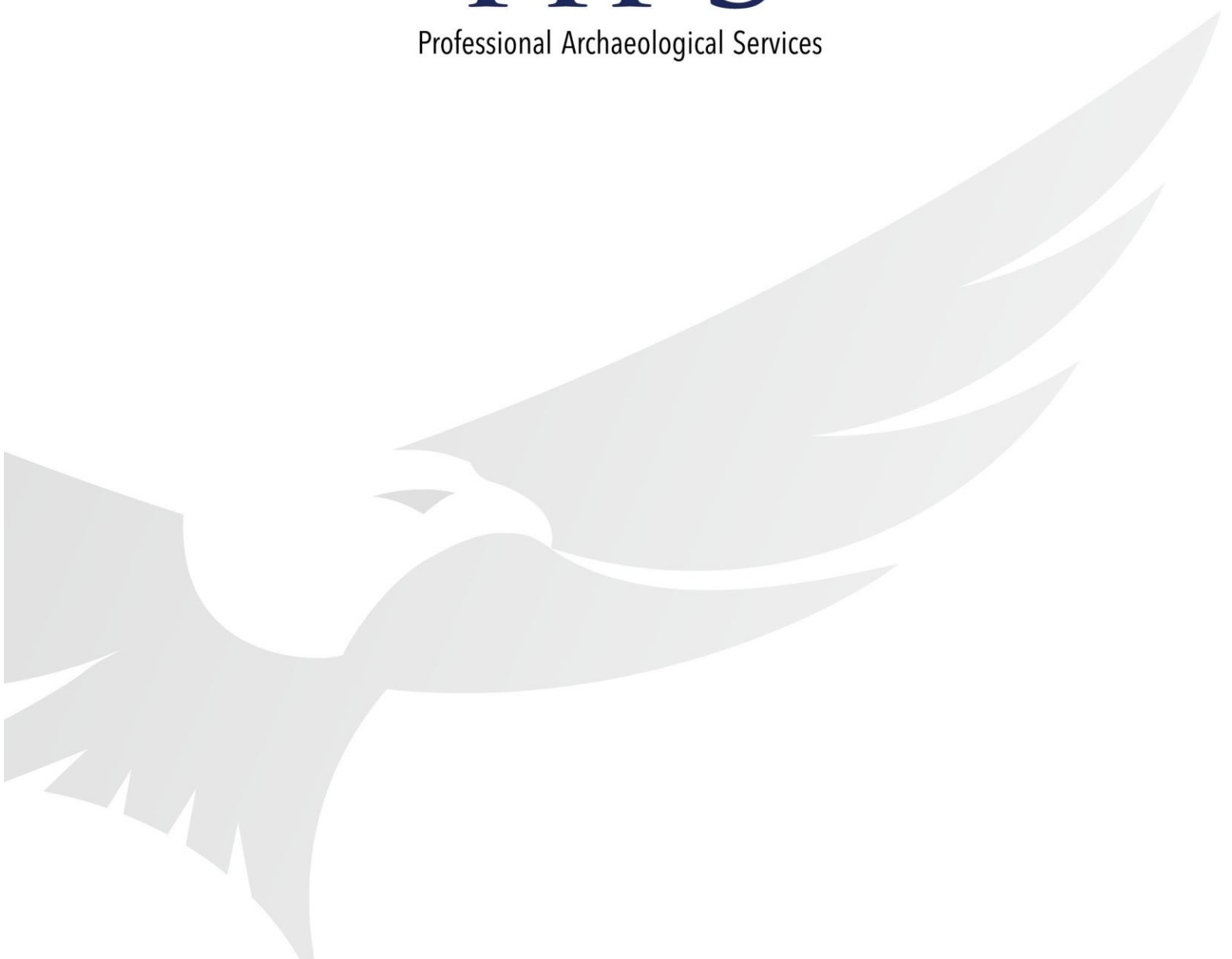




HPS

Professional Archaeological Services



26 Westgate Street, Gloucester, GL1 2NG

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Client: Mr C Malone

Project: Structural Watching Brief Report

Document title	26 Westgate Street, Gloucester, GL1 2NG
Document subtitle	Structural Watching Brief Report
Client name	Mr C Malone
Site location	Gloucester
County	Gloucestershire
National grid reference	SO 83107 18658 (383107 218658)
Planning authority	Gloucester City Council
Planning reference	17/00692/LBC
Oasis ID	heritage10-335731
Museum name	Museum of Gloucester
Museum accession code	2019.17
Project name	26 Westgate Street, Gloucester, GL1 2NG
Project code	HPS 289/18
Project management by	Sam Driscoll
Issue Number:	2
Watching Brief Dates:	7 th December 2018, 4 th February 2019 & 12 th March 2019.
Date of Preparation:	18 April 2019
OS Licence:	100048201

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Contents

1. Introduction	1
2. The Project Site.....	2
3. Historic Background	4
4. Methodology.....	5
5. Results	5
Ground Floor	5
First Floor	5
Second Floor.....	7
6. Conclusion	10
7. Bibliography	11
8. Appendices	12

List of Figures

Figure 1 Detailed Project Site Location (outlined in red).	3
Figure 2 General Project Site Location (outlined in red).....	3
Figure 3 Ground Floor Plan with location of new lift in red and photo locations numbered.....	12
Figure 4 First Floor Plan with location of new lift in red and existing voids beneath floor in blue.	12
Figure 5 Second Floor Plan with location of new lift in red and photo locations numbered.	13

List of Photographs

Photo 1 Boxed floor beam Potentially 18 th century. Photographed from Ground Floor level.	6
Photo 2 Partially exposed section of northwest-southeast potential 18 th century floor beam, supporting the First Floor joists. Photographed from Ground Floor level.	6
Photo 3 Section of potential 18 th century beam exposed after cutting of new lift shaft.	7
Photo 4 East facing view of 1950's winch, hatch and shaft.....	7
Photo 5 Northeast facing view of mechanical hoist. Scale 1 x 1m.....	8
Photo 6 Southeast facing view of hatch and shaft in the background. Scale 1m.....	8
Photo 7 Northeast facing view of shaft. Scale 1 x 1m.	9
Photo 8 View of underside of Second Floor cut, taken from the First Floor. 19 th century lathes visible against the northwest and southwest of the cut.	9

Appendices

Appendix 1 Figures	12
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Non-Technical Summary

This document sets out the results of a structural watching brief during works at the Grade I Listed 26 Westgate Street, Gloucester GL1 2NG (the Project Site). Planning permission has been granted for the installation of a lift to serve the first and second floors and to provide additional disabled access to no 26A (Gloucester City Council Ref 17/00692/LBC).

The survey revealed one reinforced beam potentially dating to the 18th century, exposed between the Ground and First Floor Level, supporting modern joists and late 19th – 20th century floorboards. The cut between the First and Second Floor level revealed late 19th - 20th century joists and a section of replacement lathe and plaster.

1. Introduction

- 1.1. This document sets out the results of a structural watching brief during works at 26 Westgate Street, Gloucester GL1 2NG (hereafter referred to as the Project Site). Planning permission has been granted for the installation of a lift to serve the first and second floors and to provide additional disabled access to no 26A (Gloucester City Council Ref 17/00692/LBC).
- 1.2. The project was commissioned by the developer, Mr C Malone in order to satisfy Condition 4 of the notice of planning, which states:

Condition 4

No development shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological monitoring and recording (a 'watching brief') during construction works related to the development proposal, with the provision for appropriate archiving and public dissemination of the findings.

Reason

The proposed development site has potential to include significant elements of the historic environment. If present and revealed by development works, the Council requires that these elements will be recorded during development and their record made publicly available. This accords with policy Sd.8 of the JCs (2017) and with paragraph 141 of the National planning Policy framework.

- 1.3. A structural watching brief was carried out during works with the potential to reveal previously concealed historic fabric.
- 1.4. This project was completed under project reference HPS-289/18.

2. The Project Site

- 2.1. The Project Site is situated on Westgate Street, which is located within the central core of the Roman settlement of Gloucester. Today the street is located within the historic core of the town, which mainly comprises commercial premises. No 26 fronts Westgate Street to the southwest. The Medieval Cathedral Precinct wall is located to the rear of the plot and Gloucester Cathedral is situated c. 120m to the north.
- 2.2. Maverdine Lane separates Nos 26 and 24 Westgate Street and is located to the southeast of the Project Site. Westgate Street is recorded to have been realigned in the late Saxon Period, at which time a series of small lanes were laid out at right angles to the main road. Maverdine Lane is a surviving example (Enticknap; 3).
- 2.3. No 26 Westgate Street is a Grade I listed building and is described as follows:

(OLD JUDGES HOUSE, 26, WESTGATE STREET List Entry Number: 1245450) Shop and former dwelling flanking the west side of Maverdine Passage, warehouse and office buildings added at rear and linked by bridge over the passage to offices at the rear of No.24 Westgate Street (qv). Late C15, greatly enlarged and remodelled in late C16/early C17, and altered in early C18; altered 1772 for William Bishop, grocer; refronted and altered internally c1815; altered and extended from 1886 for Winfields, Seed Merchants. MATERIALS: timber frame, partly rendered, standing on ground-floor walls of stone rubble and brick; the rear of the elevation facing Maverdine Passage has retained some C17 limewashed comb-decorated render (a significant and rare survival); in late C18 the street front rebuilt in brick and now painted, brick extensions at rear, brick stacks, plain tile and slate roofs...

- 2.1. The Project Site is located within the City Centre Conservation Area, which abuts the Cathedral and Close Conservation Area to the north.



Figure 1 Detailed Project Site Location (outlined in red).



Figure 2 General Project Site Location (outlined in red).

3. Historic Background

- 3.1. The Project Site occupies a Medieval burgage plot, characterised by a deep narrow strip of land which would have been fronted by a building likely built as a dwelling with a commercial function (Enticknap; 3).
- 3.2. The list entry places the earliest phase of building activity in the late 15th century, based on the dating of pilasters and fascia on bays 6 -8 (Howard; 4). The early frontage can be seen from Maverdine Lane to the east and comprises a series of timber framed jettied bays rising three storeys, to a gabled attic space (Howard, 3). This dating is focussed on the earliest phase of construction of the most northerly bays (6-8). However, tree-ring analysis of the timbers carried out in 1998 concluded that there was likely to have been two major phases of construction, with the front range dating to the 16th century and the rear dating to the early 17th century (Enticknap, 10). No 26 is a three-storey extension, to the rear of the plot, thought to date to the c. 18th century.
- 3.3. The building is known colloquially as the *Old Judge's House* and is named as such on the listing entry. This refers to the local belief that the property was the location of the headquarters of Colonel Massey, commander of the garrison during the 1643 siege of Gloucester. However, research by archivist Margaret Richards concluded that the Judge's lodgings were in fact on the site of Shire Hall (Enticknap, 11).
- 3.4. The Westgate Street frontage was altered in 1772 for Grocer William Bishop, at which time the timber frame was masked with a plaster façade exhibiting crowning cornice with close set modillions and a parapet masking the attic. The building was used as the Hall of the Grocers' Guild at this time (Enticknap, 11).
- 3.5. In the first half of the 19th century the building was subdivided to form tenements. The building was altered again and extended in the late 19th century for Winfield's Seed Merchants. Floor openings and machinery utilised in the movement of stock survive from this period of use. The new lift will be located in this area of the building and will follow the same vertical route.
- 3.6. Following the closure of Winfield's in 1989 26 Westgate Street became a book shop (Enticknap, 11).

4. Methodology

- 4.1. A descriptive record was made of the areas of the Project Site affected by the works, in accordance with the requirements of an HE Level 2 record (HE 2016).
- 4.2. A Level 2 photographic survey was carried out. As such, historic materials revealed during the works were viewed, photographed and described as appropriate.
- 4.3. Internally the photographic record captured the overall appearance, with specific focus on structural detail, relevant to the specific regions of the Project Site and its development and use.
- 4.4. The photographic record, together with annotated plans and photographic registers will form part of the project archive. Selected images from the photographic record have been used to illustrate the report. The report figures include plans showing the location of photographs used.

5. Results

- 5.1. Three visits were made to the Project Site in order to record the various stages of work. The initial visit was carried out in December 2018 in order to record the location of the lift prior to any stripping of the interior. Two additional visits were carried out in February and March 2019.
- 5.2. At the time of writing the Ground and First Floors of the building were occupied by Gloucester Antiques Centre. The Second Floor was vacant, with flooring and roof truss exposed.

Ground Floor

- 5.3. No excavation was required at Ground Floor level in order to install the lift. The design will rest on a steel frame at current floor level and access to the lift will be ramped.

First Floor

- 5.4. At First Floor level the lift shaft has been located in the region of the 19th century hatch used by Winfield Seed Merchants to hoist grain to the Second Floor store. Although not revealed at the time of the site visit, photographs by Nick Joyce showed modern softwood joists beneath the hatch which

had been sealed by 19th / 20th century floorboards (Joyce 2017). One of the early structural beams was partially exposed at this time.

- 5.5. The potential 18th century beam was further exposed during recent works. The timber is orientated roughly northwest-southeast, to the northeast of the new lift shaft. Modern timber reinforcement was noted due to splitting of the timber evident to the southeast. Evidence of moulded timber boxing around the beam suggests that it was previously exposed, probably in the 19th century. The timber is supported by a modern boxed column and will remain in situ.



Photo 1 Boxed floor beam Potentially 18th century. Photographed from Ground Floor level.



Photo 2 Partially exposed section of northwest-southeast potential 18th century floor beam, supporting the First Floor joists. Photographed from Ground Floor level.



Photo 3 Section of potential 18th century beam exposed after cutting of new lift shaft.

Second Floor

- 5.6. At Second Floor level the lift will be located in the region of the 19th century grain hatch and protective shaft. To the northwest the remains of the c. 1950's mechanical hoist will be preserved in situ.



Photo 4 East facing view of 1950's winch, hatch and shaft.



Photo 5 Northeast facing view of mechanical hoist. Scale 1 x 1m.



Photo 6 Southeast facing view of hatch and shaft in the background. Scale 1m.



Photo 7 Northeast facing view of shaft. Scale 1 x 1m.

- 5.7. The hatch and protective shaft were removed to allow for the cut for the new lift. During the work, the floorboards were removed to reveal late 19th / 20th century floor joists. Removal of a small amount of ceiling plaster at First Floor level revealed the underside of the replacement floor joists, with attached lathes to the northwest and southwest of the cut.



Photo 8 View of underside of Second Floor cut, taken from the First Floor. 19th century lathes visible against the northwest and southwest of the cut.

6. Conclusion

- 6.1. The survey revealed one reinforced beam potentially dating to the 18th century, exposed between the Ground and First Floor Level, supporting modern joists and late 19th – 20th century floorboards. The cut between the First and Second Floor level revealed late 19th - 20th century joists and a section of replacement lathe and plaster.
- 6.2. At Second Floor level the 19th century grain hatch and protective shaft were moved in order to accommodate the new lift. The mechanised 1950s winch remains in situ. The flooring at this level was seen to date to the late 19th - 20th century.
- 6.3. The results revealed that the flooring within the three storey c. 18th century range was replaced in the late 19th century to early 20th century. Only one potential original beam was revealed as a result of work to install the new lift.

7. Bibliography

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8. Appendices

Appendix 1 Figures

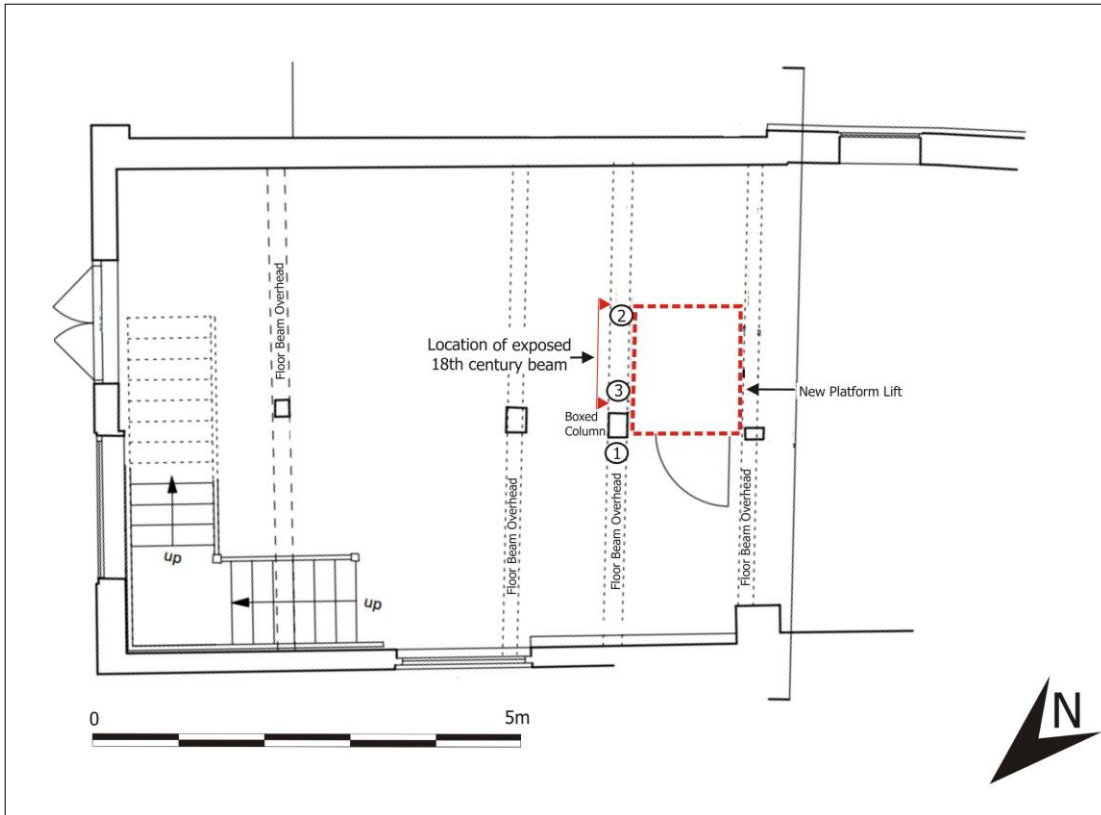


Figure 3 Ground Floor Plan with location of new lift in red and photo locations numbered.

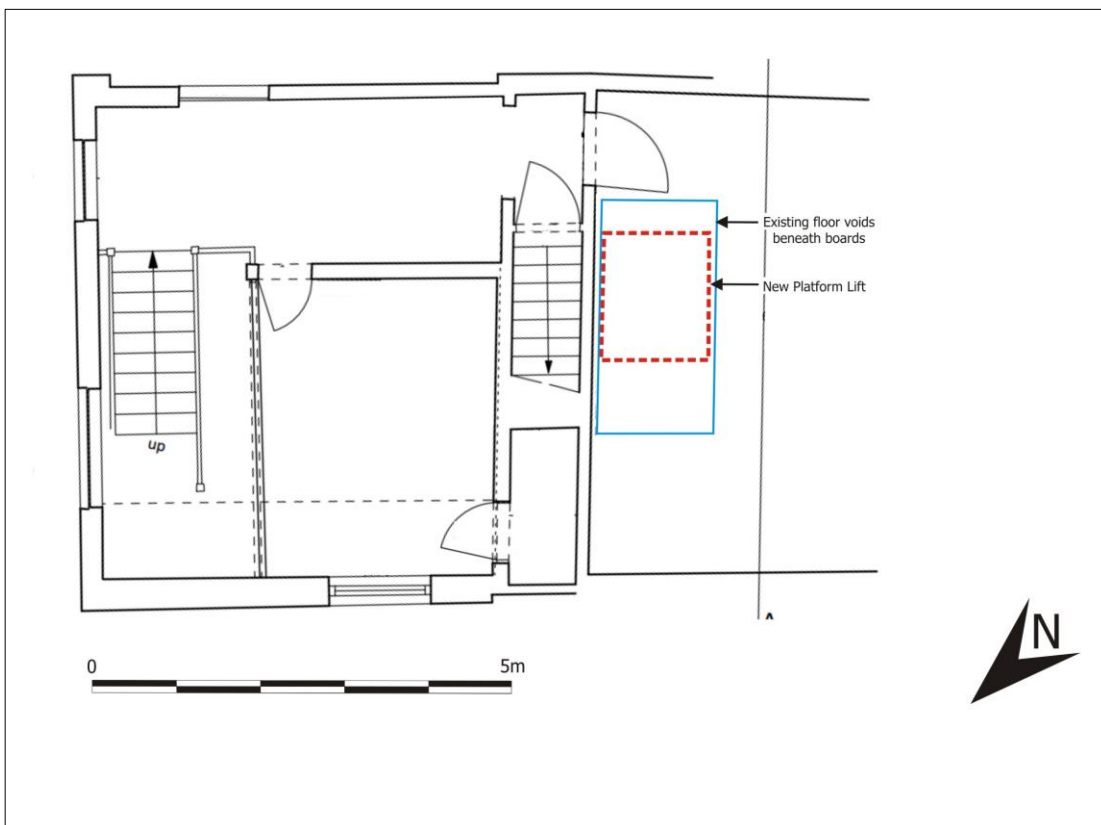


Figure 4 First Floor Plan with location of new lift in red and existing voids beneath floor in blue.

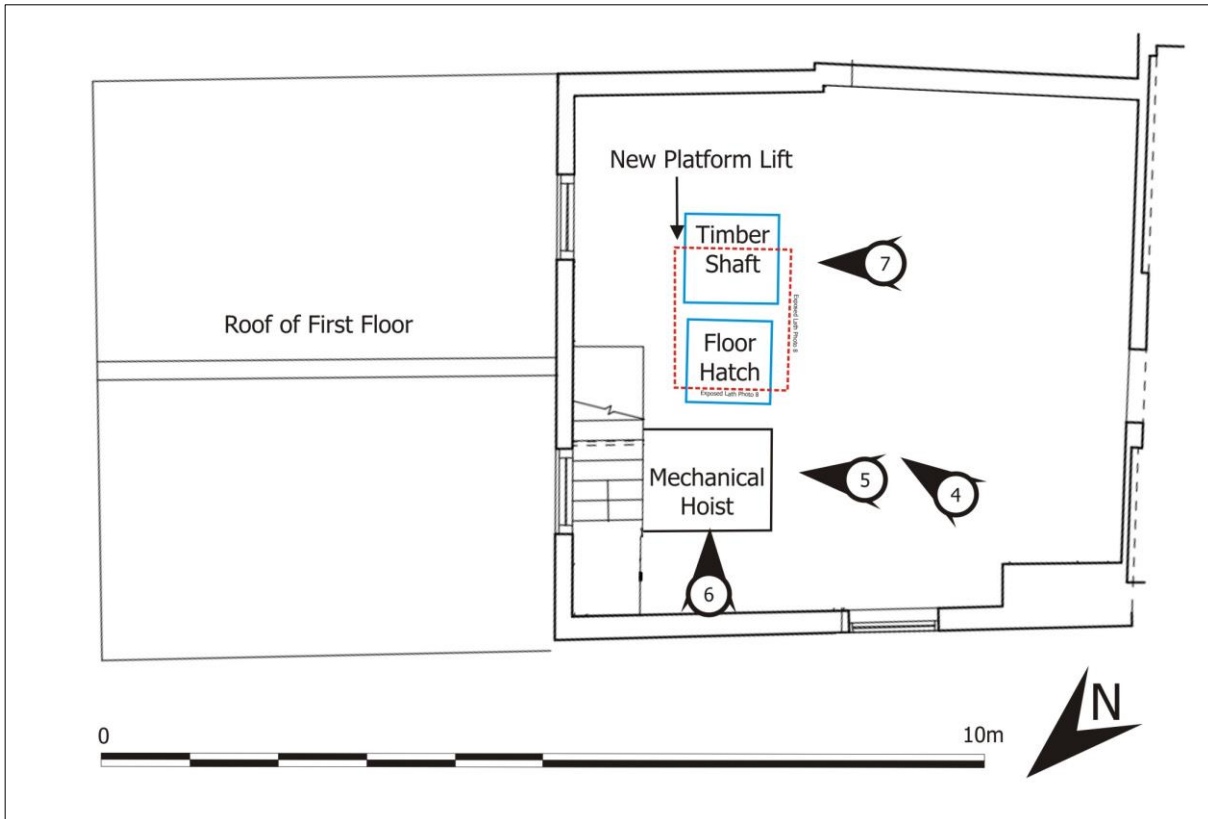


Figure 5 Second Floor Plan with location of new lift in red and photo locations numbered.



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