate, and ceramic tile infill and hearth (Plate 20).

- 8.1.8 Tyre (2008, 70) lists the known owners and occupiers of Nos. 14 Church Street, based upon an analysis of Census data, trade directories and the 1633 Hearth Tax returns, as follows.

Date	Owner	Business
2008		
1912	Baker Megginson	Furnishing, ironmonger
1901	Baker Megginson	Ironmonger
1891	Baker Megginson	Ironmonger
1881	Baker Megginson	Ironmonger
1871	John Page	Ironmonger
1861	<i>Being Built</i>	
1851	Joseph Mellor	Tailor
1841	William Freer	
1786		
1633	John Chamberlaine	

**Table 1:** Historical owners / occupiers of No.14 Church Street

No. 16 Church Street (Blocks A3 to A8)

### **Main Frontage Building Blocks A3 and A8**

#### **Blocks A3 and A8 Exterior**

- 8.1.9 The early 19<sup>th</sup>-century street elevation (Block A3, Plate 21) is of red brick construction, laid to Flemish bond, extending to two full storeys with a second storey of reduced proportions, all of two window bays below a pitched, tiled roof with ridge stacks to north and south. The ground floor comprises an early 20<sup>th</sup>-century shop frontage with large, plate glass windows beneath a timber fascia, with moulded bracket to the north. The fenestration at first and second floor is of two, 2/2 unhorned, double-hung sashes with exposed sash boxes (recessed from the wall face), stone/rendered cills and

rusticated rendered flat arches including projecting, moulded keystones. The windows of the upper, attic storey are half the height of the first floor openings. To the north end of the elevation, a narrow, pedestrian opening with rounded, blue bull-nose brick jambs leads onto a lateral passageway serving Phoenix Yard behind (Plate 22). This carriage is carried on a series of four north-south running reused timber beams complete with beam-slots (Plate 23). The south wall of the passageway appears to have been refaced with red brick, and contains two wide blocked doorways to Block A3 and Block A4, the latter of which still contains sections of a moulded architrave surround and panelled door.

- 8.1.10 Most of the west/rear elevation of **Block A3** is obscured by the rear wing (Plate 24). This three-storey elevation is of red brick laid to Flemish stretcher bond. Ground floor level is obscured by the rear wings to the south and forms the carriage passageway to the north. First floor level has a north of centre inserted multi-pane timber framed window with timber lintel arch. The remainder of this level is obscured by the rear wing to the south and by what appears to be a late 19<sup>th</sup>-century lean-to addition **Block A8** which surmounts the passageway between the rear wings of Nos. 16 and 18 Church Street. This single bay single-storey addition is of red brick laid to stretcher bond and has a blocked central segmental arched window with splayed blue brick sills (Plate 24). This block contains room AF6 which forms an annex to room AF5, one of the principal rooms within Block A3. Second floor/attic level has a north of centre segmental-arch six-pane timber framed window with a splayed blue brick sill. A red brick stair outshut to the south affords access from first floor to the second floor/attic level. This appears to have a blocked window to the north though this is not evident internally. It is unclear whether this stairs outshut is an original feature, however it would seem unlikely and is more likely to be related to the conversion of the attic storey to a liveable space in the late 19<sup>th</sup>/early 20<sup>th</sup> century. Eaves level is of dentilated brickwork above a slightly projecting course of brick. The property division between this elevation and No. 18 to the north is marked by a red brick stack. There is no evidence in the fabric of a break between this elevation and No. 18, which probably signifies that both properties were built during the same phase of construction.

### **Blocks A3 and A8 Interior**

- 8.1.11 Ground floor level of **Block A3** comprises a single room **AG5** which has been partially divided up with studwork partitioning in the late 20<sup>th</sup> century (Plates 25 to 27). As with AG1, no original fixtures or fittings survive. The room is lit by a wide inserted plate glass window to the east (Plate 25). There are a number of blocked or partially blocked doorways in this space; one of these at the east end of the south wall is a wide segmental-arch headed doorway to AG1, this has been partially infilled with a mid/late 20<sup>th</sup>-century doorway with a plain architrave. There is also a blocked doorway opposite this on the north wall, now only visible from the exterior (due to dry-lining of the internal wall), this door provided access to the passageway to the north. Another blocked doorway covers much of the west wall; this comprises a wide segmental arch, and provided access to AG6 in Block A4. A further blocked doorway is found at the west end of the south wall, this has a semi-circular arch head, and provided access to room AG1. AG5 has an inserted laminate floor, a suspended aero-board ceiling, and the two inserted rooms to the west contain a small kitchen (Plate 27) and a water closet. A projecting chimney stack on the south wall has had the fireplace removed and opening filled-in.

- 8.1.12 First floor level of Block A3 also comprises a single large room **AF5** (Plates 28 to 31). This room, which is likely to have functioned as a bedroom has north-south running 5¼ inch wide floorboards. The room is lit by two 2/2 unhorned, double-hung sash windows with moulded architraves (Plates 30/31). A further, inserted window of multi-pane timber-framed form is situated high up on the west wall (Plates 28/9). The room is accessed via a staircase AF7, which forms part of Block A4, through an inserted doorway containing a modern firedoor. Another doorway on the north side of the west wall provides access to AF6 which is the only room in the extension A8 which projects out over the passage to the rear yard to the west. Located between of these doorways is an alcove set under a wide, coved segmental arch with reeded arrisses (Plates 28/9). Access to this room is also gained by a doorway to AF1 in Block A1 through an elliptical arch headed doorway containing a 20<sup>th</sup>-century teak door. To the east of this doorway is a projecting chimney stack with reeded arrisses, with no evidence for a former fireplace. A concrete breeze block and red brick box on the eastern side of this forms the backflue of an inserted fireplace in AG1. The north wall is relatively plain, however it does contain a blocked up fireplace, all that remains of this is a stone hearth set in the floorboards, and an inserted section of skirting board which matches the plainly moulded skirting board in the rest of the room. The ceiling is plastered and has a large, boxed-in beam running north-south.
- 8.1.13 As noted above, **Block A8** comprises a single room **AF6** (Plates 32 and 33) which is accessed via AF5 through a doorway with moulded architrave. This room has 5⅞ inch oak floorboards which run from north to south and its lean-to ceiling is covered with tongue and groove panelling. The room is lit by a single, square timber-framed window in the west wall with a moulded architrave. This room clearly abuts No.18 to the north, the common wall between both being of exposed red brickwork.
- 8.1.14 The attic level of **Block A3** has been converted into a usable space (Plates 34 to 42); accessed via a staircase situated in Block A4, it has been divided with studwork partitions into two rooms and a connecting hallway (Plates 36/7) with a small shower room (Plate 38). The landing **AS1**, whilst technically forming part of Block A4, contains an inserted staircase with turned newel, squared stick balustrades, and a moulded handrail (Plate 34). There is no evidence here of a blocked window in the north wall which is seen on the exterior. A large beam marks the threshold between **AS1** and the hallway **AS2** (Plate 35). This hallway, which is carpeted, provides access to **AS3**, a small, tiled shower room; **AS4**, a bedroom (Plates 39/40) and **AS5**, a kitchen/living room (Plates 41/2); each of which is accessed via doorways with plain architraves and 8-panelled doors.
- 8.1.15 **AS4** is a bedroom, which is lit by a single 2/2 unhorned, double-hung sash window with a plain architrave surround. A chimney stack on the south wall tapers towards the roof (Plate 40). **AS5** is a kitchen/living room which is lit from the east by a window similar to that in **AS4** and by an inserted four pane timber framed awning casement window in the west wall. A stack on the north wall reflects that at first floor level.
- 8.1.16 Tyre (2008, 70) lists the known owners and occupiers of Nos. 16 Church Street, based upon an analysis of Census data, trade directories and the 1633 Hearth Tax returns, as follows.

Date	Owner	Business
2008	<i>Unoccupied</i>	
1912		

1901	John Gretton	Licensed Victualler
1891	William Rathbone	Innkeeper
1881	William Rathbone	Stone Cutter
1871	John Simonds	Innkeeper and Hatter
1861	<i>Unoccupied</i>	
1851	Sarah Hawkes	
1841		
1786	John Pinchback	
1633	Henry Shepie	

**Table 2:** Historical owners / occupiers of No.16 Church Street

### **Rear Wing Blocks A4 to A7** (Plates 43 and 44)

#### **Block A4 Exterior** (Plates 45–46)

8.1.17 **Block A4** is located immediately to the rear of the street frontage elevation A3. It is unclear what the phased relationship between this block and Block A3 is, but, the evidence of the external fabric suggests a mid 19<sup>th</sup>-century date. This two storey block is of red brick laid to Flemish stretcher bond with individual bricks measuring 9 $\frac{1}{8}$  ins x 2 $\frac{3}{8}$  ins x 4 $\frac{3}{8}$  ins and has a pitched, plain tile roof. The entirety of ground floor level is visible, but the most easterly bay at first floor level is obscured by Block A8 to the north (Figure 17). At ground floor level, this bay contains a doorway with sections of a moulded architrave surround and panelled door. To the west of this is an approximately central doorway flanked by two windows (Plate 45). This doorway has segmental arch head and contains a plank door, blocked on the interior. The eastern window is a four-light wooden casement set under a segmental arch head with a splayed, blue brick sill. The western window originally matched, but has been much altered, owing to internal modifications, the eastern side having been blocked, and the segmental arch having been replaced by a large timber lintel (although a fragment remains to the west). First floor level contains two timber-framed windows. The most easterly of these being tripartite, multi-pane timber casement with a segmental-arch head and blue brick sill. It is likely that the other window at first floor level was similar in detail prior to alterations in the 20<sup>th</sup> century which saw it replaced with a four-light timber framed window. A straight joint to the east suggests that this block predates Block A8, whilst another straight joint to the west suggests that it also predates Block A5.

8.1.18 The south facing elevation of Block A4 is almost completely obscured by the addition of Block A2 to the south (Plate 46). What is visible is a two storey section of red brick walling laid to a random bond with individual bricks measuring 9 $\frac{1}{4}$  ins x 2 $\frac{3}{8}$  ins x 4 $\frac{5}{8}$  ins. The only architectural feature visible on this section of walling is an eaves band consisting of a course of  $\frac{1}{2}$  bat brick above a course of  $\frac{1}{4}$  bat bricks. There is a clear straight joint between this elevation and Block A5 to the west.

#### **Block A4 Interior**

8.1.19 The ground floor of Block A4 is currently divided into four separate rooms/areas (Plates 47 to 55) and is accessed via a doorway in Block A5 to the west. It was previously accessed through a doorway in the north wall of **AG8**, which currently is divided from AG9 by an inserted rendered brick wall which partially blocks a four light timber-framed casement window, part of which is now in room AG9. This doorway is now blocked by a recent red brick facing which is a characteristic feature of the ground

floor of this block. The floor is of poured concrete covered with carpet and no original fixtures or fittings remain. A further blocked doorway is found in the south wall, which previously provided access to the later Block A2 to the south. A gap between these two blocks clearly shows that this block pre-dates Block A2, and this opening may originally have represented an external doorway. The east wall, which may also be an inserted wall, has a brick lined, semi-circular arch doorway to AG7 and an inserted brick lined serving hatch (Plate 47).

- 8.1.20 **AG9** appears to be a former workshop or kitchen. It has a poured concrete floor with sections of quarry tile covering surviving, and the remnants of a concrete machine base on the north side. To further illustrate the utilitarian nature of this room, some sections of a thick quarry tile skirting course are still in place. As noted above a window, which is shared with AG8, is blocked with red brick in the north wall. The west wall is almost completely taken up by a wide fireplace which is set under a large timber lintel (Plate 52/53). This alcove was most recently used for shelving, however it is clear from heat damaged bricks on the rear wall of this that its original function was as a fireplace. An iron grate above this was possibly used for hanging materials for drying or food for cooking. A semi-circular brick arch springs from a red brick pillar which also supports the timber lintel of the fireplace. Behind this brick arch to the west is a doorway with a plank and batten doorway which provides access to AG10 in Block A5. The south wall is of whitewashed brickwork and the ceiling is of lath and plaster.
- 8.1.21 **AG6 and AG7** have been much altered. These would originally have been accessed from the exterior via a blocked doorway in the north-east corner. The areas are lit by a wide four light window with top awnings in the north wall. A pecked timber lintel has been exposed internally above this. The room has recently been decorated in a faux antique style. Examples of this include the fireplace on the south wall, which has been rebuilt in red brick, with a timber lintel and a red brick hearth (Plate 47). Above this is an inserted reused oak beam complete with joist and mortise holes, which supports a section of herringbone pattern brick nogging. On the west side of this, a recess has been infilled with a panelled timber cupboard which is also likely to be a recent insertion. The east wall has a blocked wide segmental arch doorway to AG5 in Block A3. A further blocked doorway in AG6 which is divided from the rest of this area by a rendered brick wall with a serving hatch. This doorway, which has recently been blocked with breeze blocks (Plate 48), provided access to Room AG1 in Block A1. An inserted segmental beam occupies the roof space dividing AG6 and AG7. There is no evidence of any former staircase in AG6, despite the presence a staircase at both first floor and attic level above.
- 8.1.22 First floor level was originally divided into two large rooms and a stairwell which provided access to attic level in Block A3 (Plates 56 to 65). It is unclear how this level was originally accessed, however it was most recently accessed through a staircase in Block A5 recently dismantled. These two large rooms were divided into three rooms AF8, AF9, AF12 and an L-shaped corridor AF11 and F12, in the mid to late 20<sup>th</sup> century. **AF7** is a stairwell and landing area which provides access to AF5 and attic level in Block A3, and AF8 in Block A4. This has north-south running oak floorboards, and an inserted stairs with turned newel and stick balusters, probably early/mid 20<sup>th</sup>-century in date. The understairs area is coved and contains a small iron safe, by Jacob Cartwright of West Bromwich. The doorway to AF5 appears inserted, whilst the doorway to AF8 has a moulded architrave.



- 8.1.23 **AF8** has wide (10½ inch) oak floorboards, and is lit by a wide, tripartite timber framed window with a timber lintel and sill. This window has been partially blocked by an inserted wall to **AF9** which itself is lit by the most westerly light of this window. The south wall contains a projecting chimney stack, however the fireplace has been removed and the opening bricked up, whilst the south side of the west wall has a doorway with a moulded architrave which provides access down a step to **AF10**. The ceiling is coved to the north and south.
- 8.1.24 **AF9** is an inserted water closet, whilst **AF10** and **AF11** together form an L-shaped corridor providing access to **AF12**, an inserted room which is lit by a 20<sup>th</sup>-century four light casement window, and an inserted doorway to **AF13** which contains the chimney stack for the fireplace in **AG9** below. An enclosed, empty space on the north side of this stack suggests that Block A4 predates Block A5 to the west.

### **Block A5 Exterior**

- 8.1.25 **Block A5** appears to be a mid/late 19<sup>th</sup>-century infill block between Blocks A4 and A6. It is a two-storey, two bay red brick structure with a pitched, plain tile roof with red ridge tiles. The northern elevation (Plate 65) is of red brick, laid to a random stretcher-type bond with individual bricks measuring 9⅛ ins x 2⅝ ins x 4 ins. The external walls are kinked, perhaps reflecting the fact that this is an infill block between two earlier blocks of differing widths on slightly different alignments. Plinth level consists of three/four courses of vitrified brick laid to stretcher bond surmounted by a row of soldier bricks on edge. The much altered ground floor level has a large timber lintel on the west side. This now surmounts an inserted doorway and an adjacent area of inserted brickwork; however it is likely to have originally formed the relieving arch for a wide window or carriage entrance. To the east of this, a large window straddles both ground and first floor level, having formerly lit the interior stair; this has a lightly cambered segmental arch head and a splayed blue brick sill. A square window with timber lintel at first floor level appears inserted. The plain tile roof has been replaced with corrugated asbestos sheeting at this side. Straight joints between this and the adjoining structures Blocks A4 and A6 suggest that Blocks A4 and A6 predate Block A5.
- 8.1.26 The southern elevation of Block A5 (Plate 46) is of red brick laid to a random stretcher-like bond with sections of English garden wall bond with individual bricks measuring 9¼ ins x 2⅜ ins x 4⅝ ins. Plinth level/ foundation level is of medium sized stone rubble, perhaps meaning that ground levels have been altered in this section of the yard. The eastern section of the ground floor has an inserted doorway with timber lintel which has subsequently been blocked in brick. Above this is an 'S'- shaped tie end plate. The western section also has an inserted doorway and rises to meet the gable of Block A6, whilst the eastern section rises to an eaves band comprising a course of ½ bat brick above a course of ¼ bat bricks. As in the north elevation, this block clearly abuts Blocks A4 to the east and A6 west.

### **Block A5 Interior**

- 8.1.27 Internally Block A5 has been much altered. Ground floor level until recently consisted of three spaces **AG10**, **AG11** and **AG12** (Plates 66 to 68) becoming a single space with the recent removal of a staircase in the north-east corner and a central dividing wall. The eastern wall is of painted red brick and is the former external wall of Block A4. An inserted door to the south provides access to **AG9**, whilst a blocked doorway on

the south wall provided access to the exterior on this side. A further doorway on this wall provided access to a former addition to the south. The north wall is also of painted red brickwork and includes the main entrance from the passageway to the north, with inserted door and a plain architrave. A segmental arch window to the east of the door provides the only source of light for this room, whilst a further blocked segmental arch window above this to the east provided light to the former stair. An inserted doorway with a plain timber doorframe in the west wall provides access to Block A6. The remainder of this wall is of red brick set below a pecked oak beam which has evidence of mortise socket on its soffit (Plate 69). It is likely that this is the outer girding beam of the timber framed Block A6 to the west. The ceiling, which has been partially removed, is of lath and plaster.

- 8.1.28 First floor level consists of a single room **AF13** (Plates 70 to 75). Each wall is of rendered red brickwork, whilst the ceiling is of lath and plaster. The only window at this level is blocked and is located high up on the north wall. A doorway in the east wall provides access to Block A4, whilst a doorway cut into the brickwork in the west wall is set under a stop chamfered plate belonging to Block A6, which has a mortise socket on its soffit delineating the position of a former post. Surviving plaster render on the south wall retains traces of italic numbering in black paint (Plate 71), suggesting the room has been used for the ordered storage of materials in the past.

### **Block A6 Exterior**

- 8.1.29 **Block A6** is a late medieval/ early post-medieval timber-framed structure (Plates 76/7) which has been truncated and altered by the 19<sup>th</sup>. Originally extending further to the north and south, what remains is a single bay of a structure which lay on a north-south alignment. This block is marked on the 1857 'Plan of Property belonging to William Freer' (Figure 6) as forming part of a laundry to the west of the Phoenix Inn. The north elevation (Plate 76), which originally would have formed an internal bay, has been infilled with a number of phases of red brickwork. The earliest phase of this brickwork, which appears to be of a 19<sup>th</sup>-century date, is laid to a random bond with individual bricks measuring 8<sup>7</sup>/<sub>8</sub> ins x 2<sup>7</sup>/<sub>8</sub> ins x 4<sup>1</sup>/<sub>4</sub> ins, whilst the remainder appears distinctly early/mid 20<sup>th</sup>-century in appearance. First floor level is delineated by a large girding beam which is jointed to the corner posts to the east and west. This girding beam has a series of three single peg holes denoting the positions of wall studs at ground-floor level as well as redundant sockets for floor joists extending to the north. At the time of the survey the western post was covered in ivy, however it is clear that this rests on a padstone. Only half of the eastern post survives, revealing peg holes, mortise sockets, and what appears to be a double soffit tenon mortise. First floor level has a central doorway with timber plank door, and rises to a cambered tie beam which supports a pair of principal rafters. Raking queen struts rise from the tie beam to collar, which supports a pair of clasped purlins; principal rafters retain redundant mortise sockets for longitudinal bracing. The apex of the gable is clad with a sheet of corrugated asbestos sheeting, whilst the roof itself is of plain tiles. Evidence from the fabric clearly suggests that this block is abutted by Blocks A5 and A7 to the east and west.
- 8.1.30 The timber-framed nature of the structure is less apparent on the southern elevation of the block (Plate 77). Here it has been largely infilled with red brick laid to a random stretcher-like bond pattern with individual bricks measuring 9<sup>1</sup>/<sub>2</sub> ins x 2<sup>1</sup>/<sub>8</sub> ins x 4<sup>1</sup>/<sub>2</sub> ins, constructed on a stone plinth consisting of medium sized blocks. The two windows at ground floor level which have segmental arch heads and timber framed casements

appear mid/late 19<sup>th</sup>-century in date, which is possibly when the timber-framed range was truncated on this southern side. The majority of the timber framing has been covered on this elevation, despite this, it is clear that it is similar to that seen on the northern elevation. The upper section of the western wall post with teazle tenon is partially exposed; the western principal displays a lower mortise for longitudinal bracing illustrating that the structure ran further to the south for at least one bay. The tie is also partially exposed, with the eastern extent clearly delineated by a four course band of vitrified brick.

- 8.1.31 Part of the western return is exposed despite being obscured by Block A7; this illustrates further the timber-framed origins of the block with the wall plate and corner posts being exposed through the brickwork.

### **Block A6 Interior**

- 8.1.32 Ground floor level of Block A6 consists of a single room **AG13** (Plates 78 to 81). Very little in this room betrays the fact that this is a timber-framed building. The only access to this block is via an inserted doorway in the east wall from AG11 in Block A5. Historic access is likely to have been through what seems to be a blocked central doorway in the north wall, adjacent to a blocked window to the west. Each of the walls is of painted brickwork, whilst there is evidence of a jowled post in the north-west corner. The south wall has a central, painted red brick stack, which contains a now blocked segmental-arch opening. This stack is flanked by two blocked windows to east and west. Both the north and east walls support large beams, which are both first floor beams of the timber framed building.
- 8.1.33 At first floor level, which comprises a single room **AF14**, the timber-framed nature of the block is more clearly expressed with exposed details including a clasped-purlin roof (Plates 82 to 93). Each wall is of infilled red brick and much of the oak roof structure is exposed. The north wall rises to a gable, in which the apex is infilled with corrugated asbestos sheeting. Three courses of large bricks on-edge delineate the position of the tie, which is partially exposed in the corners along with jowl posts and principal rafters. A large doorway at the centre of this wall, probably marking the position of an earlier doorway which provided access to the section removed to the north, has been covered over. The south wall has a central red brick stack which is battered towards the bottom. This is clearly inserted and partially obscures a large slightly cambered tie. A single raking queen strut remains on the east side, whilst there are no remains of the collar. A jowl post is evident on the western side, with peg holes denoting former arch bracing to the soffit of the tie. Like the north wall, this wall rises to a gable and the apex is infilled with corrugated asbestos sheeting.
- 8.1.34 The east wall contains an inserted opening to AF13 in Block A5. The lintel of this crude opening is formed by the stop chamfered wall plate which is obscured by two courses of large red bricks on-edge for the remainder of the wall. The soffit of the plate contains a single-pegged post mortise (Plate 90) and a series of regularly spaced stave holes (Plate 92), whilst the upper plane supports six common rafters, supported by a pair of clasped purlins and with curved longitudinal bracing, which rise from the principal rafters to north and south. The west wall is similar in detail, however unlike its eastern counterpart the central post and a single stud are still in-situ (Plate 93) forming an entrance to room AF14 in Block A7 to the west. Also visible here are the jowelled corner posts and the joint between this roof and the roof of the much later Block A7.

### **Block A7 Exterior**

- 8.1.35 **Block A7** also appears to form part of the laundry complex shown on the 1857 plan (Figure 6, Plates 95 to 97). It is a small, two bay two-storey block in red brick with a pitched and gabled plain tile roof, apparently of early to mid 19<sup>th</sup>-century date. The north elevation is of red brick laid to Flemish Garden Wall bond with individual bricks measuring 8<sup>7</sup>/<sub>8</sub> ins x 2<sup>3</sup>/<sub>8</sub> ins x 4<sup>1</sup>/<sub>4</sub> ins. Ground floor level is entered through an east of centre doorway which has a segmental-arch head housing a simple wooden plank door. It is unclear if this is the original arrangement as there is a section of infilled brickwork and a straight joint to the immediate west of the doorway which suggests that the entrance was once wider. This is also the case with a now blocked segmental arch window to the west of this doorway where infill brickwork and a straight joint to the west suggest a window opening similar to that at first floor level. First floor level has a single segmental arch window with timber plank shuttering. The eaves course band consists of a single course of dentilated brickwork.
- 8.1.36 It is clear from staining and scarring that a later single storey building ran to the west of the west elevation of Block A7 (Plate 97). The west elevation is a relatively plain gable end of red brick laid to Flemish garden wall bond with individual bricks measuring 8<sup>7</sup>/<sub>8</sub> ins x 2<sup>3</sup>/<sub>8</sub> ins x 4<sup>1</sup>/<sub>4</sub> ins. Whilst there is no evidence of the nature of an original fenestration scheme (if any) there is a blocked inserted opening on both levels. The blocked window at ground floor level has a timber lintel and is set in an area of disturbed brickwork. The blocked window at first floor level also has a timber lintel.
- 8.1.37 The south elevation (Plate 96) is also of red brick laid to Flemish stretcher bond with individual bricks measuring 8<sup>1</sup>/<sub>2</sub> ins x 2<sup>3</sup>/<sub>8</sub> ins x 4<sup>3</sup>/<sub>8</sub> ins. Ground floor level has been much altered, with a wide central blocked opening with timber lintel over; above this to the west is a blocked window with a segmental arch opening which, from the evidence from the fabric may have originally formed a doorway rather than a window. Scarring and staining indicates that there was previously a lean to structure running to the south, though the presence of a mature horse chestnut tree in this location suggests that this range was removed some time ago. The eaves level consists of a single course of dentilated brickwork.

### **Block A7 Interior**

- 8.1.38 The interior of this block consists of a single room at both ground and first floor levels. Each wall is of exposed painted brickwork. The ground floor room **AG14** is accessed via a segmental arched doorway to the north, which is set between bullnose brick piers (Plates 98). A section of inserted brickwork to the west of this door suggests that there was an earlier wider opening in this position, a situation reflected in a blocked window to the west, which has a timber lintel and clearly occupies an earlier wider opening (Plate 99). The south wall has a wide blocked doorway set under a large timber lintel (Plate 101), whilst the west wall has a possible blocked central doorway and a blocked window with timber lintel to the north (Plate 102). The east wall is of special interest forming the western exterior wall of the timber-framed Block A6 to the east. It comprises two vertical wall studs with rails, with infill panels of whitewashed brick extending between first floor girth and a horizontal sill beam which itself rests on what may be the remains of a stone dwarf wall/foundations. The first floor is supported by a single, north-south aligned reused beam, set slightly off centre to the east, carried on the western brick pier of the doorway.

8.1.39 **AF15**, at first floor level, is accessed via an opening in AF14 to the east (Plates 104 to 106). It does not seem that this block was originally of two storeys; a fact which is evidenced by the presence of a blocked segmental arched window on the west side of the north wall, cut across by the inserted floor (Plate 106). This situation is replicated on the west side of the south wall. The east wall has been described in detail under AF14 above, whilst there is a further blocked window in the west wall. The roof is supported on a single tier of purlins, wall plates and common rafters, pitched and gabled to the west.

## **8.2 Building B: No. 12 Church Street (Figures 19-22)**

8.2.1 *Building B is located at No. 12 Church Street, occupying a plot on the north side of the street overlooking the Market Place and is centred on NGR SP 30789 97902. The building comprises the main frontage building and an accretive rear wing which abuts Building D to the west. Building B can be divided into 7 distinct blocks of construction with Block B1 which faces on to Church Street, and Blocks B2, B3 and B4 forming the main frontage building, and Blocks B5 to B7 forming the rear wing which stretches westwards into the rear yard. The street frontage block, Block B1, is a medieval timber box-framed structure which has been encased in a double-pile 18<sup>th</sup>-century shell. Evidence of this medieval structure has been revealed following a recent fire, with significant sections of the framing and plaster infill being revealed in first floor rooms. Stylistically this appears to be 14<sup>th</sup> century in date, however, a programme of dendrochronological sampling should provide an accurate date. A brick parapet wall on the main elevation masks the original gables of the timber-framed building. The accretively developed rear wing, carriage arch range, and rear additions to the main frontage building range in date from the late 18<sup>th</sup>-century to the late 19<sup>th</sup>-century. The main frontage block is likely to originally have had a dual domestic and commercial function from the beginning being well situated to profit from the commercial focus of Market Square. The rear additions and wing blocks are all domestic in nature apart from Block B7 which had a dual domestic and industrial function.*

### **Main Frontage Building Blocks B1 to B4 and B8**

#### **Block B1 Exterior**

8.2.2 The street elevation of **Block B1** (Plate 107) is brick-built, laid to Flemish bond with rendered dressings (window arches and applied pilaster strips to east and west). It is of two full storeys with a low, fake third storey parapet wall which serves to obscure two earlier roof gables (Plate 108). Of three bays, the central bay projects slightly. The ground floor comprises three separate 20<sup>th</sup>-century plate glass shop windows, one per bay, which are cut through a projecting string, the central bay also including a recessed doorway. A doorway on the northern side of this elevation forms part of a mid/late 19<sup>th</sup>-century wooden shop frontage on Building A, this is flanked by decorative pilasters and contains a panelled door. At first floor, regular fenestration is of one window per bay, housing 2/2, horned, double-hung sashes. Openings have flat, rendered and rusticated arches with projecting, moulded keystones and a projecting cill band, extending the full width of the elevation. The upper parapet wall gives the appearance of a false second floor, and includes three short, blind windows with similar detailing to the first floor openings. A number of disk-shaped tie plates punctuate the brickwork at first floor level. Block B1 is abutted by Building A to the north and by Block

B2 (a carriage range) to the south. To the south, a wide carriage entrance leads through to the rear of the property beneath Block A2 at first floor level (see below). The southern elevation of A1 below A2 is of whitewashed red brick and includes an inserted doorway with concrete lintel and rectangular overlight and an inserted 20<sup>th</sup>-century timber-framed window with timber lintel and a soldier brick head and sill. The eastern side of the south elevation, which has been rebuilt in red brick laid to stretcher bond, also contains an inserted timber-framed casement window.

### **Block B1 Interior**

- 8.2.3 **Block B1** currently comprises two distinct properties; BG8 to BG12 is utilised as commercial premises, whilst the remainder of the block was most recently used as a domestic residence. The current access and egress to and from this block reflects this division in function, with separate entrances provided for each section. The commercial section (Plates 109 to 116) is accessed via a single doorway, offset to the south side of the slightly projecting central street frontage bay, as described above, which opens onto Room **BG12**. As elsewhere, the fitting out of the rooms for modern commercial purposes with parquet flooring and rendered walls throughout serves to obscure much detail within BG12. In its present form, the room is lit by a large plate glass showroom window to the east (Plate 109) while doorways within the north and south walls give access to **CG10/11** and **CG24** respectively. An interesting survival comprises a series of three elaborately moulded ceiling beams (Plates 110/111), combining paired roll mouldings with hollow chamfers suggestive of a 15<sup>th</sup> or 16<sup>th</sup>-century date and indicating an original room of elevated status. Two beams are aligned east-west, the southern of which runs flush against the south wall of the room and is supported by brackets (Plate 112); the northern beam is formed of two sections, jointed into the east and west of the main north-south aligned principal floor beam. It is apparent that alterations to the plan of the room have been made, the principal floor beam being set off-centre to the north of the room, and it is probable that there was originally a symmetrical arrangement of three beams, the lost third beam having been situated towards the south end of Room BG24. The west wall of this room is a relatively ephemeral insertion, the continuation of the main beam being noted in Room BG5 to the west (Plate 125).
- 8.2.4 To the north, Room **BG24** is accessed via a single door within the inserted north wall of BG12, and incorporates two steps up from room BG12. Again, modern fitting out serves to obscure any trace of the former arrangements of the room, with modern parquet flooring, lined walls and boarded ceiling (Plates 114-115). The west wall includes a central stack with arched recesses to each side (Plate 114); observations within room BG2 to the west confirm that the northern of these two recesses formerly included a doorway.
- 8.2.5 Room **BG10/11** is accessed via a deep doorway in the south wall of BG12 with tripartite panelled reveals and soffit (Plate 113). The rooms formerly formed a single large space, together with **BG8/9** (kitchen and storerooms) to the west, the current arrangement being the result of the 20<sup>th</sup>-century introduction of a series of ephemeral stud partition walls. Again the former arrangements of the room are obscured to a large extent by recent finishes related to its commercial use, with parquet flooring and rendered/lined walls throughout (Plate 116). **BG10/11** are spanned by a single north-south aligned ceiling beam, boxed-in and with elaborate plaster moulding, the latter continuing onto a deep cornice detail which extends to the full extent of the room. The alignment of the beam is somewhat to the east of the north-south beam in Room BG12 to the north. The south wall of BG11 is occupied by a projecting central stack (fireplace

blocked) with wide 20<sup>th</sup>-century window opening to the east (in BG11), and a doorway (within BG8) to the west, giving access to the exterior. A blocked doorway in the west wall of BG8, visible within BG7, formerly gave access to Block B3.

- 8.2.6 The domestic section is accessed via a doorway on the northern side of the main east elevation (Plates 117 to 144). As noted above, this entrance shares a shop frontage with Block A1 of No. 14 Church Street. This doorway provides access to a long thin passageway, **BG1** (Plate 117), which is likely to have been added when the external alterations were made in the mid/late 19<sup>th</sup> century when the shop frontage, which straddles both this building and Building A, was added. It seems that the frontage ground floor rooms (now commercial) were converted to their present function at this time, and this passageway was needed to provide street access to the domestic quarters to the rear and at first floor level. This passageway is entered from Church Street via a half glazed panelled door with curved wrought iron detailing and plain architrave surround. The floor is of patterned mid/late 19<sup>th</sup>-century Minton-style encaustic tiles in terracotta, amber and blue colours and each wall has high moulded skirting boards. A blocked doorway on the east side of the north wall marks the position of a former doorway to room AG1 in Building A. The western end of the passage has a late 20<sup>th</sup>-century 15-pane glazed wooden door set in a plain architrave surround, which provides access to room **BG2** (Plates 118-123) now forms part of Blocks B1 and B4. It would seem that the rear west exterior wall of Block B1 to the north was truncated in the mid 19<sup>th</sup>-century by alterations which saw the construction of Block B4 forming one large room BG2. This room has been much altered in recent times following a fire which gutted much of the building including the roof structure at this point. The ceilings have also been removed in this room meaning that first floor level is exposed, and many of the wall surfaces have been reduced to exposed brickwork. In addition to containing the doorway to the passageway BG1, the north wall also contains a blocked doorway<sup>8</sup>, which provided access to BG24, and a central chimney stack which has a mid 20<sup>th</sup>-century marble fireplace attached. The south wall contains an opening to another corridor BG6 which services the rooms in Block B3. The western side of this room has been badly damaged in the recent fire. As this technically forms part of Block B4 this will be described below.
- 8.2.7 The upper level is accessed via an inserted staircase in room BG5 (Plates 124-126) and also, prior to the recent fire, via a staircase in Block B4. **BG5** is accessed via a semi-circular arch covered entrance from corridor BG6. There is also an inserted round arch internal window with wrought iron insert very typical of the early/mid 20<sup>th</sup>-century. This decorative wrought ironwork motif is further replicated in the inserted staircase BG5 which is likely to be of a similar date. This closed well staircase is of teak and comprises dog-leg stairs with half landing. It has relatively plain newels, handrails and drop pendants, and a decorative wrought ironwork balusters. Of interest in this space is a moulded and chamfered beam, which runs from east to west at ceiling level (Plate 125). This is a continuation of the beam in BG12 signifying that the east wall of BG5 is inserted.
- 8.2.8 First floor level in Block B1 (Plates 127 to 144) has been divided into a number of rooms; BF1, BF2, BF3, BF7 and BF8 and an access corridor BF5 and BF6 with the insertion of stud partition walls during the course of the late 19<sup>th</sup>/20<sup>th</sup> century. Historically, it would seem that this space was in fact divided into two or three rooms. The inserted staircase BG5 opens out onto a small landing **BF6** (Plates 127-9) which

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<sup>8</sup> The panelled door remains behind a stud and plasterboard wall (Plate 123).

provides access to BF1, BF2, the corridor BF5 and the first floor rooms of Blocks B3 and B4. The eastern wall, which contains a doorway with a moulded architrave surround to BF2 is an inserted stud wall. The ceiling is plastered and chamfered to the north and south reflecting the pitched gabled roof.

- 8.2.9 **BF1** (Plates 130-35) incurred significant damage in the recent fire. The entire ceiling has been removed and replaced, whilst much of the wall finishings have been denuded revealing brickwork and significant sections of timber framing (Plates 131-2) which show that this building is in fact of late medieval timber-framed origins, encased in an 18<sup>th</sup>-century shell. This room, floored in east/west aligned 6 $\frac{7}{8}$  inch floorboards is accessed from BF6 via a doorway in the south wall. Despite being badly burnt this doorway appears to have had quite a plain architrave (Plate 130). The remainder of the wall is of exposed red brick and there is a clear straight joint between this wall and the east wall. The west wall has a central projecting brick stack; a straight joint in the brickwork suggests that this is of two separate phases of construction (Plate 130). The southern section of this stack rises to a chimney, whilst the other is truncated at roof level. This stack has an early/mid 20<sup>th</sup>-century ceramic fireplace with iron grate. A much damaged (burnt) doorway to the north of this stack provided access to room AF10, the floor and ceiling surfaces of which were completely removed following the fire.
- 8.2.10 The majority of the lath and plaster finish on the north wall was removed following the fire. This has revealed a highly significant section of close studded timber-framing, including plaster infill with what appear to be horsehair inclusions, in front of the brick south wall of Building A (Plates 131-2; Figure 21 inset). The exposed timber framing consists of eleven vertical oak studs which are pegged to a wall plate, and two complete curved wall braces together with the truncated remains of a further brace to the west. The pattern of bracing suggests a building of at least two bays, and that the framing continued into BF10. However this has been truncated by the insertion of a doorway, formerly providing access to Building A to the north. It would seem likely that the framing originally extended as far as the point where Block A1 meets Block A4 almost half way through room BF10 to the west.
- 8.2.11 Much of the lath and plaster finish has also been removed from the east wall (Plate 133). This has served to shed further light on the former timber-framed character of Block B1. This wall has a central window (an 18<sup>th</sup>-century insertion) which now contains a 20<sup>th</sup>-century replacement 2/2 double-hung horned sash window. This is set within a timber roof truss encased by the raised brickwork of the front façade (Plates 133-5). This roof truss includes purlin mortises, a collar (which is has been cut by the inserted window; Plate 134) and a number of pegs and peg holes. The tie beam lies below the level of the north wall plate and so appears to belong to a quite separate structural unit. Also the south end of the tie beam falls short of the south wall of BF2, pointing to a remodelling of the upper storey, however, it would correspond with the probable position of the floor beam joists for room BG24 below.
- 8.2.12 As noted above, the floor and ceiling of room **BF10** have been completely removed (Plates 118-122). The room was accessed via a doorway off of BF6 and through a doorway in the eastern wall of BF1. This room also appears to formerly have been accessible from Building A through a doorway in the north wall which is now blocked and has had a concrete lintel inserted following the fire. The western side of BF10, which forms part of Block B4, contains an opening to BF14 and the partially removed rear side of a stairwell which has been described in more detail above.



- 8.2.13 **BF2** is accessed from BF6 through a panelled door with a moulded architrave surround in the centre of the west wall (Plate 136). As noted above, this west wall is an inserted stud wall. The south wall also seems to be an inserted wall; this has a west of centre early/mid 20<sup>th</sup>-century ceramic fireplace (Plate 136) with a central motif tile with an image of Methley Hall, Yorkshire (Plate 138).<sup>9</sup> The room is lit by a sash window which is centrally situated on the east wall (Plate 137). The double hung sash itself, like that in BF1, is a late 20<sup>th</sup>-century replacement.
- 8.2.14 The west wall of **BF3** is also an inserted stud wall containing a panelled door with a moulded surround (Plate 139). The south wall is also largely an inserted stud apart from a stack on the western side. The room is lit by a sash window in the east wall (Plate 140-1), similar in detail to those within BF1 and BF2. Some of the lath and plaster finish has been removed from around the window revealing a very similar situation to that in the east wall of BF1. Here it is apparent that there is a timber gable truss encased within raised brickwork (Plates 142-3), and that the timber collar has been truncated by the insertion of the sash window. Angled coving of the ceiling in the southeast corner reflects the pitched gable roof.
- 8.2.15 **BF5** is an inserted corridor which provides direct or indirect access all of the rooms in the southern side of the first floor of Block B1 (Plate 144). This corridor is accessed up two steps from BF6, and both the east and west walls are inserted stud walls.
- 8.2.16 A doorway with a tripartite overlight in the west wall of BF5 provides access to **BF7** and **BF8**. These inserted rooms were most recently utilised as a bathroom, with BF8 forming a separate WC. BF8 is lit by upvc window and is set within a 20<sup>th</sup>-century felt covered dormer.

### **Block B2 Exterior**

- 8.2.17 At the south end of the building, a wide carriage arch leads through to the yard to the rear, with a rendered single room range over (**Block B2**), pitched old tile covered roof with a ridge stack to the south (Plates 145-6). This carriage arch range is blind to the front (Plate 145), where it is supported to the south by an inserted brick pier with chamfer stop. The span itself is supported on a number of north-south running pegged beams supported on beam sockets to the north and south. These beams at the time of the fieldwork were covered by timber weather-boarding. Eaves level consists of a moulded eaves board projecting from a course of rendered brickwork.
- 8.2.18 The rear elevation of the carriage arch range is of red brick laid to Flemish Garden Wall bond (Plate 146). This is supported large timber beam and has a central tripartite timber-framed casement window.

### **Block B2 Interior**

- 8.2.19 The interior of Block B2 consists of a single first floor room (Plates 147-9). This is accessed via the corridor BF5 in Block B1 down a single step through a plank and battened door with a relatively simple iron latch. Immediately east of this door is a projecting stack (Plate 147) which is related to BG11, the ground floor room in Block B1

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<sup>9</sup> Methley Hall was the country house of the Savile family, Earls of Mexborough. Having origins in the fifteenth century and containing additions by Carr in the 1770s, Methley Hall was demolished in 1963. It is likely that this particular design of fireplace went into production following the visit of H.M. Queen Mary, consort of H.M. King George V to Methley Hall in 1935 (<http://en.wikipedia.org/wiki/Methley>).

to the north. This room is lit by a single window in the west wall; a tri-partite timber-framed window with a central casement with iron fittings (Plate 148). The south wall has a central stack containing an inserted early/mid 20<sup>th</sup>-century ceramic fireplace (Plate 149). This is situated under what is perhaps part of an original fireplace which has a splayed lintel and projecting flue. The ceiling is chamfered to the east and west reflecting the pitched roof.

### **Block B3 Exterior**

8.2.20 **Block B3** is an early/mid 19<sup>th</sup>-century 2 bay two storey red brick block located immediately to the rear of Block B1. Externally it consists of a south (Plate 150) and a west facing elevation (Plate 151). The south elevation/return appears to have been almost completely re-faced above ground floor level which itself is laid in a random bonding pattern with bricks measuring 9 $\frac{1}{8}$  ins x 2 $\frac{3}{4}$  ins x 4 $\frac{3}{8}$  ins. This has a single inserted late 19<sup>th</sup>/early 20<sup>th</sup>-century doorway with a concrete moulded, shouldered arch head (Figure 22). This has been partially blocked with brick work and a single upvc window. First floor level is delineated by a projecting red brick string course consisting of two courses of  $\frac{1}{4}$  brick and one course of  $\frac{1}{2}$  brick projections. The only evidence for fenestration on the upper levels is two small blocked segmental arch openings at first floor level. Attic level is defined by a single projecting brick string course. It would seem that the curved gable end is a later addition and has been constructed around an earlier chimney stack which is conspicuous from the surrounding brickwork. The gable end itself is unusual in character; it appears asymmetrical in profile with a single kneeler on its western side, which is recessed back from the remainder of the gable. The recessed east side of this elevation rises to an inserted upvc dormer at first floor level.

8.2.21 The western elevation (Plate 151; Figure 22b) which is of red brick laid to Flemish Garden Wall bond with individual bricks measuring 8 $\frac{3}{4}$  ins x 2 $\frac{1}{2}$  ins x 4 $\frac{1}{4}$  ins, rises from a slightly projecting rendered plinth. The fenestration scheme at ground floor level has been greatly altered; an inserted early/mid 20<sup>th</sup>-century double doorway with flanking windows, rectangular fanlight and concrete lintel provides access to the interior, whilst an inserted upvc window to the south provides light to BG14. This window, which has a concrete lintel, a soldier arch head, and a upvc sill, has clearly been inserted into an earlier opening. A further inserted window to the south, which provides light to the pantry BG15, has a timber lintel which seems too large for this opening in its current form. First floor level is delineated by a concrete covered brick string. The two windows at this level seem offset to the north reflecting the fact that Block B5, which partially obscures the remainder of this elevation, is a later addition. These tripartite (north) and four light (south) mullioned and transomed timber frames windows with leaded panes, have solid headed arches and timber sills, and appear to be of an early/mid 20<sup>th</sup>-century date. Unusually, the plain tiled roof which rises from an eaves course of dentilated brickwork is gabled to the south and hipped on the north, where it extends over Block B5.

### **Block B3 Interior**

8.2.22 Ground floor level of **Block B3** (Plates 152 to 159) contains a long north-south running corridor **BG6** which provides access to two large rooms on its western side and an inserted WC room BG7 at its southern terminal. It also provided access to the staircase BG5 in Block B1 and to room BG8 through a now blocked doorway. **BG7** was previously part of this corridor until it was divided off with a panelled door with overlight sometime in the 20<sup>th</sup> century for use as a toilet. A upvc window was also inserted at this time.

- 8.2.23 Room **BG13** (Plates 156-7), which may have been a living room or possibly a bedroom is lit by wide double doors, with flanking windows and overlights in the west wall. It is likely that this is an original doorway with inserted plate glass panes. The east wall has a north of centre chimney stack containing an early/mid 20<sup>th</sup>-century ceramic fireplace, to the north of a doorway to BG6 which has a moulded architrave. Each wall in this room has moulded skirting boards and picture rails. Three beams at ceiling level (two running north-south and the other east-west) have been plastered over.
- 8.2.24 **BG14** (Plates 158-9) was until recently utilised as a kitchen. The presence of a pantry, BG15, and a wide fireplace suggests that this was in fact also its historic function. This room is entered via a doorway with moulded overlight from corridor BG6 and is lit by an inserted tripartite upvc window. The south wall has a wide alcove on the eastern side. A large timber lintel covers the entire span of this. It would seem that despite alterations in the course of the 20<sup>th</sup> century, which saw the space subdivided and tiled over, that this is a kitchen hearth which utilised the chimney stack behind as a flue. To the west of this is a doorway to a small room **BG15** which was probably used as a pantry. This pantry is tiled and lit by a small inserted timber-framed window. Room BG14 has two north-south running timber beams which have been plastered over.
- 8.2.25 First floor level appears to originally have consisted of a single large room (Plates 160 to 165). This has subsequently been divided into two rooms and an access corridor. This corridor **BF9** (Plate 160) is accessed up a flight of three steps from BF6 in Block A1, was until the recent fire also accessible from AF10 in Block B4. Room **BF11** (Plates 161-3) is entered through a relatively plain moulded doorway. The north wall is an inserted stud wall and each wall has relatively high skirting boards. The room is lit by a four light mullioned and transomed timber-framed window with leaded panes, and appears to be of an early/mid 20<sup>th</sup>-century appearance. The south wall has a central early/mid 20<sup>th</sup>-century ceramic fireplace which is flanked by two built-in cupboards. The ceiling is decorated with coved corncicing.
- 8.2.26 **BF12** (Plates 164-5) is lit by a tripartite timber framed window with leaded panes, and appears to be of an early/mid 20<sup>th</sup>-century appearance. Each wall, including the south wall and east walls which are insertions, have high skirting boards like in BF11. The east wall has a central stack with reeded arrises, which doesn't have any evidence for a fireplace, and the entire surround around the door to BF9 has been removed.

### **Block B4 Exterior**

- 8.2.27 **Block B4** is a mid 19<sup>th</sup>-century infill block between Block B1 and Building A. The only externally visible section of this block is seen in the rear yard between Block B5 and Building A. This takes the form of a two storey red brick section similar in detail to the exterior of Block A2 above, with a doorway at ground floor level and window at first floor level (Plate 12).

### **Block B4 Interior**

- 8.2.28 At ground floor level, Block B4 comprises the western half of BG2, the corridor and stairwell BG3, and BG4 which is a small 'L' shaped room formed by the rear of this stairwell. **BG2** and **BG4** have been greatly altered by the recent fire. As noted above, the ceiling of both of these rooms has been completely removed; in addition it would seem that a wall to the east of the stairwell BG3 has also been removed. This wall

formed the eastern wall of the small 'L'-shaped room BG4, which is likely to have been some sort of storage room. The southern section of this, which is accessed by a much damaged doorway to the east, is covered in a 20<sup>th</sup>-century flame retardant material and has a quarry tile floor. The northern section of this room is accessed through a doorway with a timber lintel from the southern section; this section of the room is of whitewashed brickwork, and there is a round arched opening just above this doorway. The east wall of this has been removed, and there is an inserted hatch with a timber lintel in the west wall. This hatch overlooks a stairwell to a wine/beer cellar below.

8.2.29 The corridor and stairwell **BG3** provide access to Phoenix Yard, to BG16 in Block B5, and to first floor level. In addition a blocked doorway in the northern wall also previously provided access to Building A. The western terminal of this corridor has a half glazed door with overlight to Phoenix Yard. This has a chamfered architrave, and is very much early/mid 20<sup>th</sup>-century in style. The southern wall of this corridor contains three doorways. The most easterly of these provides access to a flight of stairs, consisting of red brick steps, and a tubular steel handrail, leading to a beer/wine cellar<sup>10</sup>. The central doorway provides access to the stairwell to first floor level. This is a closed well staircase with a dog-leg with winder stairs, and will be described in more detail below. Like the rest of the doorways in BG3 the doorway to BG16 has a chamfered door surround.

8.2.30 First floor level in Block B4 comprises a central stairwell (Plate 170), a corridor BF14 (Plates 172-3), the southern half of BF10, and a bathroom BF13 (Plates 173-4). The northern side of summit of the stairwell has two turned newell posts with ball finial and stick balusters with a plain curved handrail, which is consistent with a mid 19<sup>th</sup>-century date for this block. The string and dado rail on the south wall of this stairwell appear to be early/mid 20<sup>th</sup>-century additions. The corridor **BF14** is lit by a 12 pane double hung unhorned sash window with a moulded architrave in the west wall. A blocked doorway in the north wall provided access to this corridor from Building A. This corridor also provided access to BF10 to the east and to another corridor BF15 in Block B5 to the south. Each of the openings and wall arrises has beaded edges. The bathroom **BF13** is accessed via the corridor BF15. This has suffered quite a lot of damage following the recent fire. The east wall appears to have been rebuilt in brickwork laid to stretcher bond, whilst the ceiling has been removed and the room is exposed to the newly constructed roof. Despite this some features remain which illustrate its former use. The most notable of these is a basin niche in the north wall; this has a ceramic basin, and is likely to be of mid/late 19<sup>th</sup> century in origin.

8.2.31 Tyre (2008, 71) lists the known owners and occupiers of No.12 Church Street, based upon an analysis of Census data, trade directories and the 1633 Hearth Tax returns, as follows.

Date	Owner	Business
2008	Howkins and Harrison	Estate Agents
1912	William Steel	Wholesale beer and spirits
1901	William Steele	Brewers agent
1891	William Hatwell	Ironmonger's porter
1881	David Wilner	Solicitor's Clerk
1871	William Ison	Retired veterinary surgeon
1861	William Willothese	Retired farmer
1851	<i>Unoccupied</i>	

<sup>10</sup> This was not accessed during the fieldwork element of this study due to Health and Safety concerns.

1841	William Freer	
1786	William Freer	
1633	---	

**Table 3:** Historical owners / occupiers of No.12 Church Street

### **Rear Wing Blocks B5 to B7**

8.2.32 The rear wing can be divided into three distinct blocks; Blocks B5, B6 and B7 (Plates 175/6).

#### **Block B5 Exterior**

8.2.33 On initial inspection **Block B5** and **Block B6** seem to be of one phase of construction; however the external finishing/facing in both the north and south facing elevations of each is markedly different to its neighbour, despite a shared roof, apparently original, and a continuous footprint. The 'Plan of Property belonging to William Freer 1857' (Figure 6) shows Block B5 and a vacant plot between this and Block B7 to the west. By the time of the 1<sup>st</sup> Edition Ordnance Survey map 1888/9 this space had been infilled. **Block B5** itself is a single pile two storey two bay early/mid 19<sup>th</sup>-century block with a pitched plain tile roof. The entire southern elevation has been detailed to appear gothic in style (Plate 177). This façade is of vitrified red brick laid in stretcher bond with individual bricks measuring 8¾ ins x 2½ ins x 4¼ ins. Ground floor level has a rendered plinth band, and has two blind gothic-style windows with simple 'Y' tracery, brick sills and blue on-edge brick infills. This fenestration pattern is replicated at first floor level. It would seem that these windows were originally intended to be blind as nothing in their fabric would suggest that they were ever glazed. This may have been a practical consideration as they would have overlooked the tannery yard. Alterations in this façade include the insertion of glazing into the west window at ground floor level, an inserted plate glass window with timber lintel through the west window at first floor level, and small four pane fixed window below eaves level on the eastern side. A red brick chimney rises centrally through a plain tile roof. There is a clear straight joint between this elevation and the southern elevation of **Block B6** (Plate 177).

8.2.34 The northern elevation of **Block B5** is of red brick construction covered in stucco scored in imitation of ashlar (Plate 178). Ground floor level is lit by a multi-pane timber framed bay window, whilst first floor level is lit by a 16-pane hung sash window, with a stone sill and rusticated rendered flat arch head with projecting keystone. The fabric suggests that this block abuts Building A to the east.

#### **Block B5 Interior**

8.2.35 Block B5 consists of a single room at ground floor level (Plates 179 to 181). This living room **BG16** is accessed via a doorway with a moulded architrave on the eastern side of the north wall from the corridor BG3 in Block B4. It is lit by a wide multi-pane bay window complete with panelling (Plate 179). Each wall has high moulded skirting boards and the ceiling is detailed with a plain chamfered cornice. The south wall has a central stack with an inserted early/mid 20<sup>th</sup>-century ceramic fireplace (Plate 180). A gothic-style blind window to the west of this stack has had a pane of glass inserted to provide light to this side of the room. A doorway in the west wall provides access to BG17 in Block B6 (Plate 181); it has a thick, moulded architrave with a chamfered plinth block.

8.2.36 First floor level has been divided into two rooms, a bedroom BF16 (Plates 183/4) and a hallway BF15 (Plate 182) linking Block B5 with Block B4. **BF15** appears to have been originally part of a single room at this level. This has been divided up using stud walling as part reorganisation at first floor level in the late 19<sup>th</sup>/ early 20<sup>th</sup> century. The southern end of the corridor has been further subdivided to provide a WC which is accessed via a panelled door with moulded architrave with chamfered plinth blocks. This WC is lit by a four pane timber-framed window with a moulded architrave. Access to **BF16** is through a doorway in the west wall with a panelled door with a moulded architrave surround. This room is lit by a wide 8/8 double-hung unhorned sash window with a decorative moulded surround in the north wall (Plate 183). Further light is provided in this room by an inserted square window in the southern wall. This south wall has an east of centre stack with an early/mid 20<sup>th</sup>-century ceramic fireplace. Each of the walls in this room have high moulded skirting boards and moulded picture rails. A doorway on the north side of the west wall provides access to BF16 in Block B6. This doorway, which is accessed up a flight of two wooden steps, has a moulded panelled door and moulded architrave with chamfered plinth stops.

#### **Block 6 Exterior** (Plates 185 and 178)

8.2.37 The south elevation of the late 19<sup>th</sup>-century **Block B6** is of red brick laid to Flemish garden wall bond with individual bricks measuring 9 $\frac{1}{8}$  ins x 3 $\frac{1}{8}$  ins x 4 $\frac{1}{4}$  ins. Ground floor level has a blue brick plinth of c five courses of brickwork and a central inserted timber-framed window with lintel and blue brick sill (Plate 185). First floor level has a central elliptical oculus window and was heavily overgrown with ivy at the time of the survey. The map evidence and a straight joint suggest that this block abuts Block B7 to the west.

8.2.38 The corresponding north elevation (Plate 178) is of red brick laid to Flemish bond and is in the Arts and Crafts style. This has a blue brick plinth and a central two storey bay with timber framed sash mullioned windows. This bay rises to a gable end and has decorative features including faux timber framing with diagonal brick nogging, bargeboards, decorative brackets and finial. This block is clearly abutted by Block B7 to the west.

#### **Block B6 Interior**

8.2.39 Internally Block B6 consists of a single room at ground and first floor levels (Plates 186 to 191). **BG17**, which is accessed from BG16 in Block B5 through a panelled door with a moulded architrave with chamfered plinth blocks, is likely to have been used as a living room. Each wall in this room has high moulded skirting boards, and very ornate moulded cornicing. This room is lit by a wide multi-paned and panelled bay window with a moulded architrave with chamfered plinth blocks (Plate 186) and by a small window with moulded surround high up in the south wall (Plate 188). The west wall has a central early/mid 20<sup>th</sup>-century ceramic fireplace (Plate 187) and a doorway containing a moulded panelled door surrounded by a moulded architrave with chamfered plinth blocks to Block B7. The ceiling has a very ornate central rose with acanthus leaf detailing (Plate 189).

8.2.40 **BF17** is likely to have been utilised as a bedroom. This is lit by a bay window in the north wall (Plate 190) similar to that in BG17 below and by a central elliptical oculus window with a beaded surround in the south wall (Plate 191). Each of the walls in this room has high moulded skirting boards and moulded cornicing. Access is provided to

this room from BF16 to the east through a moulded panelled door with moulded surround, and from the bathroom BF18 to the west through a similar doorway with chamfered plinth blocks. The west wall of BF17 has a central stack with a mid 20<sup>th</sup>-century ceramic fireplace.

### **Block B7 Exterior**

8.2.41 Originally **Block B7** consisted of an early to mid 19<sup>th</sup>-century two storey industrial red brick gable-ended rear wing. This was modified in what appears to have been a mid/late 19<sup>th</sup>-century attempt to prettify and domesticise the north side of the yard, which also included the construction of Block B6 and the addition of a bay window to Block B5. The south elevation (Plate 192) appears to remain in its entirety; however, the eastern end was heavily covered in foliage at the time of the survey so it is difficult to be entirely conclusive. This elevation is of red brick laid to Flemish Garden Wall bond with individual bricks measuring 9 $\frac{1}{8}$  ins 2 $\frac{3}{8}$  ins x 4 $\frac{1}{4}$  ins, with a two storey western section and a two storey with attic eastern section. On initial inspection there is no obvious bay rhythm to the fenestration scheme, however, scarring at first floor level does suggest that there were originally three windows at first floor level. The eastern section has a single blocked segmental arch window at ground floor level, whilst the western section has a number of blocked or altered windows and doors. At ground floor level these include a blocked doorway with segmental arch to the west adjacent to Building D, to the east of this are a blocked segmental arch window and door. Further to the east is a blocked carriage entrance with a segmental arch head. First floor level on both east and west sections is delineated by a decorative projecting brick string consisting of two courses of  $\frac{1}{4}$  oversail brick above a single course of  $\frac{1}{2}$  oversail brick. It would seem that the multi-pane round arch metal-framed window to the east is the only original opening to survive on this elevation. The two square multi-pane metal-framed windows to the east of this appear to have been inserted into earlier openings, which have been partially blocked with brickwork. Both plain tile roofs are gable ended with ridge tiles. Evidence from the fabric such as a straight joint would suggest that Building D to the west pre-dates this section of the rear wing.

8.2.42 The northern elevation of Block B7 (Plate 193) has been altered in the mid to late 19<sup>th</sup> century as part of its partial conversion to domestic use. What remains of the original scheme is the western two storey section. It appears that this original elevation stretched eastwards to where Block B6 now stands. The extant original façade is a two storey, seven bay section. This is of red brick laid to Flemish garden wall bond with individual bricks measuring 9 $\frac{1}{8}$  ins 2 $\frac{3}{8}$  ins x 4 $\frac{1}{4}$  ins. ground floor level has a central segmental arch doorway which is flanked by a pair of segmental arch windows with multi-pane metal-framed windows with splayed blue brick sills. Adjacent to the western windows is a further segmental arch headed doorway; whilst adjacent to the eastern windows is a flat headed doorway which provides access to a small storeroom. This is currently obscured by timber and metal stairs to a door at first floor level. This upper storey has an inserted doorway on its eastern side and a single segmental arch headed window similar to those at ground floor level. The remainder of this elevation has been altered/obscured by later additions as part of its conversion to a domestic function. The most westerly of these additions is a late 19<sup>th</sup>-century two bay, two-storey outshot. This is of red brick laid to stretcher bond with individual bricks measuring 9 $\frac{1}{4}$  ins x 3 ins x 4 $\frac{1}{2}$  ins. Ground floor level has a segmental arch doorway and a segmental arch window with multi-paned iron casement frame and blue brick sills, whilst first floor level has two tall rectangular openings housing metal, multi-pane windows. This clearly abuts another addition to the east. This four-bay two storey with attic mid to late 19<sup>th</sup>-century addition

is of red brick laid to Flemish garden wall bond with individual bricks measuring  $9\frac{1}{8}$  ins x 3ins x  $4\frac{3}{8}$  ins. The frontage is stepped with each section containing one bay, at ground floor level the eastern bay has a doorway with moulded architrave, whilst the western bay has a wide semi-circular arch window multi-pane iron casement frames and blue brick sills. Both sections at first floor level have segmental arch headed windows with splayed blue brick sills and multi-pane iron casements. The western return, which is partially obscured by the later addition to the west has a red brick chimney which appears to have been heightened (perhaps in the same scheme of works which saw the additions constructed) and a window identical to those at first floor level.

### **Block B7 Interior**

- 8.2.43 Internally, **Block B7** can be broken down into two distinct elements; to the west is a pair of adjacent two-storey workshops while to the east is a series of rooms of a more domestic character, again arranged over two storeys, apparently subject to secondary modification and probably originally forming a eastern continuation of the workshop range. Access to all elements is currently from the north only, via a series of three doorways, two to the west being primary with a third door to the east, serving BG21, representing part of the secondary adaptation. The two western doors give onto small independent workshop spaces, BG24 and BG25.
- 8.2.44 At the eastern end of **Block B7**, a doorway with segmental arch gives onto room **BG21**. The room is rectangular in plan with whitewashed brick walls and quarry tiled floor, it is lit by a single segmental headed window housing an iron-frame, multi-pane window set to the east of the door within the north wall (Plate 199). A further small square window in the south wall, blocked in brick, is located above a glazed basin with tiles splash-back which is supported on two piers of glazed brick (Plate 200). A wide doorway recorded externally is not immediately apparent within the fabric of the interior wall, which may have been more extensively refaced when the opening was blocked. The east wall is dominated by a large brick stack serving both BG21 and BG20 to the east, the northern part of the stack comprising a recess housing a modern boiler. Doorways in the east and west walls give access to Room BG20 and a small toilet (**BG22**) respectively. The ceiling of BG21 is supported on a single, north-south aligned timber beam set slightly off centre to the west of the room and is lined with tongue-and-groove boarding.
- 8.2.45 Room **BG20** is accessed solely from room BG21 to the west with no door opening to the exterior, though a blocked doorway within the south wall was noted externally (Figure 20). The room is approximately rectangular in plan, narrowing slightly to the south and with a small rectangular intrusion at the north-east corner related to lobby BG18. The walls are plastered and rendered and the floor is of plain 9 inch quarry tiles. The room is lit by a wide, semi-circular headed window in the north wall (Plate 201), housing an iron-frame, multi-pane window; a further (blocked) window within the south wall, recorded externally, is obscured internally by render. A recess within the east wall, occupying the southern part of the brick stack, houses a 20<sup>th</sup>-century gas cooker; adjacent to the recess the doorway through to room GF21 retains its moulded timber architrave. The west wall includes two doorways (Plate 202); to the south a simple plank and baton door opens onto a straight-flight stair with winders top and bottom (**BG/BF19**; Plates 203/4) which rises from south to north to room BF20 over while, to the north, a small four-panel door opens onto an understair cupboard. The ceiling structure of BG20 is obscured by modern plaster render.



- 8.2.46 Stair BG19/F19 rises to room **BF20**, which occupies an 'L'-shaped plan, accommodating bathroom BF18 (not accessible) to the north-east corner. Walls are rendered and papered throughout, save those enclosing BF18 which are of horizontally set tongue-and-groove planking (Plate 205); the room is floored throughout in 6½ inch softwood boards laid upon east-west aligned floor joists. It is lit by a single 1/1 vertical sash window in the north wall. At the north-west corner, a simple ladder stair (Plate 206) gives access via a small hatch to roofspace **BS1**, which is boarded out in 6 inch boards and is lit by a single rectangular window with segmental head in the west wall, housing a timber casement, set hard against the northern side of the brick stack. The roof is of ten plain rafter pairs supported on a single tier of purlins, embedded within the brickwork walls to east and west.
- 8.2.47 At ground floor level, **BG24** forms the eastern extent of the surviving workshop range; it is approximately square in plan with two matching window openings with segmental heads in the north wall, adjacent to the doorway (Plate 207). The south wall includes a blocked door and blocked window, each beneath plain timber lintels and with vents over (Plate 208). A further, low door (blocked) within the east wall formerly gave access to room BG23 to the east. Walls are of whitewashed brick, partly lined in perforated fibreboard panels while the floor has been furnished with a secondary concrete screed. 'Ghosts' of two tiers of shelving are traceable on the east, west and south walls. BG24 retains its first floor (accessed only at first floor level), supported by a single north-south aligned beam (re-used) supporting a total of nine east-west aligned joists. No obvious sign of an original internal stair access between the two levels was apparent.
- 8.2.48 The upper level of the workshop range over BG24 is approached via an ephemeral external timber stair, rising west-east against the north wall of BG24 (Plate 193) which gives, via a small landing, onto room **BF21**. Room BF21 continues the line of the workshop range represented by BG24/25 to the west, though the room is here somewhat wider, the north wall having been pushed out contemporary with the domesticisation of the rooms to the east, creating a slight outshot (Plate 209), the difference in brick being clearly visible externally. Walls are of whitewashed brick and the floor is of mixed softwood boards, laid north-south and varying from 6½ to 9½ inches. The rebuilt north wall includes two tall, narrow housing 6 pane iron casements, while a simple square window is located slightly off-centre to the east of the south wall (Plate 210); straight joints below this window opening suggest a former door opening (see Figure 22a). The east wall is dominated by the brick stack serving BG20/21 at ground floor level, with stepped brickwork to the northern side. The roof is formed of ten plain rafter pairs supported on a single tier of plank section purlins embedded in the brickwork of the walls to east and west, a second lower purlin to the northern roof-slope reflects the former line of the north wall. A doorway within the southern end of the east wall gives on to room BF22.
- 8.2.49 Room **BF22** forms the upper floor of workshop BG 24. It is approximately square in plan with whitewashed brick walls and floor of north-south aligned 6½ inch softwood boards. The room is lit by a single segmental headed window in the north wall (Plate 211) and a square window opening in the south wall, each housing iron-framed multi-pane windows. As in BF21, straight joints in the brickwork beneath the southern window indicate the opening formerly extended to floor level. The west wall includes an apparent blocked opening at high level (Plate 212; also visible within BG25) the original function of which remains unclear. The roof is formed of ten plain rafter pairs supported on a single tier of plank section purlins, embedded in the brickwork of the walls to east and west.

8.2.50 **BG18** is an antechamber providing access via stairs rising to first floor level in Block B7, and descending to a cellar, with an exterior door to Phoenix Yard to the north. This is accessed from the exterior through a glazed and panelled doorway with moulded architrave surround. The doorway to BG17 in Block B6 contains a panelled door with moulded architrave. The doorway to the cellar to the south is similar in detail and this leads to a flight of brick steps to a cellar beneath BG17 which was far too unstable to record during this phase of recording.

8.2.51 **BG25** forms the western end of the range, butting up against Building D, and is essentially similar to BG24, approximately square in plan with whitewashed brick walls and an uneven floor of brick setts. Originally of two storeys, the upper floor has been removed leaving a single high space, open to the roof; the level of the former first floor is clearly indicated by a single north-south aligned beam, by an offset in the brickwork of the south wall and by a series of infilled joist sockets within the eastern and western walls. No definitive trace of original internal access between the floor levels was identified, though a scar in the render of the south wall adjacent to a blocked door is suggestive of a stair rising west to east in that location. The room is lit by two matching window openings with segmental heads in the north wall, to the east of the doorway, beneath which is set a simple, solid timber work bench (Plate 213). The south wall includes a blocked doorway at the western end at ground floor (Plate 214) and a single, round headed window opening at first floor level (Plate 215), housing an iron multi-pane frame. The roof is plain, with paired rafters supported on a single tier of purlins, simply lodged into the brickwork of the eastern and western walls. The upper levels of the exterior brick walls are tied by three iron tie-rods; interestingly the brickwork of the north wall above the level of these ties (amounting to a maximum of eight courses) would appear to have been raised, an observation that is supported by the evidence of a former, lower roof scar visible within the west wall of the room (Plate 217). A segmental headed opening set slightly off centre to the south, high within the west wall represents a former exterior window within the eastern gable of Building D; it is furnished with iron pintles to its northern, recessed jamb (Plate 217). A second blocked opening is evident within the upper east wall, here set centrally within the gable (Plate 216); also visible within **BF22** (Plate 212) this apparent former opening is somewhat enigmatic. The cill of the opening is set above the floor level of the upper rooms to either side and it is therefore unlikely to have served to provide effective communication between the two blocks at this level, while a function as an exterior window for either of the blocks is negated by the fact that they appear contemporary. The original function of this opening is thus not immediately apparent.

8.2.52 The south and west walls of **BF18** are inserted stud walls, which divide BF20 in to two rooms. BF18 was most recently a bathroom which is accessible from BF17 and the staircase BF19. This room is lit by a four pane casement window with a central mullion and thin glazing bars in the north wall. The doorway to BF19 has a moulded architrave with chamfered plinth blocks. The west wall contains a boiler cupboard with a plank and batten doorway, whilst a stack on the east wall contains a free standing sink.

### 8.3 **Building C:** No.10 Church Street (Figures 23 to 25)

8.3.1 *Building C is located at No.10 Church Street occupying a plot on the northern side of the street, immediately south of the open Market Place and centred on NGR SP 30793 97912. This former house, which is currently used for commercial purposes at ground floor level, consists of the street frontage building, and two rear wings, forming a 'U'-shape in plan. Phase-wise Building C can be divided into six distinct blocks, with Block*

*C1, the main frontage building, facing onto Church Street. Externally block C1 appears to be of a early 19<sup>th</sup>-century date, however evidence from the second storey suggests that this constitutes a later remodelling and heightening of an 18<sup>th</sup>-century structure. This is single-pile in plan with a rear stairs outshot and has a central hallway dividing the two main rooms at ground floor level. A number of additions were added to the rear between the mid/late 18<sup>th</sup>-century and the late 20<sup>th</sup> century. Lack of access to the interiors of much of the rear wings meant that it was difficult to apportion function, however it seems that these had a mixed commercial and domestic usage.*

### **Main Frontage Building Block C1**

#### **Block C1 Exterior**

- 8.3.2 The street elevation of **Block C1** is of red brick construction, it is rendered and scored in imitation of ashlarwork, and has a red brick plinth of c. six courses of brickwork (Plates 218-221). It stands to three storeys, with reduced proportions to second floor level, all having three window bays beneath a pitched, slated roof with moulded cornice detail. The ground floor comprises a symmetrical layout of a central doorway with a rusticated rendered semi-circular arch flanked to north and south by wide original window openings containing inserted plate glass windows, below flat, stepped rusticated rendered arches with projecting key-blocks. First floor level is delineated by a slightly projecting painted stone string. Fenestration at this level is of three 6 over 6, double-hung unhorned sashes with moulded frames and exposed sash-boxes, set almost flush with the wall face. Window openings have stone cills and rusticated rendered flat arches with projecting key-blocks. The attic-storey displays three low window openings of similar design, here housing six-pane fixed lights to north and south flanking a central blind window.
- 8.3.3 Stylistically this street frontage appears to be of an early 19<sup>th</sup>-century construction, however on closer examination, particularly in the interior, it would seem that this front elevation is a remodeling and that the core of the building pre-dates this period.
- 8.3.4 Part of the north return can be seen externally where it rises above the pitched roof-line of the covered carriage entrance between Nos. 10 and 12. The elevation is plain, of red brick construction laid to Flemish bond; a clear change in the brickwork indicates that the low attic-storey is a secondary addition, the raised section of brickwork to the north being distinct, in stretcher bond (Plate 219).
- 8.3.5 Similarly, sections of the south return are exposed despite being largely obscured by No. 8 Church Street, which itself appears to post-date Building C. This is also of red brick construction laid to Flemish bond; again a clear change in the brickwork indicates that the low attic-storey is a secondary addition, the raised section of brickwork to the north being distinct, in stretcher bond.

#### **Block C1 Interior**

- 8.3.6 The ground floor of Building C is accessed via a central doorway in the street elevation (previously described), which opens into a narrow, enclosed entrance lobby **CG1**, flanked by rooms CG2 and CG3 to north and south respectively. Room **CG2**, to the north, is currently occupied by a cobbler's workshop, the arrangements of which mask, to a large extent any traces of its original layout (Plates 222 to 224). The room is lit by a secondary large, bi-partite plate glass window in the east wall (Plate 223), within

an original opening with splayed reveals. The walls and ceiling of the room are fully lined in fibreboard panels obscuring any primary detail; a single north-south aligned ceiling beam (also boxed-in; Plate 223) spans the room, offset slightly to the west of centre.

- 8.3.7 Rooms **CG3** and **CG6** which form the southern range of the building, currently occupied by a bookseller's premises, were not accessible at the time of survey. However, a cursory inspection from the exterior would appear to indicate that, as with the northern room, recent finishes serve to effectively obscure any signs of early arrangements.
- 8.3.8 First floor level is accessed via a closed stairwell which is situated in what appears to be an original outshut containing both the stairwell **CG12** and corridor **CG7** which affords access between the main frontage block C1 and Block C2 to the rear (Plates 225 to 227). **CG7** would have formed the main circulatory area within Block C1 providing access to the frontage, rear wings and the upper levels. This hallway comprises an inserted doorway to CG2 on the east side, a blocked doorway with moulded architrave to CG5; the ground floor room of Block C6, and a doorway to G8 in Block C2 on the west side. Doorways in the north wall provide access to the stairwell CG12 and to an understairs cupboard. The four panelled door with strap hinges to the understairs area appears original; however its counterpart to the stairwell is a mid/late 20<sup>th</sup>-century insertion. The closed well staircase consists of a quarter turn at ground and first floor levels and has an elegant carved wooden handrail (Plate 228) which diagnostically seems to be 18<sup>th</sup>-century in style.
- 8.3.9 The stairwell opens out into a lobby space **CF9** at first floor level (Plate 229) which performs a similar function to CG7 at ground floor level, being the main source of access to almost all of the upper level rooms, the rear wings, and the attic space above.
- 8.3.10 The layout of the first floor is similar to that of the ground floor, comprising two rooms separated by a narrow central passage, or what on the upper level is a storage room. Room **CF1** (Plates 230-233), which was most recently utilised as a kitchen, is accessed via an early/mid 20<sup>th</sup>-century panelled door, which is set in an earlier opening, has moulded skirting boards, and a north-south running chamfered ceiling beam with run out stops (Plate 233). Each of the walls in this room appears original, and the room is lit by a central 6/6, double-hung sash window in the east wall (Plate 230). This window has thin glazing bars, which are diagnostically consistent with the early 19<sup>th</sup>-century date for the remodelling of the street frontage, a splayed embrasure with plain moulded architrave, panelling and a window seat. Another interesting feature in this room is a narrow blocked doorway in the north corner of the west wall (Plate 232) which provided access to CF10 (inaccessible at time of the survey)<sup>11</sup> which was presumably utilised as storage space. A panelled doorway on the west side of the south wall (Plate 231) leads to CF2 which was presumably used for storage, but could perhaps have been a dressing room should CF1 have been a bedroom, or perhaps a pantry should it have been a kitchen.
- 8.3.11 **CF2** is lit by a 6/6 double-hung sash window in the east wall (Plate 235); this is similar in detail to that in CF1 however it does not have a splayed embrasure. Like CF1

<sup>11</sup> It is likely that the unutilised space CF10 is a remnant of the later wings being added following the addition of the staircase outshot. Due to their positioning CF10 and its counterpart CF5 could not have windows and therefore their usage was limited.

it also has a north-south running chamfered ceiling beam with run out stops (Plate 234) at either end, signifying that this is an original room.

- 8.3.12 The main feature of **CF3** is a late 19<sup>th</sup>-century fireplace on the west wall (Plate 236). This has a built-in cast-iron register grate, a cast iron surround with marigold detailing and floriated glazed tile panels, and a plain wooden architrave, with console brackets supporting the wooden lintel. The remainder of the room, which is entered through a relatively low doorway with moulded surround from CF4 is similar in detail to CF1 in that it is lit by a 6/6 sash window in the east wall (Plate 237), and has a north-south running chamfered ceiling beam with run-out stops (Plate 239). In a mirror image to CF1 the south side of the west wall has an opening to a small cupboard space (Plate 238); this has a narrow batten and plank door with a moulded architrave surround containing a four panelled door.
- 8.3.13 The lobby space formed by **CF4** and **CF6**, links CF3 with staircase CF9, and provides access to the toilet spaces CF7 and CF8 which are located in the later Blocks C5 and C6. A north-south running chamfered ceiling beam on the western side of CF6 (Plate 240) is perhaps a remnant of the former western extent of the street frontage block C1 prior to the construction of the additions to the rear. The south wall of CF4 and CF7 is an inserted stud wall behind which is an area of unutilised space **CF5** which was inaccessible at the time of the survey. However, it was possible to gain some understanding of this room through a hole in the wall (Plate 241). Each wall in this area was of exposed brickwork, with a number of phases apparent. Of particular interest was the remains of a chimney stack on the east wall to the rear of the present stack, this had been partially truncated to the north revealing the soot lined inner flue. Ceiling level comprises a number of un-dressed beams running east-west supporting the floorboards of the attic room above.
- 8.3.14 Second floor/attic level (Plates 242 to 253) is accessed via what appears to be a historically inserted wooden stairs (Plate 250) through a doorway in CF6. This staircase, which has a ¼ turn at the bottom and an ⅛ turn at the top, has an understairs cupboard. The attic consists of two separate areas CS1 and CS2 which also provide access into the roof spaces of Blocks C2 and C5.<sup>12</sup> It is clear from CS1 and CS2 that Block C1 has been historically heightened. The original roof structure, which seems 18<sup>th</sup>-century in appearance, remains largely intact. Tie beam and collar trusses survive at the north and south gable ends with raking struts rising from the tie beam to the principals at a point immediately below the collar. The Tie beams and collars are cambered and may be re-used medieval elements. Between these two end trusses is a series of interrupted tie beam trusses. In his investigation of Staffordshire farm buildings Peters (1988) found that the majority of this type of roof truss (Peters type 4a) dated from the mid-18<sup>th</sup> century.
- 8.3.15 The two trusses retain Roman numeral carpenter's marks (Plates 245-7). Mortise sockets on the collar soffits suggest they may have been reused. When the roof level was raised the east elevation was simply built up in brick, the eastern purlin raised and buttresses created between the raised wall and the original queen post trusses (Plate 249). A new plate was introduced atop the stone blocks of the exterior cornice detail, roughly finished internally; additional strutting was inserted between the raised roof and the earlier trusses. It is supported on the west side by an inserted brick pillar.

<sup>12</sup>

These were inaccessible during the survey due to health and safety considerations.

The newly heightened east wall contains two six-pane fixed windows which flank a central blind window.

- 8.3.16 Tyre (2008, 70) lists the known owners and occupiers of No.10 Church Street, based upon an analysis of Census data, trade directories and the 1633 Hearth Tax returns, as follows.

Date	Owner	Business
2008	Butlers and Grey	Bookshop
1912	Joseph Woods	Boot and shoe dealer
1901	Joseph Woods	Boot and shoe dealer
1891	<i>Unoccupied</i>	
1881	William Starmer	Boot and shoe maker
1871	Alfred Clarke	Currier
1861	Thomas Kimberlin	Currier
1851	John Kimberlin	Boot maker
1841	Thomas Pullin	Currier
1786	Joseph Phillips	
1633	Richard Mosse	

**Table 4:** Historical owners / occupiers of No.10 Church Street

### **Rear Wings and Additions Blocks C2 to C6**

- 8.3.17 The rear wings and additions can be divided into five distinct blocks C2-C7.

#### **Block C2 Exterior**

- 8.3.18 **Block C2** appears to be a mid/late 18<sup>th</sup>-century rear extension to the street frontage Block C1 (Plates 255-6). This two storey structure is constructed in red brick laid to Flemish garden wall bond with individual bricks measuring 9 ins x 2 ins x 3 7/8 ins, it is rectangular in-plan and extends westwards forming part of the northern arm of the 'U' shaped plan. The block has a pitched gable plain tile covered roof which springs from a decorative dentilated brick eaves course. The gable end, which is now almost completely obscured by Block C3 to the west (Plate 254), has a projecting brick string and tumbling-in style eaves (Plate 255). The north return, which is devoid any original fenestration, is whitewashed at ground floor level, and has three inserted openings a central window flanked by two doorways. The central window, which has a concrete lintel and timber cill, appears to have been inserted into a larger earlier opening. The doorway to the east, which appears to be a 20<sup>th</sup>-century insertion, has a thin concrete lintel and plain wooden surrounds, whilst the doorway to west has a stylised faux-ashlar concrete surround. First floor level is delineated by a projecting three course brick string consisting of two courses of quarter brick projections beneath a single course of half brick projection. This upper level consists of plain brick walling pierced by a west of centre inserted fixed timber framed window with frosted glass. Above to the east of this window is a beam socket, which is repeated in a similar position at ground floor level. It is clear from the fabric that this block is abutted by Block C3 to the west, however, the relationship with Block C1 is less clear from the external fabric. There are no straight joints or other phasing evidence visible externally, which may suggest that the north return of Block C1 was refaced when Block C2 was constructed. The southern return was ivy covered at the time of the survey (Plate 256); however it was possible to make out its diagnostic features such as dentilated brick eaves, first floor string course, and what appear to be an inserted door and window at ground

floor level, and a window at first floor level. Beam sockets reflect the arrangement on the north return. This southern elevation is partially obscured by a narrow infill block, Block C6.

### **Block C2 Interior**

- 8.3.19 Internally Block C2 consists of a single room and corridor at ground floor level and a single room at first floor level. The corridor **CG9**, which currently provides access to Block C3, was inaccessible at the time of survey. **CG8** was until recently utilised as a sandwich shop, it is unclear what its original function was, it may have been an extension to the domestic arrangements of the street frontage building, or it may have had an industrial or shopping function. The room is accessed from the exterior (via the carriage arch) through an inserted 20<sup>th</sup>-century doorway with a half glazed teak effect door (Plate 257). The floor is of lino covered concrete, and the room is lit by three-light multi-pane casement window in the north wall (Plate 259), and an inserted teak-effect window in the south wall. The position of the north window is interesting in that the embrasure appears to be partially blocked by the west wall which is shared by the corridor CG9. Whilst this wall is of solid construction it is likely that it was inserted when Block C3 was constructed (see below). An interesting feature high up on the southern side of this wall is a protruding wedge shaped keystone (Plate 261), which may mark the position of a former doorway to CG9. The eastern wall contains a very interesting feature; this is a cast iron cooking range set into a high semi-circular arch covered fireplace (Plates 257/8). The area behind this (CG13) is inaccessible, and, as will be illustrated later, forms part of unutilised space at ground and first floor levels that were formed when Block C2 was constructed. A doorway with a moulded architrave on the southern side of this wall provides access to a corridor in Block C1. The ceiling is characterised by a distinctive north-south aligned chamfered beam with run-out stops (Plate 260).
- 8.3.20 Room **CF11** at first floor level (Plates 262-4) contains two north-south running chamfered beams with run-out stops (Plate 264), similar to that recorded in CG8. This room was utilised until recently as a kitchen/food preparation area. The floor boards are covered with carpet and linoleum. The room is accessed from the main frontage building via steps from landing CF9 through a low doorway with a plain architrave containing a mid/late 20<sup>th</sup>-century panelled door (Plate 262). Access to CF14 in Block C3 is afforded via steps through a doorway with a moulded architrave and panelled door. The room is lit by an wide tripartite plate glass casement window with chamfered mullions, brass fittings, and a window seat (inserted into an earlier opening). There is a further inserted window in the north wall; this is a relatively small square timber framed window with frosted glass (Plate 264). An interesting feature in this room is a blocked up cupboard/storage space at the northern side of the east wall. This is likely to have provided access to CF10; a space created when Block C2 was constructed.

### **Block C3 Exterior**

- 8.3.21 **Block C3** (Plates 265-7) is a mid/late 19<sup>th</sup>-century addition. This two-storey single bay industrial building clearly abuts Block C2 to the east, rectangular in plan and offset at a slight angle to Block C2. Of brownish red brick construction, the exterior walls are laid to a stretcher-type bond with random headers (individual bricks measuring 8 $\frac{5}{8}$  ins x 2 $\frac{1}{2}$  ins x 4 $\frac{1}{4}$  ins), beneath a plain tile roof pitched roof. The principal west-facing elevation (Plate 265) is a gable end, pierced by central segmental arch windows at both ground and first floor levels. Both windows have splayed blue brick sills with a

single course of oversail red brick aprons. The wider ground floor window was boarded up at the time of the survey, whilst the first floor window contains a two light 16-pane casement. To the north of this window is an inserted doorway with a concrete lintel and a kalamein door, accessed from the exterior by a steel stairway with tubular steel railings and handrails. Ground floor level has been whitewashed, whilst also at this level, scarring and the presence of a building base to the west suggests that there was previously a (later) building standing to the west. The return to the north (Plate 267) is of plain brickwork construction, and is pierced at the east side of ground floor level by an inserted window with a timber surround. There is a clear straight joint between this elevation and Block C2 to the east. The only significant architectural feature on this wall is a plinth level cast-iron ventilation grille. Scarring, isolated sections of concrete rendering and whitewashing, and the remains of a gatepost suggest that there may also have been buildings to the north. There is also a rectangular tie-bar mid-elevation at first floor level. Ground floor level of the southern return (Plate 266) is whitewashed, this contains a segmental arch window, this has a splayed blue brick cill, and to the east of this is a blocked segmental arch doorway, which perhaps provided the original exterior access to this block. First floor level is plain brickwork. There is a clear straight joint between this elevation and Block C2 to the east suggesting that Block C3 is of a later phase of construction.

### **Block C3 Interior**

- 8.3.22 Internally ground floor level was inaccessible at the time of the survey. First floor level consists of one large room **CF14** (Plates 268-70) with carpet covered floor boards, plain-chamfered skirting boards, plain picture rails, and a chamfered ceiling reflecting the gable. The room is entered internally from CF11 up two steps through a southern doorway with a moulded architrave and mid/late 20<sup>th</sup>-century inserted fire-door. The principal feature of this room is a central north-south running king-post truss which is partially obscured by the ceiling (Plate 269). Supported by a chimney stack on the north wall, this truss has iron bracing and a central bolt. The chimney stack contains a fine cast iron fireplace (Plate 270). Despite being painted white, and fitted with a modern gas fire unit, this fireplace retains much of its elegance and is stylistically of a mid/late Victorian appearance. The room is lit by a two light 16-pane casement window in the west wall (Plate 268). This window has a moulded architrave, a thin wooden cill, and a plain stay and handle.

### **Block C4 Exterior**

- 8.3.23 **Block C4** is a late 20<sup>th</sup>-century, one-storey pitched roof gabled extension of red brick in stretcher bond, PVC faux sash windows, and a blind oeil-de-bouef mid gable (Plate 271).

### **Block C4 Interior**

The interior of this block was inaccessible at the time of the survey.

### **Block C5 Exterior**

- 8.3.24 **Block C5** forms the southern arm of the 'U' shape plan (Plate 271). This is a two-bay, two storey gabled structure with a plain tiled roof and a chimney at the apex of the gable. The principal west-facing elevation of this block appears to have undergone extensive refacing, and numerous phases of brickwork reflect this. This elevation has



been partially obscured by Block C6 to the west. Despite this, much of the elevation is visible. Ground floor level has been whitewashed, and a blocked window on the north side of the elevation has been partially obscured by Block C4. First floor level has a single multi-pane cross casement window with a timber lintel. The block seems to have been extensively refaced; the most obvious section of this is within the gable which has been refaced in a blue/vitrified brick laid to Flemish Garden Wall bond. The northern return is a plain red brick wall laid to a Flemish-type bond with bricks measuring 9 $\frac{1}{8}$  ins x 2 $\frac{1}{8}$  ins x 4 $\frac{5}{8}$  ins. The lower section of the north-west corner is dressed with bullnose bricks. The eaves are treated with brick corbelling. Eaves level on the southern return has clearly been rebuilt. Much of this return is obscured due to the addition of Block C4 and the rear wing of the adjacent No. 8 Church Street.

### **Block C5 Interior**

- 8.3.25 The majority of the interior of this block was inaccessible at the time of the survey. The only room accessed was room CF7 a small inserted WC containing no original fixtures or fittings.
- 8.3.26 Due to the extensive refacing of the exterior of this block and lack of access to the interior, it is difficult to speculate on a date for this structure. However it does seem likely that it was constructed after Block C2. Incidentally the brickwork on this return appears much older than that on the west-facing elevation.

### **Block C6 Exterior**

- 8.3.27 **Block C6** which is a later infill block is constructed of red brick laid to stretcher bond (Plate 263). This seems to have been inserted in order to provide for additional toilet facilities on the first floor in the early 20<sup>th</sup>-century. Ground floor level has a blocked doorway, whilst there is a narrow awning window with frosted glass at first floor level.

### **Block C6 Interior**

- 8.3.28 Ground floor level was inaccessible during the time of the survey and the upper level was occupied by a WC.

## **8.4 Building D** (Figure 26)

- 8.4.1 *Building D is located to the far end of the range of back-buildings extending westwards from the rear of No.12 Church Street, forming the northern side of Megginson's Yard, and is centred on NGR SP 30752 97918.*

### **Exterior** (Plate 273-5)

- 8.4.2 The southern elevation (Plate 273) includes a date stone inscribed 'W.F. 1803' (Plate 276) which presumably refers to William Freer, who is recorded as the owner of No 12 Church Street in 1786 and 1841, and of No.14 Church Street in 1841 (see Tables 2 & 3). As noted above there is some speculation as to the original function of this building, in that it may have originally served as a Unitarian Chapel (see Section 7.23). Despite much alteration and a change to industrial use, the built fabric does tend to suggest that this was a former chapel. However, a more intensive programme of historic research than that carried out for this report, is required in order to ascertain the original function and history of this building.

- 8.4.3 Building D is a red brick built, two storey structure laid to English garden wall bond with individual bricks measuring  $9\frac{3}{8}$  ins x  $2\frac{3}{8}$  ins x  $4\frac{5}{8}$  ins. It is rectangular in plan of four equal bays, and has a pitched plain tile roof, gabled to the east and west (Plate 275). The roof, which is two-tone with an upper band of red tile and a lower band of grey tile, rises from an eaves band of two courses of oversail brick. Two rectangular-in-plan lean-to outshots abut the north facing elevation (Plate 274). The western outshot is a single storey structure whilst its neighbour rises to two storeys.
- 8.4.4 The main entrance to this structure is via a semi-circular arched doorway on the eastern side of the southern long elevation (Plate 273). This elevation, which does not retain any of its original fenestration, displays obvious signs of alteration and modification (Figure 22a). The principal alterations are a row of blocked openings which straddle both ground and first floor levels. These take the form of five equally spaced inserted sections of brickwork laid to English garden wall bond with individual bricks measuring  $9\frac{1}{4}$  ins x  $2\frac{5}{8}$  ins x  $4\frac{5}{8}$  ins. These sections of inserted brickwork are surmounted beneath eaves level by thin timber lintels. It is unclear from the surviving fabric what the exact nature of the scheme may have been. However, the presence of the timber lintels would suggest that these took the form of flat headed lights such as sash/casement or flat headed fixed light windows rather than curved or gothic style windows. It is also unclear from the surviving fabric as to whether a single window occupied these now infilled spaces at both ground and first floor levels or whether there were windows at both levels. Unfortunately, evidence on the interior does not contribute to our understanding of the fenestration scheme as it is inconclusive as to whether the timber plank first floor is original to the structure. Other alterations to this elevation include what appear to be blocked doorways at ground and first floor level in Bay 1, a blocked doorway at ground floor level in Bay 2, and a possible blocked doorway in Bay 3 at ground floor level. Also in Bay 3 is an inserted semi-circular arched window containing a mid 19<sup>th</sup>-century fixed-light metal framed multi-paned window. Bay 4 has been much altered; this has an inserted semi-circular arched window at ground floor level, and an inserted segmental arch window with a multi-paned fixed light metal frame. This window seems to be inserted within an earlier partially blocked segmental arched window opening with stone hinge blocks, which itself appears to be an insert. It is likely that this bay may have contained a similar type opening to those other in-filled bays. It is clear that Block B7 of Building B abuts this elevation to the east.
- 8.4.5 The western gable (Plate 275) is of red brick laid to stretcher bond with individual bricks with individual bricks measuring 9 ins x  $2\frac{1}{8}$  ins x  $4\frac{1}{4}$  ins. In character with the rest of the building this elevation has also been much altered; ground floor level contains straight joints and timber plank levelling courses. In addition to this, whitewash, scarring, joist holes and two sawn-off purlins provide evidence for the former existence of a pitched-roof range to the west of Building D. First floor level has a central elliptical arch window (frame removed).
- 8.4.6 Ground floor level of the northern long elevation has been largely obscured by later additions. These additions take the form of a single storey lean-to addition to the west and a two storey lean-to structure to the east. The western outshot is a late 19<sup>th</sup>-century addition which was constructed in red and blue brick laid to a random bond with a slate covered mono-pitch roof. It is possible that this outshot was used as stabling or to house carriages as it is perforated by two wide carriage openings with plank doors. The presence of stone hinge blocks in the western doorway only suggests

that the eastern doorway was a later insertion. This outshot is lit by semi-circular arched windows to the east of the most easterly doorway and by a similar window in the west wall. It would seem that this addition abuts and therefore post-dates the two storey outshot to the east, a mid/late 19<sup>th</sup>-century structure of red brick laid to stretcher bond with a plain tile roof was heavily overgrown at the time of the survey. The north facing elevation of this outshot is pierced at ground floor level by two timber framed windows with the casements removed. First floor level is lit by a single window on the east side of this elevation. This outshot is accessed via doorways on both levels of the east facing elevation. The central ground floor doorway has a timber lintel and a sliding timber door, access to first floor level is through a plank door with a plain timber surround. Access to this door is likely to have been via a ladder as there is no evidence of stairs up to it. There is a trellised ventilation grille to the north of this. It is clear from this elevation that this outshot abuts Block B7 of Building B to the south.

- 8.4.7 First floor level of the northern long elevation has four visible bays, with the remaining bays to the east obscured by the two-storey outshot. Like the south elevation it is clear that much alteration has been carried out. Again it would seem from the fabric and other evidence such as extant straight joints and the presence of a timber lintel above the second window to the west that much of the original brickwork has been replaced and all of the windows appear to have been inserted. The four visible bays consist of three semi-circular arch covered windows of a mid 19<sup>th</sup>-century date containing thin multi-pane metal frames. The third bay from the west contains a wide tri-partite multi-pane timber-framed mid-late 19<sup>th</sup>-century window surmounted by a segmental arch. Eaves level is of a single course of oversail brick.

### **Interior**

- 8.4.8 The main access to the interior of Building D is via a segmental arch doorway in the most easterly bay of the south facing elevation in room **D1** (Plate 277). It is clear from an inspection of the fabric that this doorway has been inserted, a fact which is especially highlighted by a straight joint in the reveal of the door which is also formed by a higher and wider arch on the internal side of the reveal, perhaps part of the original fenestration scheme. Internally the doorway is formed by a timber lintel which has clearly been inserted.
- 8.4.9 Ground floor level is likely to have originally formed one large room; this has subsequently been subdivided into a number of individual rooms D1, D2, D3, and D4. All of the original *i.e.* external walls display exposed brickwork on the interior. The floor is largely of poured concrete, however, sections of red brick pavements are exposed in places, particularly in D1. Of the present internal walls the wall dividing D1 and D2 seems to be a late 19<sup>th</sup>/early 20<sup>th</sup>-century insertion. The wide opening between these two rooms, which is now filled with a mid/late 20<sup>th</sup>-century partition, forms a step detailed with blue bullnose bricks. The western wall of D1 is largely obscured by a mid 20<sup>th</sup>-century timber panelled 'office' room (Plate 279) which also obscures an inserted wooden straight flight east-west running stairs (Plate 278) providing access to first floor level. A large chamfered north-south running beam supports the floor board ceiling above.
- 8.4.10 Room **D2** (Plate 280) has three similar chamfered beams (Plate 283) and has a concrete floor with a vehicle inspection pit in the south-west corner. The south wall of this room is of exposed brickwork with a protruding skirting course in places. This wall has a number of blocked windows and doors and is currently lit by a recessed round

arch headed window. The west which is of painted brickwork is inserted and divides room D2 from D4, this supports a further timber beam above. The north wall of D2 has been truncated when the outshot D3 was added in the late 19<sup>th</sup>-century. The line of this wall is now marked by an RSJ at ceiling level.

- 8.4.11 The northern/external wall of outshot/lean-to room **D3** (Plate 281) contains a wide, double panelled and battened door; this is divided from a partially blocked semi-circular arch window by a protruding brick pier which carries a reused chamfered beam at roof level.
- 8.4.12 The remainder of the once large original ground floor room comprises room **D4a** which has a blue brick paviour floor with a central inspection pit. There are a number of blocked doorways in the south wall, and there is a north-south running beam at ceiling level. The north wall has been removed and the threshold with room D4b is marked by an east-west running chamfered beam. **D4b** (Plate 282) which is part of the lean-to outshot addition has double doors similar to room D3, these however have stone hinge blocks, whilst the west wall has a blocked semi-circular arch window. The east wall is of exposed brickwork containing a doorway with an exposed lintel providing access to room D3.
- 8.4.13 First floor level (Plates 284-90) is divided into two rooms D6 and D7. Room **D6** is currently accessed via the stairs from room D1. Each wall in this room is of painted brick, and has been further subdivided by mid/late 20<sup>th</sup>-century panelled walls. The east wall of this room has a blocked wide segmental arch window at its centre, whilst the west wall, which appears to be an historic insertion has a large semi-circular opening which leads to room D7. The south wall has an inserted window with a timber lintel. The floor is of carpet covered floorboards and the roof has been obscured by an inserted lath and plaster ceiling.
- 8.4.14 Room D7 occupies the majority of the space at first floor level. This has oak north-south running floorboards measuring 8¼ ins in width and has a very impressive roof comprising two king post trusses with two tiers of rough hewn purlins and principals. The south wall has four evenly spaced brick piers and contains straight joints and lintels relating to blocked windows seen on the exterior. This wall is also lined with timber shelving. The east wall (as seen in D6 above) is likely to be inserted and contains a wide semi-circular arch opening. This opening is likely to be a replica of the elliptical arch opening in the west wall. The north wall contains a number of brick piers and three semi-circular arch windows and a wide segmental arch window which have been described in detail above.
- 8.4.15 Appended to the northern side of Building D is a two storey brick-built extension with mono-pitch roof, abutting the east end of the northern exterior wall of the main range. The structure is of two, even bays, demarcated by a projecting pier of brickwork in the north wall and is accessed at both ground and first floor level via offset doorways within the east wall; no sign of an original stair access to the upper door survives. Ground floor level (Plate 291) forms a single open space (**DG5**), floored in brick setts with two small, flat-headed window openings in the north wall and a blocked doorway in the south wall, formerly giving access to the eastern bay of the main range. At first floor level (Plate 292), the block is likewise of two bays forming a single space (**DF8**) of two bays, floored in east-west aligned softwood boards (4½ to 6½ in. wide). A blocked opening within the south wall of the western bay represents a former window of the main range, probably originally of round arched form. The roof is formed of

simple plain rafters set to either side of a more substantial principal, the latter resting on a wooden block atop the central, projecting pier of brickwork in the north wall. An original timber purlin has been augmented with an inserted rolled steel purlin, both being lodged within the brickwork of the east and west walls

## 8.5 Boundary Wall (Figure 2)

8.5.1 The wall formerly demarcating the boundary between Hatton's hat manufactory and Megginson's Yard/Phoenix Yard to the east and north is brick-built, standing to an average height of c.2.75m. It extends northwards for a total of 28.9m from the north-east angle of the exterior staircase attached at the corner of Building E, at which point it returns westwards, running 11.3m to meet the north-east corner of Building H. The wall is clearly of a number of phases of construction which can be related to the structural development of the manufactory complex evident from a review of the historic maps (Figures 6-12). The east elevation of the Building E staircase is of orange/red brick laid to Flemish stretcher bond with three courses of stretchers between Flemish courses. A sloping scar of a former abutting range is clearly visible, reflecting a mono-pitch roof sloping upwards from south to north (Plate 293). The southern section of the boundary wall, of red brick laid to stretcher bond is bonded into, though clearly distinct from, the brickwork of the staircase. A section of refaced brickwork, in yellow/brown brick and standing 1.25m high, extends across the lower part of the staircase structure and the adjacent boundary wall. This section of wall incorporates four courses of ashlar stonework hard against the southern site boundary (Plate 294). To the north of this section of wall was a clearly distinct section of wall, 9.5m in length with clear straight joints to both north and south and including four relieving arches of double header-course construction at ground level (Plate 295). Flemish stretcher bond to lower wall, purple-blue header course, stretcher bond above. The central section of the wall abuts the northern section in a clear straight joint (Plate 296), the latter brickwork being in mix of red and blue-grey brick laid to stretcher bond. At the northern extent of the wall, it returns westwards (Plate 297) to meet the north-east corner of Building H.

8.5.2 The boundary wall clearly serves to separate the two distinct collections of buildings, Phoenix/Megginson's Yard to the east and the hat manufactory buildings to the west. The phasing evident within the brickwork of the wall would seem to relate to organisational changes within the hat manufactory – specifically, down to the OS edition of 1958/9 (Figure 10), the footprint of Building E is shown as extending eastwards as far as the boundary wall while in the OS edition of 1971, Building E is shown as free-standing structure set back from the boundary wall, as is the case today.

## 8.6 Building E (Figure 27; Plates 299-309)

8.6.1 Building E is located to the rear of the back-plots of Nos. 10-12 Church Street, colloquially known as Megginson's Yard. Centred on NGR SP 30713 97919, it forms a part of the former hat manufactory complex of W.A. Hatton Ltd.

8.6.2 Building E is a brick-built range of three full storeys, rectangular in plan of four equal bays with a pitched, slated roof, gabled to north (Plate 299) and south. Appended at the south-east corner is a brick built stairwell rising to the first floor only (Plate 300).

- 8.6.3 The eastern and western long elevations are essentially similar, of brick laid to English bond with regular fenestration of eight window openings (two per bay) at each floor level (Plates 301 and 302 respectively). Windows have segmental-arches, formed of double-header courses of blue-grey engineering brick, and sloping cills of chamfered blue-grey brick. Iron windows are of fixed, multi-pane form with a small 2-pane, centrally hinged opening panel. The eaves level is augmented with projecting string and dentil bands. Circular section building tie end-plates are located at bay divisions at first floor level only. Within the western elevation, the northern and southern windows at first floor level have been converted to form doors, serving raised walkways to Buildings H and F respectively, while at ground floor level, the Bay 2 windows have been converted to form a wide double door, the original brick arches surviving above an inserted steel lintel. Within the eastern elevation, the windows of the ground floor have been fully blocked in two phases, the lower part in brick and the upper in breeze-block
- 8.6.4 The northern gable elevation displays paired window openings at first and second floor level, details matching those of the long elevations, while the ground floor includes a single, segmental headed doorway, offset to the west of centre. The southern elevation is for the most part obscured by the attached stairwell, though it includes an (?) inserted doorway to the west (external) and a single doorway (internal) at the base of the stairwell.
- 8.6.5 Internally, each floor level comprises a single open workshop space, liberally fenestrated to the east, west and north, designed so as to maximise the amount of natural sunlight entering the workshops. Window openings have straight edged, perpendicular jambs and plain cills; at ground and first floor levels, the lower segmental arch of the openings is recessed slightly from the interior wall face (Plates 304/5). Second floor windows are shorter and are arched with a single header-course (Plate 306). Two small areas of patching at high level within the north wall at first floor level (Plate 305) may indicate the former location of line-shafts. The upper levels are floored in 4½ inch softwood boards carried on substantial, transverse timber beams supported to east and west by projecting piers of brick, floor beams displaying chamfered arises and plain run-out stops. The floor of the ground floor is formed of a concrete slab. Access between floors is provided by the exterior stairwell (GF/1F) and by two interior wooden flights (1F/2F) located against the gable walls; a series of redundant joist sockets observed within the well of the northern stair (Plate 305) implies that it is a secondary introduction while details of the southern stair suggest that it is a primary feature and details appear contemporary with those of the exterior stairwell.
- 8.6.6 The roof is of four bays demarcated by three timber, queen-post trusses with joggled posts and shallow raking struts, numbered III, II and I from south to north with short chiselled marks (Plates 307/8). The northern face of the northern truss additionally displays a number of long, scratched Baltic importer's marks (Plate 309). The roof is carried on a single tier of through purlins, supported on timber cleats on the exterior of the principal rafters, open to the ridge and clad internally with lath and plaster render.
- 8.6.7 Historical maps indicate a building occupying this location as far back as the 1<sup>st</sup> edition Ordnance Survey map of 1888/9, though in all editions down to 1971, the building occupies a more extensive ground plan, extending further both to the north, linking to Building H to the north-west, and east, extending as far as the recorded boundary wall

(see above). No evidence has been recorded for the physical continuation of the recorded three-storey range, the northern and eastern walls evidently representing external elevations, at least at upper levels; it is thus assumed that any former extension was in the form of adjoining buildings, perhaps of lesser height.

- 8.6.8 Two published historic photographs dating to the 1920s possibly show Building E in use; the first (Jenking 2001, 33 top) appears to show the ground floor of the range in use as the 'finishing shop', the second photograph (Jenking 2001, 32 top), can be more certainly identified as the second floor of the range and is in use as a 'machine shop'. In both photographs, work benches are arranged along the sides and middle of the range while in the image of the upper level, it can be seen that the northern stair between first and second floor levels had not been introduced at this date.

## **8.7 Building F** (Figure 28; Plates 310-321)

- 8.7.1 Building F (Plate 310) represents a composite structure and is clearly of more than one phase of construction. It is centred on NGR SP 30698 97919 and forms a part of the former hat manufactory complex of W.A. Hatton Ltd.
- 8.7.2 The earliest section of the building is located to the east (room GF/1) and represents a small rectangular building (4.66m N/S x 3.85m E/W), originally of two storeys, though the upper part of the standing structure has been renewed. At ground floor, a central, semi-circular arched door occupies the centre of the east elevation (Plate 314), flanked by two small window openings with segmental heads, formed of a single header course, and sloping, slate cills externally (Plate 315). All openings have been blocked in brick. A further single door is located in the south elevation, again blocked, though in two phases suggesting it had been first adapted to form a window before becoming redundant (Plate 316). The west wall of GF/1 forms a wide opening into the secondary structure GF/2, spanned by a single RSJ.
- 8.7.3 Located to the west of GF/1, Room GF/2 represents a plain, rectangular structure of two bays, measuring 5.48m (N/S) x 7.25m (E/W). The north wall includes a double door to the exterior (E) and two fixed metal-framed windows (W); a further exterior doorway (blocked) is located to the south end of the west wall. The south wall is open to a simple lean-to extension (GF/3) of breeze-block construction with a mono-pitch roof of corrugated iron and plastic skylights (Plate 317).
- 8.7.4 The first floor of Building F is accessed via an external stair rising against the west elevation (Plate 312; also serving the first floor of Building G) and via a raised walkway from Building E to the east (Plates 311/313). The first floor level is split into two rooms; Room 1F/2 corresponds to GF/2 at ground floor, and forms a single open workshop space (Plates 318-20) though with inserted stud partitions forming a corridor against the west wall. The room is of two bays with regular fenestration to north (2 per bay) and south (1 per bay); all windows are of fixed iron-frames with 6-pane, side-hinged opening panels. The pitched roof is carried by a central king-post truss with joggled post and low raking struts, the tie resting to north and south on projecting piers of brickwork (Plate 321). The roof is supported on a single tier of timber through purlins carried on timber cleats to the exterior face of the principals. The roof is ceiled at the level of the purlins, though a lower, suspended ceiling has been introduced below the eaves level and survives in places. The eastern room (1F/1), subdivided to form toilet facilities accessed from a lateral corridor to the south, represents a raising/rebuild of the upper part of the early structure (GF/1) described

above. A plain doorway at the east end of the south wall gives onto the raised walkway leading to the first floor level of Building E.

8.7.5 A review of historical maps confirms the development of Building F evident from an inspection of the built fabric. The eastern section of the building (GF/1) is clearly shown on the 1<sup>st</sup> edition Ordnance Survey map of 1888/9 (Figure 7), though it is apparent that, at that date, it formed part of a narrow, north-south aligned range, parallel to Building E to the east. By the time of the 1924 edition map (Figure 9), the structure had been extended to the north linking through to the east-west range formerly occupying the yard area between Buildings F and H, while to the west a series of infill buildings occupy the area to the south of this range. The 1958 edition map shows the surviving western extension (GF-1F/2) to be in existence, while the lean-to extension (GF/3) was formed to the south after 1971 (Figure 11), being first indicated on the 1991 edition (Figure 12).

8.7.6 Historical photographs (see Alexander and Slater 1992, 50, bottom) clearly show the first floor of Building E (Room 1F/2) in the 1920s, when it was in use as a 'Velouring Shop'. The western part of the surviving structure must thus have been added soon after the 1924 edition Ordnance Survey map, on which it is not present.

## **8.8 Building G** (Figure 29; Plates 322-329)

8.8.1 Building G is located to the rear of No. 50 Long Street (formerly the Brown Bear public house), and is accessed by a track running perpendicularly to Long Street (Plate 322), formerly passing via a passageway below No.48 (see Figures 8/9). Centred on NGR SP 30689 97916, it forms a part of the former hat manufactory complex of W.A. Hatton Ltd.

8.8.2 Building G is a brick-built range of three full storeys, approximately rectangular in plan (though tapering slightly towards the north) of 3 bays with a pitched, slated roof gabled to north and south (Plates 322/3). Exterior elevations are laid predominantly to English bond, though with Flemish stretcher bond used in the upper parts of the gables; the eaves level of the long elevations is augmented by a projecting string and dentil course. Circular section tie end-plates are located at the bay divisions at second floor level only. At first and second floor levels, the western long elevation displays a regular pattern of two windows to the north (Bay 1), double doors (Bay 2) and a further, single window to the south (Bay 3); the doorways were formerly served by a hoist which projects at eaves level. Ground floor openings follow a similar pattern though spacings vary from the upper levels; the doorway at ground floor is a single, pedestrian door with arched-head set lower than the adjacent window openings. Window openings display segmental heads of double header courses and sloping cills throughout, all of blue-grey engineering brick. The western long elevation is plain, with no primary openings and is rendered externally (Plate 324). The southern gable elevation (Plate 322) displays three symmetrical window openings at each floor level, those at ground level being blocked (opening details as per elsewhere) while the northern gable (Plate 323) displays paired openings at second (windows) and first floor (window to west, door to east) levels; the ground floor includes a single door offset to the west of the elevation.

8.8.3 The range is accessed at ground floor level via a doorway at Bay 2 of the west elevation and at first floor level via a doorway within the north gable, reached via an exterior metal stair rising against the west elevation of Building F (Plate 312).



- 8.8.4 Internally, the range forms a single open workshop space at each level, though the ground floor has been subdivided by a series of inserted partitions (Plate 325). The upper floor levels (Plates 326-328) are liberally fenestrated by windows within the south, west and north elevations; windows having straight-edged perpendicular jambs and plain cills. The upper levels are floored in 5½ inch softwood boards carried on north-south aligned joists supported by substantial transverse, unchamfered timber beams set into the brickwork of the exterior walls at bay divisions. A number of redundant, regularly spaced sockets immediately below cill level of the window openings at first floor level most probably represent fixings for former work benches (Plate 326), which would have been arranged against the exterior walls of the range to maximise natural light. Access between first and second floors is via a simple timber stair rising from north to south, located at the eastern side of Bay 1.
- 8.8.5 The roof is of three bays demarcated by two king-post trusses with joggled posts and raking struts. The roof is carried on a single tier of through purlins, supported on timber cleats, and a narrow, plank section ridge piece. The roof is open to the apex and unrendered internally (Plate 329).
- 8.8.6 Building G post-dates the first edition 1:500 and 1:2500 Ordnance Survey editions of 1888/9 (Figure 7), on which it is not shown, though it is present on the first revision 1:2500 map of 1903 (Figure 8). As elsewhere within the surviving manufactory buildings, little remains to indicate former uses of the interior spaces; an historic photograph of the 1920s (Jenking 2001, 34 bottom) appears to illustrate the first floor of Building G, in use as a 'packing shop'.
- 8.9 Building H** (Figure 30; Plates 330-348)
- 8.9.1 Building H is located to the rear of the plot extending back from Nos. 14/16 Church Street. Centred on NGR SP 30699 97942, it forms a part of the former hat manufactory complex of W.A. Hatton Ltd.
- 8.9.2 In its present form, Building H is a brick-built range of two storeys, rectangular in plan aligned east-west, of nine original bays (here numbered 1 to 9 from east to west) with overall dimensions of 8.60m (N/S) x 28.00m (E/W). Exterior elevations are laid to English bond with a clear straight joint in the northern and southern elevations at Bay 5/6 (Plates 330/332). Currently flat-roofed, evidence recorded internally (see below) indicates that the range was originally at least one storey taller.
- 8.9.3 The northern and southern long elevations display an irregular pattern of fenestration (see plan), windows being of segmental-headed form, arches formed of two header-courses of blue-grey engineering brick.
- 8.9.4 Internally, ground floor level constitutes a single open space of nine bays (Plates 339/340) with a small, inserted kitchen and WC formed of ephemeral studwork and plywood walls to the south side of Bay 1 and an enclosed stair within the south-west corner, rising against the south and west walls (Plates 340/343). The stair is evidently inserted as it cuts across a primary door and window within the west wall, clearly visible in the exterior elevation; the original form of communication between ground and first floor has not been established. Stub walls project into the body of the building at Bay 5/6 (Plate 339), reflecting the straight joint visible within the exterior

long elevations, with a wide opening spanned by a single RSJ. Openings within bays 1 to 4 display rounded, bull-nose jambs while those within the western part of the range (bays 5 to 9) are mostly of straight-edged form. The western section of the range, however, includes three wide openings within the south elevation which display bull-nose jambs; the easternmost door (Bay 4/5) remains open and forms the present means of access while those to the west are blocked, that within bay 8/9 also being cut across by the inserted stair.

- 8.9.5 The first floor level is supported on a series of 8 transverse RSJs, located at bay divisions, mostly resting upon projecting piers of brickwork. The floor structure is obscured by fibreboard panels.
- 8.9.6 At first floor level, the range again originally constituted a large open workshop space of 9 bays (Plates 334/5), though Bays 1 and 2 to the east have subsequently been partitioned off to form a lobby area at the top of the stair and an office to the south (Plate 346). Stub walls again project into the body of the building at Bay 5/6 (Plate 345), with a wide opening spanned by paired RSJs. The ceiling is supported on transverse timber beams, plain within Bays 1-5, though chamfered and stopped within Bays 6 and 7. The ceiling structure within original Bays 8 and 9 has been renewed and is supported by four transverse beams of lesser scantling. Redundant joist sockets within the western face of the beam at Bay 7/8 indicate the former continuation of the ceiling structure, while the absence of joist sockets to the northern end of this member evidence the former location of a stair.
- 8.9.7 Access between ground and first floors is via a dog-leg stair located to the south-west corner rising against the southern and western elevations; this stair is clearly inserted as it cuts across a doorway and window within the west elevation, most clearly visible from the exterior.
- 8.9.8 Within the north wall of the first floor at Bays 2 and 9, scars of former stairs are clearly discernible (Plates 347/8). In the case of the eastern stair, this evidence is corroborated by a lack of redundant joist sockets in the eastern face (north end) of the original ceiling beam at Bay 2/3. The ceiling of the first floor is carried on a series of substantial transverse timber beams, chamfered and stopped within Bays 6 and 7, plain to the west. The easternmost section of the ceiling has been renewed with a series of four narrower timber beams.
- 8.9.9 The building is evidently of two phases of construction, clearly evidenced by the straight joints visible externally at Bay 4/5. It would appear that the eastern section of the range constitutes the earlier phase. The range was originally taller by at least one storey, as evidenced by the traces of former stairs rising from first floor level and was most probably of three storeys to match the adjacent buildings, E and F, and a now lost range formerly located immediately to the south, evident on historic maps down to 1958. Doorways in the south elevation at first floor level presumably formerly communicated (via raised walkways) with the upper levels of the latter building.

## **8.10 Building I** (Figure 31; Plates 349-352)

- 8.10.1 Building I occupies a plot to the rear of No. 36 Long Street and is centred on NGR SP 30657 97938, slightly beyond the western boundary of the former hat manufactory

complex of WA Hatton Ltd. An associated yard extends eastwards, occupying the back plots of Nos. 38-40 Long Street (Plate 349).

- 8.10.2 The building is of a single storey, the core of which (I1) comprises a semi-circular section, steel-framed 'Nissen' hut, of three bays aligned approximately north-south with maximum dimensions of 11.5m long x 4.9m (16ft) wide and standing 2.95m tall. External walling is in brick, laid to stretcher bond, while the structure is roofed in corrugated iron sheets. Internally (Plate 350) the hut construction is clearly visible at the southern end where one of the semi-circular steel ribs is exposed (Plate 351). The hut has been enlarged to the east (I2) and south (I3-5) with simple, flat-roofed brick- and breezeblock-built extensions; the eastern extension involving the truncation and encasing of the primary steel ribs (Plate 352).
- 8.10.3 The *Nissen* hut is a standard type of pre-fabricated, steel-framed structure invented in 1915 by the Canadian Col. P. Nissen which saw widespread use in both WW1 and WW2. The standard structure came in internal spans of 16 ft, 24 ft or 30 ft, with longitudinal bays in multiples of 6 ft (Brown et al. 1989, 117). The location of the building within the town centre is unusual and it reasonably represents a re-used structure from a nearby military site, possibly the dismantled transit/prisoner of war camp at Merevale Hall. The building is first clearly indicated in its current location on the Ordnance Survey 1:2500 edition of 1958/9 (Figure 10)

## **9 DISCUSSION AND CONCLUSION**

### **9.1 The Church Street Ranges and Back Buildings**

- 9.1.1 The buildings as recorded represent a wide and interesting cross section of building types and reflect a number of different elements of the historical development of the town of Atherstone. Recording and analysis has shown that the street frontage properties; 12 to 16 Church Street and their associated rear wings, consist of a highly complex and accretive development comprising at least 19 different individual structural blocks representing a phased development from the late medieval period through to the 19<sup>th</sup> and 20<sup>th</sup> centuries.
- 9.1.2 The frontage blocks, which latterly had a combined domestic and commercial function, were probably originally domestic in nature. The structures as we see them today date from the late 18<sup>th</sup>/early 19<sup>th</sup> century and externally appear architecturally characteristic of this period. However, closer inspection has revealed that some of the frontages are facades concealing much earlier structures. Specifically, a recent fire in Building B has revealed significant sections of late medieval timber framing, whilst an inspection of the roof space in Building C clearly shows that this building has been significantly altered with the roof height being raised and the frontage refaced in a more fashionable style. Further elements of timber framing within one of the back buildings would appear to be of some antiquity, possibly as early as the 15<sup>th</sup> century, and warrant further investigation. The location and position of the timber-framed back building is of particular interest and is unusual, being located in a rear yard at some distance from any of the historic roads in the town.
- 9.1.3 Apart from the surviving timber-framed block, the rear wings are all 19<sup>th</sup> century in date, reflecting a wider trend for developing upon the backplots of Atherstone's street frontage buildings. Unlike many of the other backplot developments in Atherstone, which were characterised by rows of court housing, the rear buildings observed in the

current programme of recording appear to have been largely industrial in nature, presumably related to the tanning industry which this yard was noted for. Later 19<sup>th</sup>-century alterations, particularly to the rear of Building B reflect an attempt to domesticise the northern side of the yard, where bay windows were added and gardens planted. Interestingly, there are no windows at ground floor level on the southern side of these domestic blocks, and those windows at first floor level are located high up on the wall, impeding both the unwanted sights, smells and sounds of the tannery yard to the south.

- 9.1.4 A degree of ambiguity remains as to the original function of Building D; one of the rear ranges to No. 12 Church Street. Cartographic evidence and structural analysis suggest that this may have been originally constructed as a Unitarian Chapel, however, this evidence is not entirely conclusive and a focused programme of documentary research may be required in order to draw more decisive conclusions as to its origins.

## 9.2 The Industrial Ranges

- 9.2.1 The hatting industry in Atherstone played a pivotal role in the development of the town in the later 18<sup>th</sup> and 19<sup>th</sup> centuries. The industry is represented by Buildings E, F, G, H and I, being the remains of the formerly more extensive works of W.A. Hatton which closed in 1956. The buildings, though unremarkable from an architectural perspective, are of inherent historical interest in that they represent a significantly intact series of buildings related to one of Atherstone's principal industries. Though of a small scale in relation to some of the larger manufactory sites of the 19<sup>th</sup> century, the group is of interest due to the instance of its survival.
- 9.2.2 The design of the main manufactory ranges such as Buildings E and G, with liberal fenestration maximising the amount of natural light entering the building, is inherently functional reflecting the 'handwork' nature of the range of processes undertaken in hat making. Much of the work would have been undertaken at long work benches aligned along the exterior walls of the ranges. Such an arrangement is illustrated by a number of surviving historical photographs of the complex dating to the 1920s (see Jenkins, 2001; Alexander and Salter, 1992). Unfortunately, such usage will tend to leave little trace upon the fabric of the buildings, exacerbated by the continued use of the buildings for a range of industries (eg. fibre-glass fabrication, joinery) in the half-century since hat production ceased. A single exception was observed in the case of the upper levels of Building G, where a series of sockets presumably represent fixings for original work benches.

## 10 ACKNOWLEDGEMENTS

- 10.1 The project was commissioned by Arragon Properties Ltd of Atherstone, Warwickshire; thanks are due to Mr Geoff Harris for his help and co-operation throughout the course of the project. Thanks are also due to Mr Simon Jones of Acanthus Clews Architects of Banbury, Oxfordshire for the supply of base survey drawings of the site and a number of the recorded buildings. Thanks are also extended to the staff of the Warwickshire Record Office and Atherstone Public Library, to Ms Lindsay Farquharson of the Warwickshire Sites and Monuments Record and to Ms Anna Stocks, Planning Archaeologist of Warwickshire Museum Field Services.
- 10.2 Documentary research and site recording were undertaken by Mr Shane Kelleher AIFA (Buildings A-C) and Mr Ric Tyler AIFA (Buildings D-I) of Birmingham Archaeology who

also prepared and, together with Nigel Dodds, illustrated the present report. The project was managed for Birmingham Archaeology by Dr Malcolm Hislop MIFA, who also edited the final report.

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## 11 SOURCES

### (a) Cartographic Sources (in chronological order)

- R Hewitt's '*Plan of Atherstone Feildes (sic); Parcell of the estate of Abraham Bracebridge (Gent.) in the County of Warwickshire, taken in the year 1716.*' (WCRO P7).
- M. Baker's '*Map of Atherstone fields in the county of Warwick, shewing the situation and quantity of each demonianation of land. Survey'd in the year 1763.*' (WCRO P8).
- JE and C Robins '*Plan of the Estate of Atherstone in the Parish of Mancetter in the County of Warwick belonging to Abraham Bracebridge Esq. 1822.*' (WCRO CR 258/342, with accompanying reference CR 258/343).
- '*Plan of Atherstone Town, 1786*' copied by HM Sale in 1948 from the original in Atherstone Parish Library (WCRO C1130/19).
- Ordnance Survey 1:500 map, sheets WAR VI.11.16 and VI.11.17.
- Ordnance Survey County Series 1<sup>st</sup> Edition 1:2500 map, 1888/9.
- Ordnance Survey County Series 1<sup>st</sup> Revision 1:2500 map, 1903.
- Ordnance Survey County Series 2<sup>nd</sup> Revision 1:2500 map, 1924.
- Ordnance Survey National Grid Series 1<sup>st</sup> Edition 1:2500 map, 1958/9.
- Ordnance Survey National Grid Series 1<sup>st</sup> Revision 1:2500 map, 1971.
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*(d) On-line Resources*

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Online version of VCH Warks Vol. 4 Hemlingford Hundred 1947 accessed 20 August 2008.

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## APPENDIX A: WCC Briefs (relevant extracts)

### (a) NW01\_0554.2: Brief for Building Recording and Archaeological Fieldwork.

Location: **10 Church Street, Atherstone, Warwickshire.**

Proposed: **Rear extension, formation of two flats to first floor and general refurbishment.**

Planning permission has been granted by the North Warwickshire Borough Council for the erection of a rear extension, formation of two flats to first floor and general refurbishment of 10 Church Street, Atherstone, Warwickshire (ref. PATHAT/0834/2001/FAP, PATHAT/0503/2001/LBC). Unfortunately, the building extension has already been erected. The remainder of the proposed works are likely to alter, damage or obscure elements of the historic building fabric of the extant buildings across the development site, and may damage archaeological deposits associated with the occupation of this area from at least the medieval period.

It is a condition of the planning permission that, before the development commences, the applicant should secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This is in line with government advice as set out in the DoE Planning Policy Guidance on Archaeology and Planning (PPG 16).

This brief sets out the requirements for that programme of archaeological works. This fieldwork comprises:

- A) A programme of building recording of building complex C (as labelled on Fig. 1) to be undertaken prior to, and during any alterations (including refurbishment) to these buildings. This fieldwork is outlined within section 4 below.
- B) Archaeological observation and recording of any groundworks associated with the proposed development. This fieldwork is outlined within paragraph 4.8.

## **2. Archaeological Background**

2.1 The development site was the subject of an Archaeological Desk-Based Assessment undertaken by University of Leicester Archaeological Services prior to an earlier planning application for this site. The document outlined the historic development of the application site and included an appraisal of the probable impact of any development on archaeological deposits.

2.2 The proposed development lies within an area of significant archaeological potential, within the medieval settlement at Atherstone (Warwickshire Historic Environment Record MWA 9488). The Grade II Listed 10 Church Street has 18<sup>th</sup> century origins.

2.3 The proposed building conversions and refurbishments are likely to alter, damage, destroy or obscure elements of the historic building fabric which are important in understanding the nature, extent and function of the structures which lie within the development site. Any groundworks associated with the development have the potential to disturb archaeological deposits associated with the occupation of this area from at least the medieval period.

## **4. Fieldwork Techniques**

4.1 Examination of any available maps (printed and manuscript), aerial photographs and other relevant background material including the County Historic Environment Record;

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4.2 A programme of building recording and analysis at the English Heritage level 3, as defined in the 2006 Edition of the English Heritage 'Understanding Historic Buildings, A Guide to Good Recording Practice' is to be undertaken across building complex **C** (as marked on attached fig. 1). Using the English Heritage descriptive specification this work should include, as a minimum, a written account comprising components 1-3, 6-9, 11-13, 15, 22, 18, 20, drawings comprising 2-9, and photography components 1-9.

4.3 The building recording should include cross sections of building complex C. These should be produced at appropriate locations and scale, and should include the section marked on attached fig. 1.

4.4 Should some of the buildings or parts of buildings be inaccessible due to Health and Safety considerations, it may not be possible to undertake the recording outlined in section 4.2 until some 'making safe' of any such structures has taken place. A programme of observation and recording by archaeological staff should be undertaken during any 'making safe' in order to record any previously inaccessible (for Health and Safety reasons) features disturbed during this process. This should be followed by the recording of any further features not previously accessible.

4.5 A programme of observation and recording by archaeological staff during any disturbance to the building fabric within building complex C may be required. The extent of any observation and recording required will be dependant on the results of the programme of building analysis and is to be confirmed with the Planning or County Archaeologist prior to any alterations to these buildings. The archaeologists must have the authority to halt any activity if necessary to define and record areas of archaeological interest.

4.6 No alterations to the existing building fabric (except during the making safe as outlined above) should be undertaken until the building recording of the existing fabric (as outlined within para. 4.4) has been undertaken and the extent of any observation and recording required has been confirmed with the Planning or County Archaeologist.

4.7 The programme of recording should include any features removed during any making safe of the structures and any identifiable structural elements, archaeological finds or other unspecified material recovered from any collapse material which might inform the understanding of these building's construction and development.

4.8 Observation of any ground disturbance associated with the conversion/refurbishment of building complex C by archaeological staff in order to identify any deposits of archaeological importance; the archaeologists must have the authority to halt any earth moving activity if necessary to define and record areas of archaeological interest;

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February 2008

**(b) Brief No. NW01\_0834.2:** Brief for Building Recording and Archaeological Fieldwork.

**Location:** 12, 14 and 16 Church Street, Atherstone.

**Proposed:** Formation of flats to upper floors, refurbishment of shops, change of use of outbuildings.

Planning permission has been granted by the North Warwickshire Borough Council for the formation of flats to upper floors, refurbishment of shops, change of use of outbuildings at 12, 14 and 16 Church Street, Atherstone. (ref. PATHAT/0834/2001/FAP, PATHAT/0503/2001/LBC). The proposed works are

likely to alter, damage or obscure elements of the historic building fabric of the extant buildings across the development site, and may damage archaeological deposits associated with the occupation of this area from at least the medieval period.

It is a condition of the planning permission that, before the development commences, the applicant should secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This is in line with government advice as set out in the DoE Planning Policy Guidance on Archaeology and Planning (PPG 16).

This brief sets out the requirements for the first phase of archaeological fieldwork across this site. This initial phase of fieldwork comprises:

- A) A programme of building recording of building complexes A and B (as labelled on Fig. 1) to be undertaken prior to, and during any alterations (including refurbishment) to these buildings. This fieldwork is outlined within section 4 below.
- B) An initial programme of photographic recording of building complex D (as labelled on Fig. 1). This fieldwork is outlined within section 5 below. Further recording of this complex may be necessary; the results of the initial programme of recording should be provided to the Warwickshire Museum Planning Archaeologist for assessment. The requirement (or not) for further recording should be confirmed in writing by the Planning Archaeologist, and any necessary recording undertaken prior to any building alterations/demolitions.

## **2. Archaeological Background**

2.1 The development site was the subject of an Archaeological Desk-Based Assessment undertaken by University of Leicester Archaeological Services prior to an earlier planning application for this site. The document outlined the historic development of the application site and included an appraisal of the probable impact of any development on archaeological deposits.

2.2 The proposed development lies within an area of significant archaeological potential, within the medieval settlement at Atherstone (Warwickshire Historic Environment Record MWA 9488). This archaeological assessment established that many of the standing buildings across the site had their origins in the 16th - 19th centuries, and were associated with the post-medieval expansion of the town. These include the Grades II Listed 14 Church Street, which has 16<sup>th</sup>/17<sup>th</sup> century origins.

2.3 The proposed building conversions, refurbishments and demolitions are likely to alter, damage, destroy or obscure elements of the historic building fabric which are important in understanding the nature, extent and function of the structures which lie within the development site. Any groundworks associated with the development have the potential to disturb archaeological deposits associated with the occupation of this area from at least the medieval period.

## **3. Requirement for Archaeological Fieldwork**

3.1 The proposed development, together with any groundworks (e.g. service trenches, building stabilisation etc.), may damage the built historic fabric of the existing buildings and any archaeological deposits present across the site. It is a condition upon planning permission that a programme of archaeological fieldwork, including building recording, be undertaken in order to preserve 'by record' those remains that are to be disturbed by the proposed works. This fieldwork is to be undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

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3.2 The objective of the works outlined within section 4 below should be to obtain an adequate record of the character, extent, state of preservation and date of the various structural components and archaeological deposits which will be disturbed or exposed by the work associated with the proposed refurbishment and conversion of building complexes A and B.

3.3 The objective of the works outlined within section 5 below should be to obtain a record of the character, extent and state of preservation of the various structural components of building complexes D. Further building recording may be necessary of these buildings; this initial photographic record will inform an assessment of this need. The requirement (or not) for further recording is to be confirmed in writing by the Planning Archaeologist, and any necessary recording undertaken prior to any building alterations/demolitions.

#### **4. Fieldwork Component A - Recording of Building Complexes A and B.**

##### **Fieldwork Techniques**

4.1 Examination of any available maps (printed and manuscript), aerial photographs and other relevant background material including the County Historic Environment Record;

4.2 A programme of building recording and analysis at the English Heritage level 3, as defined in the 2006 Edition of the English Heritage 'Understanding Historic Buildings, A Guide to Good Recording Practice' is to be undertaken across building complexes **A and B** (as marked on attached fig. 1). Using the English Heritage descriptive specification this work should include, as a minimum, a written account comprising components 1-3, 6-9, 11-13, 15, 22, 18, 20, drawings comprising 2-9, and photography components 1-9.

4.3 The building recording should include cross sections across building complexes A and B. These should be produced at an appropriate location and scale, and should include those sections marked on attached fig. 1. These are largely orientated SW-NE, however, there are a number of areas (for example the rear of 14 Church Street (building complex A) which may require the production of additional section drawings orientated SE-NW.

4.4 Should some of the buildings or parts of buildings be inaccessible due to Health and Safety considerations, it may not be possible to undertake the recording outlined in section 4.2 until some 'making safe' of any such structures has taken place. A programme of observation and recording by archaeological staff should be undertaken during any 'making safe' in order to record any previously inaccessible (for Health and Safety reasons) features disturbed during this process. This should be followed by the recording of any further features not previously accessible.

4.5 A programme of observation and recording by archaeological staff during any disturbance to the building fabric within building complexes A and B may be required. The extent of any observation and recording required will be dependant on the results of the programme of building analysis and is to be confirmed with the Planning or County Archaeologist prior to any alterations to these buildings. The archaeologists must have the authority to halt any activity if necessary to define and record areas of archaeological interest.

4.6 No alterations to the existing building fabric (except during the making safe as outlined above) should be undertaken until the building recording of the existing fabric (as outlined within para. 4.4) has been undertaken and the extent of any observation and recording required has been confirmed with the Planning or County Archaeologist.

4.7 The programme of recording should include any features removed during any making safe of the structures and any identifiable structural elements, archaeological finds or other unspecified material

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recovered from any collapse material which might inform the understanding of these building's construction and development.

## **5. Fieldwork Component B - Recording of Building Complex D.**

### **Fieldwork Techniques**

5.1 A programme of photographic building recording is to be undertaken of building complex D (as marked on attached fig. 1). Using the 2006 Edition of the English Heritage 'Understanding Historic Buildings, A Guide to Good Recording Practice' descriptive specification this work should include, as a minimum, a written account comprising components 1-3, 6, drawings comprising 7, 8, and photography components 1-9.

5.2 Should some of the buildings or parts of buildings be inaccessible due to Health and Safety considerations, it may not be possible to undertake the recording outlined in section 5.1 until some 'making safe' of any such structures has taken place. A programme of observation and recording by archaeological staff should be undertaken during any 'making safe' in order to record any previously inaccessible (for Health and Safety reasons) features disturbed during this process. This should be followed by the recording of any further features not previously accessible.

5.3 The programme of recording should include any features removed during any making safe of the structures and any identifiable structural elements, archaeological finds or other unspecified material recovered from any collapse material which might inform the understanding of these building's construction and development.

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February 2008

### **(c) Brief No. NW07\_0528.2: Brief for Building Recording and Archaeological Fieldwork.**

Location: **Phoenix Yard, behind Church Street and Long Street, Atherstone.**

Proposed: **Residential development - new dwellings and conversion of existing buildings together with associated access and site works.**

Planning permission has been granted by the North Warwickshire Borough Council for the erection of new dwellings and the conversion of existing buildings together with associated access and site works at Phoenix Yard, behind Church Street and Long Street, Atherstone (ref. PAP/2007/0528). The proposed works are likely to alter, damage or obscure elements of the historic building fabric of the extant buildings across the development site, and may damage archaeological deposits associated with the occupation of this area from at least the medieval period.

It is a condition of the planning permission that, before the development commences, the applicant should secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This is in line with government advice as set out in the DoE Planning Policy Guidance on Archaeology and Planning (PPG 16).

This brief sets out the requirements for the first phase of archaeological fieldwork across this site. This initial phase of fieldwork comprises:

- A) An initial programme of photographic recording of building complexes E, F, G, H and I (as labelled on Fig. 1). This fieldwork is outlined within section 4 below. Further recording of these complexes may be necessary; the results of the initial programme of recording should be provided to the Warwickshire Museum Planning Archaeologist for assessment. The requirement (or not) for further recording should be confirmed in writing by the Planning Archaeologist, and any necessary recording undertaken prior to any building alterations/demolitions.
- B) A programme of archaeological trial trenching. This fieldwork is outlined within section 5 below. The results of the evaluation will inform the development of a strategy to mitigate the archaeological impact of the development. The mitigation strategy may include further archaeological fieldwork.

## **2. Archaeological Background**

2.4 The proposed building conversions, refurbishments and demolitions are likely to alter, damage, destroy or obscure elements of the historic building fabric which are important in understanding the nature, extent and function of the structures which lie within the development site. Any groundworks associated with the development have the potential to disturb archaeological deposits associated with the occupation of this area from at least the medieval period.

## **3. Requirement for Archaeological Fieldwork**

3.1 The proposed development, together with any groundworks (e.g. service trenches, building stabilisation etc.), may damage the built historic fabric of the existing buildings and any archaeological deposits present across the site. It is a condition upon planning permission that a programme of archaeological fieldwork, including building recording, be undertaken in order to preserve 'by record' those remains that are to be disturbed by the proposed works. This fieldwork is to be undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

3.2 The objective of the works outlined within section 4 below should be to obtain a record of the character, extent and state of preservation of the various structural components of building E, F, G, H and I. Further building recording may be necessary of these buildings; this initial photographic record will inform an assessment of this need. The requirement (or not) for further recording is to be confirmed in writing by the Planning Archaeologist, and any necessary recording undertaken prior to any building alterations/demolitions.

## **4. Fieldwork Component A - Recording of Building Complexes E, F, G, H & I.**

### **Fieldwork Techniques**

4.1 A programme of photographic building recording across buildings E, F, G, H and I (as marked on attached fig. 2) and those walls marked in purple on attached fig. 2. Using the 2006 Edition of the English Heritage 'Understanding Historic Buildings, A Guide to Good Recording Practice' descriptive specification this work should include, as a minimum, a written account comprising components 1-3, 6, drawings comprising 7, 8, and photography components 1-9.

4.2 Should some of the buildings or parts of buildings be inaccessible due to Health and Safety considerations, it may not be possible to undertake the recording outlined in section 5.1 until some 'making safe' of any such structures has taken place. A programme of observation and recording by archaeological staff should be undertaken during any 'making safe' in order to record any previously inaccessible (for Health and Safety reasons) features disturbed during this process. This should be followed by the recording of any further features not previously accessible.

4.3 The programme of recording should include any features removed during any making safe of the structures and any identifiable structural elements, archaeological finds or other unspecified material recovered from any collapse material which might inform the understanding of these building's construction and development.

### **Reporting Requirements**

4.4 Further recording of buildings E, F, G, H and I may be necessary. The report produced as a result of the work outlined within paras. 4.1 - 4.3 should be provided to the Warwickshire Museum Planning Archaeologist for assessment. The requirement (or not) for further recording should be confirmed in writing by the Planning Archaeologist, and any necessary recording undertaken prior to any building alterations/demolitions.

Warwickshire Museum  
June 2008

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**APPENDIX B: Copies of List Entries**

(i) No.10 Church Street

ATHERSTONE

CHURCH STREET  
(North-west side)

SP3097  
9/24

**No.10**

GV  
II

**House**, now shop and restaurant; part of row. Early C19, with C18 range on left to rear. Scored imitation ashlar render with moulded cornice. Plain-tile roof; no chimneys visible. U-plan with wings to rear. 3 storeys; 3-window range. Symmetrical front has doorway with rusticated rendered round arch, and C20 panelled door in reduced opening. Ground floor has plate glass windows in original wide openings. First floor has sashes with moulded frames. Second floor has central blind 6-pane sash and 6-pane fixed windows. Openings have rusticated rendered flat arches throughout. Rear range of whitewashed brick has string course; interior noted as having stop-chamfered ceiling beam.

(ii) No.12 Church Street

ATHERSTONE

CHURCH STREET  
(North-west side)

SP3097  
9/25

**No. 14 (sic.)**

GV  
II

**House and carriage arch, now offices.** C16/C17 origins, encased and altered C18; early C19 rear range. Flemish bond brick with stucco dressings. Old tile roofs, with gables, hidden behind moulded parapet. F-plan with wings to rear. 2 storeys, with sham third storey; 3 bays. Central bay projects very slightly. C19 plate glass shop front has recessed half-glazed door and overlight with fascia and cornice; other bays have similar shop windows. Sill course. Upper floors have the upper parts of moulded pilaster panels to left and right. Late C20 windows. Sham second floor has low stuccoed blind windows. Rusticated rendered flat arches throughout have moulded keystones. Rear wing has some blocked simple Gothick windows with brick Y-tracery. Front range has run-out moulded cross beams in central room on ground floor. Carriage arch on left has large beam. Small rendered range above has segmental arch over beam. Old plain-tile roof has brick left end stack.

(iii) No.16 Church Street

ATHERSTONE

CHURCH STREET  
(North-west side)

SP3097  
9/26

**Nos. 16 (Phoenix House), 18 and 20**

GV  
II

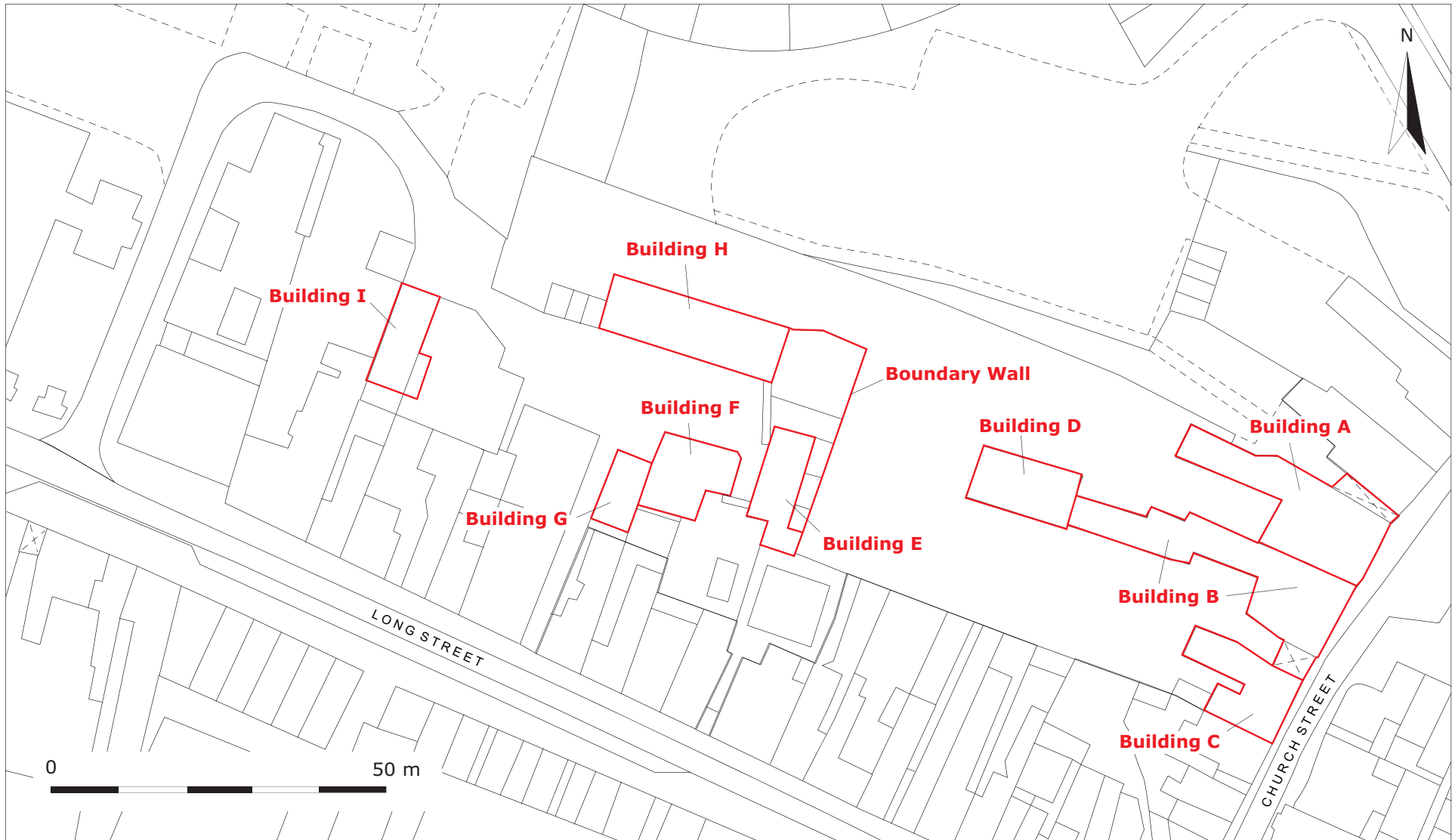
**Shops and entrance to yard;** part of row. No.16 on left is late C18, possibly with earlier origins. Nos. 18 and 20 are early C19, with C18 and C19 ranges to rear. Flemish bond brick. Old plain-tile roofs; Nos. 18 and 20 have brick ridge and end stacks. No.16 is a double-depth plan. 2 storeys and attic; 2-window range. Late C19 entrance and shop front have chamfered wood pilasters and entablature. C20 half-glazed door on left. Shop has recessed half-glazed double-leaf doors. First floor has 4-pane sashes. Thin pedimented gable has blocked window. Rusticated rendered flat arches have moulded keyblocks. Nos. 18

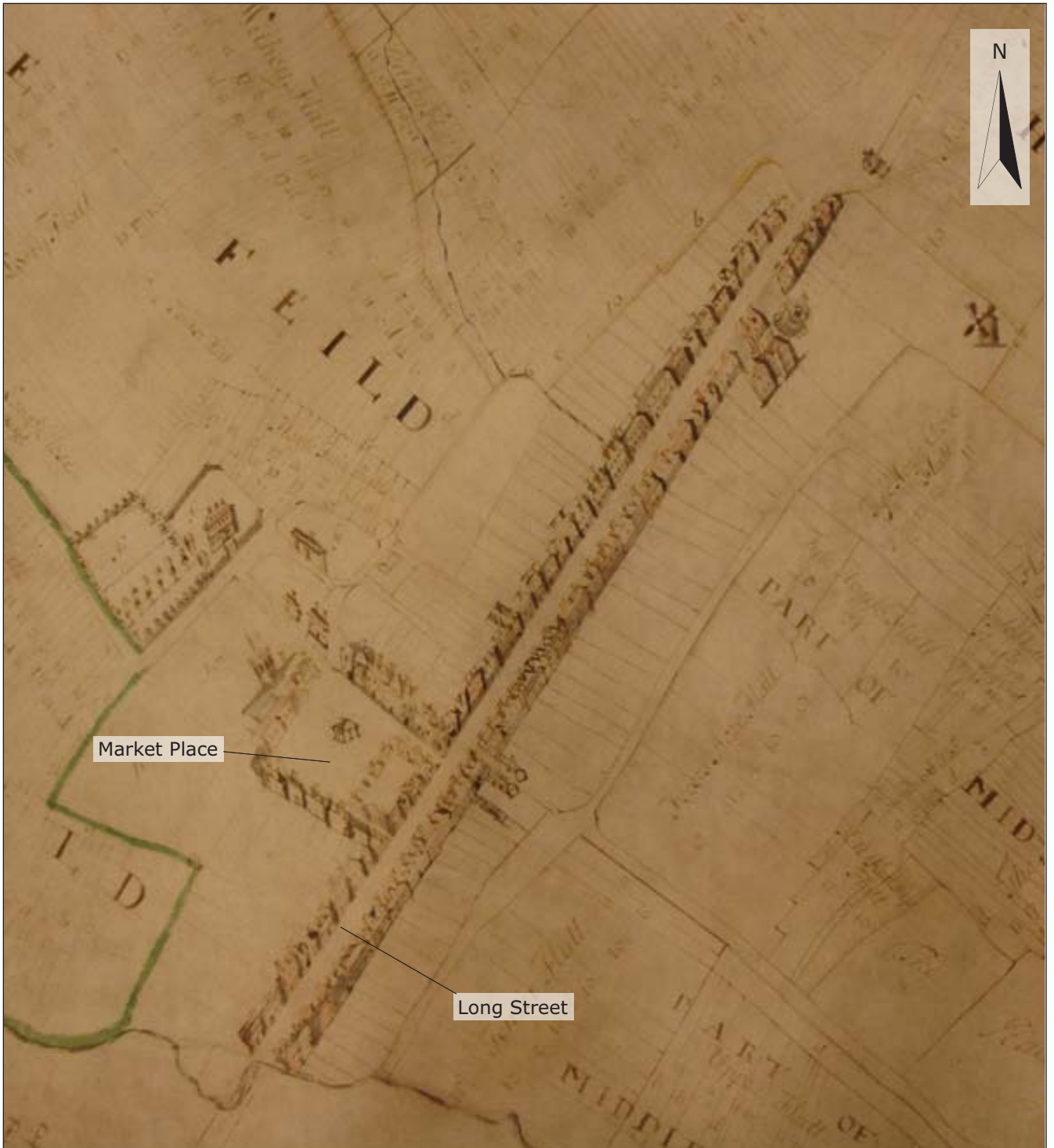


and 20 are U-plan with wings to rear. 3 storeys; 4-window range. Central entrance to Phoenix Yard has beam. No.18 on left has late C19/early C20 plate glass shop window with cornice and brackets. Nos.16 and 18 now form one shop. No.20 has 2 early/mid C19 shop fronts of slightly differing designs, each with a half-glazed 4-panelled door and a canted bay; left door has reeded wood pilasters. Upper floors have 4-pane sashes; rusticated rendered flat arches have moulded keyblocks. Inside the passage No.20 has C19 four-panelled door and overlight in reeded wood surround with corner roundels. 3-storey one-bay rear range has 16-pane sash to rear, with cross window to first floor and 4-pane sash above, 2-storey, 2-bay range has plank door and 2- and 3-light casements. No.18 has irregular 2-storey, 2-bay range.

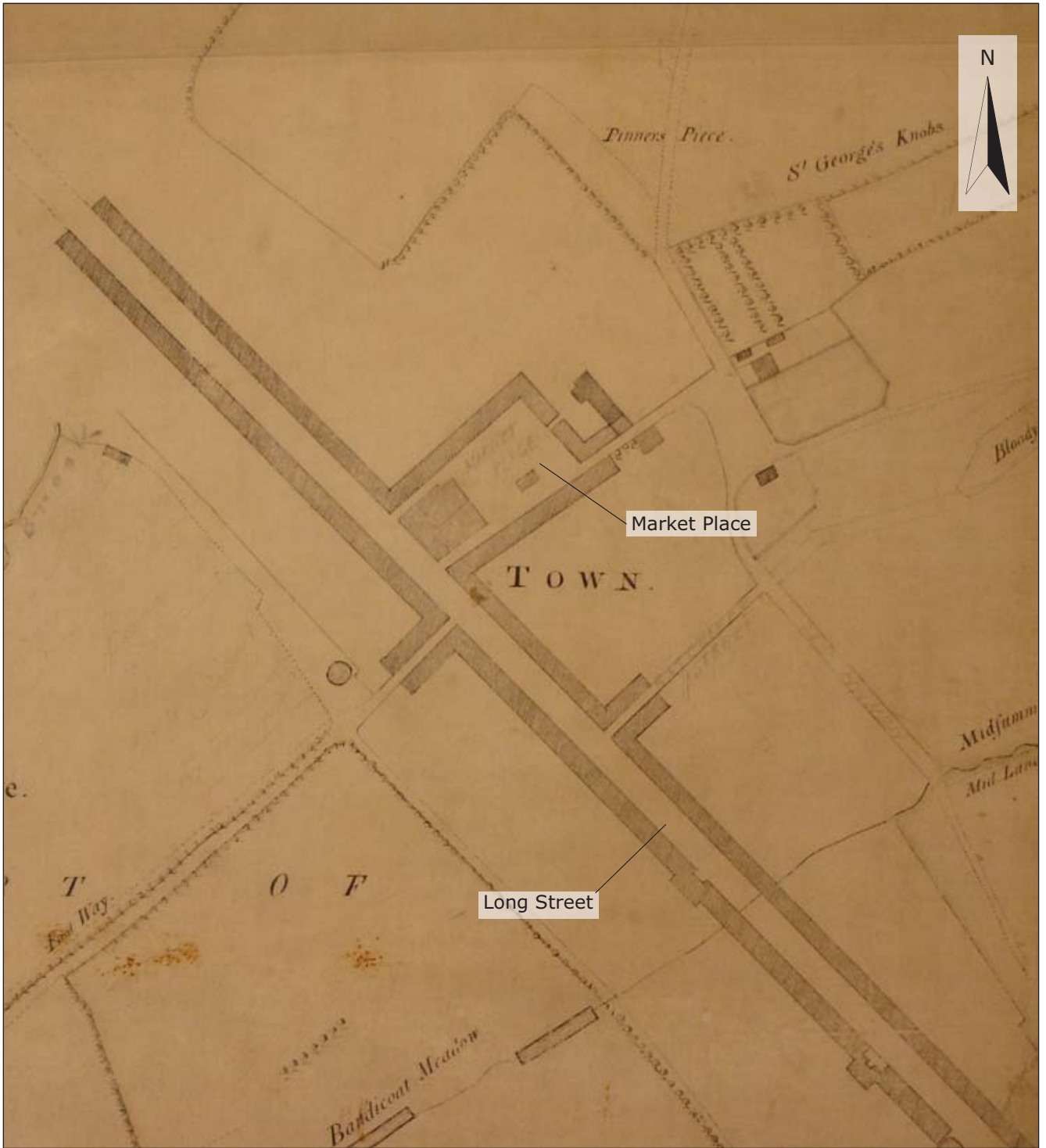




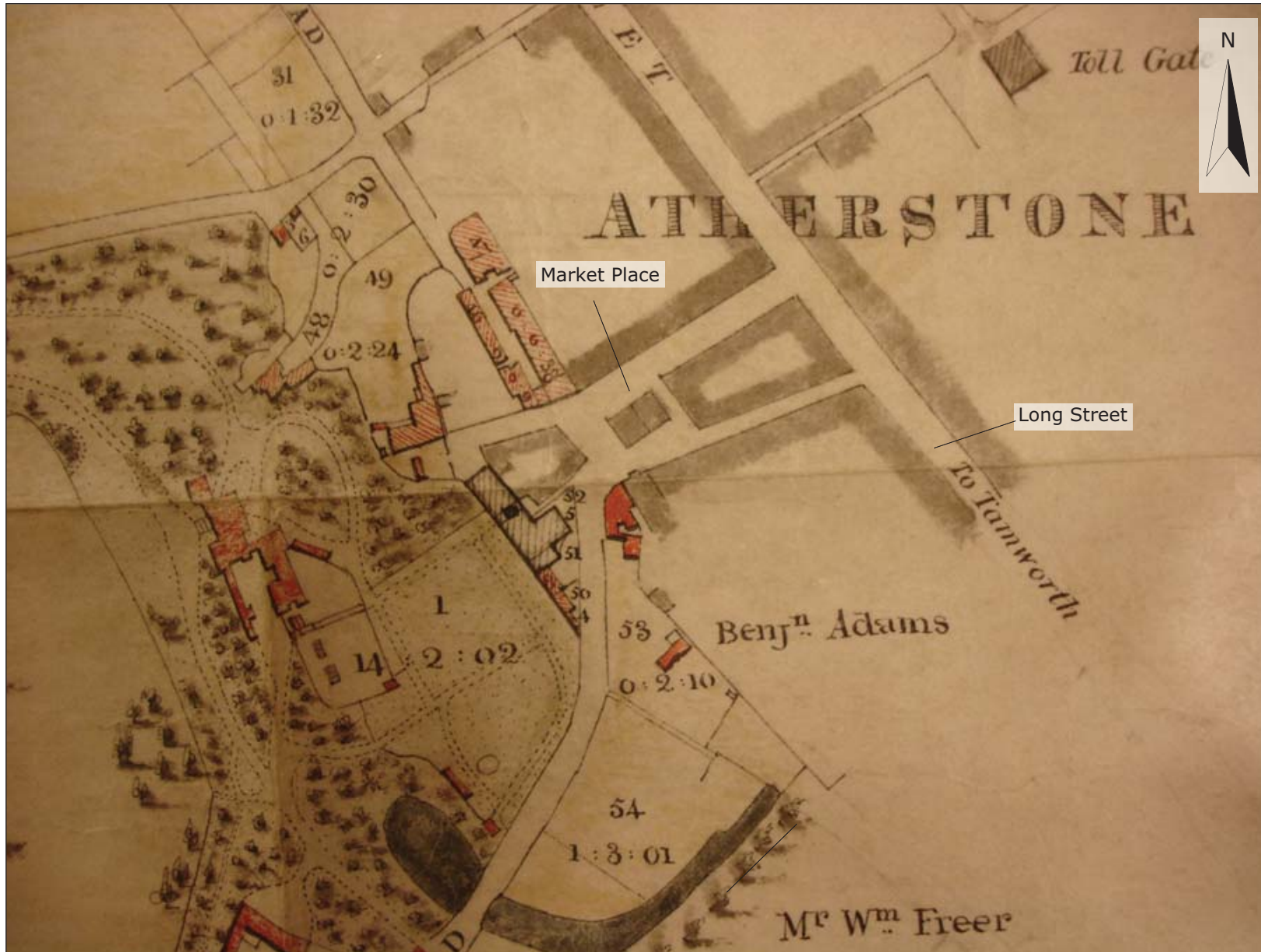




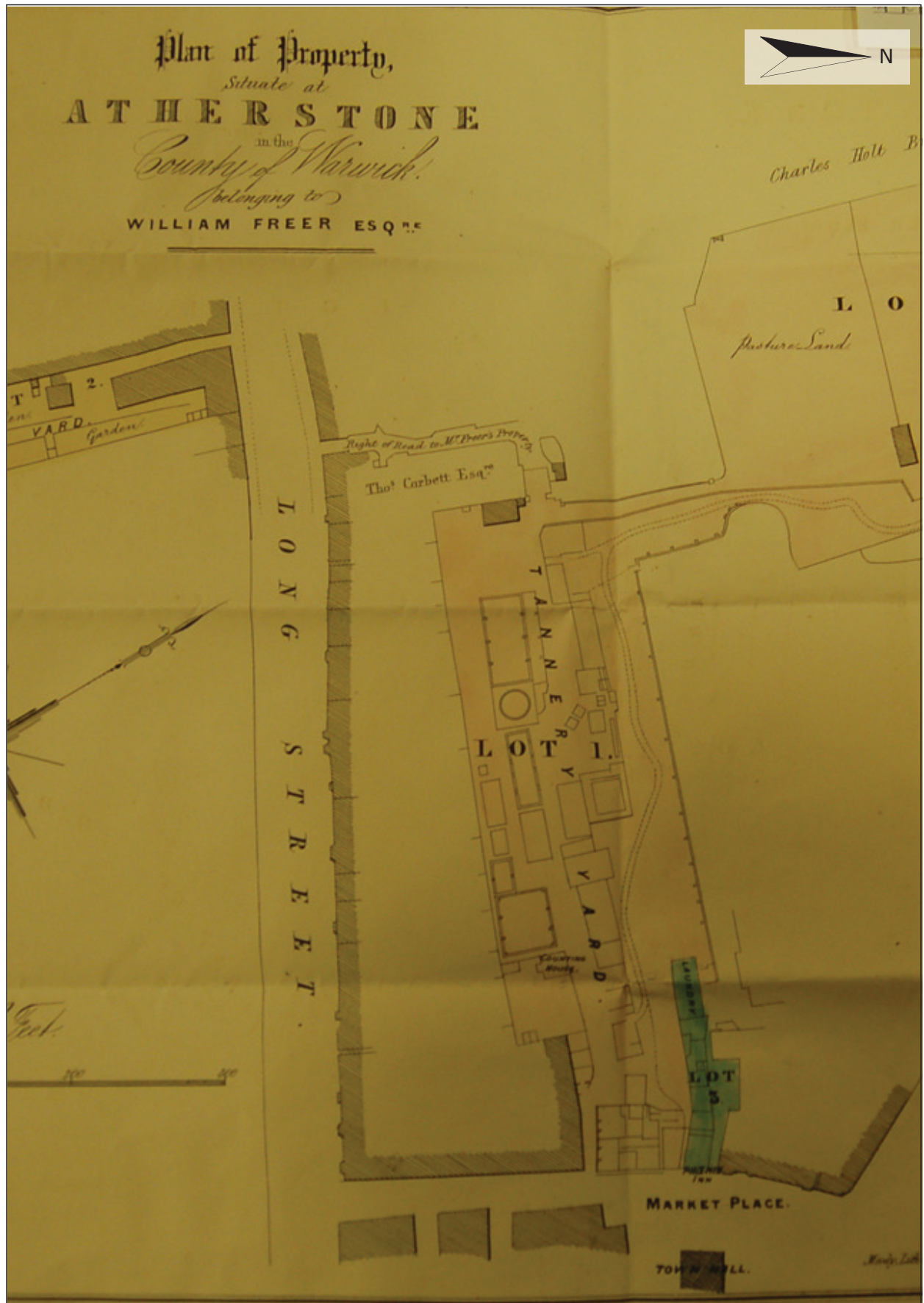
WCRO P7, reproduced by permission



WCRO P8, reproduced by permission

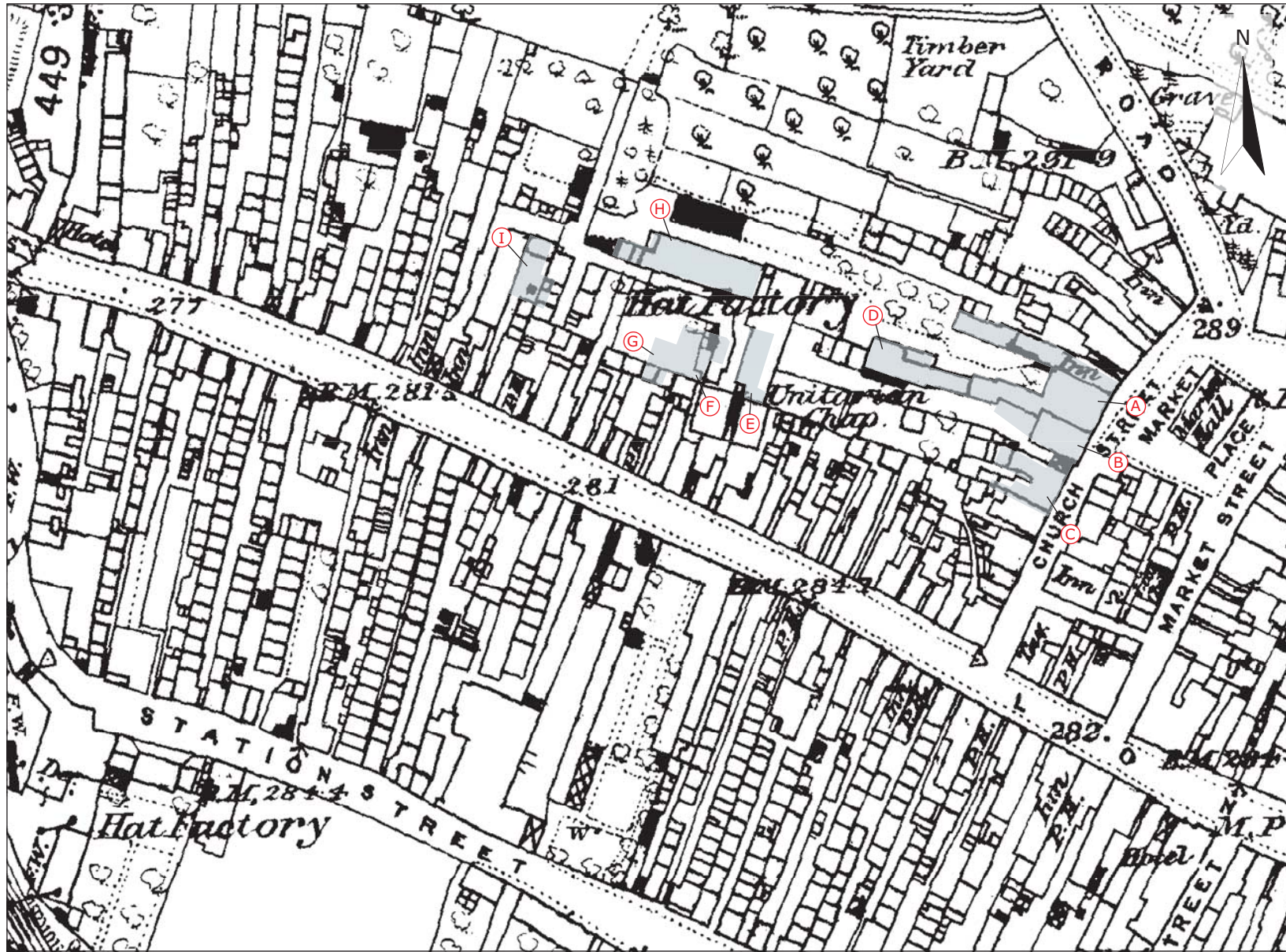


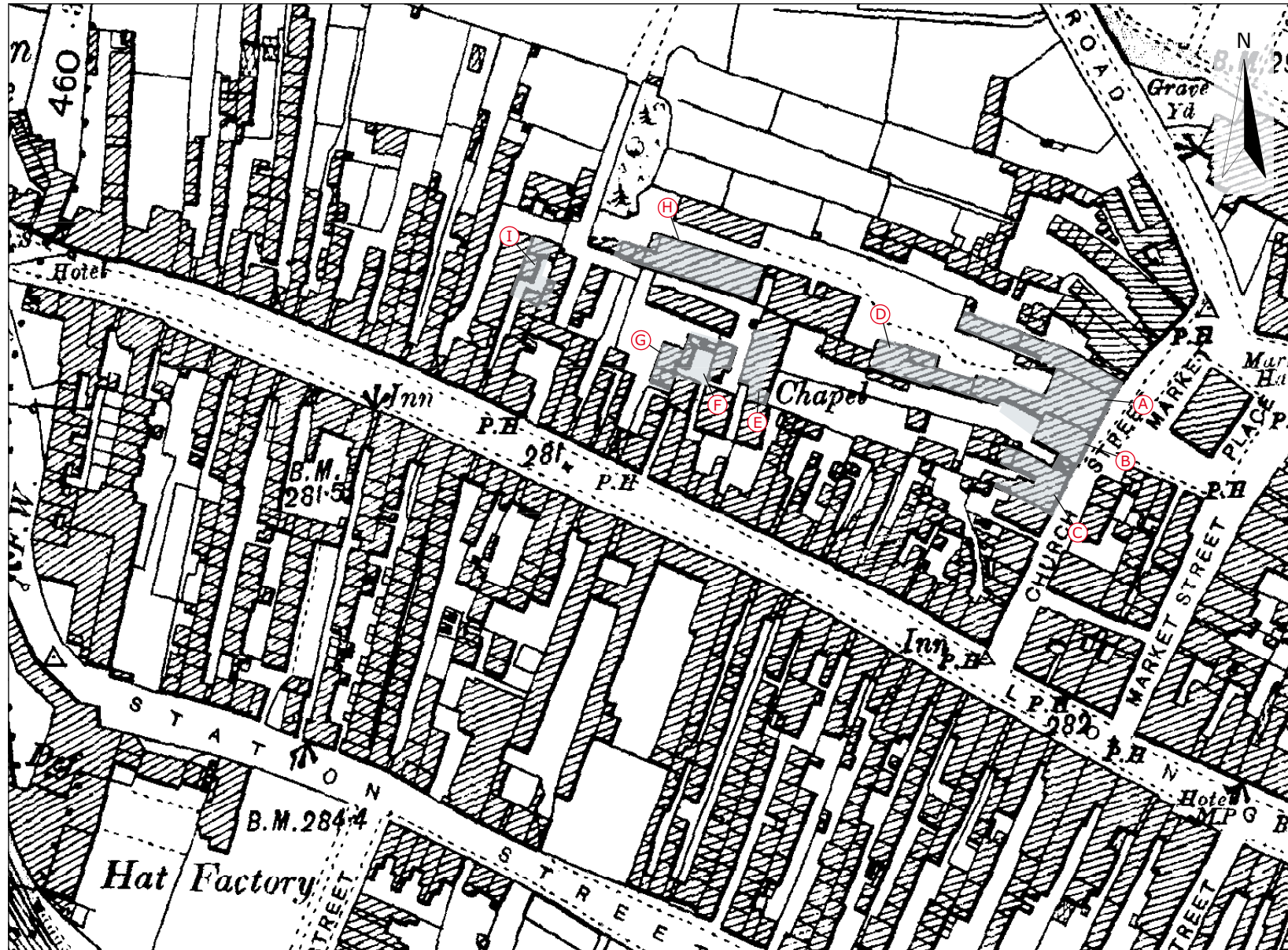
WCRO CR 258/342, reproduced by permission



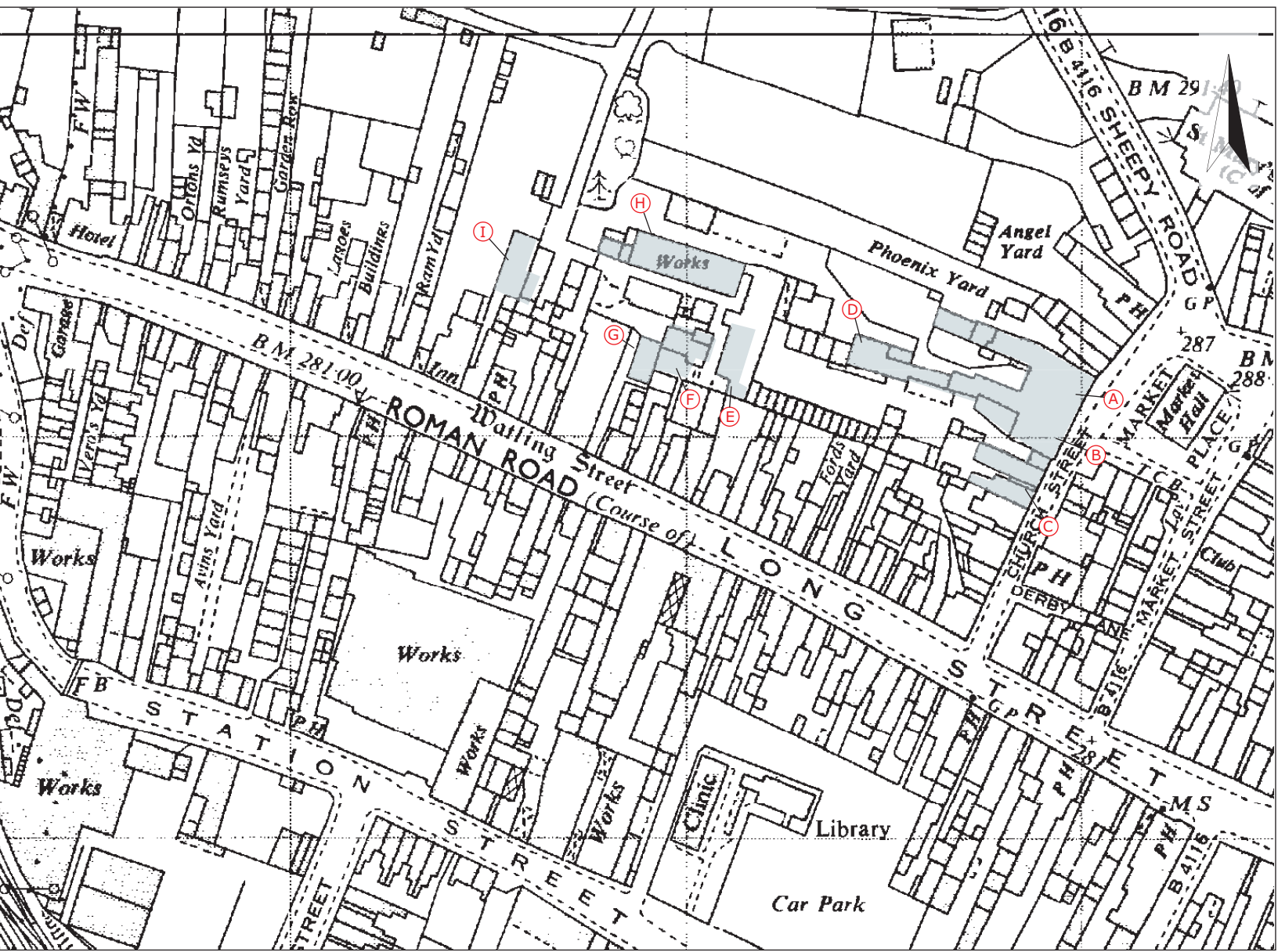
WCRO EAC0663, reproduced by permission











Church Street and Phoenix Yard, Atherston

**Figure 10:** Ordnance Survey National Grid Series 1:2500 map, 1





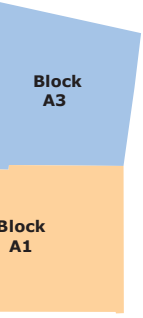
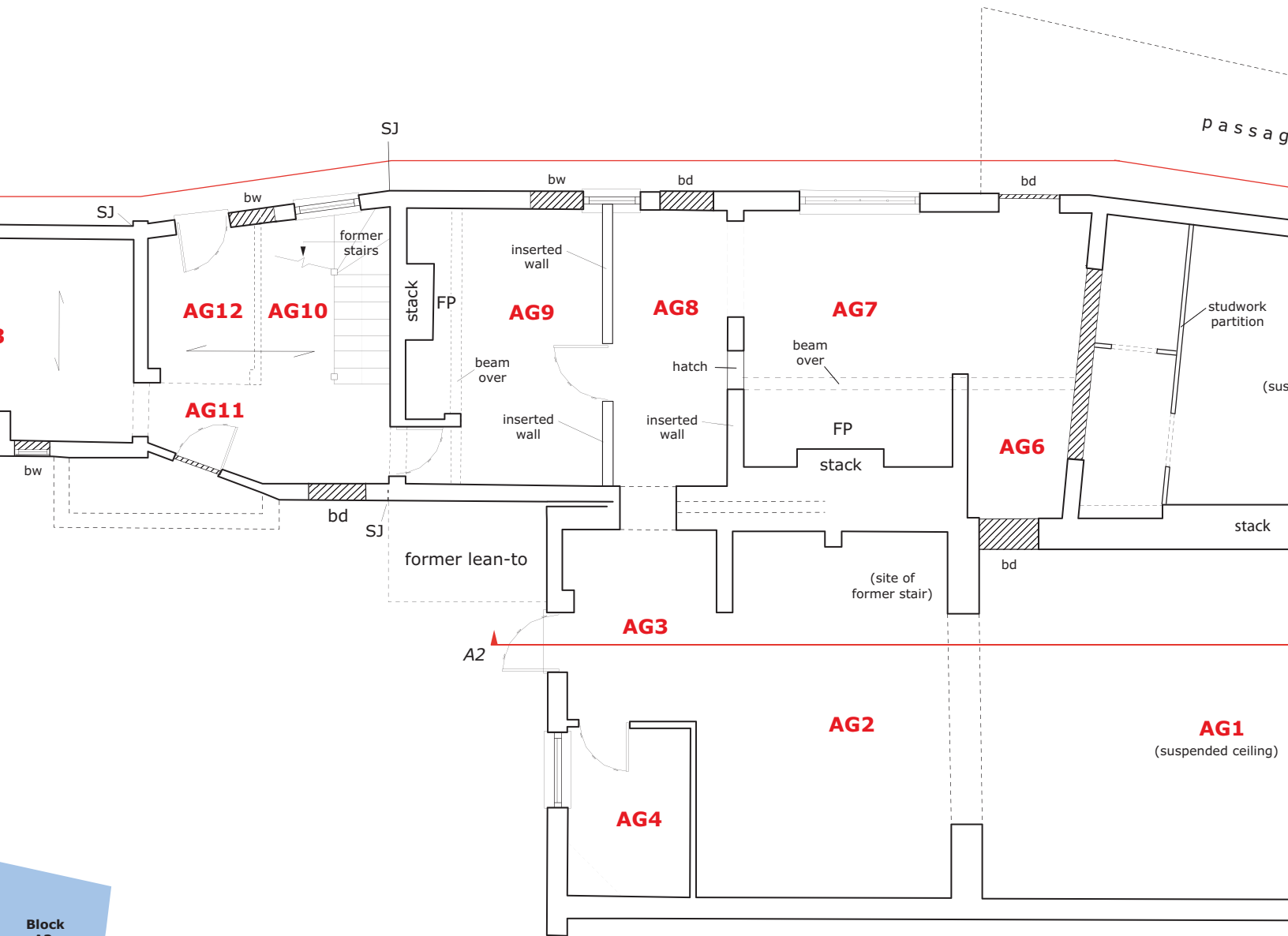


**KEY TO PHASING**

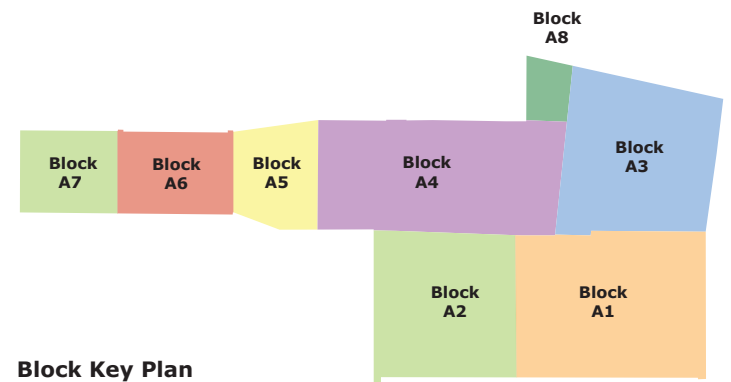
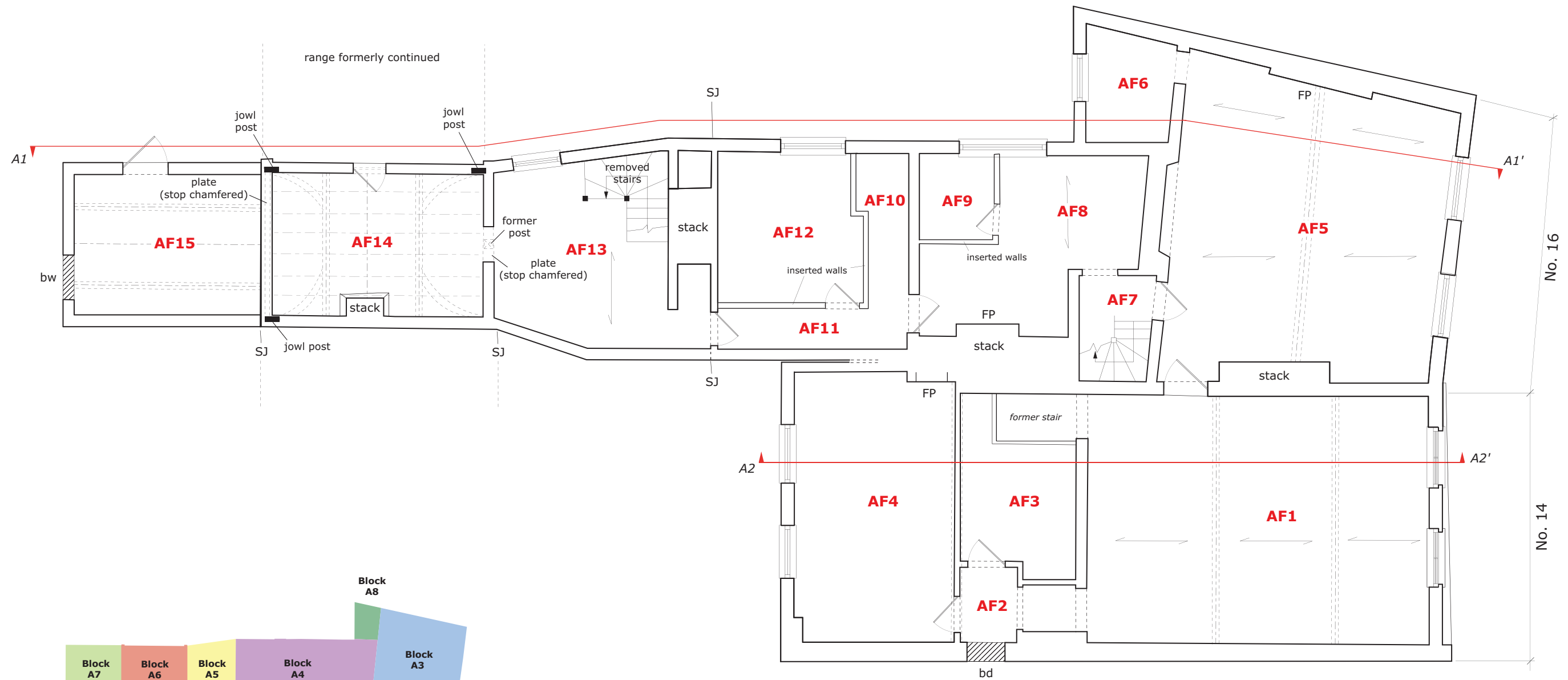
- |  |   |
|--|---|
|  Late Medieval          |  Mid 19th century      |
|  Late 18th century      |  Mid/Late 19th century |
|  Early 19th century     |  Late 19th century     |
|  Early/Mid 19th century |   |



**Figure 13:** Building A, block phased plan



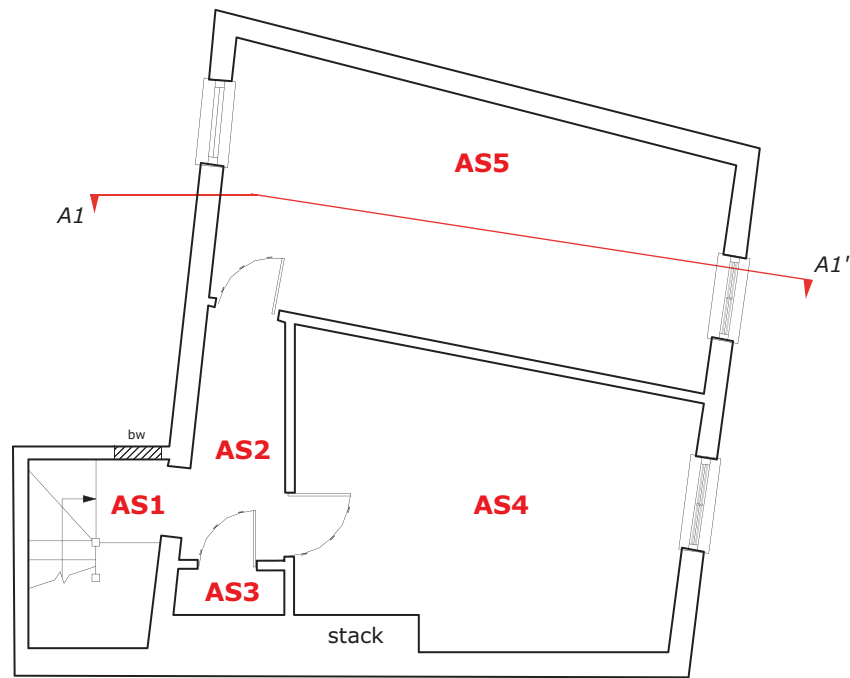


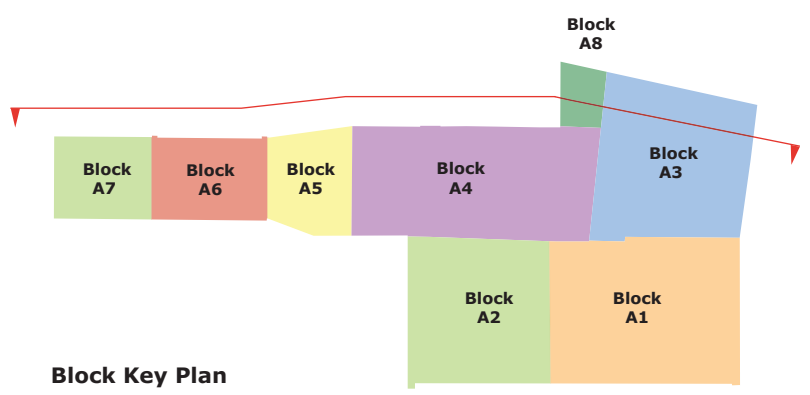
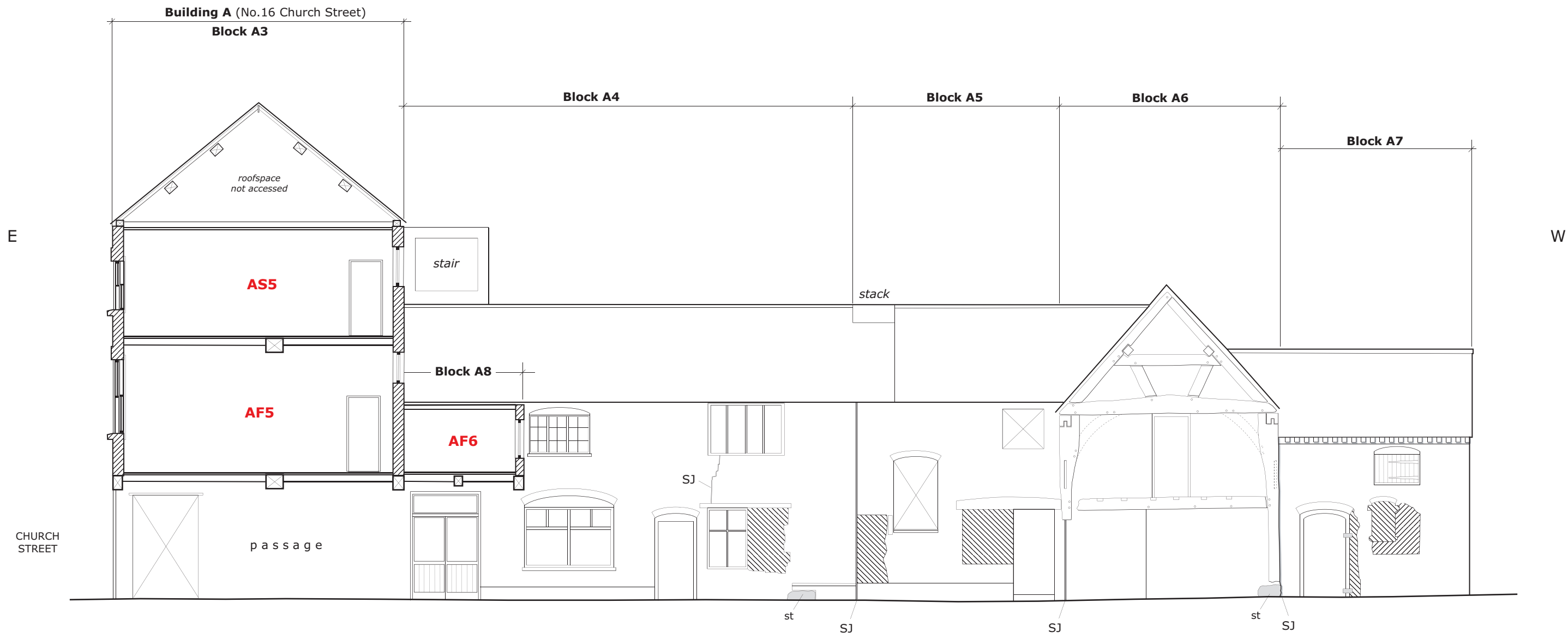


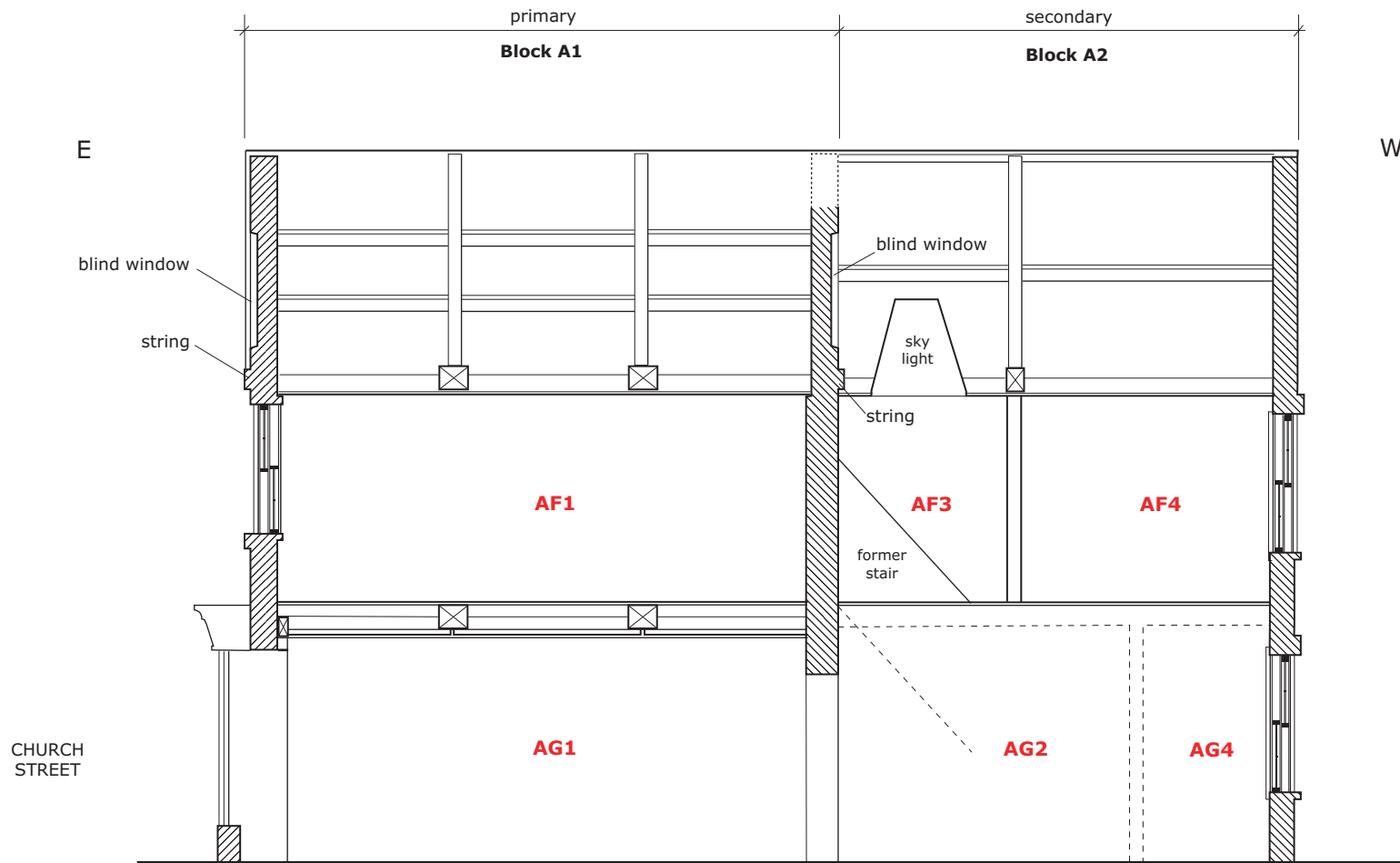
Block Key Plan

No. 12 Church Street







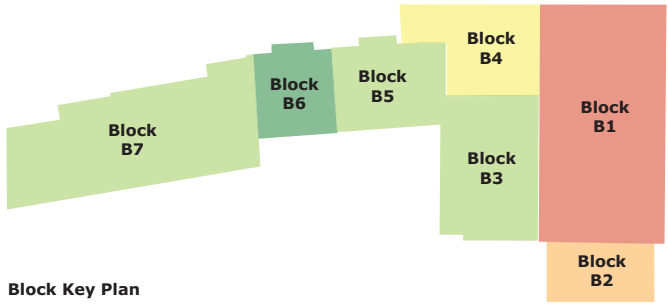




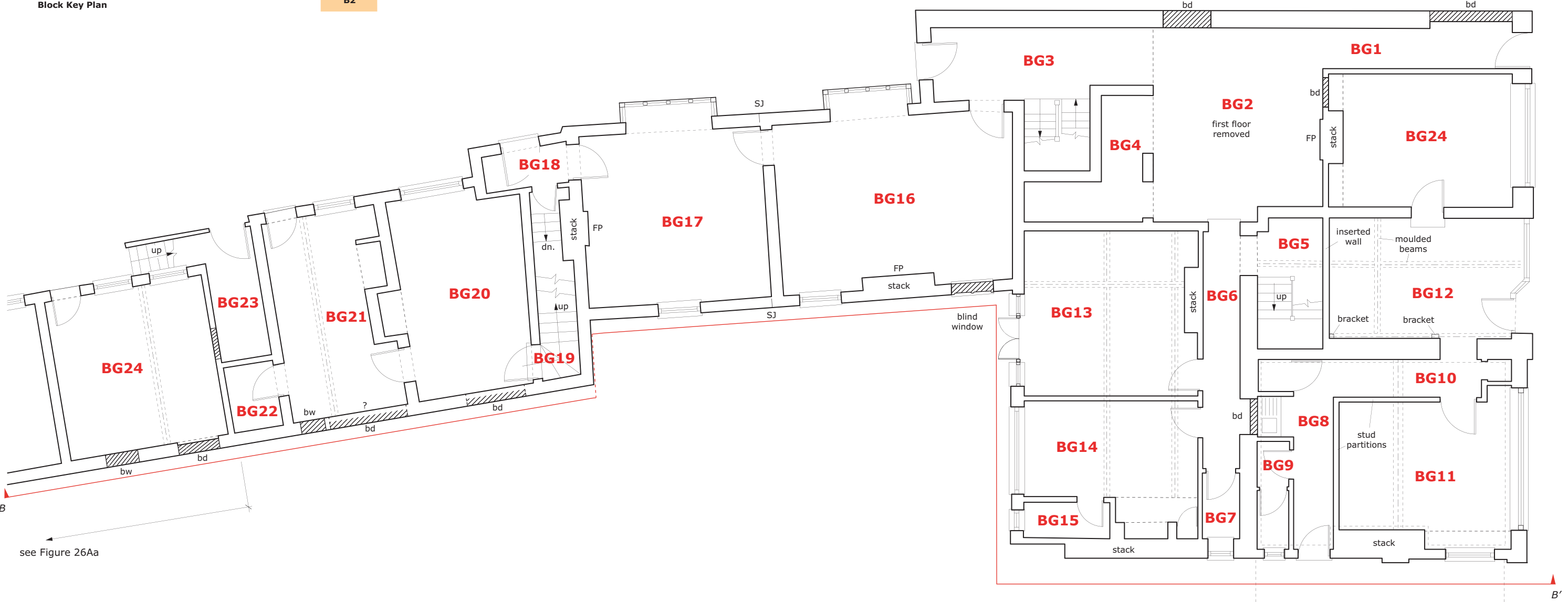
**KEY TO PHASING**

- Late Medieval (re-modelled in C18th)
- Late 18th century
- Early/Mid 19th century
- Mid/Late 19th century
- Late 19th century





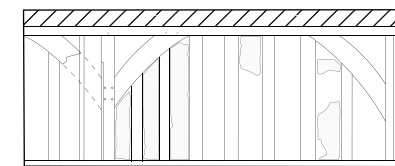
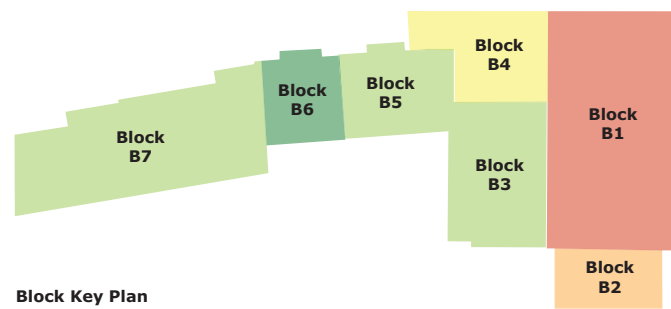
Block Key Plan



see Figure 26Aa



**Figure 20:** Building B, Ground Floor Plan



Sketch elevation of framing @ X-X'

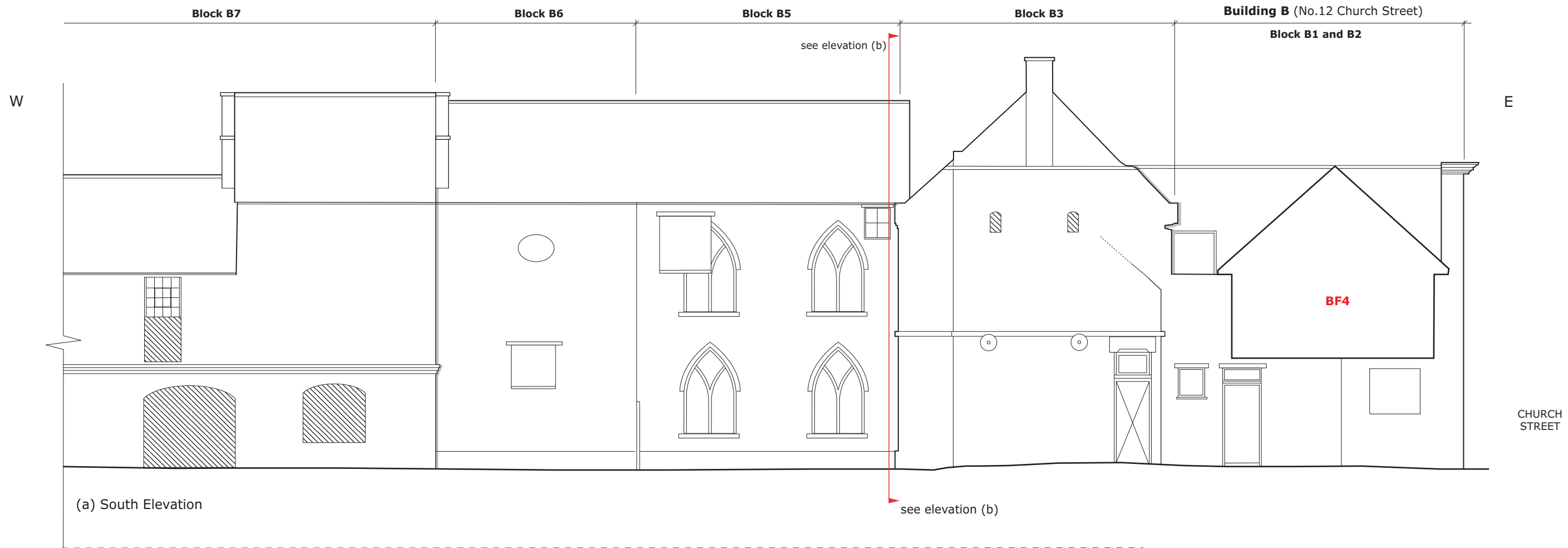


(approx.)

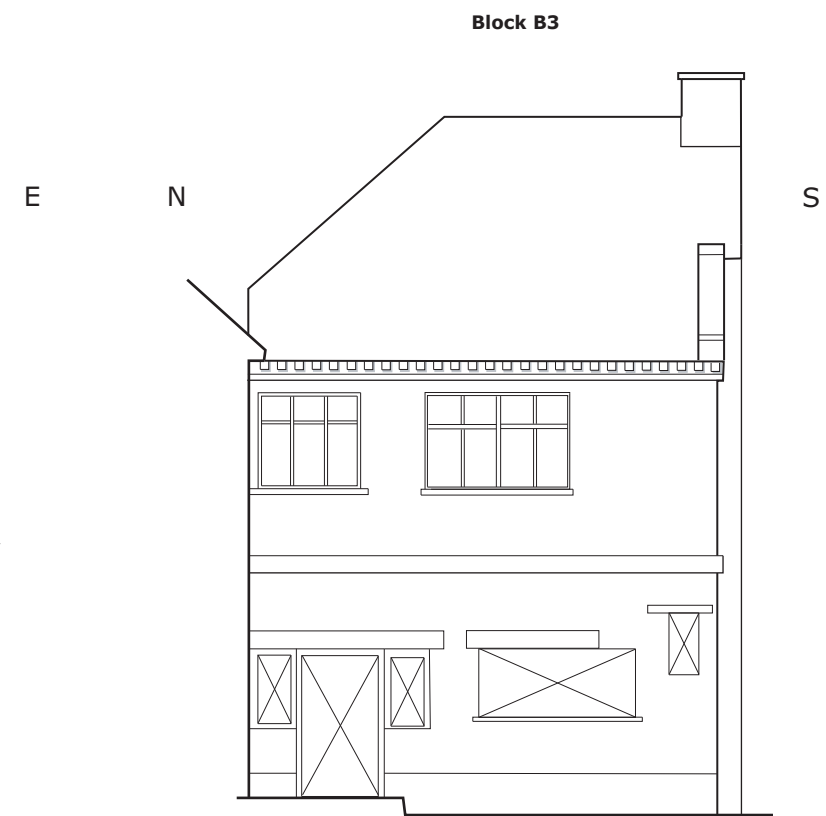
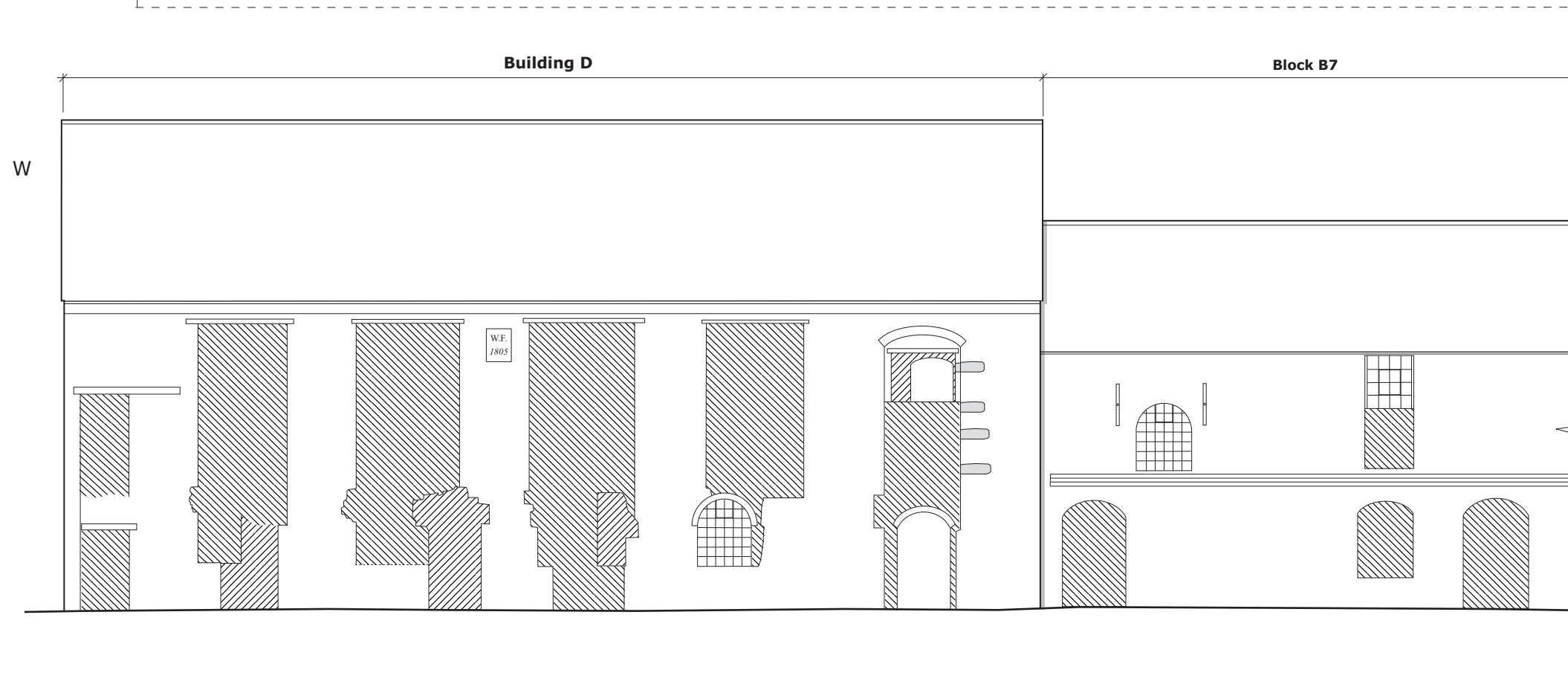


see Figure 26b

**Figure 21:** Building B, First Floor Plan



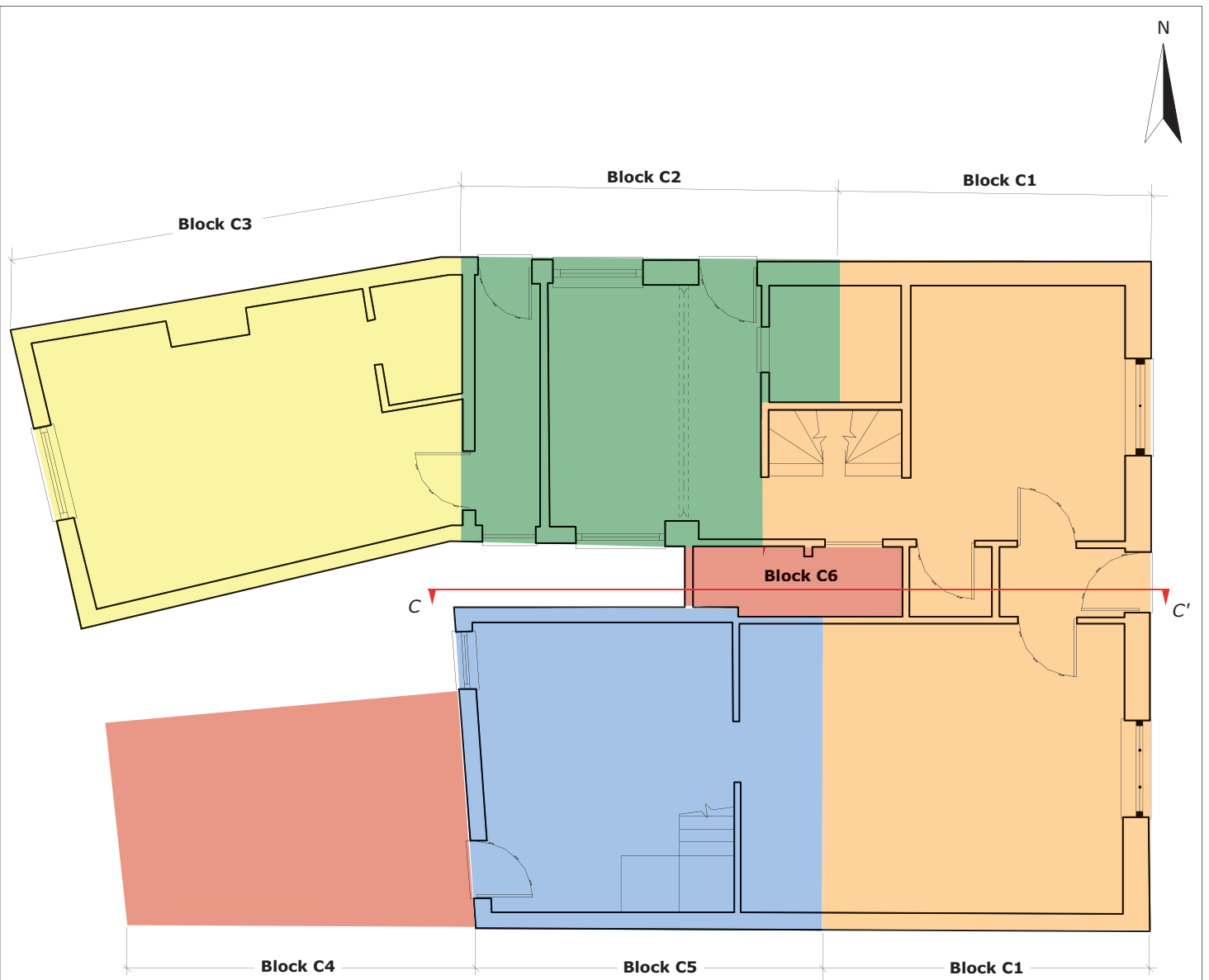
(a) South Elevation



(b) Building B, rear elevation



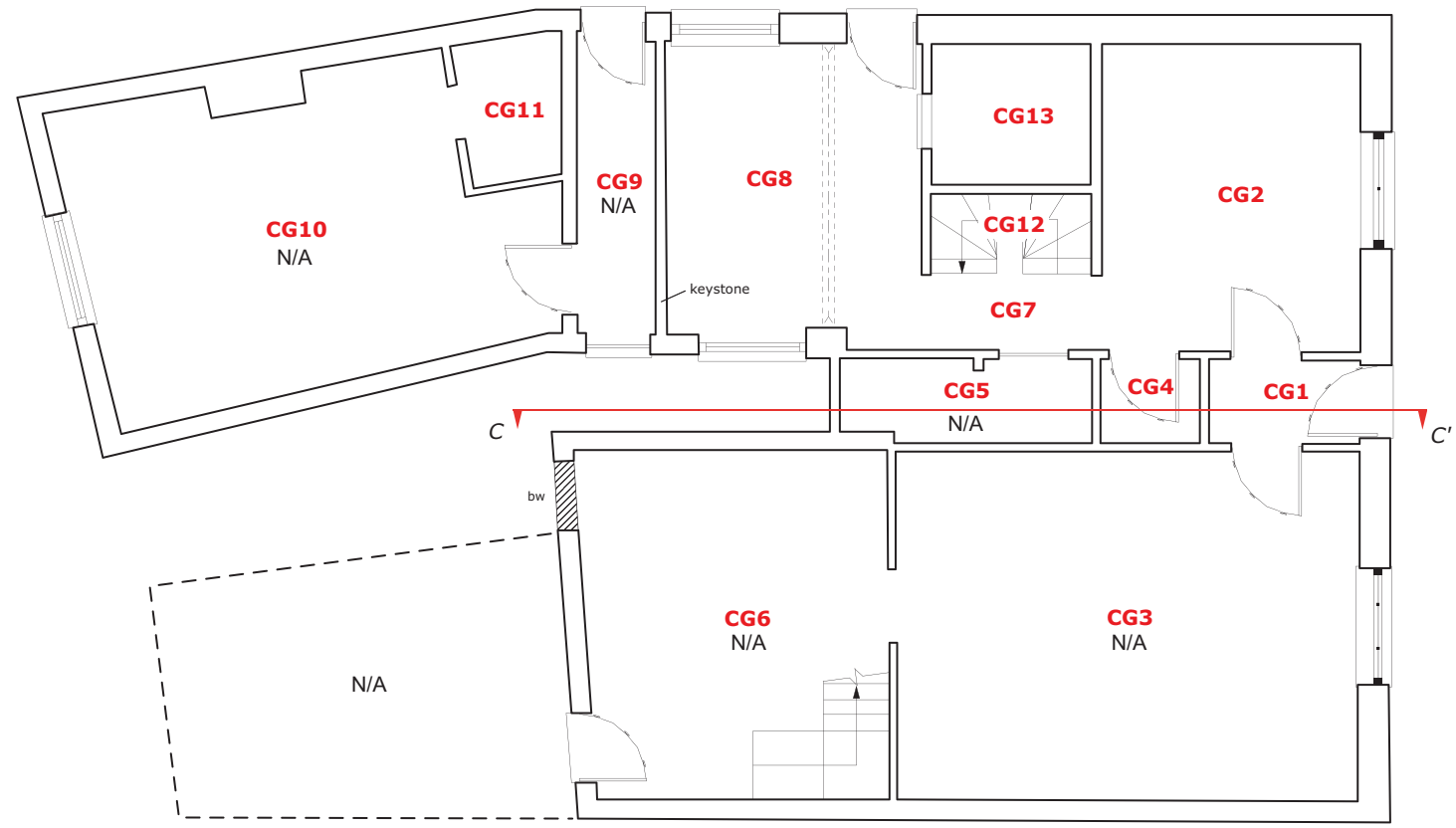




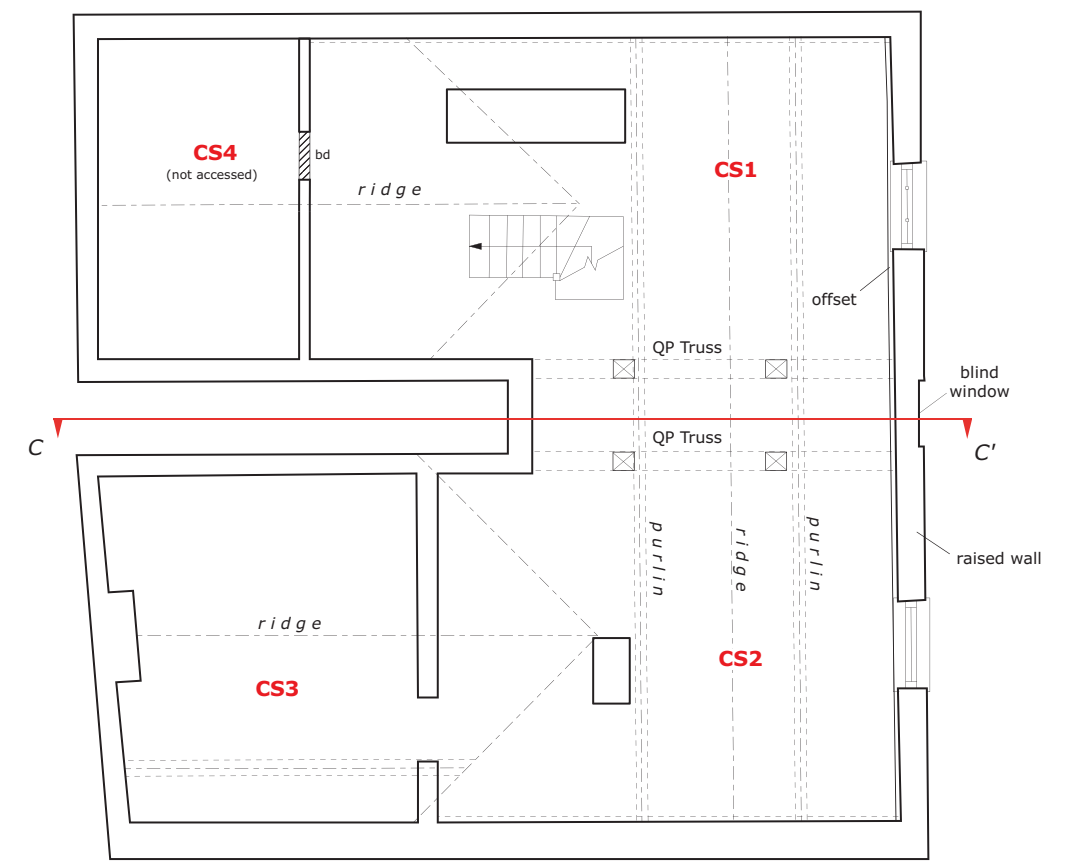
**KEY TO PHASING**

- 18th century (remodelled 19th century)
- Mid/Late 18th century
- Early 19th century
- Mid/Late 19th century
- 20th century

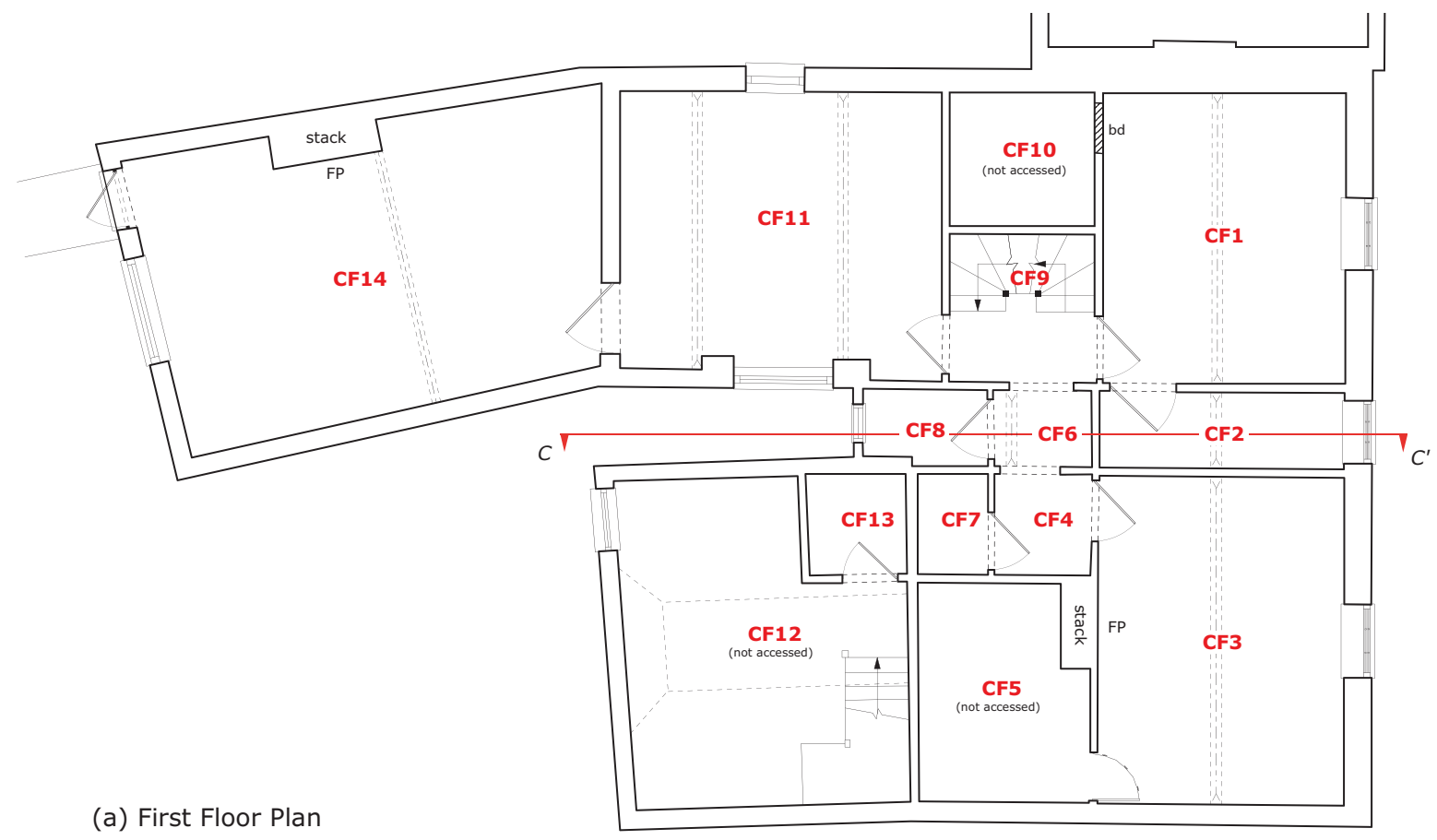




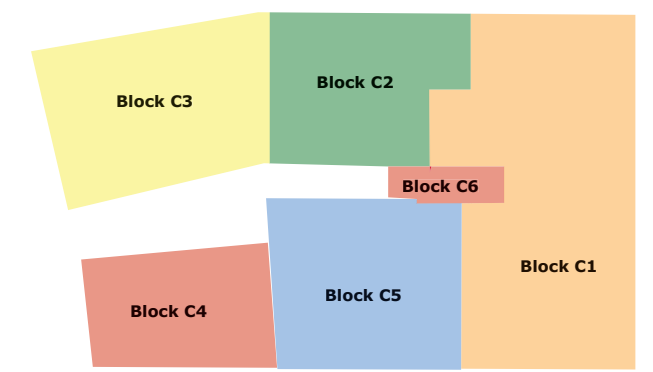
(b) Ground Floor Plan



(c) Second Floor Plan

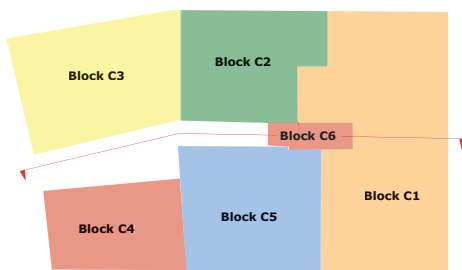
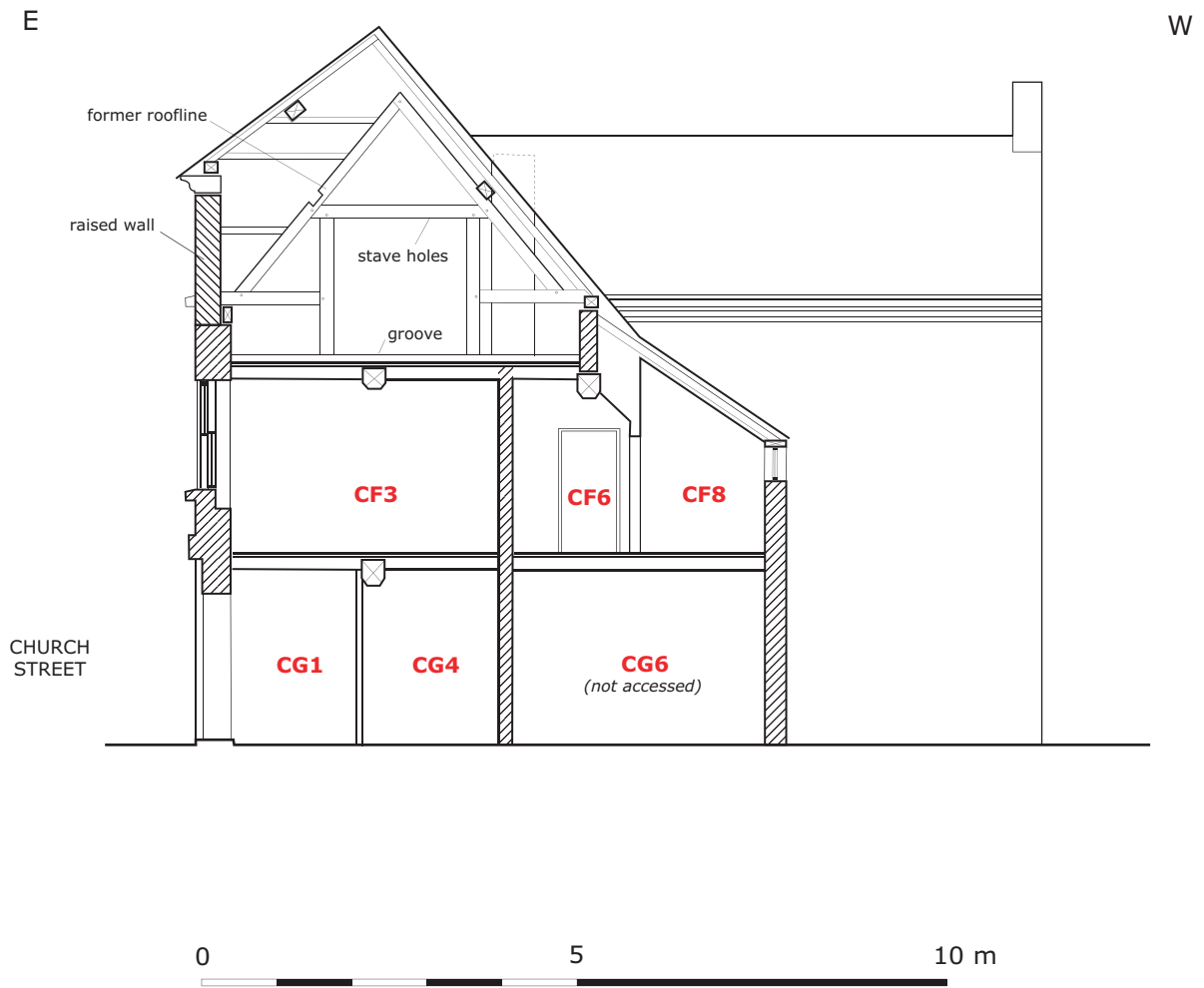


(a) First Floor Plan

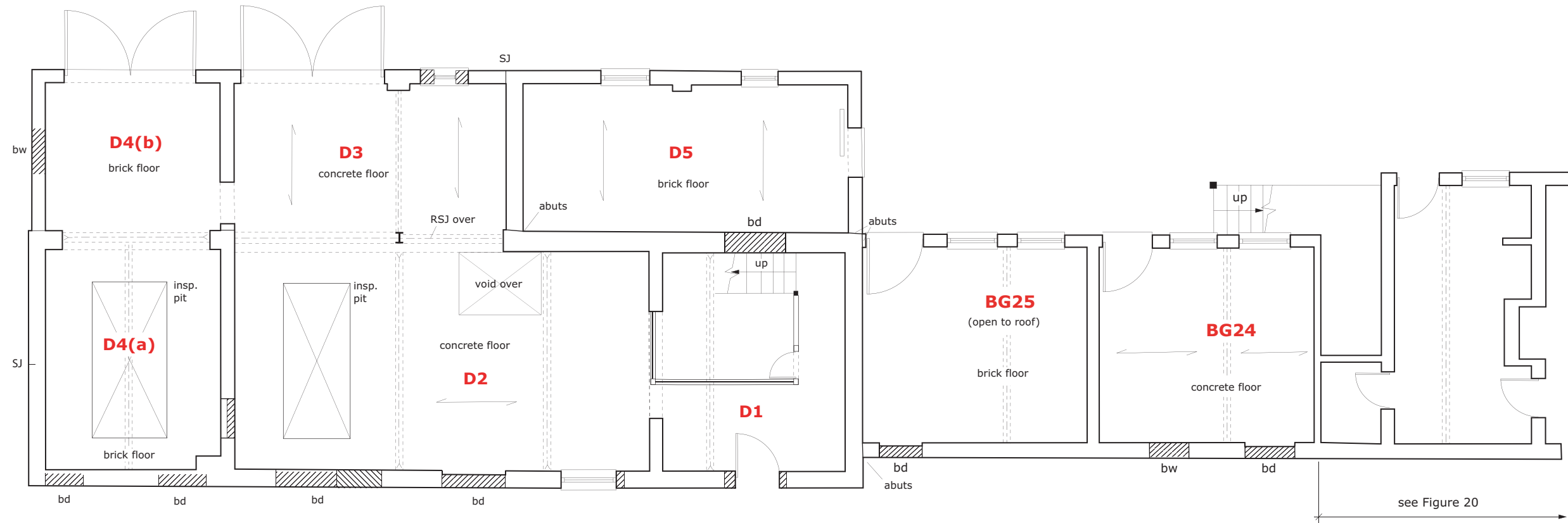


Block Key Plan

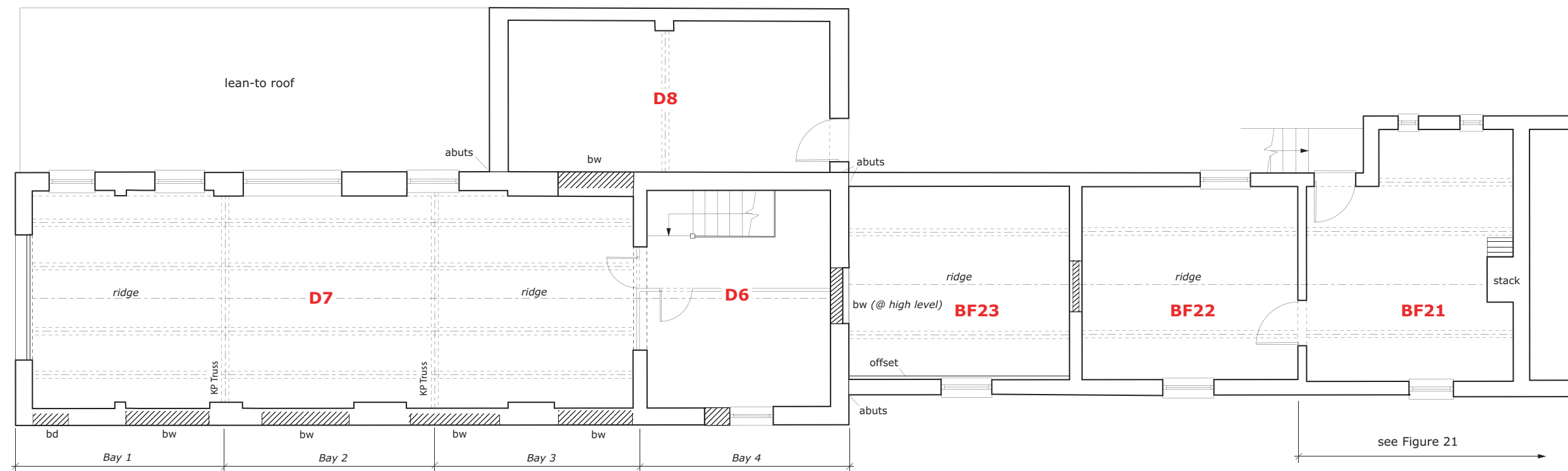




**Block Key Plan**

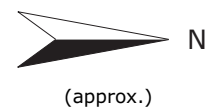


(a) Ground Floor

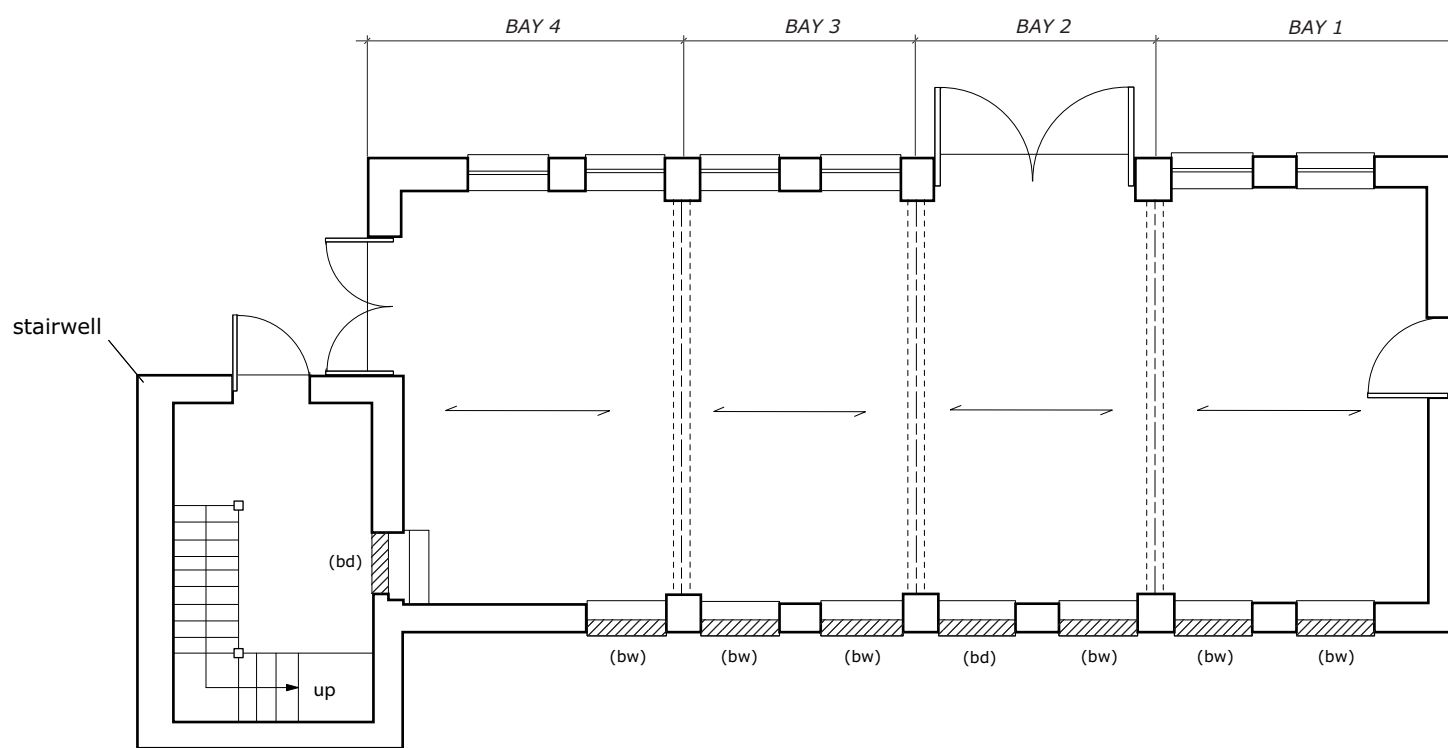


(b) First Floor

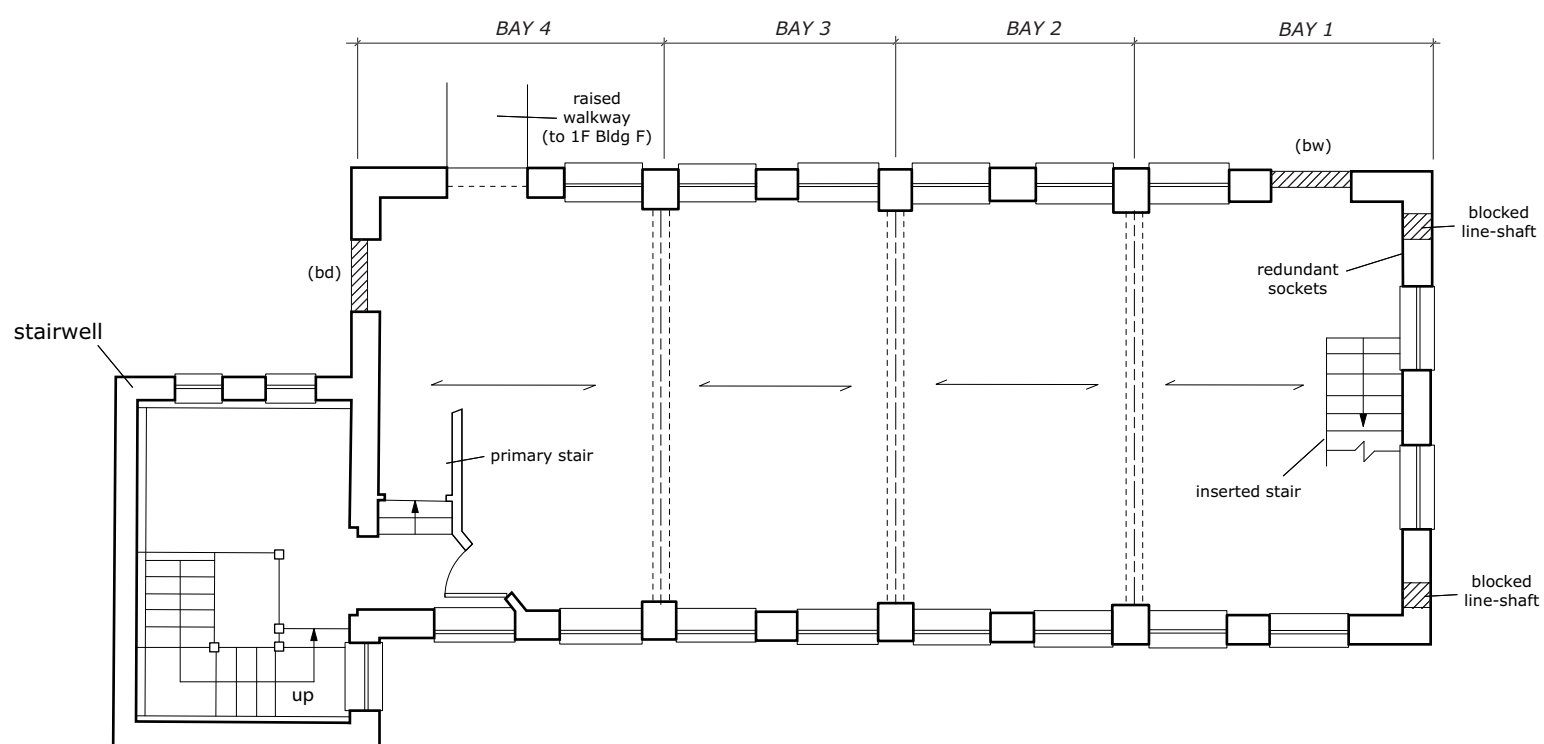




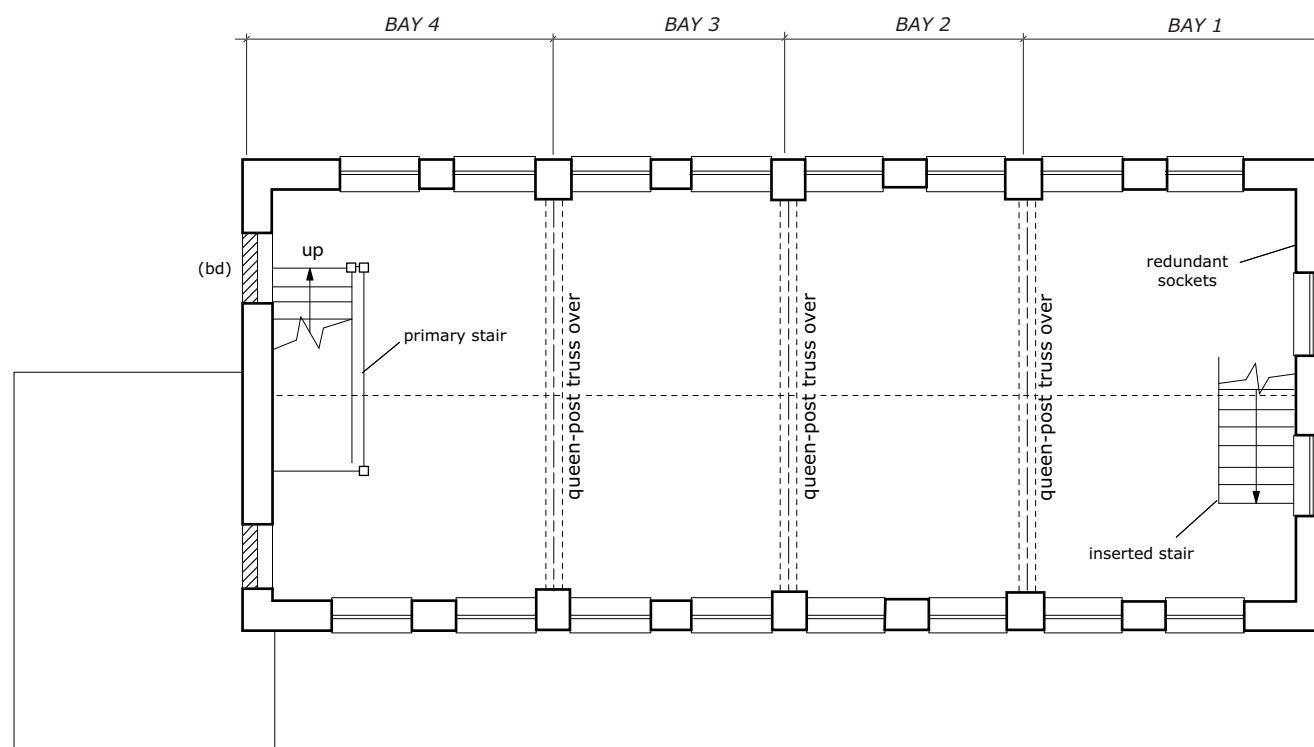
(approx.)



(a) Ground floor plan

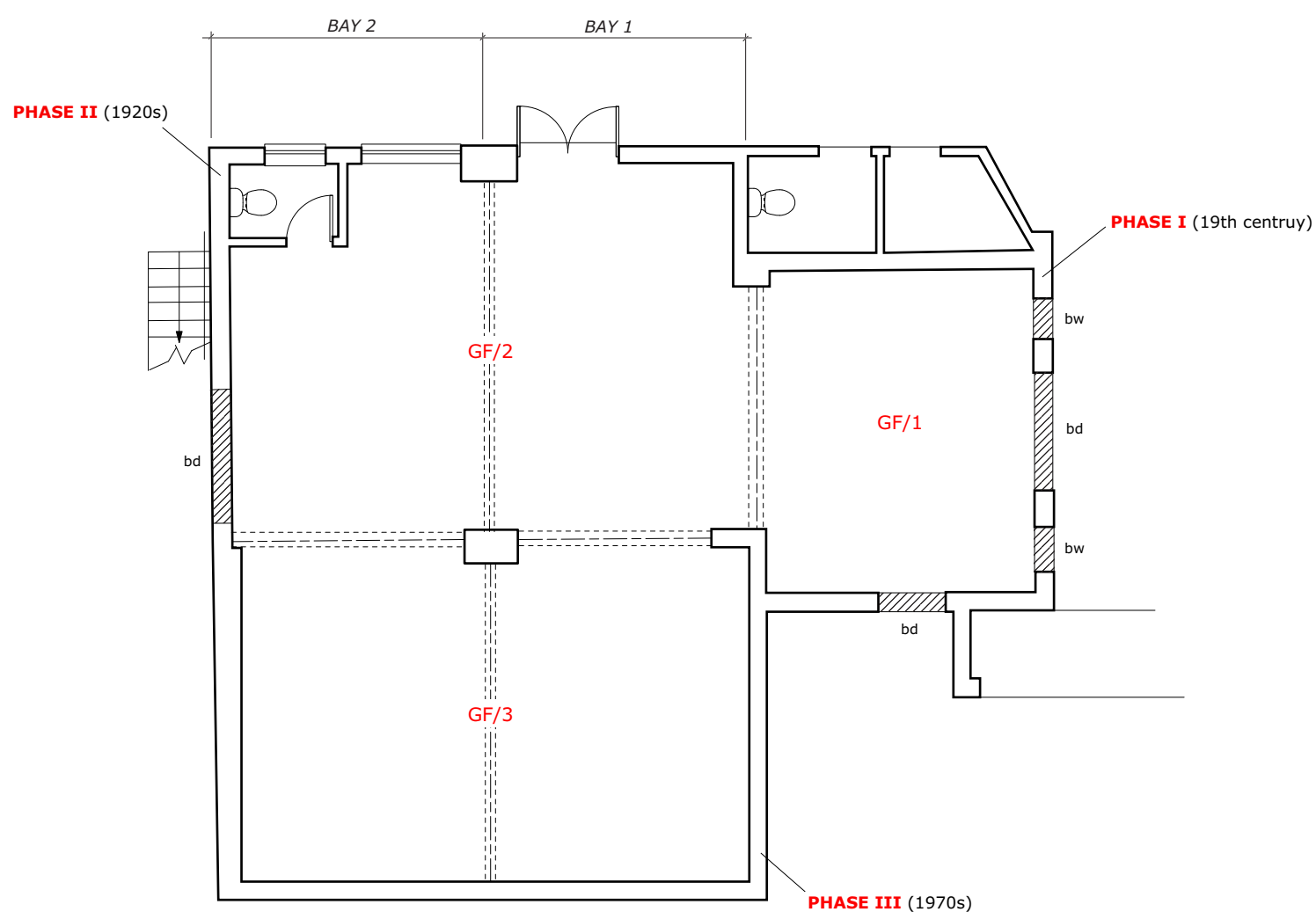


(b) First floor plan

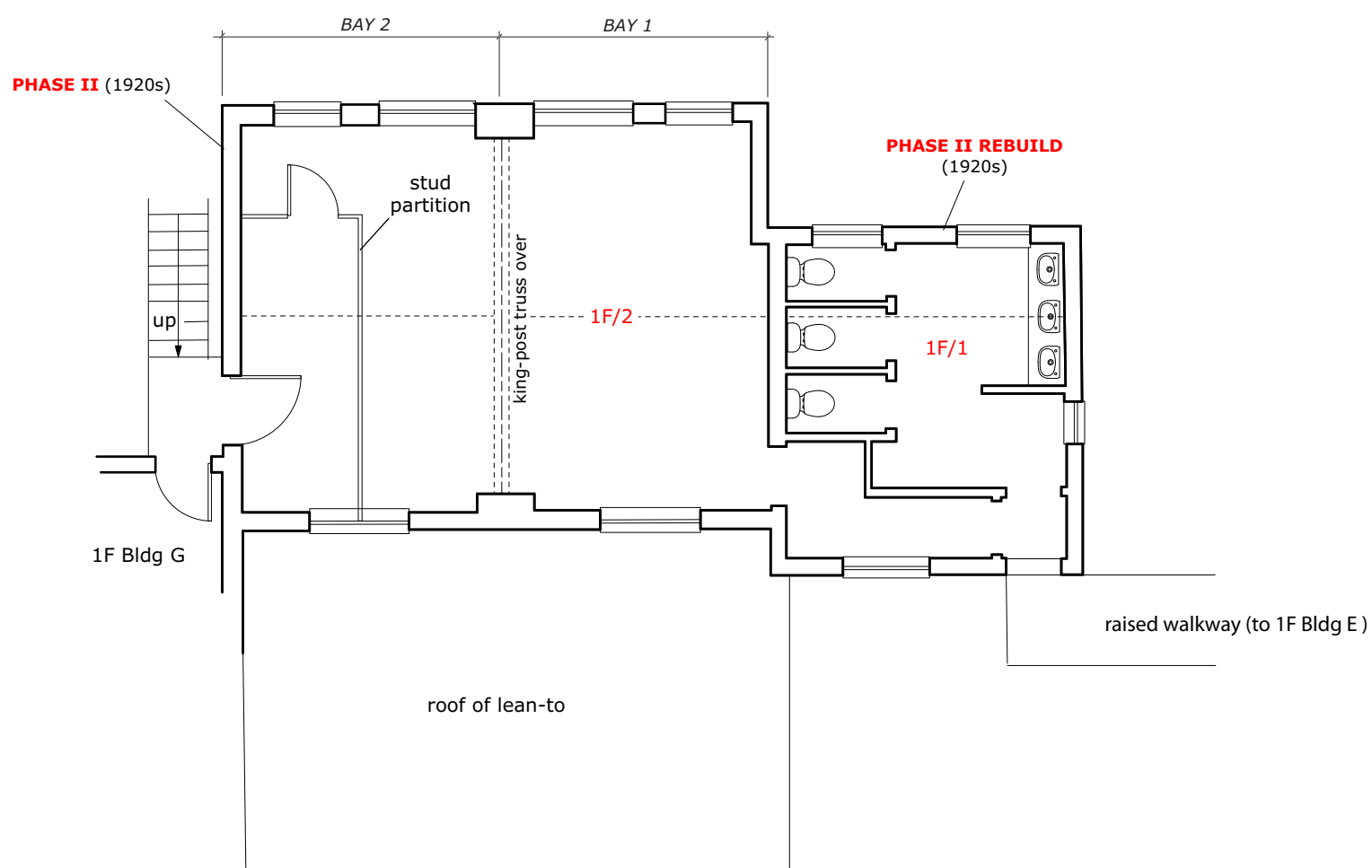


(c) Second floor plan



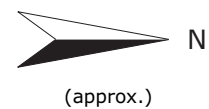


(a) Ground floor plan

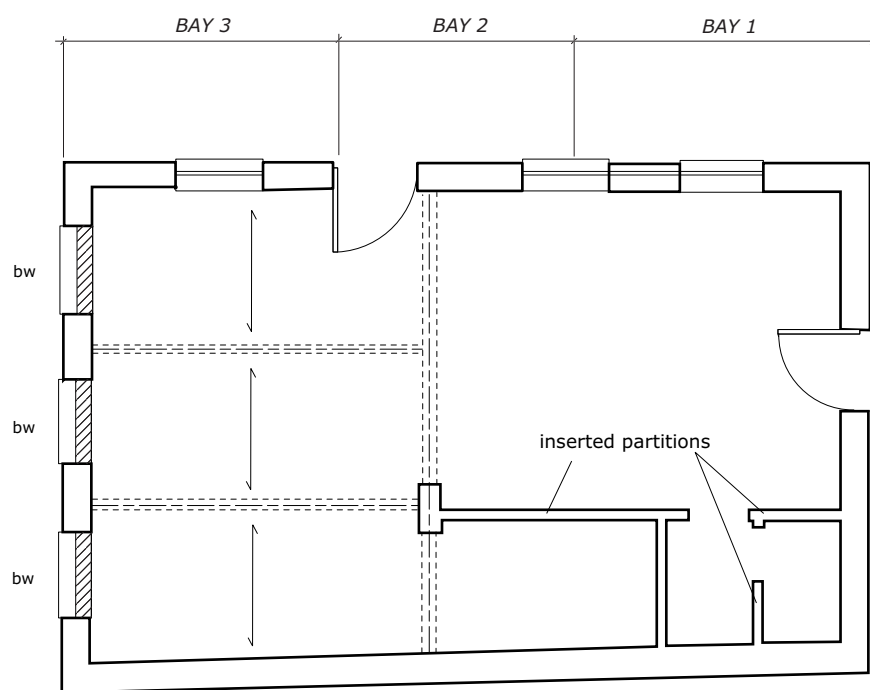


(b) First floor plan

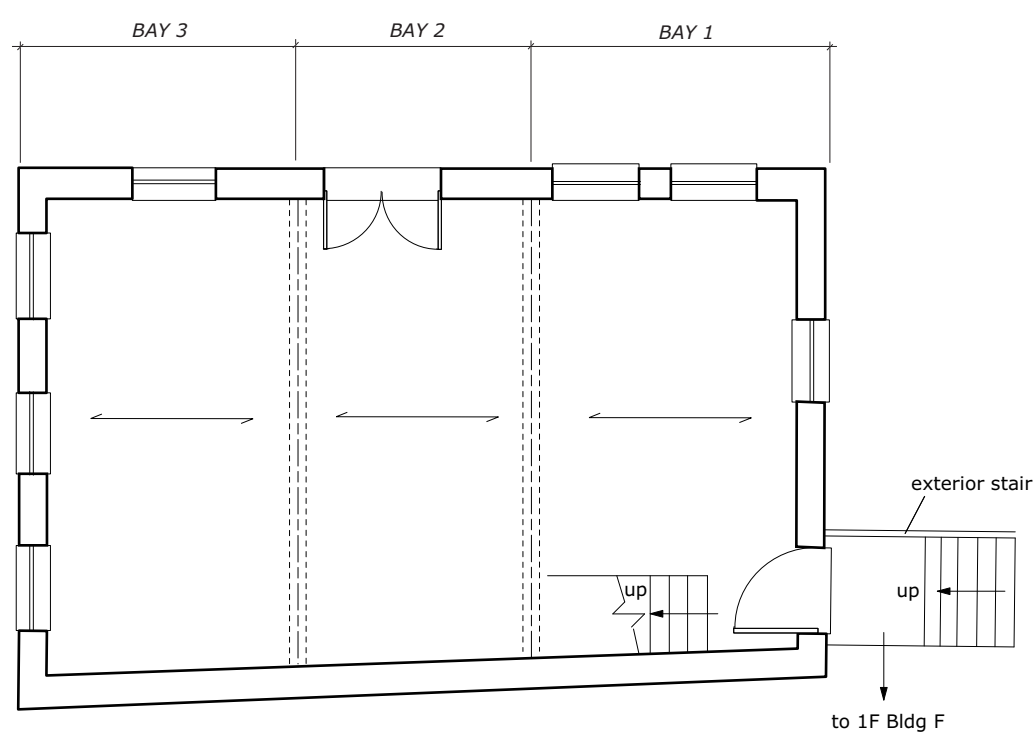




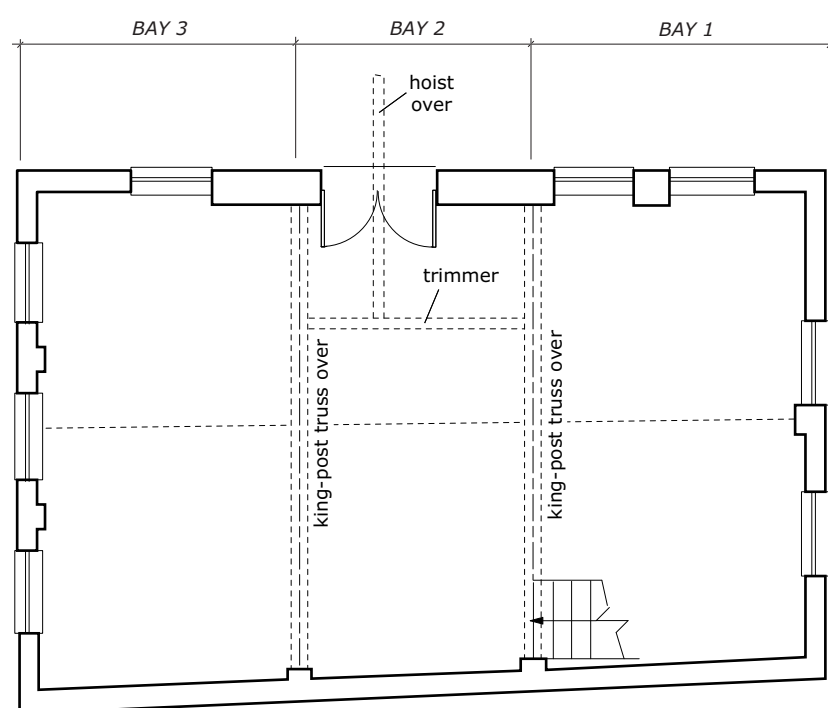
(approx.)



(a) Ground floor plan

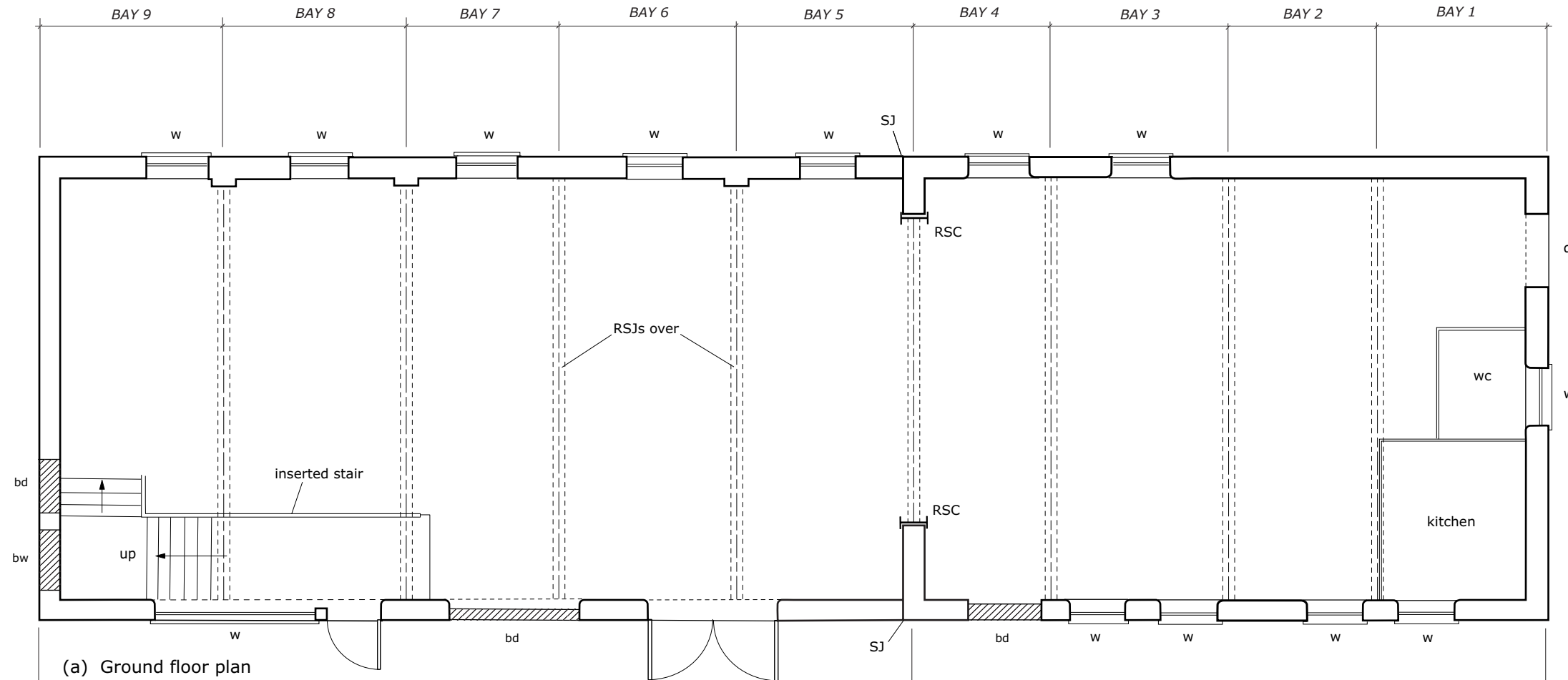


(b) First floor plan



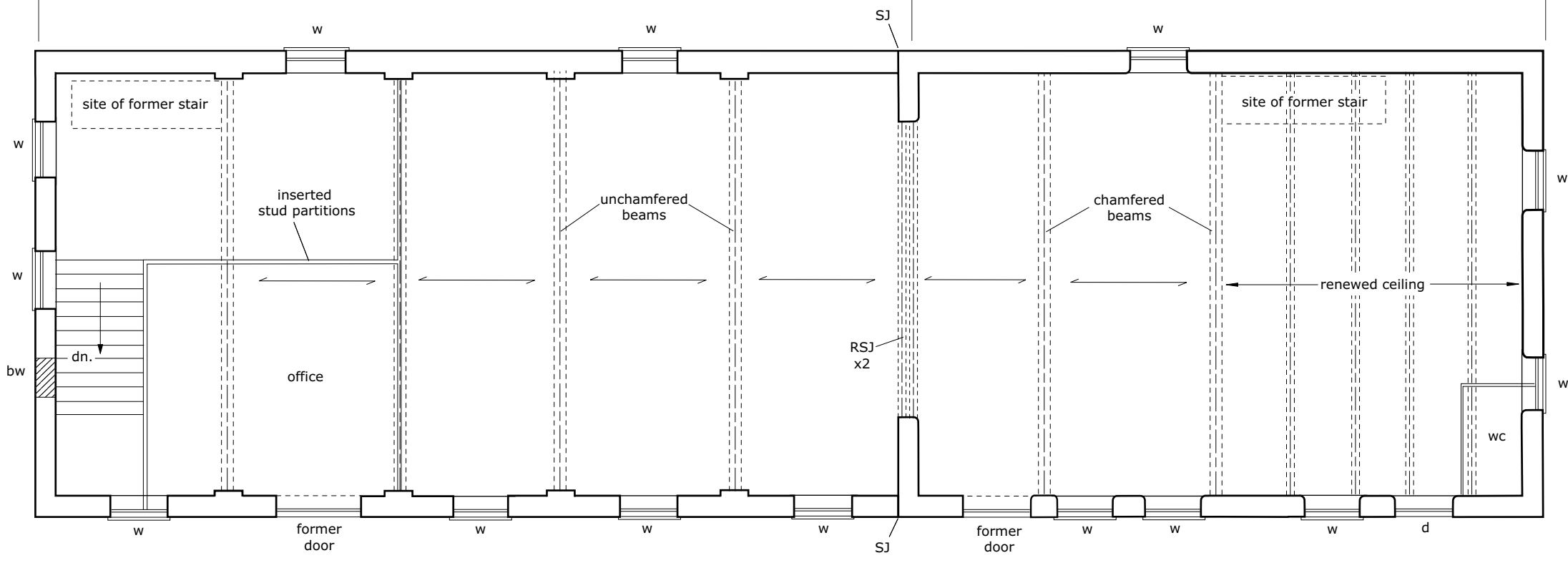
(c) Second floor plan





PHASE II

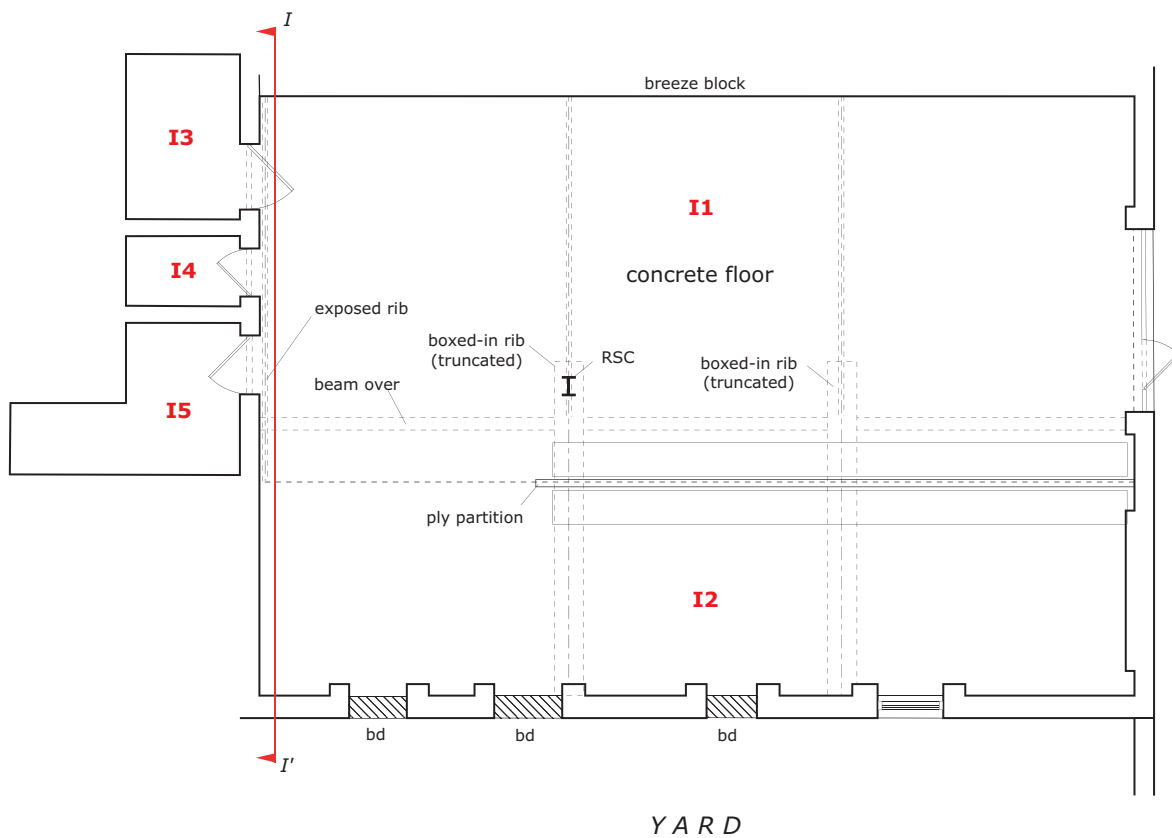
PHASE I



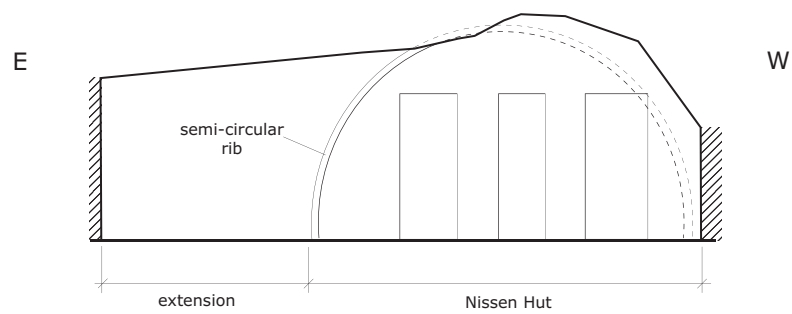




(approx.)



(a) Plan



(b) Sketch section at  $I-I'$





**Plate 1:** Nos 10-16 Church Street (left to right), general view of street frontages looking south-east.



**Plate 2:** Building A; Nos. 14 [left] and 16 [right] Church Street, north (street) elevation.



**Plate 3:** Building A Block A1, No.14 Church St.



**Plate 4:** Building A Block A1, No.14/12 Church St.



**Plate 5:** Building A Block A1, No. 14 Church St.



**Plate 6:** Building A, Block A1; Room AG1 looking east.



**Plate 7:** Building A, Block A1; Room AG1, looking west.



**Plate 8:** Building A, Block A1; Room AF1 looking north-west.



**Plate 9:** Building A, Block A1; Room AF1 looking south-east.



**Plate 10:** Building A Block A1, Room AF1 former stair.



**Plate 11:** Building A Block A1; Room AF1 window detail.



**Plate 12:** Building A, Block A2 (No.14) rear elevation.



**Plate 13:** Building A, Block A2; Room AG2 looking north-east (Room AG1 to right).



**Plate 14:** Building A, Block A2; Rm AG3 doorway.



**Plate 15:** Building A, Block A2; Rm AG4 window.



**Plate 16:** Bldg A, Block A2; Rm AF2 from east.



**Plate 17:** Bldg A, Block A2; Rm AF3 from south.



**Plate 18:** Building A, Block A2; Room AF4 looking south-east.





**Plate 19:** Building A, Block A2; Rooms AF4 looking north-west.



**Plate 20:** Bldg A, Block A2; Room AF4 fireplace.



**Plate 21:** Building A Block A3; exterior (east).



**Plate 22:** Building A, Block A3; Passage to north of No. 16 Church Street, looking east.



**Plate 23:** Building A; Block A3; Passage to north of No. 16 Church Street, detail of timber ceiling beams.



**Plate 24:** Building A Block A3 (No.16) rear elevation.



**Plate 25:** Building A, Block A3; Room AG5 looking east.



**Plate 26:** Building A, Block A3; Room AG5 looking west.



**Plate 27:** Building A, Block A3; Room AG5 (W), looking north.



**Plate 28:** Building A, Block A3; Room AF5 looking south-west.



**Plate 29:** Building A, Block A3; Room AF5 looking north-west



**Plates 30:** Building A, Block A3; Room AF5 looking south-east.



**Plate 31:** Building A, Block A3; Room AF5 window detail.



**Plate 32:** Bldg. A, Block A8; Room AF6 looking E.



**Plate 33:** Bldg. A, Block A8; Room AF6 looking W.



**Plate 34:** Building A, Block A4; Room AF7, stair.



**Plate 35:** Building A, Block A3; Room AS1, beam at head of stair.



**Plates 36 to 38:** Building A, Block A3; Room AS2, various views.





**Plate 39:** Building A, Block A3; Room AS4 looking west.



**Plate 40:** Building A, Block A3; Room AS4 looking east.



**Plate 41:** Building A, Block A3; Room AS5 looking east.



**Plate 42:** Building A, Block A3; Room AS5 looking west.



**Plate 43:** Building A (No. 16) rear range north elevation (oblique).



**Plate 44:** Building A (No. 16) rear range south elevation (oblique).



**Plate 45:** Building A, Blocks A4 and A5, north exterior.



**Plate 46:** Building A, Blocks A4 and A5, south exterior.



**Plate 47:** Building A, Block A4; Room AG7 looking west.



**Plate 48:** Building A, Block A4; Room AG6 looking south.



**Plate 49:** Building A, Block A4; Room AG7 looking north.



**Plate 50:** Building A, Block A4; Room AG8 looking north-east towards AG7.



**Plate 51:** Building A, Block A4; Room AG8 looking south.



**Plate 52:** Building A, Block A4; Room AG9 looking north.



**Plate 53:** Building A, Block A4; Room AG9, fireplace bressummer from south.



**Plate 54:** Building A, Block A4; Room AG9 looking north.





**Plate 55:** Building A, Block A4; Room AG9, doorway to AG10-12.



**Plate 56:** Bldg A Block A5; Room AF7 stair detail.



**Plate 57:** Bldg A, Block A5; Room AF7 stair detail.



**Plate 58:** Bldg.A, Block A4; Rm AF8 looking S.



**Plate 59:** Bldg.A, Block A4; Rm. AF9 looking N.



**Plate 60:** Bldg.A, Block A4; Rm AF10 looking N.



**Plate 61:** Bldg.A, Block A4; Rm AF11 looking W.



**Plate 62:** Building A, Block A4; Room AF12 looking north-east.



**Plate 63:** Bldg.A, Block A4; Rm AF12 looking W



**Plate 64:** Bldg.A, Block A4; Rm AF8 looking W.



**Plate 65:** Building A north exterior Block A5.



**Plate 66:** Building A, Block A5; Room AG12 looking north-west.



**Plate 67:** Building A, Block A5; Room AG10/12 looking south-east.



**Plate 68:** Building A, Block A5; Room AG11/12 looking south-west.



**Plate 69:** Building A, Block A5; Room AG11, detail of mortise holes.



**Plate 70:** Building A, Block A5; Room AF13 looking north-east.



**Plate 71:** Building A, Block A5; Room AF13 looking south-east.



**Plate 72:** Bldg. A, Block A5; Rm AF13 → E.



**Plate 73:** Bldg. A, Block A5; Rm AF13



**Plate 74:** Building A, Block A5; Room AF13 looking north-west.



**Plate 75:** Building A, Block A5; Room AF13 west wall.





**Plate 76:** Building A, Block A6; north elevation.



**Plate 77:** Building A, Block A6; south elevation.



**Plate 78:** Building A, Block A6; Room AG13 looking east.



**Plate 79:** Building A, Block A6; Room AG13 looking west.



**Plate 81:** Bldg A, Block A6; Rm AG13, SW corner.



**Plate 82:** Bldg A, Block A6; Rm AG13 fireplace.



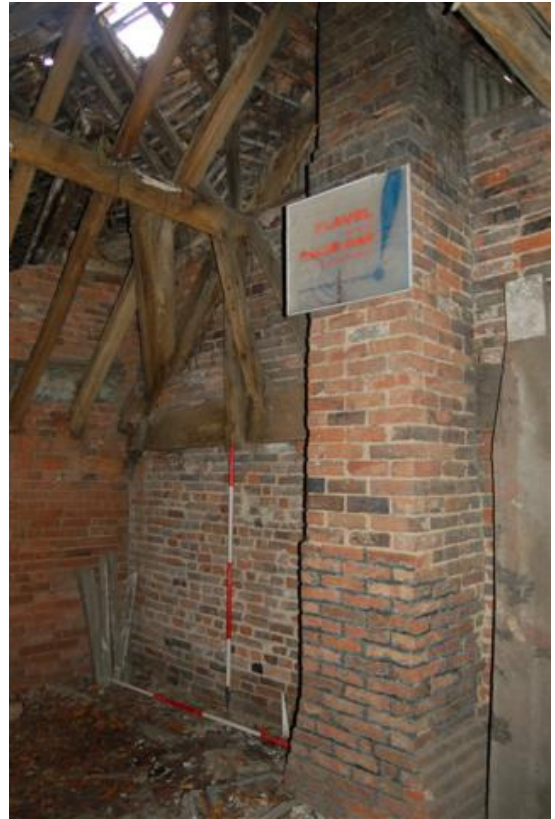
**Plate 83:** Building A, Block A6; Room AF14, N wall.



**Plate 84:** Building A, Block A6; Room AF14, N wall.



**Plate 85:** Bldg. A, Block A6; Room AF14, S wall.



**Plate 86:** Bldg. A, Block A6; Room AF14, S wall.



**Plate 87:** Bldg. A, Block A6; Room AF14, SW corner.



**Plate 88:** Building A, Block A6; Room AF14, east wall.



**Plate 89:** Building A, Block A6; Room AF14, roof structure looking east.



**Plate 90:** Building A, Block A6; Room AF14, detail of east wallplate.



**Plate 91:** Building A, Block A6; Room AF14, detail of east wallplate (south end).



**Plate 92:** Building A, Block A6; Room AF14, detail of east wallplate soffit, stud mortise and stave holes.



**Plate 93:** Building A, Block A7; Room AF15, looking east.



**Plate 94:** Building A, Block A6; Room AF14, roof structure looking west.



**Plate 95:** Building A, Block A7; north elevation.





**Plate 96:** Building A, Block A7; south elevation.



**Plate 97:** Building A, Block A7; west elevation.



**Plate 98:** Bldg. A, Block A7; Rm AG14 looking NE.



**Plate 99:** Building A, Block A7; Room AG14 looking north.



**Plate 100:** Building A, Block A7; Room AG14 looking east.



**Plate 101:** Building A, Block A7; Room AG14 looking south.



**Plate 102:** Building A, Block A7; Room AG14 looking west.



**Plate 103:** Building A, Block A7; Room AG14 ceiling structure looking south-west.



**Plate 104:** Building A, Block A7; Room AF15 looking west.



**Plate 105:** Building A, Block A7; Room AF15 looking north-east.



**Plate 106:** Building A, Block A7; Room AF15 blocked window.



**Plate 107:** Building B (No 12 Church Street), north (street) elevation.



**Plate 108:** Building B (No 12 Church Street), parapet wall masking original gables.



**Plate 109:** Building B, Block B1; Room BG12 looking east.



**Plate 110:** Building B, Block B1; Room BG12 ceiling beams, note brackets to left.



**Plate 111:** Building B, Block B1; Room BG12 detail of moulded ceiling beams.



**Plate 112:** Bldg B, Block B1; Rm. BG12 bracket.



**Plate 113:** Bldg B, Block B1; door BG12-BG10.





**Plate 114:** Building B, Block B1; Room CG24, central stack in west wall with flanking recesses.



**Plate 115:** Bldg B, Block B1; Rm BG24 looking E.



**Plate 116:** Bldg B, Block B1; Rm BG11 looking south-west.



**Plate 117:** Bldg B, Block B1; Rm BG1 looking W.



**Plate 118:** Bldg B, Block B1; Rm BG2/BF10 looking north-east.



**Plate 119:** Bldg B, Block B1; Rm BG2/BF10 looking north-west.



**Plate 120:** Bldg B, Block B1; Rm BG2/BF10 looking west.



**Plate 121:** Bldg B, Block B1; Rm BG2/BF10  
looking south.



**Plate 122:** Bldg B, Block B1; Rm BG2/BF10  
looking east.



**Plate 123:** Building B, Block B1; Room BG2 fireplace.



**Plate 124:** Bldg B, Block B1; Rm BG5 looking E.



**Plate 125:** Room BG5, moulded ceiling beam.



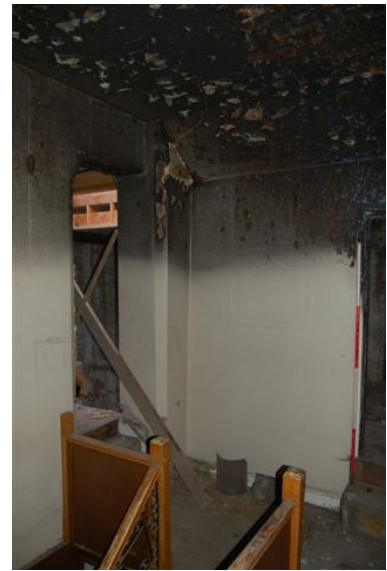
**Plate 126:** Building B, Block B1, Room BG5 looking south.



**Plate 127**



**Plate 128**



**Plate 129**

**Plates 127 to 129:** Building B, Block 1; Room BF6 various views.



**Plate 130:** Building B, Block B1; Room BF1 west wall.



**Plate 131:** Building B, Block B1; Room BF1 north wall exposed framing.



**Plate 132:** Building B, Block B1; Room BF1 north wall exposed framing.



**Plate 133:** Building B, Block B1; Room BF1 looking north-east.



**Plate 134**



**Plate 135**

**Plates 134 to 135:** Building B, Block B1; Room BF1 east wall detail of former gable truss.



**Plate 136:** Bldg B, Block B1; Rm BF2 looking SW.



**Plate 137:** Bldg B, Block B1; Rm BF2 window.



**Plate 138:** Building B, Block B1; Room BF2 fireplace detail.





**Plate 139:** Building B, Block B1; Room BF3 looking west.



**Plate 140:** Building B, Block B1; Room BF3 looking north-east.



**Plate 141:** Building B, Block B1; Room BF3 looking east.



**Plate 142**



**Plate 143**



**Plate 144**

**Plates 142 and 143:** Building B, Block B1; Room BF3 exposed timber framing in east wall  
**Plate 144:** Building B, Block B1; Room BF5 looking south.



**Plate 145:** Building B, Block B2; exterior from W.



**Plate 146:** Building B, Block B2; exterior from E.



**Plate 147:** Building B, Block B2; Room BF4 looking north-west.



**Plate 148:** Building B, Block B2; Room BF4 looking west.



**Plate 149:** Building B, Block B2; Room BF4 looking south-west.



**Plate 150:** Building B (No.16) Block B3, S elev.



**Plate 151:** Building B (No.14) Block B3, W elev.



**Plate 152:** Bldg B, Block B3; Rm BG6 looking S.



**Plate 153:** Bldg B, Block B3; Rm BG6 looking S.



**Plate 154:** Building B, Block B3; Room BG6 looking east



**Plate 155:** Bldg B, Block B3; Rm BG7 looking S



**Plate 156:** Building B, Block B3; Room BG13 looking east.



**Plate 157:** Building B, Block B3; Room BG13 looking west.



**Plate 158:** Building B, Block B3; Room BG14 looking east.



**Plate 159:** Building B, Block B3; Room BG14 looking west.





**Plate 160:** BF9 looking N.



**Plate 161:** Building B, Block B3; Room BF11 looking north-east.



**Plate 162:** Building B, Block B3; Room BF11 looking south-east.



**Plate 163:** Building B, Block B3; Room BF11 looking west.



**Plate 164:** Building B, Block B3; Room BF12 looking west.



**Plate 165:** Building B, Block B3; Room BF12 looking east.



**Plate 166:** Bldg B, Block B4; Rm BG3 looking W.



**Plate 167:** Bldg B, Block B4; Rm BG3 looking E.



**Plate 168:** Bldg B, Block B4; Rm BG3 looking S (cellar)



**Plate 169:** Bldg B, Block B4; stair GF-1F.



**Plate 170:** Building B, Block B4; stair 1F-GF.



**Plate 171:** Bldg B, Block B4; Rm BF14 looking W.



**Plate 172:** Bldg B, Block B4; Rm BF14 looking E.



**Plate 173:** Bldg B, Block B4; Rm BF13 looking E.



**Plate 174:** Bldg B, Block B4; Rm BF13 basin.



**Plate 175:** Building B; rear range north elevation (Bldg. D to right).



**Plate 176 :** Building B; rear range south elevation (Bldg. D to left).



**Plate 177:** Building B, Block B5 exterior: south elevation.



**Plate 178:** Building B Blocks B5 and B6 north elevation.



**Plate 179:** Building B, Block B5; Room BG16 looking north-east.



**Plate 180:** Building B, Block B5; Room BG16 looking south-west..





**Plate 181:** Building B, Block B5; Room BG16 looking west.



**Plate 182:** Building B, Block B5; Room BF15 looking south.



**Plate 183:** Building B, Block B5; Room BF16 looking north-east.



**Plate 184:** Building B, Block B5; Room BF16 looking south-west.



**Plate 185:** Building B Block B6; exterior south elevation.



**Plate 186:** Building B, Block B6; Room BG17 looking north-east.



**Plate 187:** Building B, Block B6; Room BG17 looking north-west



**Plate 188:** Building B, Block B6; Room BG17 looking south-west.



**Plate 189:** Building B, Block B6; Room BG17 ceiling rose.



**Plate 190:** Building B, Block B6; Room BF17 looking north-east.



**Plate 191:** Building B, Block B6; Room BF17 looking south-west.



**Plate 192:** Building B; rear range south elevation (Bldg. D to left).



**Plate 193:** Building B; rear range north elevation, centre (Bldg. D to right).



**Plate 194:** Bldg B, Block B7; Rm BG18 →W.



**Plate 195:** Bldg B, Block B7; Rm BG18 stair to cellar



**Plate 196:** Bldg B, Block B7: Rm BF18 → N.



**Plate 197:** Bldg B, Block B7: Rm BF18 → S.



**Plate 198:** Building B, Block B7: Room BF18 looking north.





**Plate 199:** Building B, Block B7; Room BG21, looking north.



**Plate 200:** Building B, Block B7; Room BG21, looking south.



**Plate 201:** Building B, Block B7; Room BG20, looking north.



**Plate 202:** Building B, Block B7; Room BG20, looking south-east.



**Plate 203:** Bldg. B, Block B7 door BG20-19.



**Plate 204:** Bldg. B, Block B7; stair BG19/BF19.



**Plate 205:** Bldg B, Block B7; door BF20/BF18.



**Plate 206:** Bldg B, Block B7; Rm BF20 looking N.



**Plate 207:** Building B, Block B7; Room BG24, north wall.



**Plate 208:** Building B, Block B7; Room BG24, south wall.



**Plate 209:** Building B, Block B7; Room BF21, north wall.



**Plate 210:** Building B, Block B7; Room BF21 looking south-west.



**Plate 211:** Building B, Block B7; Room BF22 looking north-east.



**Plate 212:** Building B, Block B7; Room BF22 looking west.



**Plate 213:** Building B, Block B7; Room BG25, north wall.



**Plate 214:** Building B, Block B7; Room BG25, south wall, blocked door.



**Plate 215:** Bldg B, Block B7; Rm BG25, north wall window.



**Plate 216:** Building B, Block B7; Room BG25, east wall; blocked opening at high level.





**Plate 217:** Building B, Block B7; Room BG25, west wall; note raised brickwork of north wall and former roof scar.



**Plate 218:** Building C (No.10 Church Street) street elevation, oblique view.



**Plate 219:** Building C, north elevation; detail of raised brickwork.



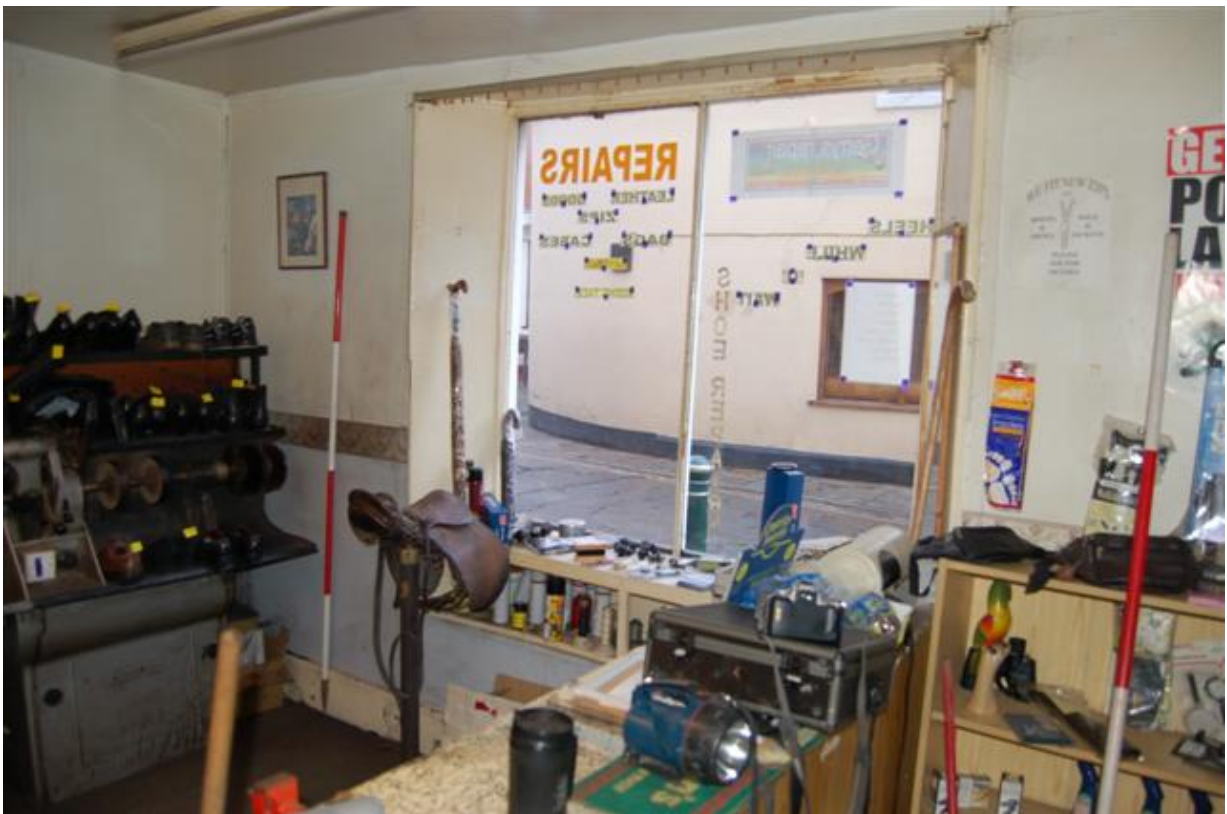
**Plate 220:** Building C, door detail.



**Plate 221:** Building C, door detail.



**Plate 222:** Building C, Block C1; Room CG2 looking north.



**Plate 223:** Building C, Block C1; Room CG2 looking north-east.



**Plate 224:** Building C, Block C1; Room CG2 looking south.



**Plate 225**



**Plate 226**



**Plate 227**

**Plates 225 – 227:** Building C, Block C1; Stair CG7.



**Plate 228:** Building C, Block C1; Stair CG7/CF9 detail of handrail.



**Plate 229:** Bldg C, Block C1; Rm CF9 → W.



**Plate 230:** Bldg C, Block C1; Rm CF1 → NE.



**Plate 231:** Building C, Block C1; Room CF1 looking south-west.



**Plate 232:** Building C, Block C1; Room CF1 looking north-west.



**Plate 233:** Building C, Block C1; Room CF1 detail of ceiling beam.



**Plate 234:** Bldg C, Block C1; Rm CF2 looking W.



**Plate 235:** Bldg C, Block C1; Rm CF2 looking E.



**Plate 236:** Building C, Block C1; Room CF3 looking north-west.



**Plate 237:** Building C, Block C1; Room CF3 looking south-east.





**Plate 238:** Building C, Block C1; Room CF3 looking south-west.



**Plate 239:** Building C, Block C1; Room CF3 detail of ceiling beam..



**Plate 240:** Building C, Block C1; Room CF4 ceiling beam.



**Plate 241:** Building C, Room CF5 looking south.



**Plate 242:** Building C, Block C1; Room CS1 roofspace looking north.



**Plate 243:** Building C, Block C1; Room CS1 roofspace looking north-east.



**Plate 244:** Building C, Block C1; Room CS1 detail of east wall.



**Plate 245:** Building C, Block C1; Room CS2 roofspace looking south.



**Plate 246:** Building C, Block C1; Room CS1/2 roofspace looking south.



**Plate 247:** Building C, Block C1; Room CS1 roofspace looking north.



**Plate 248:** Building C, Block C1; Room CS1 stud mortises to collar soffit



**Plate 249:** Bldg C, Block C1, Roof structure.



**Plate 250:** Bldg C, Block C1, Room CS1 stair.



**Plate 251:** Building C, Block C1; Room CS2 roof structure and stack looking south-west.



**Plate 252:** Building C, Block C1; Room CS2 roof structure looking south.



**Plate 253:** Bldg C, Block C1; Room CS2, door to CS3.



**Plate 254:** Building C, rear elevation from west.





**Plate 255:** Building C, Block C2 exterior north elevation.



**Plate 256:** Building C, Block C2; south elevation (oblique).



**Plate 257:** Bldg C, Block C2; Room CG8 range.



**Plate 258:** Building C, Block C2; Room CG8 detail of range



**Plate 259:** Building C, Block C2; Room CG8 looking north.



**Plate 260:** Bldg C, Block C2; Room CG8 beam.



**Plate 261:** Bldg C, Block C2; Room CG8 keystone (W).



**Plate 262:** Building C, Block C2; Room CF11 looking east.



**Plate 263:** Building C, Block C2; Room CF11 looking west.



**Plate 264:** Building C, Block C2; Room CF11 ceiling structure.



**Plate 265:** Bldg C, Block C3, west elevation.



**Plate 266:** Bldg C, Block C3, south elevation.



**Plate 267:** Building C, Block C3, north elevation



**Plate 268:** Building C, Block C3; Room CF14 looking west.



**Plate 269:** Building C, Block C3; Room CF14 looking east.



**Plate 270:** Bldg C, Block C3; Rm CF14 fireplace detail.



**Plate 271:** Bldg C, Blocks C4/5 west elevation.



**Plate 272:** Gap between Blocks C5 (r.) and C2 (l.).



**Plate 273:** Building D, south elevation.





**Plate 274:** Building D, north elevation.



**Plate 275:** Building D, west elevation.



**Plate 276:** Building D, date stone (S. elev): 'W.F. 1805'.



**Plate 277:** Building D, Room D1 looking SE.



**Plate 278:** Building D, Room D1 looking NE.



**Plate 279:** Building D, Room D2 looking east.



**Plate 280:** Building D, Room D2 looking west.



**Plate 281:** Building D, Room D3 looking north-east.



**Plate 282:** Building D, Room D4b looking north-west.



**Plate 283:** Building D, ground floor ceiling beam detail.



**Plate 284:** Building D, Room D6 looking east.



**Plate 285:** Building D, Room D7 looking west.



**Plate 286:** Building D, Room D7 looking east.



**Plate 287:** Bldg D, Rm D7 looking north-west.



**Plate 288:** Bldg D, Rm D7 looking south-west.



**Plate 289:** Building D, Room D7 eastern archway.



**Plate 290:** Building D, Room D7 western archway.



**Plate 291:** Building D, Room D5 interior looking east.



**Plate 292:** Building D, Room D8 looking west.



**Plate 293:** Boundary wall (south section) looking west, Building E beyond.





**Plate 294:** Boundary wall (south section); detail of ashlar masonry.



**Plate 295:** Boundary wall (central section) looking west.



**Plate 296:** Boundary wall (north section) looking north-west.



**Plate 297:** Boundary wall (northern return) looking south; Building H to right.



**Plate 298:** Former hat manufactory; Buildings H, E, F and G (left to right), general view.



**Plate 299:** Building E, north elevation.



**Plate 300:** Building E, south elevation and stair.



**Plate 301:** Building E, east elevation. Note stair turret (left) and manufactory boundary wall (foreground).



**Plate 302:** Building E, west elevation, oblique view. Note raised 1<sup>st</sup> floor access to building H (left).



**Plate 303:** Building E, ground floor looking north; note windows blocked in two phases (right).



**Plate 304:** Building E, ground floor looking west; original windows (Bay 2) converted to door.



**Plate 305:** Building E, 1<sup>st</sup> floor looking north; note patches to suggesting location of former line-shafts.



**Plate 306:** Building E, 1<sup>st</sup> floor looking south.



**Plate 307:** Building E, 2<sup>nd</sup> floor looking north.



**Plate 308:** Building E, 2<sup>nd</sup> floor; detail of Queen-post truss.



**Plate 309:** Building E, 2<sup>nd</sup> Floor; detail of Baltic importer's marks on northernmost truss.



**Plate 310:** Building F, north elevation.





**Plate 311:** Building F, south elevation.



**Plate 312:** Building F, west elevation (oblique).



**Plate 313:** Building F, east elevation (oblique).



**Plate 314:** Building F, east elevation; door.



**Plate 315:** Building F, east elevation ; window.



**Plate 316:** Building F, interior looking south-east; note blocked door with flanking windows (left).



**Plate 317:** Building F, interior looking south-west: 1970s lean-to extension to left.



**Plate 318:** Building F 1<sup>st</sup> floor looking east.



**Plate 319:** Building F, 1<sup>st</sup> floor looking north-east.



**Plate 320:** Building F, 1<sup>st</sup> floor looking north-west.



**Plate 321:** Building F 1<sup>st</sup> floor, detail of King-post roof truss.



**Plate 322:** Building G, exterior looking north.



**Plate 323:** Building G, exterior looking SE.



**Plate 324:** Building G, east elevation.



**Plate 325:** Building G, ground floor looking north.



**Plate 326:** Building G, 1<sup>st</sup> floor, looking south (note fixings for former work benches below windows).



**Plate 327:** Building G, 1<sup>st</sup> floor, looking north.



**Plate 328:** Building G, 2<sup>nd</sup> floor looking south.



**Plate 329:** Building G, 2<sup>nd</sup> floor, detail of King-post roof.





**Plate 330:** Building H, south elevation (oblique).



**Plate 331:** Building H, south elevation (west).



**Plate 332:** Building H, south elevation (west). Note raised 1<sup>st</sup> floor access to building E (left).



**Plate 333:** Building H, south elevation (extensions).



**Plate 334:** Building H, west elevation.



**Plate 335:** Building H, north elevation (extensions).



**Plate 336:** Building H, north elevation.



**Plate 337:** Building H, north elevation.



**Plate 338:** Building H, east elevation.



**Plate 339:** Building H, ground floor looking east.



**Plate 340:** Building H, ground floor looking west.



**Plate 341:** Building H, ground floor; blocked door at Bay 4 (south).



**Plate 342:** Building H, GF window detail.



**Plate 343:** Building H, stair.



**Plate 344:** Building H, 1<sup>st</sup> floor looking east.



**Plate 345:** Building H, 1<sup>st</sup> floor looking west.



**Plate 346:** Building H, 1<sup>st</sup> floor; inserted studwork walls at Bays 8/9.





**Plate 347:** Building H, 1<sup>st</sup> floor' scar of former stair at Bay 9, (north).



**Plate 348:** Building H, 1<sup>st</sup> floor' scar of former stair at Bay 2, (north).



**Plate 349:** Building I and associated yard, north elevation, oblique.



**Plate 350:** Building I (Room I1), interior looking north.



**Plate 351:** Building I, interior, south; note exposed semi-circular rib.



**Plate 352:** Building I, interior looking north-east: note ribs of original 'Nissen Hut', truncated and encased.