



Built Heritage Assessment Tudor House Museum, 38-42 Friar Street Worcester WR1 2NA



JUNE – JULY 2020 Rock Davidson Associates Historic Building Consultants

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1.Introduction

1.1 The Consultants

Rock Davidson Associates.

Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

1.2 The Client

Worcester Heritage and Amenity Trust, registered charity 1103730 {WHAT}

1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework 2018 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF 2018 policy paragraph 189 states “assets assessed using appropriate expertise”

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019

1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. A report from Worcestershire City Archaeology HER was commissioned and the HER report on 38-42 Friar Street is in the Appendix. This assessment has been commissioned to help inform the LPA on a proposal but is not an analysis of any proposed new works or the impact. A Schedule of works and Impact Assessment should be carried out taking into account the findings from this heritage report. This report does include some assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 4th June and 19th June 2020. There were two site visits made on 4th June and 19th June 2020 to access and take photographs, equivalent to a Level 2 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

KEY to Significance Levels- With reference to Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019 AND A significance level has been added for guidance based on [Conservation Principles](#), English Heritage, 2008 p72

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN NEUTRAL	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

1.5 Limitations

Limited access to Archives due to Covid 19 .No lifting of floor coverings was undertaken.

1.6 Copyright

Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides permission to the client and the Council for the use of the report by the client and the Council relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available. All photographs by RDA unless otherwise stated.

1.7 Acknowledgements

Worcester City Historic Environment Records. Volunteer researchers, especially Tim Onions, at the Tudor House Museum, particularly for help with the house history chronology. Foster Surveys Land & Building Surveys Stockport, for measured survey plans for RDA to annotate these plans to explain the architectural phasing and significance. The CIBSE, Geraldine O'Farrell & Andrew C. More Historic England Technical Conservation Team, Paul Yunnice and "Heating Help" on Twitter for information regarding the radiators.[See Appendix ii]

2 The Site & Constraints

Tudor House Museum, 38-42 Friar Street Worcester WR1 2NA



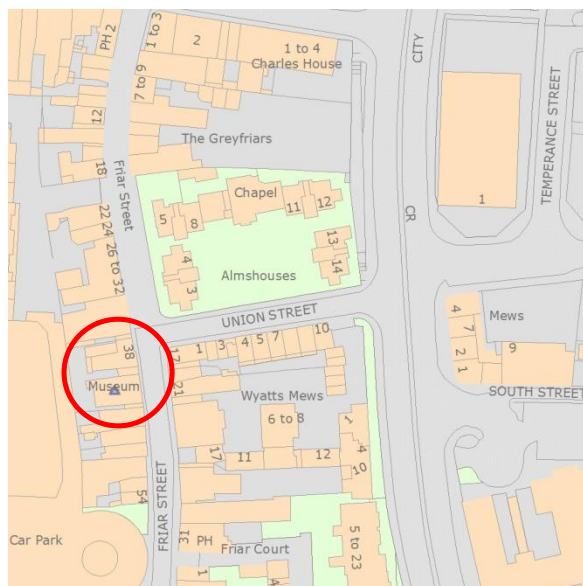
2.1 Location

Name: Tudor House Museum, 38-42 Friar Street Worcester WR1 2NA

Designation: Grade II* Listed

Historic City Conservation Area

LPA : Worcester City



Worcester City County of Worcestershire

Tudor House Museum, 38-42 Friar Street
Licence number 102006.006

Brief description of WORCESTER

“The site of Worcester, on the eastern bank of the River Severn, close to an ancient ford, has been occupied for more than 2,000 years. The first settlement, towards the south end of the sand and gravel terrace near the present cathedral, dates probably from the late Iron Age, C2 -C1 BC. Excavations in the 1960s revealed the remains of a massive bank and ditch, perhaps constructed in the C I A.D.....”

“Worcester’s importance in the 13th -14th century is shown by the settlements of Greyfriars and Blackfriars. The Franciscans arrived C.1225 - 30 with their house in the east part of the city [now Friar Street.]..... Generally Worcester’s mediaeval survivals are few. It’s late mediaeval prosperity depended on a great of variety of trades and crafts, but by the 15th century cloth making was dominant; Leyland wrote circa 1540 ‘*no town of England, at this present time make so many clothes yearly*’. By his time the population was probably some 4,000, most living in timber framed houses. A few precious examples survive, especially in Friar Street.”

“The late 16th century brought a decline, exasperated by the Civil War, the first and last engagements of which were fought here; in 1642 in Lower Wick and 1651. By the late 17th century Worcester was again flourishing, and in the early 18th century enjoyed a comfortable affluence: Defoe wrote that ‘*the people generally are esteemed very rich, being full of business*’. Lord Torrington in 1784 called Worcester well ‘built’; as its industries he mentions china, glove making, and carpet making....”

“The coming of the Worcester and Birmingham Canal in 1815 helped to offset its decline as an inland port, leading to expansion of new industries in the Lowesmoor area. The 19th century saw no great expansion. The arrival of the railway in 1850 caused the industrial area to shift further East to the Shrub Hill area....”

“In the 1960s the Lychgate centre erased the medieval street pattern at the Southeast end of the High Street driving the busiest fast traffic road to only a few yards from the cathedral..... Some amendment was made in the city centre from 1972-1997 with implementation of the longest-running conservation town scheme of any English local authority particular successes were Britannia Square, Bridge Street and Friar Street”

Ref [The Buildings of England Worcestershire Alan Brookes and Nikolaus Pevsner p669-672]

2.2 Historical Background –Friar Street Worcester

‘The Buildings of England’ the updated Pevsner series 2008 Worcestershire describes Friar Street as:-

“Friar Street- It’s beginning is not promising, the west side almost entirely of 1965 -6, dominated by a huge spiral concrete car park ramp. The east side starts with discreet entrance to the Vue Cinema by *Alistair Grills and Saunders*, 2000, with fashionable varied brickwork and curved roof 2000. Older houses begin with numbers 45 - 47 (once numbers 11 -13 Sidbury), painted brick, with reused 15th century doorway with traceried spandrels...Numbers 38 - 42 Tudor house , four-bay late 16th century, have a particularly undulating overhang; close studded first floor with four shallow oriels [restored in 1910]. The ground-floor was probably originally divided into three, i.e. not respecting the bay divisions; this must be the reason for the two large hearths side by side within the present shop. In one first floor room, a good early 17th century plaster ceiling, ribbed, with small-scale detail. The rear wings, originally longer, housed weaving shops.”

2.3 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework with para.189 of particular relevance.

Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Categories of listed buildings:

Grade I buildings are of exceptional interest, (2.5% of listed buildings)

Grade II* buildings are particularly important buildings of more than special interest; (*5.5% of listed buildings)

Grade II buildings are of special interest; (92% of all listed buildings), the most likely grade of listing for a home owner.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term ‘curtilage’ is used to describe this attached land.)

Because all listed buildings are different and unique, what is actually covered by a listing can vary quite widely. [Historic England]

It is a common misconception that only the exterior of a building is protected; the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. "The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably."

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes "a general duty as respects listed buildings in exercise of planning functions" and "in considering whether to grant permission for development which affects a listed building or its setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses" It is against the law to make changes to a listed building without listed building consent

2.4 The Sites Listed Building Description

Name: Tudor House Museum, 38-42 Friar Street Worcester WR1 2NA

List Entry Number: 1389852 Date first listed: 22-May-1954

Date of most recent amendment: 27-Jun-2001 Statutory Address: TUDOR HOUSE MUSEUM, 38-42, FRIAR STREET

County: Worcestershire District: Worcester (District Authority)

National Grid Reference: SO 85131 54648

WORCESTER

SO8554NW FRIAR STREET 620-1/17/296 (West side) 22/05/54 Nos.38-42 (Even) Tudor House Museum (Formerly Listed as: FRIAR STREET (West side) (Even) Tudor House)

GV II*

Formerly houses, Cross Keys Tavern from c1765, coffee house c1900-20, now museum. C16, probably c1575-1625. Timber frame with rendered infill; rear wings mostly clad and remodelled in brick in early/mid C18; plain clay tile roofs, 2 large, altered sandstone and brick stacks to rear elevation. PLAN: Front range of 4 bays, sub-divided by party walls which do not respect bay divisions, ground-floor since altered. Outer wings at right angles to main range at rear. C18 carriage-drive inserted to right of centre to access rear. EXTERIOR: 2-storey with attics and cellar. 4 bays of framing, upper floor jettied with mid-rail to close studding; box framing to rest of building. Four first-floor windows, 3 and 4-light mullion and transom leaded-light casements, replacements for earlier oriel windows. C19 shopfront to left ground-floor, two 2/2 sashes to right. North elevation of rear wing to

left of passage has arched heads to windows (including early/mid C19 3-light iron casement window in wood frame) and plat bands to first and second-floors; this south wing has exposed timber framing to rear, with central jowled post being all that remains of a C16 workshop range which extended further to rear. INTERIOR: Front range has queen-post roof with clasped purlins and straight wind-braces. 3 open fireplaces with wood bressumers, that to right moulded and probably reset. Ground-floor room to right has mid C18 panelled dado. Ceilings provided to upper floors from outset, with chamfered beam exposed to right; that to left of centre has fine early C17 moulded plaster work, design based on flowing curved ribs enclosing prancing horse, fleur-de-lys and rosette motifs, and central beam with running vine pattern in relief. Mid C18 staircase, quarter-turn with winders and altered with early C20 newel posts, has turned balusters on closed string. Rear wing to north (right) has clasped purlins and queen- post truss, mostly with reused timbers. HISTORICAL NOTE: the rear wings were originally longer and housed loomshops (Hughes). (Buildings of England: Pevsner N: Worcestershire: Harmondsworth: 1968-1985: 334; Worcester Streets: Hughes P and Molyneux N: Friar Street: Worcester: 1984-: 24-27).

2.5 Neighbouring Listed Buildings



Blue triangles denote listed buildings: Licence number 102006.006

Neighbouring Listed Buildings**Name:** 44, FRIAR STREET**Designation Type:** Listing**Grade:** II**List UID:** 1389856

Statutory Address: 44, FRIAR STREET National Grid Reference: SO 85130 54640

GV II House, now offices. Late C16/early C17 with later additions and alterations; major repairs, and reworking of front elevation by F W B Charles in 1983/84. Timber-frame with rendered infill to ground-floor and stucco first-floor. Rectangular plan of 2 bays, longitudinal axis at right angles to the street. Building is without flank walls and thus largely supported by its neighbours (which must therefore pre-date it). 2 storeys and cellar. 2 first-floor windows. Renewed close-studding to ground-floor, original bressumer and joists to jettied upper storey. 6/6 flush sashes with moulded architrave, probably inserted in the early C18. Shop window and planked door to right part of 1984 restoration. INTERIOR: retains some small square timber panelling believed installed by Dud Dudley in the mid C17; until recently this covered painted acanthus leaves, done in black and white on the first-floor party walls and thought executed soon after the house was built. HISTORICAL NOTE: Believed to have been occupied by Dud Dudley who ran the family ironworks. Said to have perfected a method of smelting iron using coal as opposed to charcoal; wrote "Metalium Mastis or iron made with Pit-coale, Sea-coale etc.", published in London in 1665. Dudley is also associated with Nash House (qv) in New Street. This building was originally gabled over the street with a jetty at first-floor and possibly also at the tie beam. Sometime later this was altered to a roof with its eaves parallel to the street, as its neighbours. The building was in a poor structural condition in the 1980's and the opportunity was taken by F W B Charles to reinstate the original facade based on the remaining evidence. (Molyneux N, Hughes P, Price S: Vernacular Architecture Group Spring Conference Worcs 1995: 2.7; Worcester Streets: Hughes P and Molyneux N: Friar Street: Worcester: 1984-: 23; Charles F W B: Survey & repair notes as part of planning applications, 1983: 83/1117, 83/1118).

Photos RDA & Digitised reconstruction drawing of 43-49 St Johns Worcester, 1975 Digitised as part of NHPP7624 archive of F.W.B. and Mary Charles Chartered Architects. Original archive reference: BA13218/1/15 Charles Archive Collection, held by Worcestershire Archive and Archaeology Service



Opposite No 38-42**19 Friar Street****19 21 & 23 Friar Street from Multi Storey Car park****Name:** 19, FRIAR STREET**Designation Type:** Listing**Grade:** II**List UID:** 1389841 Statutory Address: 19, FRIAR STREET National Grid Reference: SO 85151 54654

GV II Probably originally house and shop, now shop with offices over. Probably c1739, possibly with C16 origins and later additions and alterations including C19 and C20 shop front. Painted brick front facade with plain tile roof (renewed). 2 storeys with attic, 2 first-floor windows. First floor has 6/6 sashes in near-flush, cambered arched frames and with cambered arches over; sills. Modillion eaves band. 2 gabled full dormers with casement windows. Ground floor has entrance to passage at left then timber shop front with renewed glazed door and multi-pane shop window on apron; frieze. INTERIOR: chamfered beams and exposed timber-frame. HISTORICAL NOTE: surveys made by the city indicate that No.21 (qv) was 'new built in 1739'. (The Buildings of England: Pevsner N: Worcestershire: Harmondsworth: 1968-1985: 328).

Name: 21 AND 23, FRIAR STREET**Designation Type:** Listing**Grade:** II**List UID:** 1389842

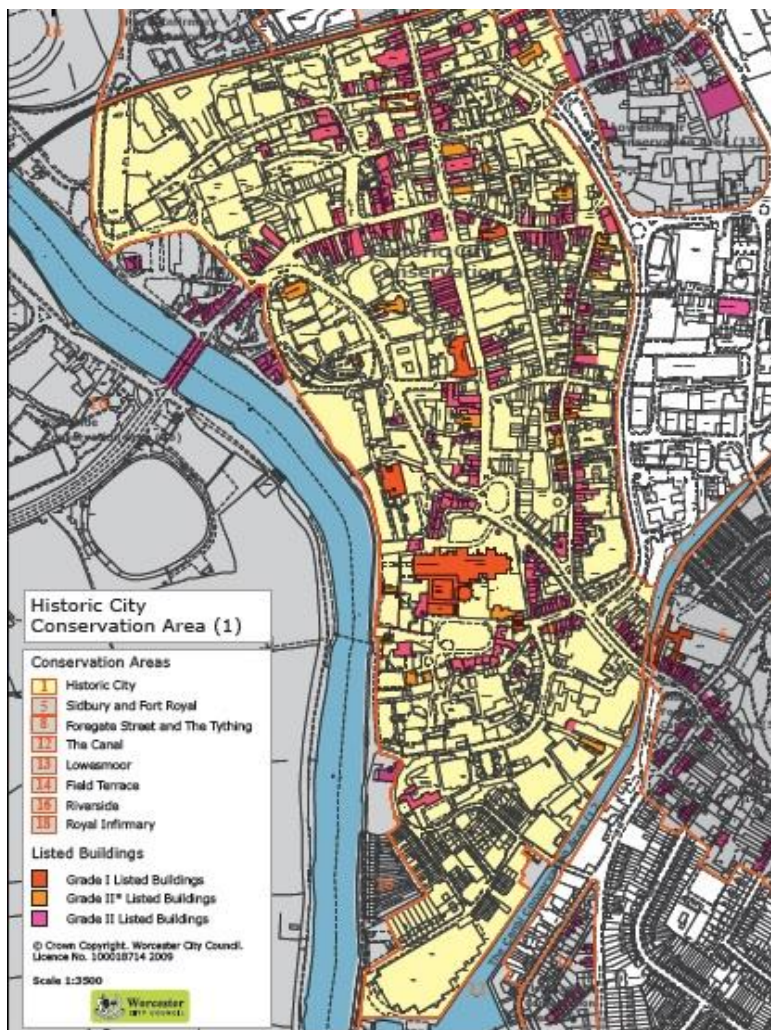
Statutory Address: 21 AND 23, FRIAR STREET National Grid Reference: SO 85154 54647

GV II Originally 2 houses and shops with row of cottages at rear, now 2 shops. 1739, possibly with C16 origins at south part and with later additions and alterations including mid C19 ground-floor shop fronts. Stucco over brick, with timber-frame and brick nogging to passage; renewed plain tile roof and brick right end stack, truncated; timber shop fronts. 2 storeys with attics, 4 first-floor windows (2:2). First floor has 6/6 sashes in near-flush frames and with sills. Modillion eaves and. 3 attic dormers, 2 to left have casement windows and are gabled, otherwise flat-roofed and with 3/6 sash. Ground floor has shop fronts with pilaster strips, frieze and, to right, cornice; glazed windows, that to left has 2 mullions, that to right has cylindrical mullion, on apron; entrances at right and left

are part-glaze doors, that at right is recessed. Between shops a passageway giving access to former cottages at rear. Passageway has rectangular panels of timber framing. INTERIOR: not inspected. HISTORICAL NOTE: surveys made by the City of Worcester (who owned the site) indicate that No.21 and the row of cottages at the rear were 'new built in 1739'. (The Buildings of England: Pevsner: N: Worcestershire: Harmondsworth: 1968-1985: 328; Hughes P and Molyneux N: Friar Street: 1984-: 10-11)

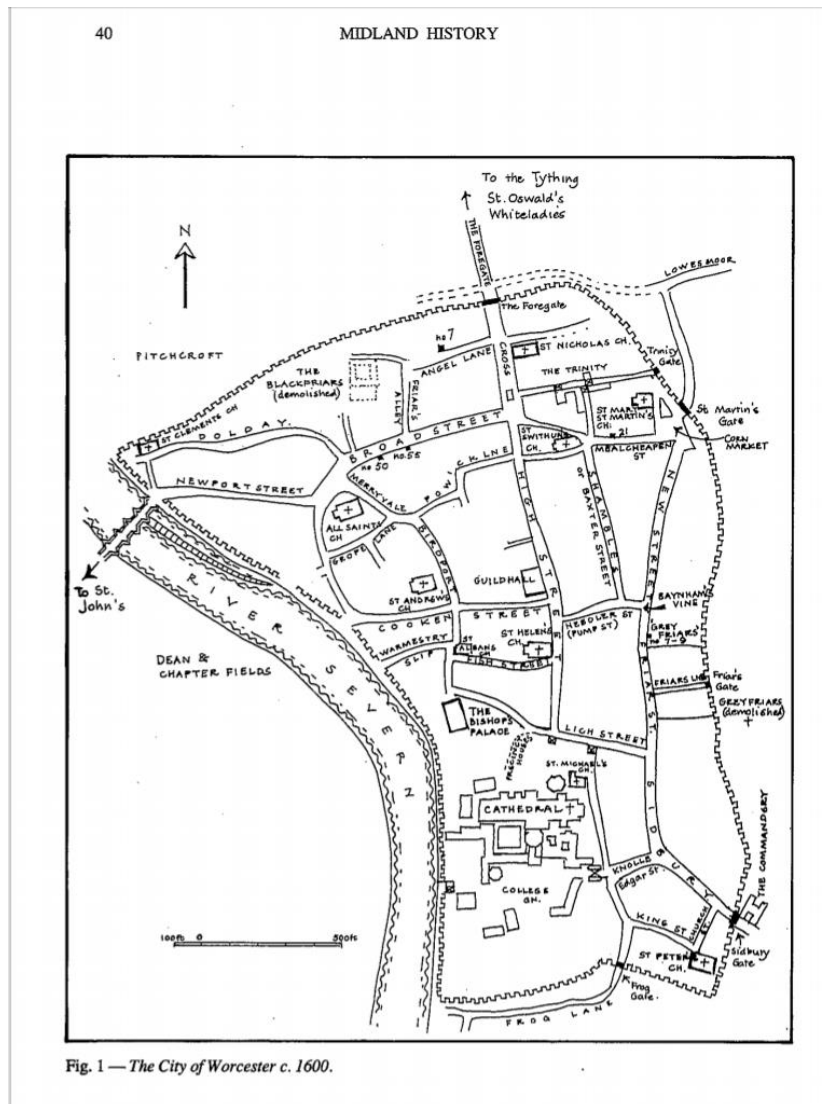
2.6 Conservation Area

At present 2020 there does not appear to be a Conservation Area Appraisal for the Historic City of Worcester although it is understood one is being worked on at present



Map of Historic City Conservation Area

In the 1950s and 1960s large areas of the medieval centre of Worcester were demolished and rebuilt as a result of decisions by town planners. This was condemned by many such as Nikolaus Pevsner who described it as a "totally incomprehensible... act of self-mutilation" There is still a significant area of medieval Worcester remaining, examples of which can be seen along City Walls Road, Friar Street and New Street, but it is a small fraction of what was present before the redevelopments.[The Buildings of England – Worcester, Penguin, 1968]



Current Conservation Area in comparison to a Conjecture in 1600s

By the middle of the sixteenth century the great tower of the cathedral church, rising above the jumble of stone, timber, tile and thatch that made up the monastery buildings, dominated the city. North of the cathedral, dwelling houses and workshops crowded along the top of the ridge and spilled down the steep slope towards the river and the bridge at the north end of the town.

Drawing Courtesy Pat Hughes (1992) PROPERTY AND PROSPERITY: THE RELATIONSHIP OF THE BUILDINGS AND FORTUNES OF WORCESTER, 1500–1660

2.7 Planning Search

RDA undertook a planning search and WCC found one planning permission from June 1970 for alterations to change Tudor House from conversion from former school clinic to a Folk Museum. Planning Application 70/0505 Applicant: City of Worcester Drawings No 5060/10,11,12 and 14

This included alterations to the shop front by removing a door entrance, installing new window installing new iron gates by probably removing timber doors, removing wall of entrance passage to create through passage as seen today. New gas boiler in cellar. Covered shed display area to rear as seen today. Installing staff room with toilet off, new paved and display areas to rear, new glazed door to rear of No 38 to yard. Display Rooms on first floor. Access to second floor via staircase for access only for maintenance.



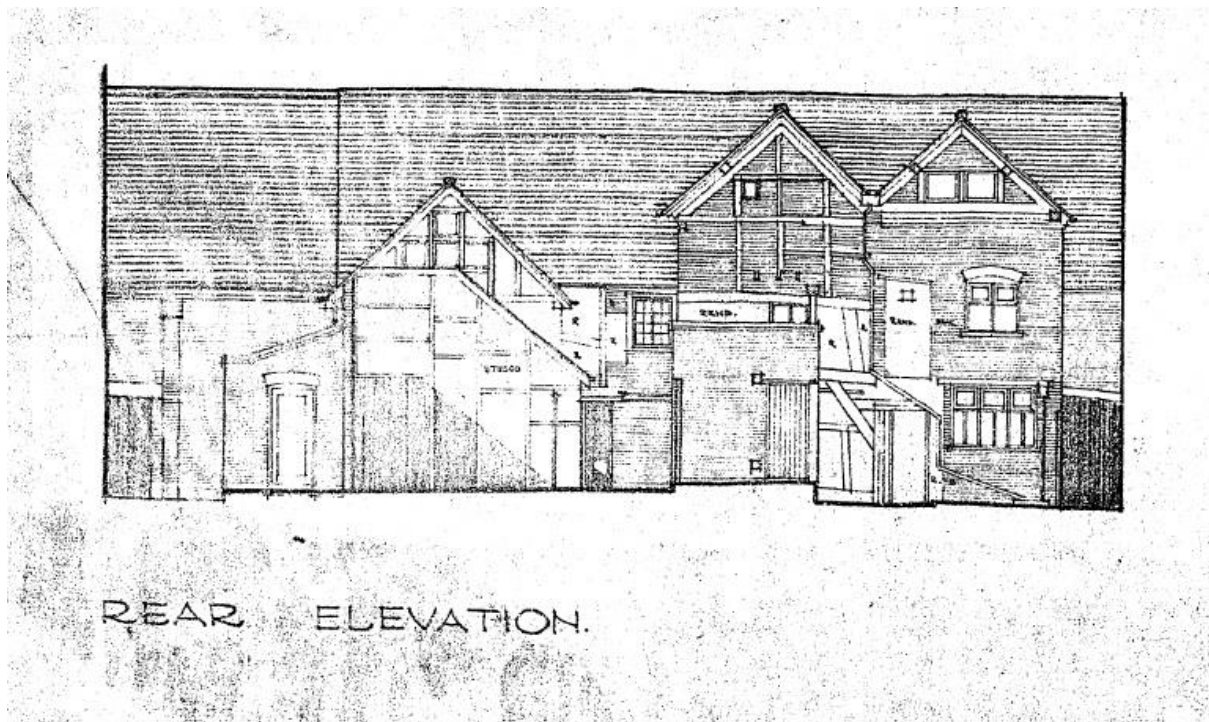
EXISTING FRONT ELEVATION

Planning Application 70/0505 Applicant: City of Worcester

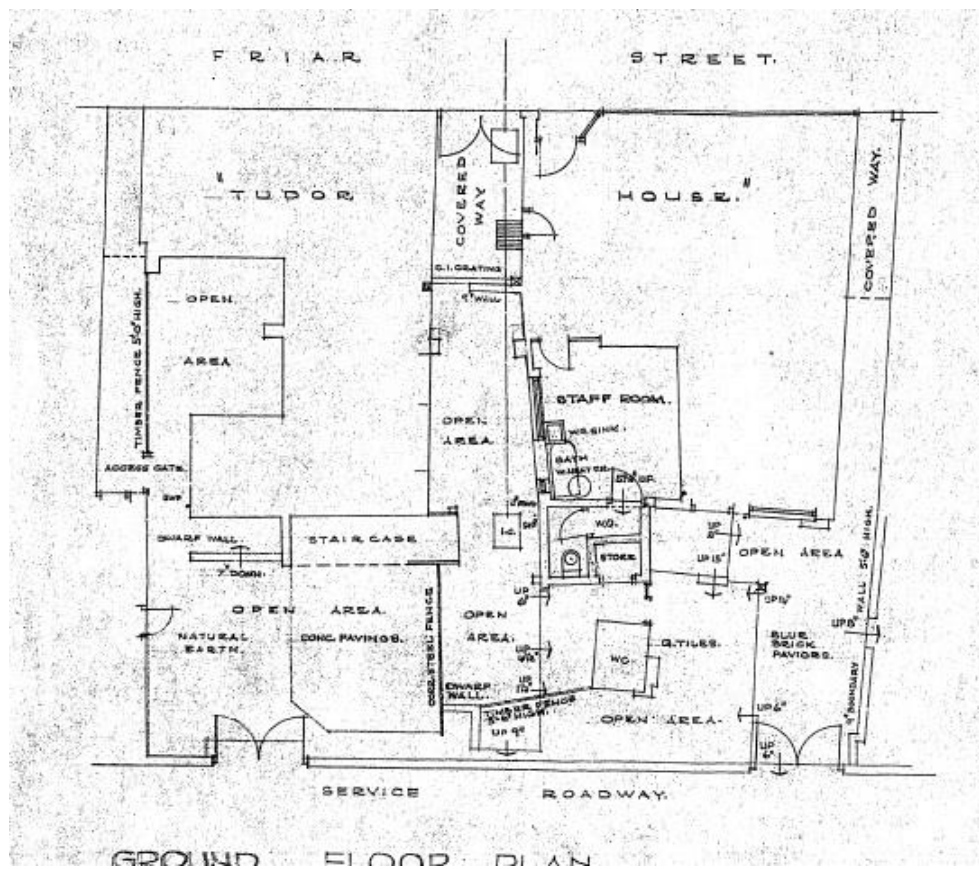


PROPOSED FRONT ELEVATION

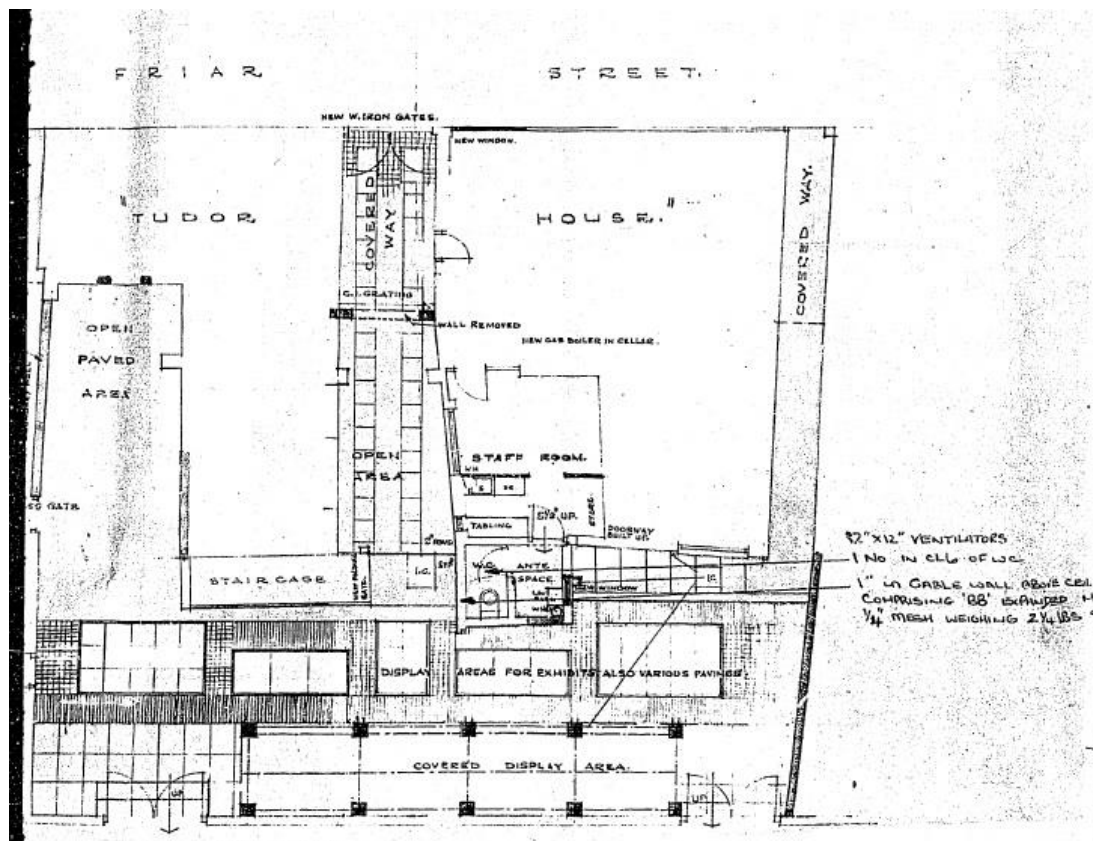
Planning Application 70/0505 Applicant: City of Worcester



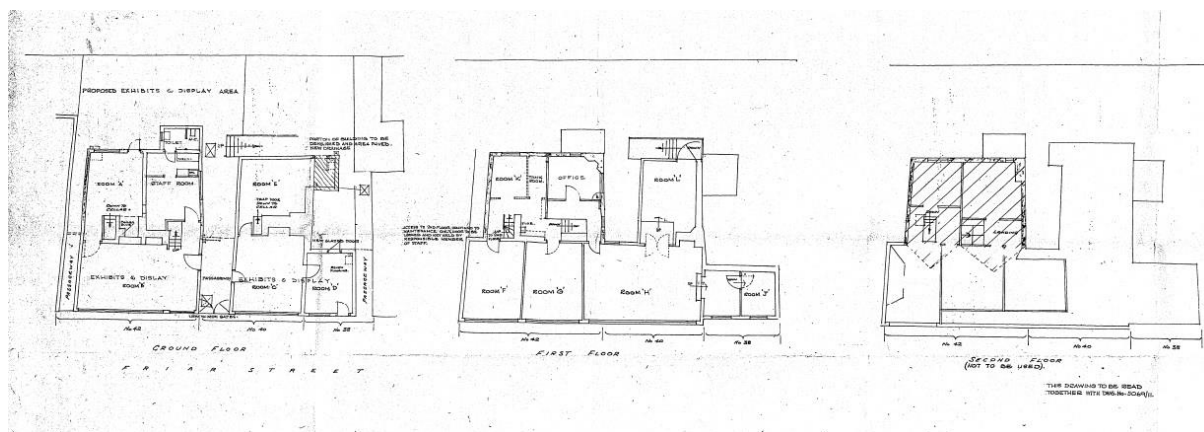
1970s Rear Elevation as existing Planning Application 70/0505 Applicant: City of Worcester

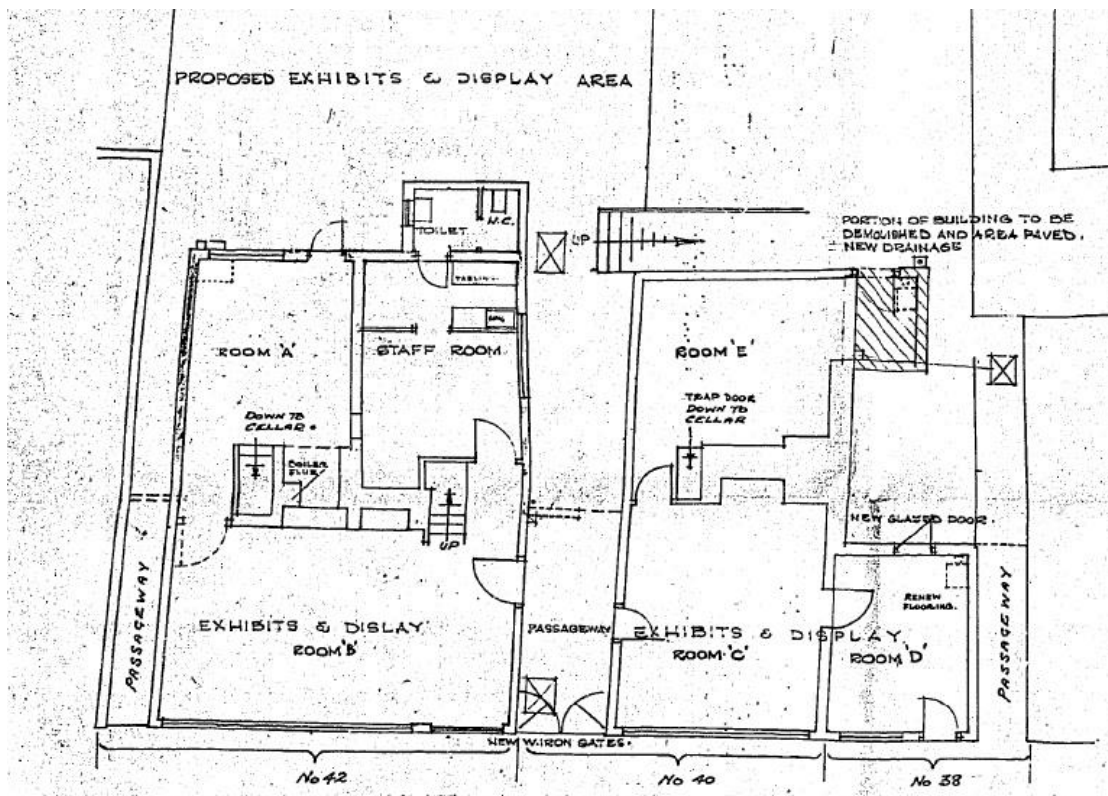


Ground Floor As Existing Planning Application 70/0505 Applicant : City of Worcester

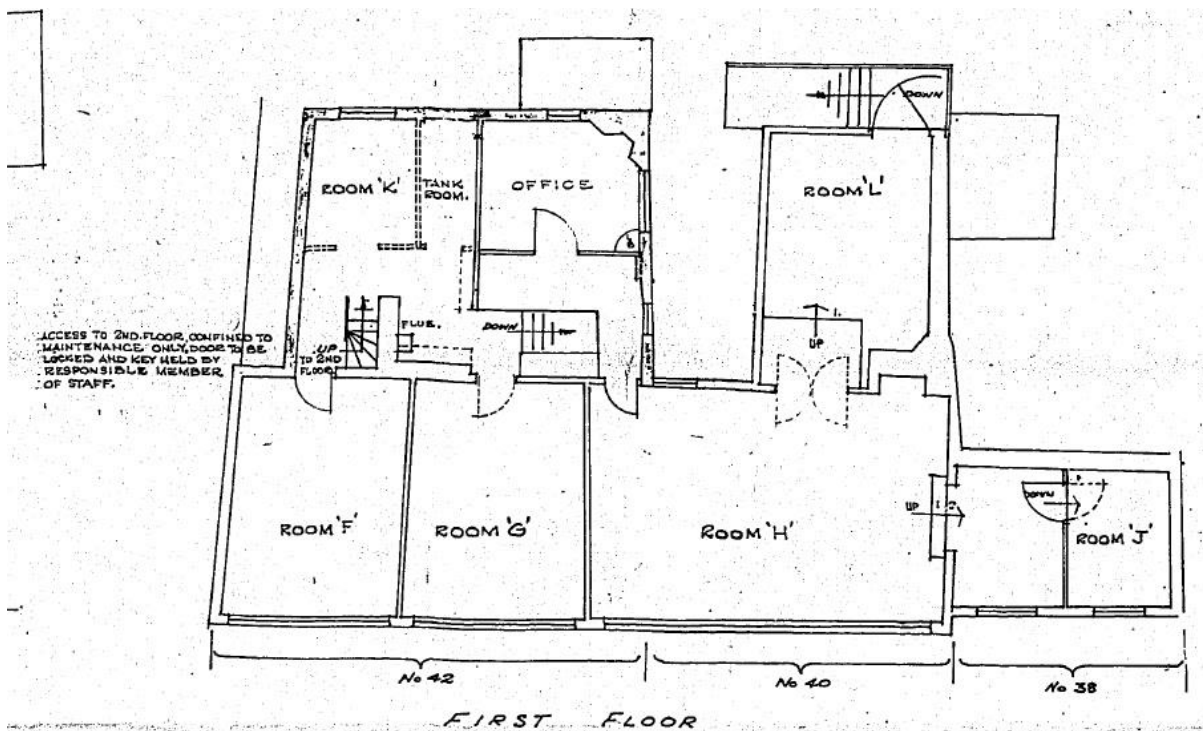


1970s proposed GF alterations Planning Application 70/0505 Applicant: City of Worcester

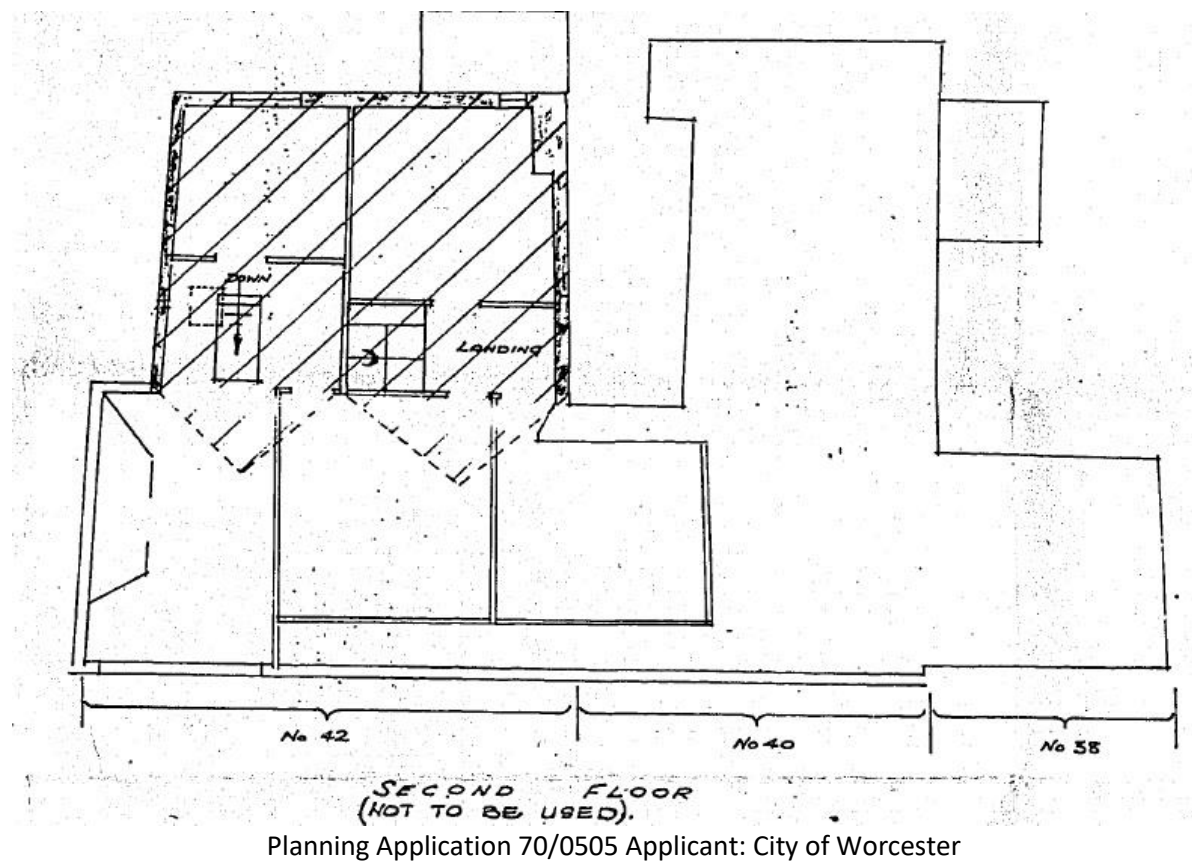
1970s Sketch Plan Proposed For internal staff room and toilet and displays
Planning Application 70/0505 Applicant: City of Worcester



Planning Application 70/0505 Applicant: City of Worcester



Planning Application 70/0505 Applicant: City of Worcester



3 Setting and Vistas

Current Setting Photographic Views



West View from Car park Rear wings of Tudor House and Neighbours



Rear of West side of Friar Street looking towards Car park entrance from Car park



Laslett Almshouses to the East from Car park



Looking North Friar Street /Street Scene



Street Scene opposite Tudor House



Looking South Friar Street /Street Scene

4. Assessment of the Tudor House Museum 38-42 Friar Street

4.1 Scope of Assessment

This report contains an analysis of the significance of the history and character of the building known as Tudor House Museum, 38-42 Friar Street Worcester WR1 2NA

Any justification for proposed works and their impact on the special character of this listed building or structure and its setting should be issued as a separate document but should be read in conjunction and always with reference to this assessment.

4.2 Map and Plans Regression

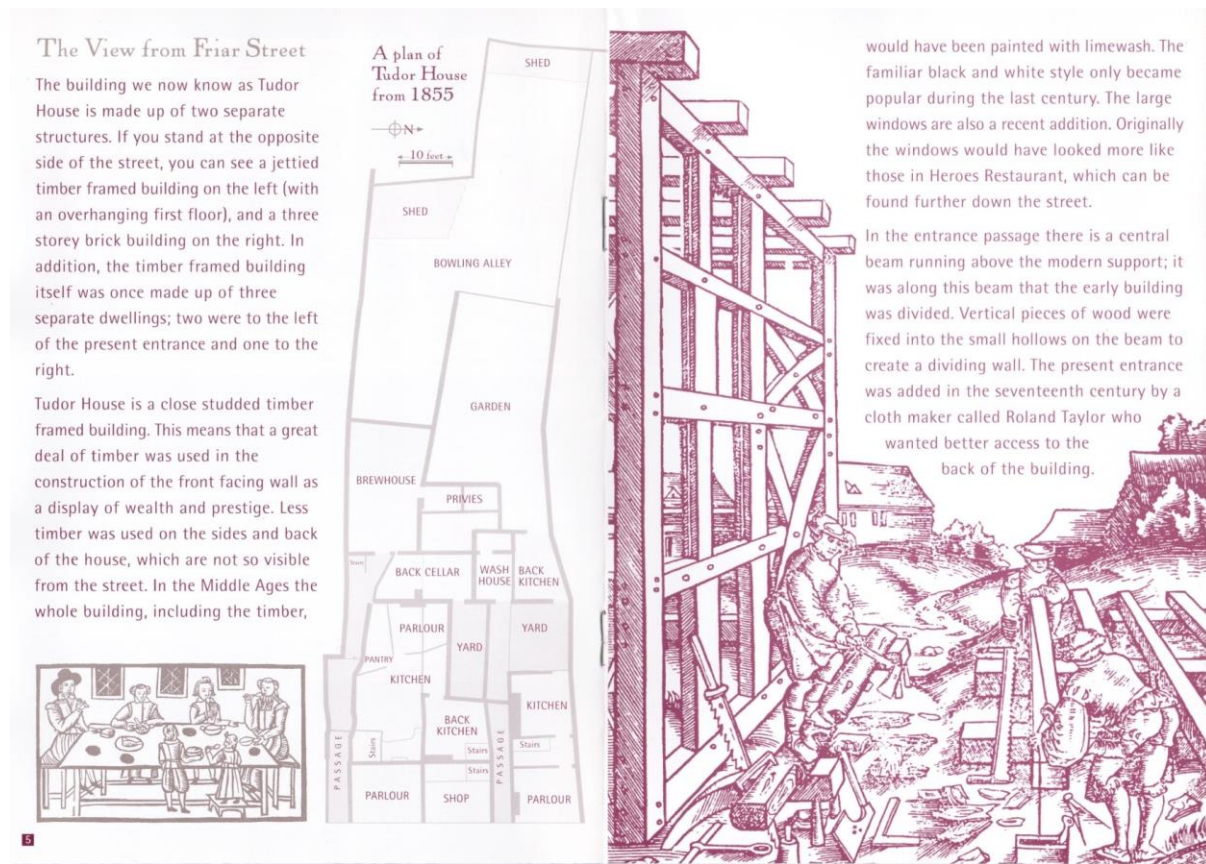
An analysis of historic mapping and plans and available historical photographs [See Section 4.4] was carried out by RDA. Limited access to archives and historical maps due to Covid 19

[A] Extract 1855 'Tudor House Plan in Museum Guide' drawn from original showing parlours/ shops , back kitchens, [Original not located so not verified] **[B] 1870 Health Board map** showing series of small buildings now demolished extending to the rear no 42[was No 40], side passage with No 44 leading to yards/gardens on the left of these buildings towards the High Street. Rear of Tavern and No 38 right of central passage [Was 36] showing more buildings to rear than today backing onto open space/yard/garden **[C] 1886** shows 'Tudor House Museum' as it was as 'The Cross Keys' Tavern on the right of the central passageway that is shown as enclosed, to the left of this passageway a series of smaller buildings with a passageway with No 44 [named Court No 13] leading to further alleyway to what was probably a walled yard. A further passageway leads into the enclosed yard directly behind No 42 {was No 40} **D 1905** Not as detailed a map but probably unchanged. **E 1910** Present arrangement of 37, 38 and 39 {Now 38 and 40 friar Street} showing central passageway with two door openings from Friar Street and a dividing wall; both passages leading to various out shots and yards that have since been demolished. **F 1910** Proposed 1910 Alterations and Additions of 39-40 by Yeates & Jones Architects for Richard Cadbury shows the central passageway dividing wall being opened up. Leading to Mens Urinal, a Drill Shed. Behind No 37 [Now 38] a passageway leads to Girls Lav and W.C and behind No 40 a Flour Store, Bakehouse, Oven, Coal and Ash Store, and behind that a Cottage. RDA assumes these alterations were carried out but as this was just pre WW1 not all plans may have been carried out. **G and H 1910** Further alterations and proposals all of which were at the rear and include kitchens, scullery, Boys Refreshment Room, plans do say referring to WCs etc 'these buildings in course of erection plans approved December 1910' **I 1913** Further bakehouse proposal **J 1922** is a plan in the lease to WCC after WW1 when Cadbury closed the 'Coffee House' and WCC used it for education offices ,school clinic and dentists. The plan is not quite detailed enough to work out if the 1910 plans went ahead although there does appear to be more buildings at the rear compared to earlier 1886 mapping. The passageway with No 44 still leads to Court no 3 [Was no 13] where there appears to be a door leading to another alley to 'Newdix Court' and onto the High Street. Behind what is now No 38 is a small yard, behind No 40 the rear staircase. It is clear from this plan 38-42 were four units/bays and the Tudor Coffee House took up two thirds of the building [See also details of 1920s Auction Description 4.3] **K 1962-64 Extract** shows mapping from 1962 before the Multi Storey car park was built behind Friar Street . Numbering has changed to 38-42 and the building is named as School and Clinic. There appears to be small buildings behind No

42 and the passageway with No 44 still leads to a yard and open space where 'Newdix Court' is named. **L 1969** is a plan from a 1970s planning application after the Multi Storey car park was built [1967] that shows the ground floor of 38-42 as existing after much demolition to the rear for the car park with the central passageway shown as a covered way with wall, staff room with WCs behind, Staircase behind no 40 that exists today, two gates to the service road by the car park with passageway with No 44 now leading to these gates **M 1970 plan** shows the changes that were being proposed much as they exist today for a Folk Museum, the wall blocking the covered way/central passage to be demolished, part of the building beside the external staircase demolished to open up an open paved area, display and exhibition outside area and covered display area as seen today **N 1985 Extract** from mapping shows the extent of the multi-storey car park built on the rear of properties on the West side of Friar Street and names No 42 as a museum. No 38 is depicted as separate with open yard and external staircase N.B. the 1970s Plans show number 38 being used as part of the museum as 'Room D' with a new glazed access door to rear yard on ground floor and 'Room J' on the first floor with the second floor NOT TO BE USED { See Section 2.7} **O 2020 Satellite Map** shows the surrounding new builds in relation to Friar Street **P Current Floor Plans**

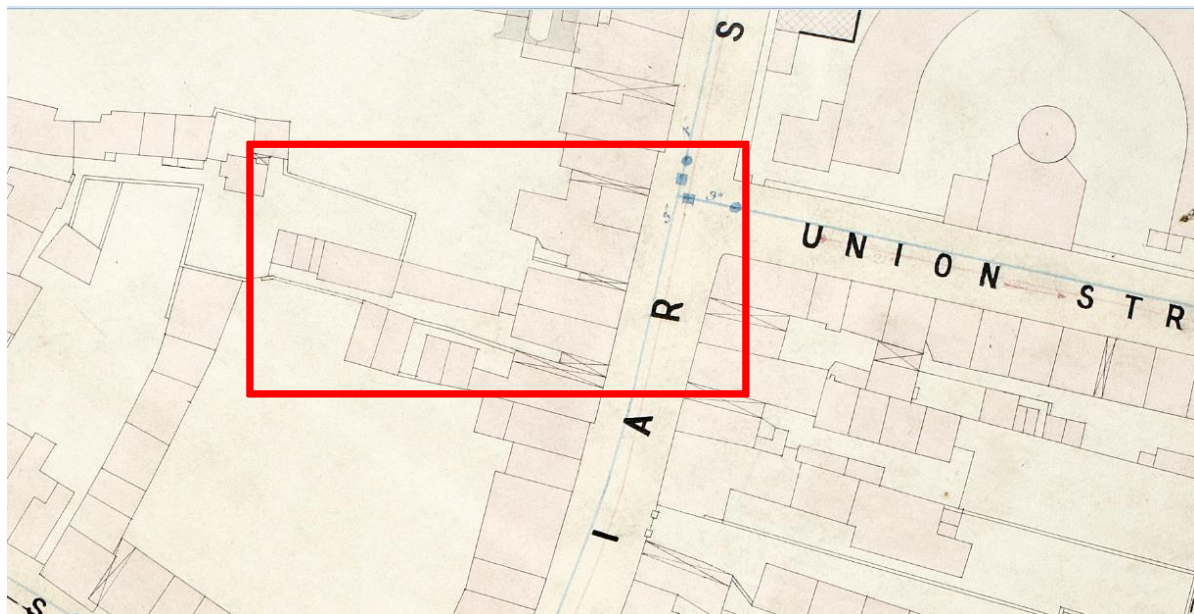
Extracts from Maps/Plans

A 1855

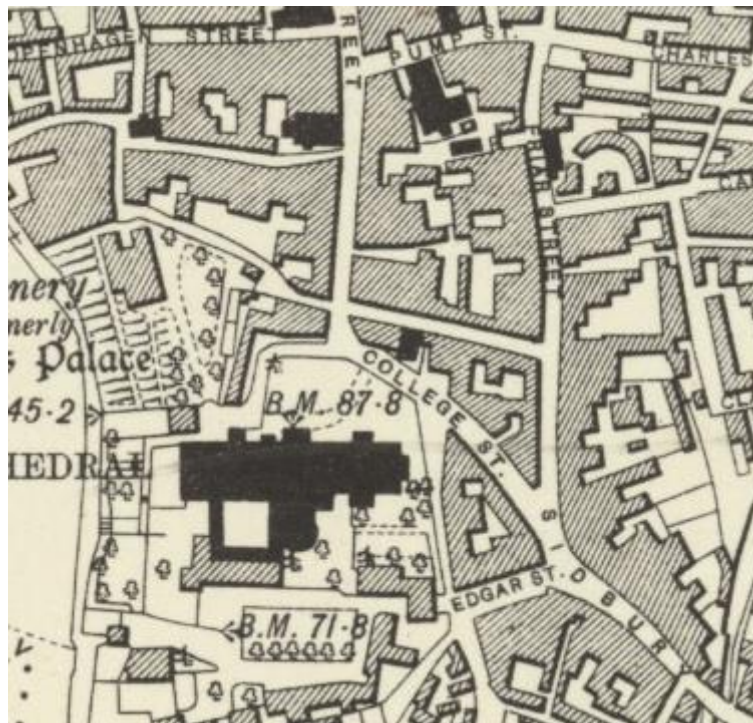


Plan in current Tudor house *Museum Guide* based on plan not verified or sourced

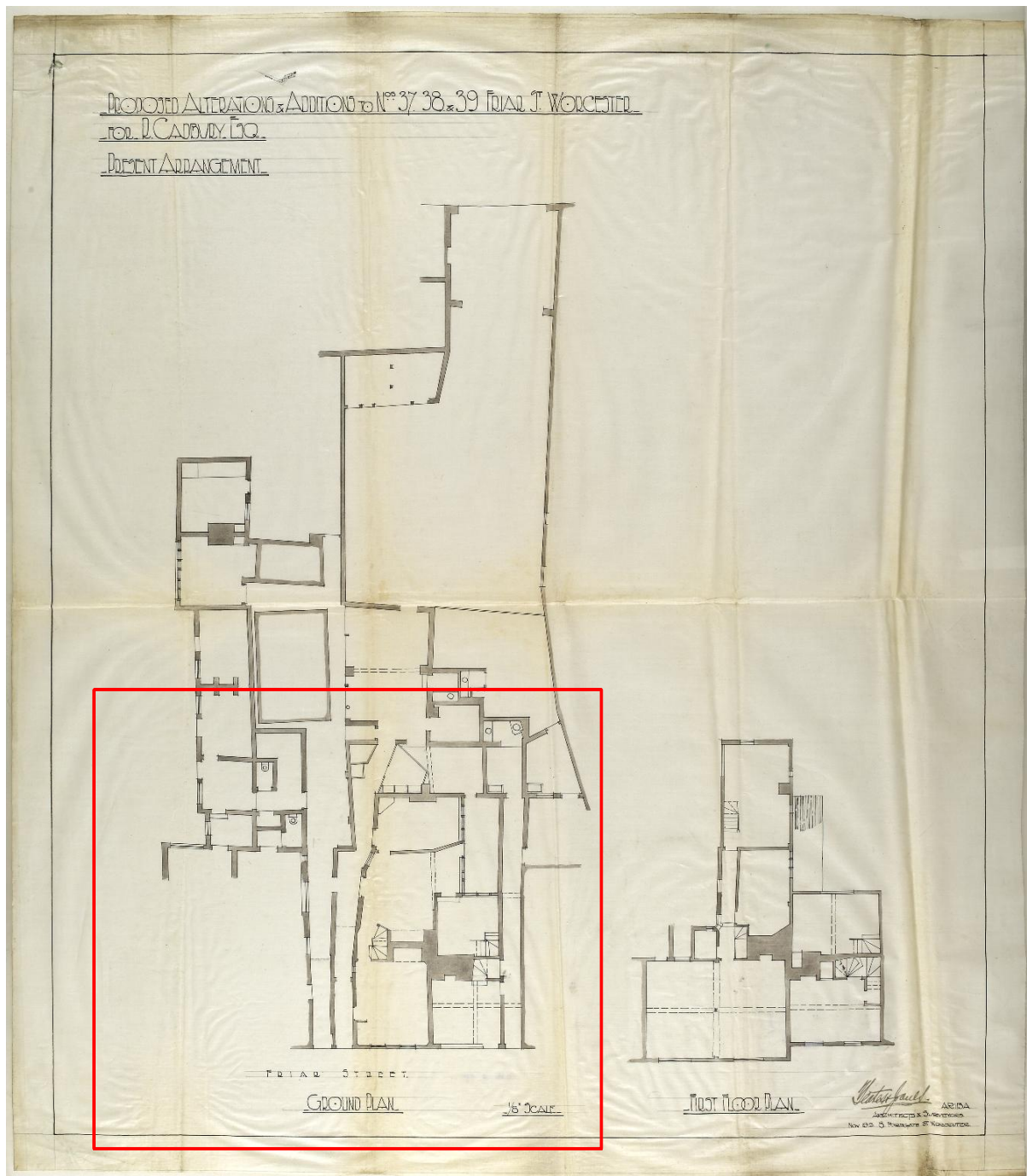
B 1870



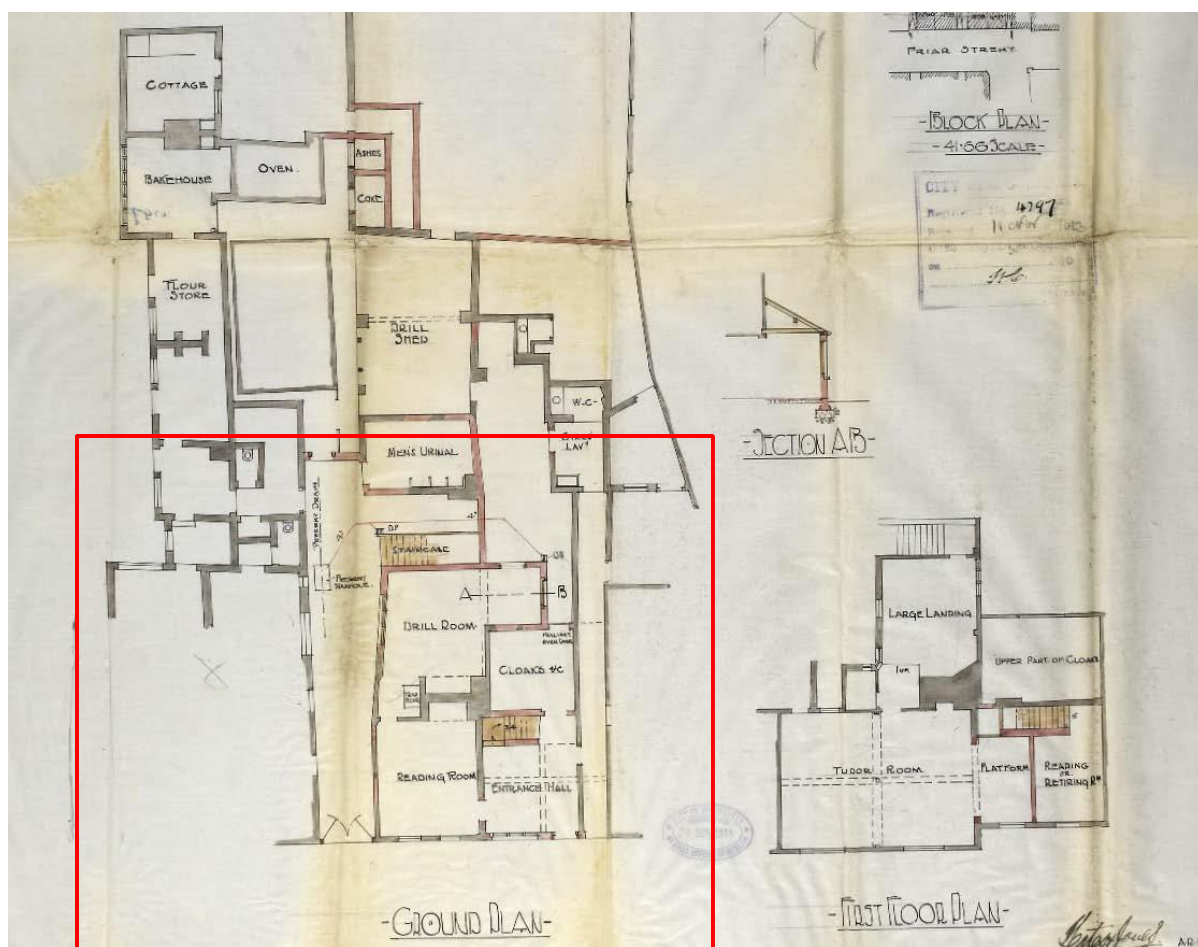
Board of Health map, 1870

C 18861st edition Ordnance Survey 1:500, 1886**D 1905**

1905 XXXIII.NE

E 1910

Present Yeates & Jones Architects for Richard Cadbury 1910 Plans_Page_2 Red Square indicates approximate area of ground area today 2020

F 1910

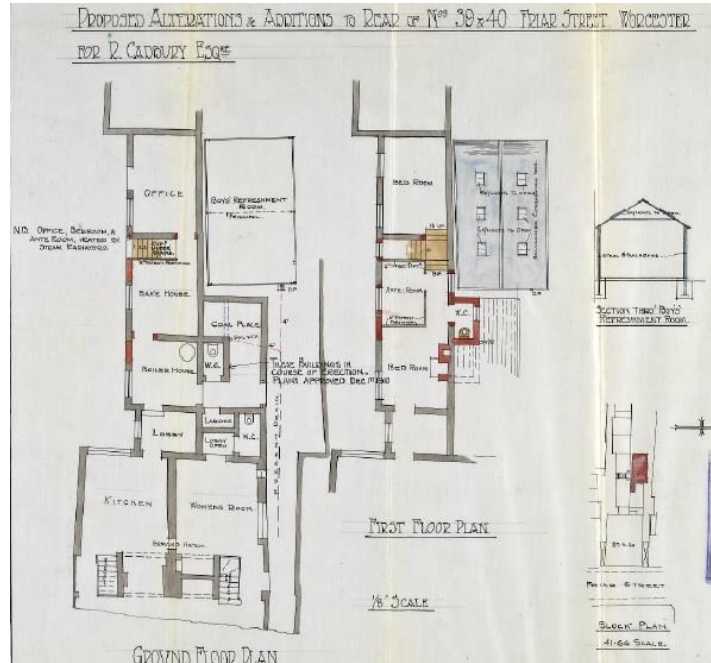
Proposed 1910 Alterations and Additions by Yeates & Jones Architects for Richard Cadbury of 39-40
 [Red Square indicates approximate area of ground area today 2020]

G 1910

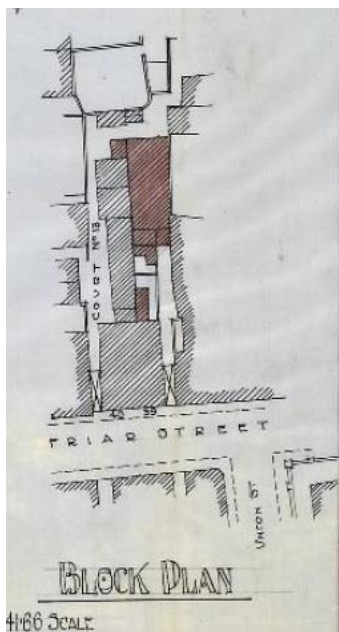
From Yeates & Jones Architects Plans for Richard Cadbury



1910 Evidence of 42 layout and Behind 42



Proposed Alterations and Additions at rear of 42 for 'Boys Refreshment Room' [Since demolished or perhaps not built]



1910 Block plan for Ground Plan No 42 Left of passage incl area for 'Boys Refreshment Room'

The walls of W.C. first floor - to be built with bricks and the roof to be covered with tiles -

The Boys Refreshment room to be constructed with steel stanchions and steel framing to sides, ends, and roof -

The roof, sides, and ends to be covered with galvanized corrugated iron 24 gauge -

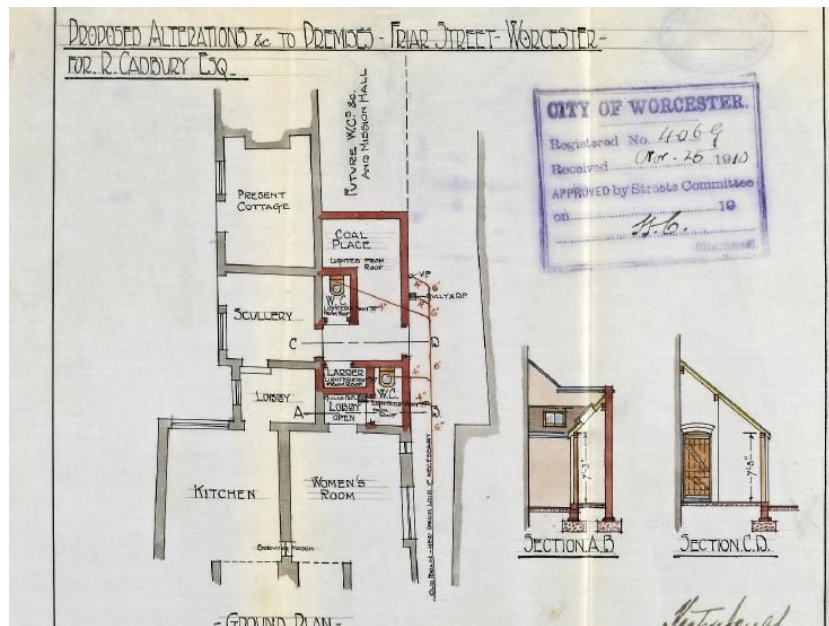
The drains to be constructed with 4" glazed stoneware deep socketted drain pipes, jointed in gaskin and cement and connected to present drains -

The soil and vent pipe to be 4" strong round cast iron - joints caulked with tow and made with molten lead -

The water to be laid on from present

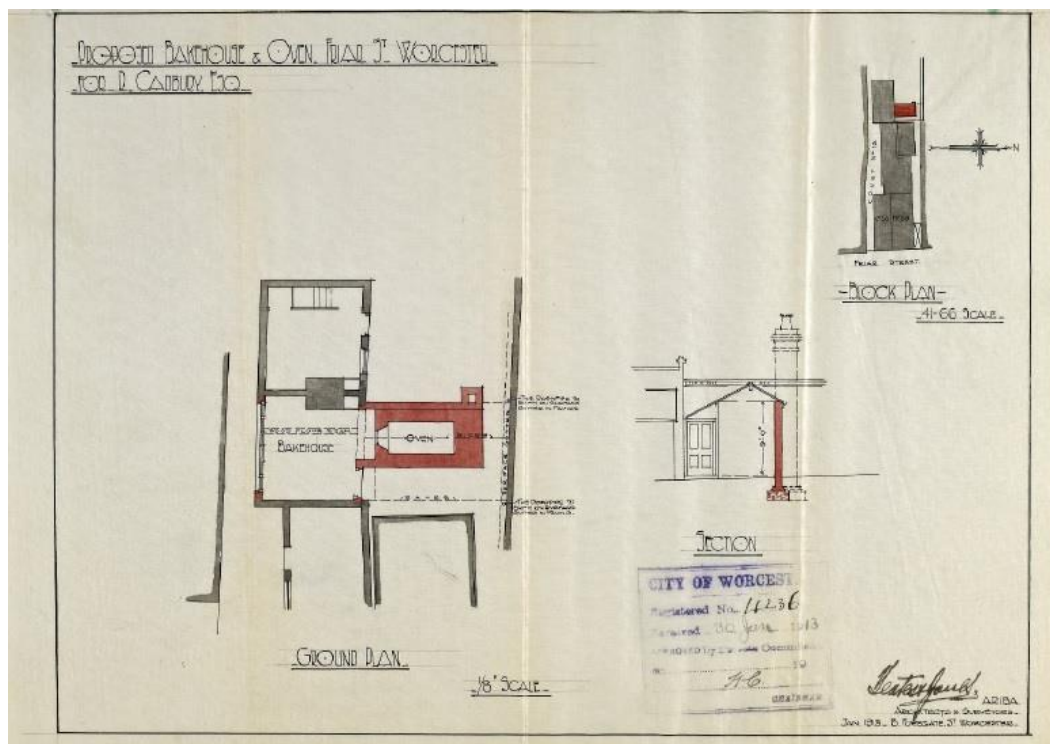
For 'Boys Refreshment Room' [Since demolished or perhaps not built]

H 1910



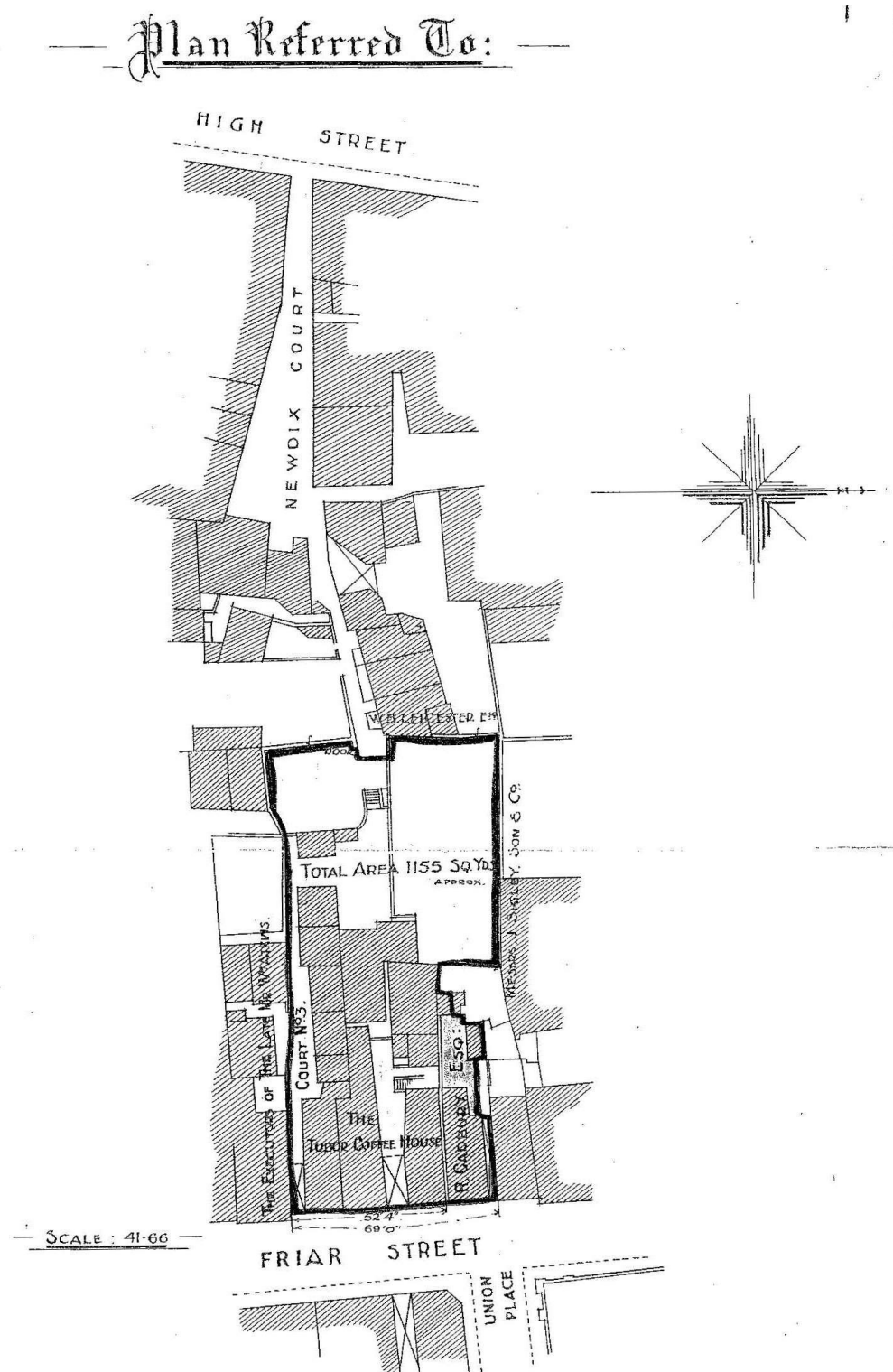
Yeates & Jones Architects for Richard Cadbury Detail of Proposed 1910 Alterations and Additions to rear of 40 /42 Rear Lobbies/ WC buildings 1910 behind 'Womens Room'

I 1913



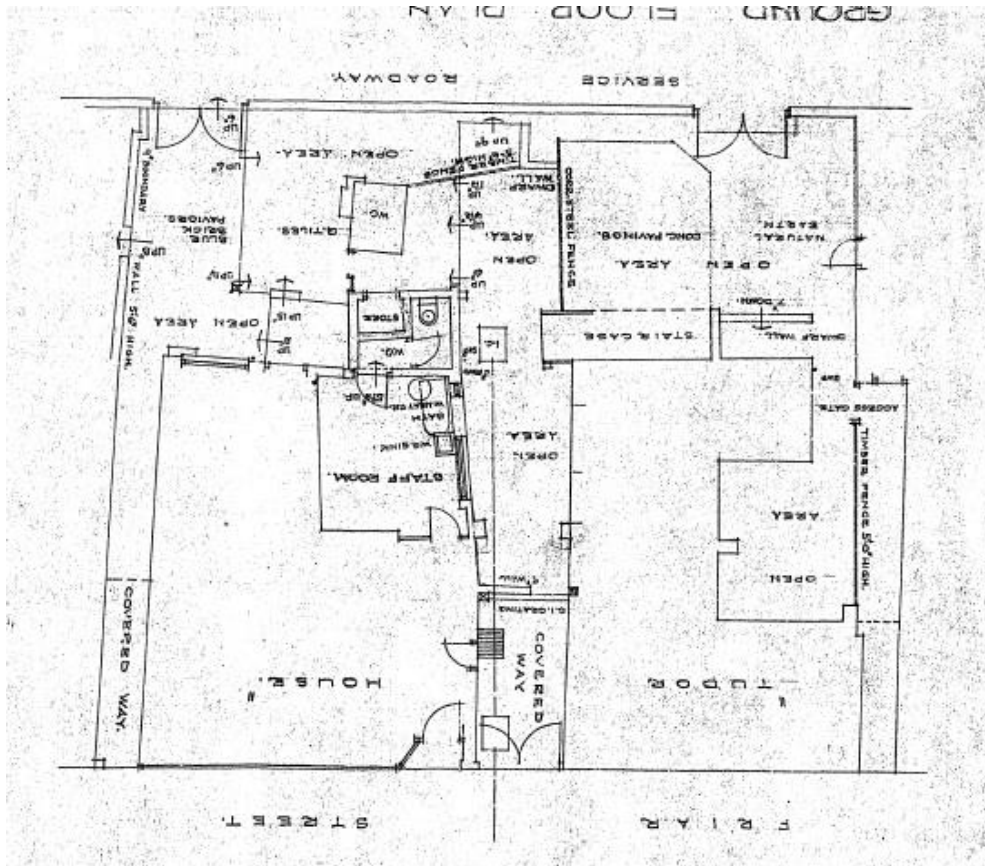
Yeates & Jones Architects for Richard Cadbury 1913 Additional 'bakehouse' [demolished for Multistorey car park]

J 1922



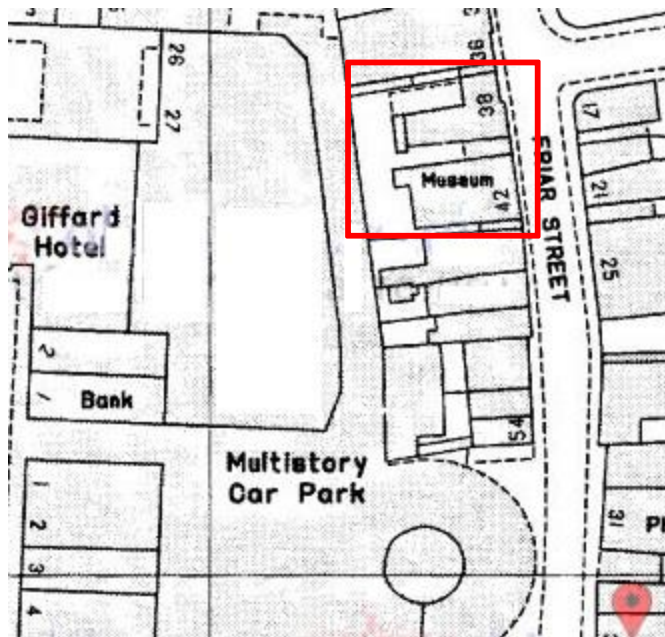
K 1962-64 Extract

OS 1962-64 1 : 250 Before the Multi Storey Car park when Tudor House was a School Clinic

L 1969 [See 2.7 Planning search]

Ground floor plan as existing in 1970 NB Plan turned for ease of reading [See 2.7 Planning Search for original orientation]

N 1985 Extract



Multi Storey Carpark was built in 1967
Clearing the rear buildings behind Friar
Street

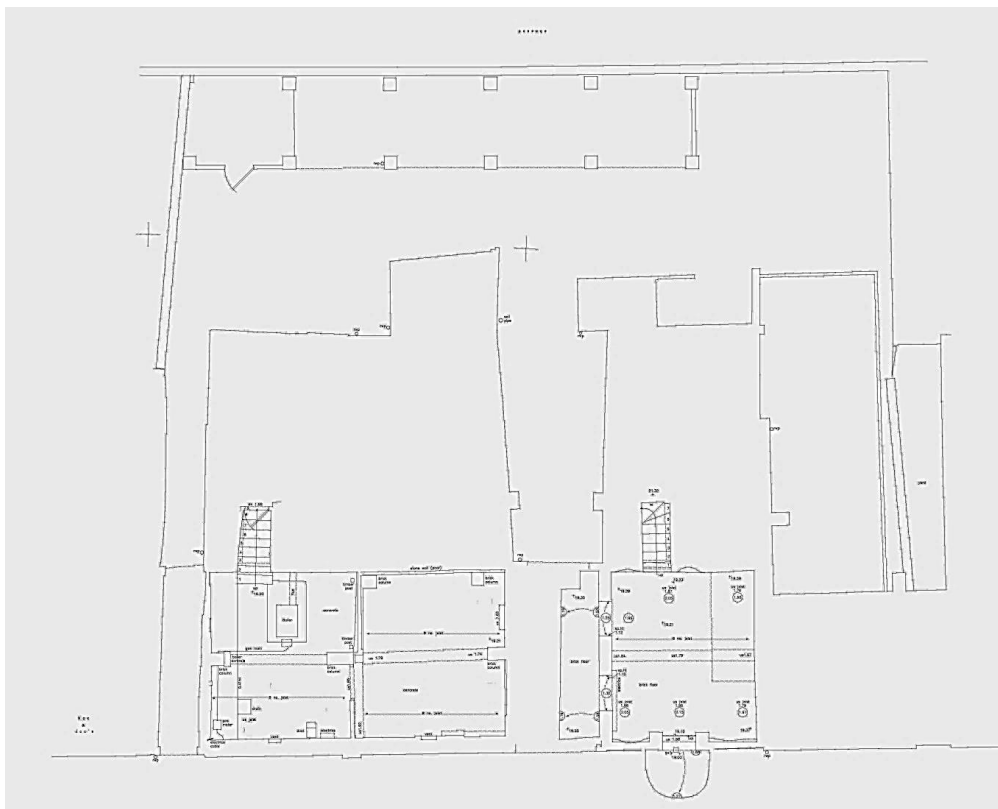
Rock Davidson Associates Historic Building Consultants

O 2020 Satellite Map

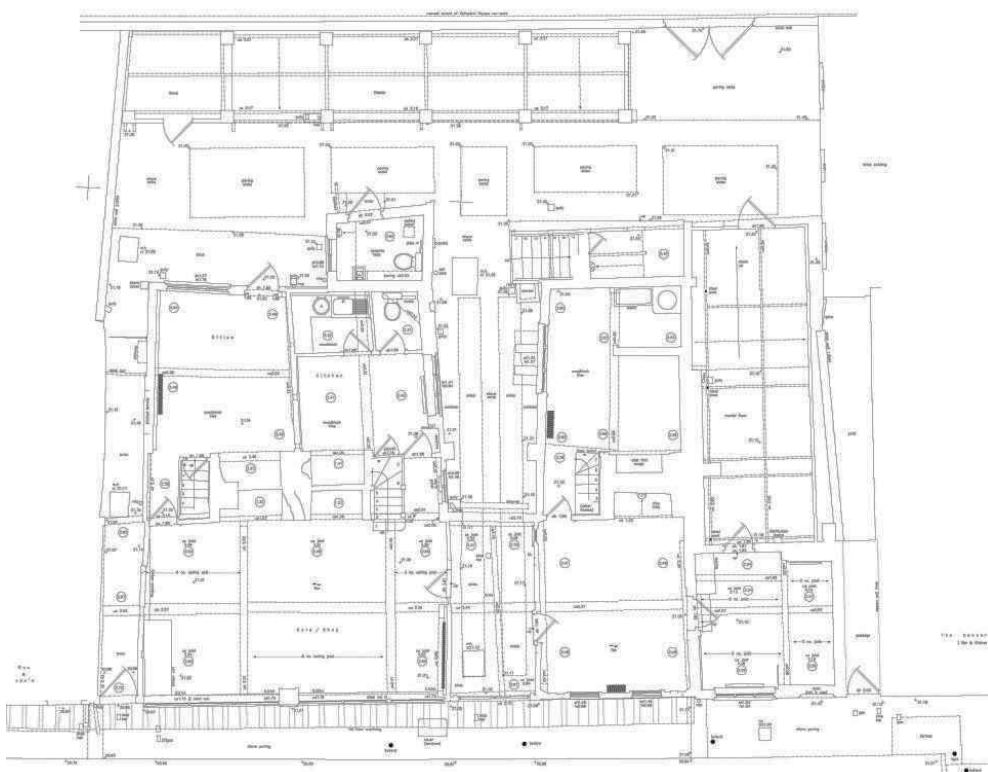


2020 modern Satellite Image

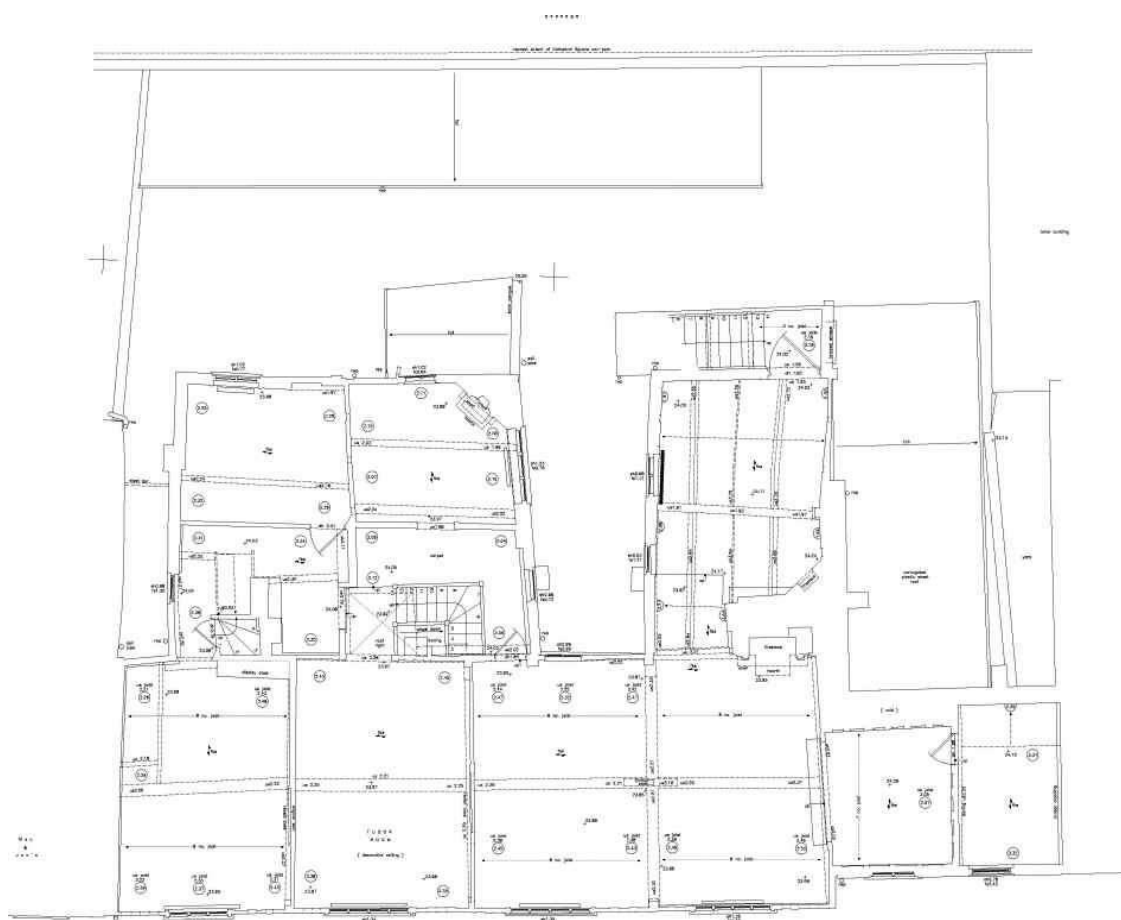
P Current Floor Plans



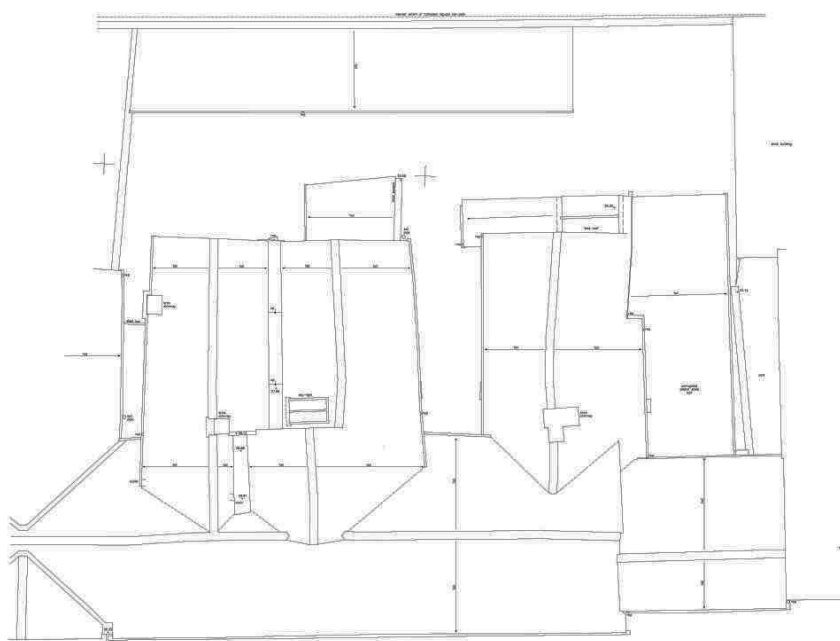
FOS-759_1 Basement Plan Courtesy Foster Surveys Land & Building Surveys



FOS-759_2 Ground Floor Plan Courtesy Foster Surveys Land & Building Surveys



FOS-759_3 First Floor Plan Courtesy Foster Surveys Land & Building Surveys



FOS-759_5 Roof Plan Courtesy Foster Surveys Land & Building Surveys

4.3 Historical Research/Sources

A historical research of past owners and events by looking at written sources/grey literature was carried out by RDA via a desk based internet search together with some research already undertaken by staff at the Tudor House Museum. Limitation- No visit to actual archives due to Covid19. There are documents on the Tudor House at The Hive, Worcester including John Tyrers Deeds 1739 [Ref BA 8782,899:749/20/D3]

Written Sources Events in Worcester with some mention of Friar Street

- **Noake's Guide to Worcestershire 1868**

John Noake was one of the prolific writers on Worcestershire of the Nineteenth Century, working with the County's archives, newspapers and church papers. In this Guide, Noake gives a few paragraphs to each town and village.

“Worcester buildings.....

Among the public buildings and institutions are - the Guildhall, built in 1723, from the designs of Mr. T. White, a native; the Market-house opposite, which has been re-built several times within living memory: the Shirehall, erected in 1835, at a cost of £30,000; the Museum (one of the most complete out of London), established 1835-6; Post-office, nearly opposite, corner of Pierpoint Street; Infirmary, built in 1770, but now greatly enlarged; City and County Gaol, which has been constantly enlarging ever since it was first raised in 1809 ; police stations, separate, for city and county; Union Workhouse, on a high and healthy site at Shrub Hill; railway station at Shrub Hill, and smaller one in Foregate Street, centre of the city; Dispensary, Eye Hospital, and by and bye a noble new Orphan Asylum; a College for the blind sons of gentlemen, admirably conducted by the Rev. R. H. Blair; Hop, Cattle, and Corn Markets, with abundant accommodation for the trades; a School of Art, established in 1851; a Music Hall, baths, club houses for ladies and gentlemen, and model dwellings for the poor; the old City Library, in Pierpoint Stftet; **ancient cross-timbered houses in Friar Street**, NewStreet, and other parts of the city; the Commandery in Sidbury, with interesting remains of a mediaeval hall and hospital, and near which is Fort Royal, where the great battle of Worcester was chiefly fought; Edgar Tower, formerly the great gate of the monastery, near the Cathedral; with alms-houses, schools, hospitals, and a host of other lions which the visitor will do well to seek for in the numerous local guide books..” [Noakes P380-81]

<http://www.users.totalise.co.uk/~fortroyal/NoakeGuide/381.html>

• Victoria County History The City of Worcester

Friar Street is briefly mentioned as follows in *The city of Worcester: Introduction and borough*, in *A History of the County of Worcester: Volume 4*, ed. William Page and J W Willis-Bund (London, 1924), pp. 376-390. British History Online <http://www.british-history.ac.uk/vch/worcs/vol4/pp376-390> [accessed 29 May 2020].

It is highly probable that in this fortification of Worcester there were laid down the lines of defence followed by the mediaeval wall of the city. Worcester has lost its walls, but the destruction was only accomplished in the 18th century; the circuit was virtually complete in 1610, and its course can be traced even at the present time. The outer face of the wall was strengthened with occasional bastions and protected by a wide ditch full of water; its memory is preserved in the name of Watercourse Alley, near Lowesmere, and a fragment of ancient wall, composed of large square blocks of red sandstone, is still visible both near St. Martin's Gate and also at the Butts, upon the exact line of the city defences. The outline described by the wall, as displayed in early maps, is irregular; Between St. Martin's Gate and Sidbury Gate, commanding the London road, a long stretch of wall running north and south parted the city from the Blockhouse Fields, to which access was given, **midway between the two gates, by Friar Gate, connected by a narrow lane with Friar Street.** Across Sidbury Street the line of the wall was continued to include St. Peter's Church; but at this point it turned at a right angle and ran north-westwards across Frog Lane, where it was pierced by another gate, to the castle precincts. Here it described another angle and ran north to the point marked by the 14th-century gateway known as the Edgar Tower, turning thence to the river along the southern boundary of College Green. The wall was continued along the river front of the city, where various fragments survived until the 19th century, and was entered from the Severn by the Water Gate against the priory ferry. In the 16th century the wall was entered through six gates.

Worcester had been late in obtaining its grant of chartered privileges from the king, and the future development of its constitution was slow. The city was incorporated under the style of bailiffs, aldermen, chamberlains and citizens by charter of Philip and Mary in 1555 ; its mayoralty was created by James I in 1621. Until this date the chief officers of the city were the two bailiffs, who first appear in the 13th century, probably, as in other towns, representing predecessors whose function it was to collect the fee-farm rents due to the king. No complete list of the reeves or bailiffs of Worcester has been, or with our present knowledge could be, compiled; the early court rolls of the borough have been lost, and the attestation of the bailiffs of the town to private charters conveying land within its boundaries was not an invariable custom

Worcester in the 14th century was already the centre of an important system of roads. The direct line from London to mid-Wales ran through Oxford, Chipping Norton and Evesham to the Severn at Worcester; the road to Evesham is mentioned in early city charters

We are on surer ground in dealing with the boundaries of the cathedral precincts. As defined in 1640, they comprised an area bounded by the Severn, the northern wall of the castle yard, Castle Lane, Edgar Street, Sidbury, Lich Street and the southern wall of the bishop's palace. Within these limits lay the sanctuary of Worcester. It is evident that they represent the area of the cathedral monastery. The position of this area relative to the town of Worcester is very remarkable, for it interrupts the course of the north and south road upon which the city stands. The modern road

which connects High Street with Sidbury disguises this irregularity, but it is very plain in the map of the city given by Green. It looks as if the cathedral precincts had encroached upon and diverted a more ancient road. But the archaeological evidence does not alone justify our assigning so high antiquity to the Foregate-Sidbury line. Future discoveries may throw light upon this question....The prosperity of Worcester in the middle of the 16th century is attested by the evidence of Leland. 'The welthe of the towne of Worcestar standithe most by draping, and noe towne of England, at this present tyme, maketh so many cloathes yearly as this towne doth.' If Leland's description of Worcester is read in connexion with Speed's map published in 1610, and with the map given in Valentine Green's History of Worcester in 1796, the conclusion is very definitely produced that already by 1540 the inhabited area of the city had reached limits which were not greatly exceeded before the early part of the 19th century

- **Pat Hughes (1992) PROPERTY AND PROSPERITY: THE RELATIONSHIP OF THE BUILDINGS AND FORTUNES OF WORCESTER, 1500–1660**

Worcester grew up along the ridge above the River Severn, and the river played a vital part in the economy of the city. It was the city's supply line and the route for exports. Iron, coal, glass, stone and timber came into the city from the north; lead and lime came up river with the more exotic wines, raisins and spices from Bristol. The river also carried the city's chief manufacture, cloth, on the first stages of its distribution. By the middle of the sixteenth century the great tower of the cathedral church, rising above the jumble of stone, timber, tile and thatch that made up the monastery buildings, dominated the city. North of the cathedral, dwelling houses and workshops crowded along the top of the ridge and spilled down the steep slope towards the river and the bridge at the north end of the town. Sixteenth century Worcester was predominantly a timber built city and stone played very little part in domestic building. In Gloucester, twenty-five miles down the Severn, or in Bromsgrove sixteen miles to the north, stone buildings were relatively common, even in the sixteenth and seventeenth centuries when timber was the fashionable material for domestic purposes. In both cases the determining factor was the availability of stone, which, in Worcester, had to be imported from the north of the county..... But stone has also been found in a domestic context in the vaulted medieval undercrofts of houses in the High Street and existed elsewhere in the city. Other houses with 'stone rooms' survived to be noted in seventeenth century inventories. Nevertheless, at some time during the late medieval period, the emphasis shifted and timber came into its own as a prestige building material,.... Approximately a third of sixteenth-century Worcester was in ecclesiastical hands. The cathedral precincts and the Bishop's Palace occupied a large area in the south west corner, and the Dean and Chapter, it is estimated, held 189 houses in Worcester at the time of the survey taken in 1649. By this time there had been appreciable subdivision of plots but, nevertheless, it is an indication of the stake the cathedral had in the city. The Dominican Friary, the Blackfriars, was sited on the edge of the high ground inside the north wall, with open land, let out as gardens, trailing down the hill towards the river. On the east of the city lay the Franciscan Friary, some buildings occupying a small strip of land just inside the eastern wall, the rest, including the church, outside the Friars' Gate.... Dr Dyer's evaluation of sixteenth century probate inventories for the city and the comparison with those of Coventry, Derby and Birmingham, shows that Worcester houses had, by 1550, achieved a size and variety of rooms only equalled by the other towns a century later..... Study of documentary sources for Worcester endorses these findings;

further, it confirms that the building boom in the city actually began in the late fifteenth century. This can be illustrated from the handful of houses at the **junction of Pump Street with New Street and Friar Street, known as Ballam's Vine**. The name, a corruption of Baynham's Vyne or Fyne, probably meant Baynham's End. Accounts for the early fifteenth century show that these three plots lay 'vacant and unoccupied' for at least fifty years. In the third quarter of the fifteenth century one of the plots was acquired by John Baynham and by 1485/6 two of the plots had been amalgamated and two houses built. The rents had risen from under 5s. to between 13s. and 18s.¹¹ Nor were these the only houses under construction in the Baynham's Vine area during the 1470s and 80s. The most obvious is the building, right next door to the Priory houses, now called the 'Greyfriars', but actually a magnificent example of a city merchant's house..... It is worth noting in this connection, that New Street had changed its name from the medieval Glover Street by 1523, another indication of the

extent of the reconstruction going on in the area,.... This evidence for a substantial rebuilding in Worcester in the late fifteenth and early sixteenth centuries coincides with the growth of the cloth industry which came into prominence in the city during the fifteenth century and continued to flourish in the sixteenth century..... The property the friaries owned in the city was bought by private citizens for lease or resale, stimulating the building trade by providing sites as the demolition provided materials..... This release of church property must have helped to cushion the city against the economic problems of the 1550s, when the rosy picture of a thriving cloth trade was shattered by severe, though temporary, disruption, with two hundred looms idle. Contrary to the situation in many clothing towns, Worcester's industry was dominated, not by the big men, but by a multitude of small craftsmen working for themselves..... In addition, there was evident pressure on available sites in the city centre, a feature of which was the building of houses over the back lanes.

Purprestures are recorded in the 1560s' city rent roll for houses over Hounds Lane and All Hallow's Stairs and Robert Yowle's new houses in Friar Street had a chamber over the Friars' Lane..... Building standards were one area over which the Worcester city fathers, like many of their contemporaries in other towns, did exercise control. Thatch, as a fire hazard, was outlawed in 1466, in the main successfully; tile prices were also fixed to discourage profiteering. Wooden chimneys were banned at the same time, although with less success; an edict of 1585 which repeated the prohibition seems to have produced results. However, in the absence of any craft guilds for the building trade in the city, Worcester corporation went further. As part of the campaign to encourage tiled roofs, tillers were forbidden a trade organization in the city in order to facilitate the immigration of craftsmen from outside the area. In addition, immigrant carpenters, that is those who were not freemen, were allowed to repair, although not to erect buildings. The corporation also dealt with hazards in the city streets and with encroachments over the building line.

Plaque and famines during the 16th century /17th centuries;

The cloth industry was still in difficulties when plague brought trade to a standstill. During the first three decades of the seventeenth century, the city had rarely been free of the disease for any length of time, with major outbreaks in 1609 and 1625. In 1637, pestilence swept through the city in a devastating manner, killing 10 per cent of the population.... but the east side of the town escaped relatively mildly. Friar Street and New Street were hardly touched and in Goose Lane only one house, that of the Seaborne family, was plague stricken..... The population trends that had climbed to an all time high in 1637, dropped back by 1639 and then began to recover. A peak was reached

prior to the siege of Worcester, in 1646, when it has been estimated there were something like 9500 in the city. It is likely, however, that this figure was greatly inflated by the mass of refugees who had fled to the city as the parliamentary forces gained ascendancy in the country areas. Since, at this time, the population was still recovering from the 1637 disaster, an estimate of 7500, based on the 1642 Protestation returns, is probably nearer the mark. By 1660 the poll tax suggests an approximate figure of 8000 and by 1678 that number had reached 10,000. The population continued to increase until the beginning of the eighteenth century after which the decline of the cloth industry led to demographic stagnation. In this respect the discovery of records, showing that the Commandery and the Greyfriars were part of an extensive programme of building in Worcester in the late fifteenth century, is one of the more important aspects of this research. With minimal checks this building continued throughout the sixteenth and seventeenth centuries to merge with the Georgian reconstruction of the eighteenth century.

[Pat Hughes (1992) PROPERTY AND PROSPERITY: THE RELATIONSHIP OF THE BUILDINGS AND FORTUNES OF WORCESTER, 1500–1660, *Midland History*, 17:1,

39-58, DOI: 10.1179/mdh.1992.17.1.39]

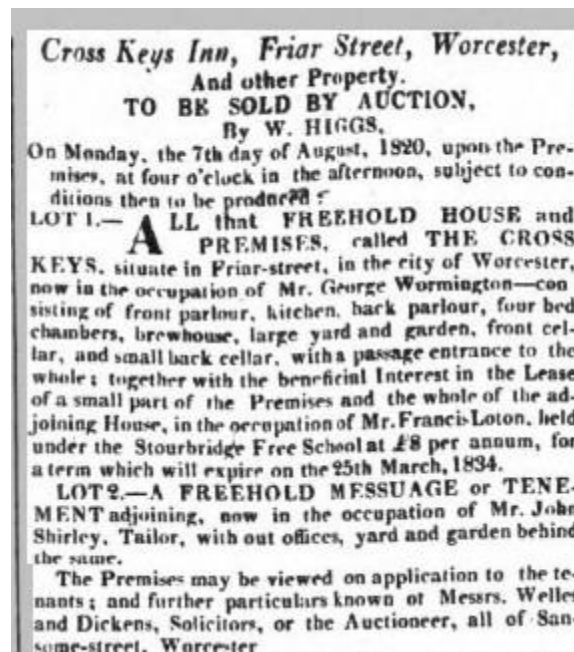
- **2008 Buildings of England Worcestershire 2008 p742**

“Friar Street- It’s beginning is not promising, the west side almost entirely of 1965 -6, dominated by a huge spiral concrete car park ramp. The east side starts with discreet entrance to the Vue Cinema by *Alistair Grills and Saunders*, 2000, with fashionable varied brickwork and curved roof 2000. Older houses begin with numbers 45 - 47 (once numbers 11 -13 Sidbury), painted brick, with reused 15th century doorway with traceried spandrels...Numbers 38 - 42 Tudor house , four-bay late 16th century, have a particularly undulating overhang; close studded first floor with four shallow oriels [restored in 1910]. The ground-floor was probably originally divided into three, i.e. not respecting the bay divisions; this must be the reason for the two large hearths side by side within the present shop. In one first floor room, a good early 17th century plaster ceiling, ribbed, with small-scale detail. The rear wings, originally longer, housed weaving shops.

Opposite at the angle with Union Street the spacious Laslett ‘s ALMSHOUSES by Lewis Sheppard and son 1911 - 12 brick, stone dressings, half-timbered upper floors.”

[The Buildings of England Worcestershire Alan Brookes and Nikolaus Pevsner]

Written Sources found on Tudor House 38-42 Friar Street



Source: Worcester Journal 1820

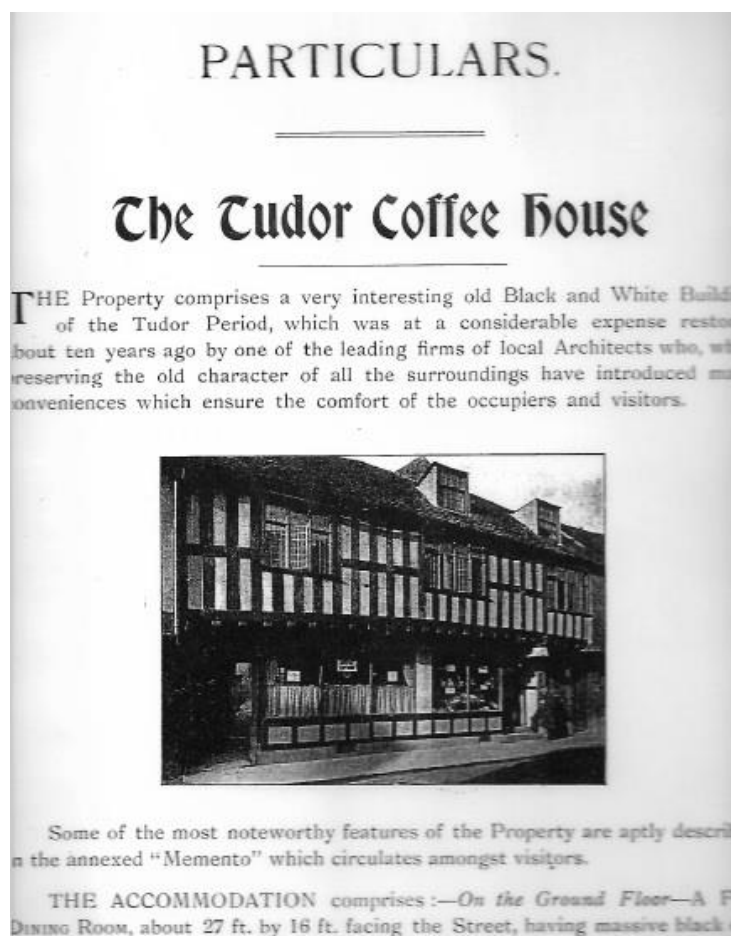
- **1820 Auction [Lot 1 38 and The Tavern/ Lot 2 left of passage]**

Lot 1 All the Freehold House and premises called The Cross Keys Inn, Friar Street, Worcester, And other Properly. TO BE SOLD BY AUCTION, By W. HIGGS, On Monday, the 7th day of August, 1820, upon the Premises, at four o'clock in the afternoon, subject to conditions then to be produced LOT I.—A LL that FREEHOLD HOUSE and PREMISES, Called THE CROSS KEYS, situate in Friar-street, in the city of Worcester, now in the occupation of Mr. George Wormington—consisting of front parlour, kitchen, bank parlour, four bed chambers, brewhouse, large yard and garden. front cellar, and small back cellar, with a passage entrance to the whole together with the beneficial Interest in the Lease of small part of the Premises and the whole of the adjoining House, in the occupation of Mr. Francis Loton. held under the Stourbridge Free School at 8 pounds per annum, for a term which will expire on the 25th March, 1834.

LOT 2 – A FREEHOLD MESSUAGE or TENEMENT adjoining, now in the occupation of Mr Shirley, Tailor, with out offices, yard and garden behind the same. The Premises may be viewed on application at Messrs Welles and Dickens, Solicitors or the Auctioneer all of Sansome Street Worcester

[Worcester Journal 1820]

- **1920 Auction Particulars Wednesday April 14th 4pm**



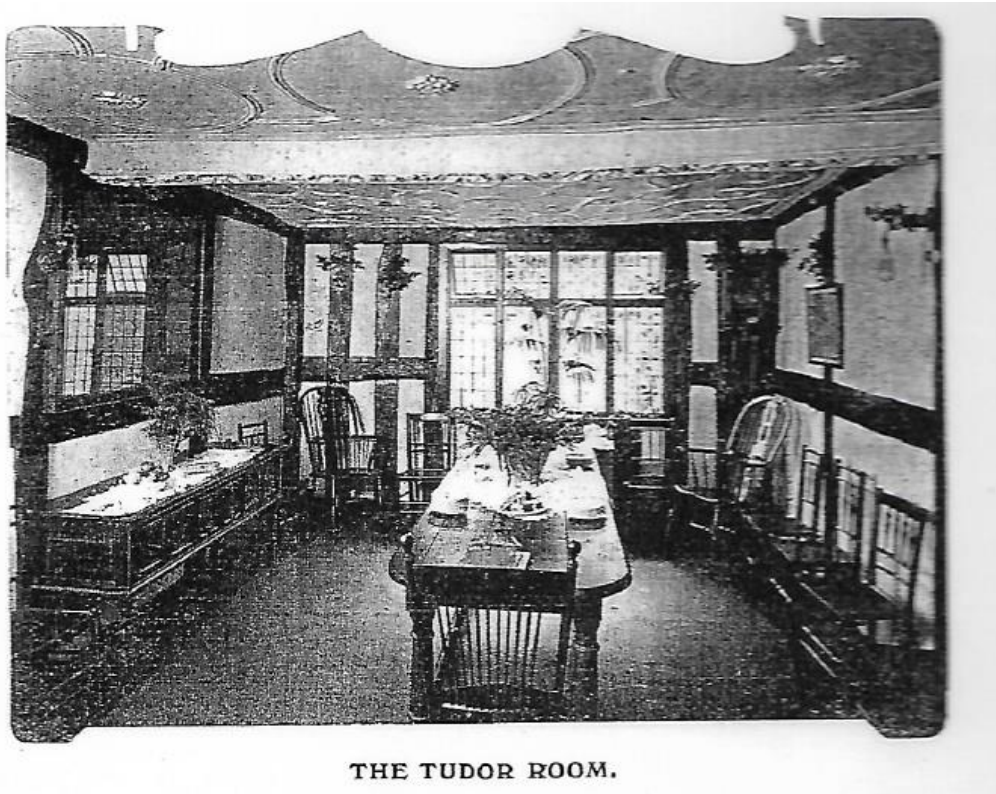
Source: Tudor House Museum Archives

THE TUDOR COFFEE HOUSE- Together with the goodwill of a well conducted REFRESHMENT ROOM and BAKING BUSINESS The Property comprises a very interesting old Black and White of the Tudor Period which was at a considerable expense about ten years ago by one of the leading firms of local Architects who with conserving the old character of all the surroundings have introduced more conveniences which ensure the comfort of the occupiers and visitors. Some of the most noteworthy features of the Property are aptly described in the annexed Memento which circulates amongst visitors

THE ACCOMODATION comprises On the GF Dining Room about 27 ft by 16ft facing the Street having massive black and white timbers; REFRESHMENT ROOM at the rear about 14ft 9in by 12 ft FRONT SITTING ROOM facing the street with panelled oak wainscot, smaller SITTING ROOM at the rear [each room having converted open hearth] SIDE ENTRANCE with double doors leading to YARD & c and ample lavatory and Store Room accommodation

ON THE FIRST FLOOR approached by a fine oak staircase- the famous TUDOR ROOM about 18ft 6in by 12ft 9in with its elegant ceiling, oak beams and casement windows [PICTURE] THE SCROLL ROOM about 18ft 6in by 12ft 10 in of somewhat similar character; FRONT METTING ROOM about 25ft by 18ft ANTE ROOM adjoining with staircase approach from Yard; WC; STORE ROOMS; OFF TANK ROOM; SPACIOUS LANDINGS, CORRIDORS, &c. ON THE SECOND FLOOR ; 5 ATTIC BEDROOMS and ample STORE. IN THE BASEMENT 2 LARGE CELLARS. Electric Light is laid on to nearly every room and the premises are heated by radiators.

THE BAKERY – at the rear is approached by an entrance on the South side of the Property comprises 3 BAKEHOUSES, one fitted with Hawkins patent 2 decker steam over with prover; FLOUR ROOM; BOILER HOUSE: BREAD ROOM LARDER; STORE



THE TUDOR ROOM.

Source: Tudor House Museum Archives

• 1927 Ancient Worcester Masonry – F.T. Spackman F.G.S

RDA Note: Flower Thomas (F. T.) Spackman, F.G.S. (1856-1931) spent his working life as a clerk to the Worcester Education Committee and school board. In the early 20th century, he published widely on natural history, geology, and archaeology. He was an energetic field investigator, and wrote a catalogue of The Ancient Monuments and Historic Buildings of Worcester. A fellow of the Royal Geological Society, he was the Hon. Secretary of the Worcestershire Naturalists' Club, a society that still exists today.

"A cursory examination of the massive stonework at Tudor House (Friar Street), is sufficient to show that the masonry was never built to carry only the light upper structures of timber and wattle as it now exists. The masonry in the cellar goes down five feet below the present level of the street, and is constructed of two kinds of stone which we find in use in Worcester from Norman times to the end of the 14th Century. The blocks of stone measure from one to four feet four inches in length, and by eight to twelve inches in thickness. One kind was obtained from Highley near Bridgnorth, two and a half miles from the Severn, and the other from Holt. Highley stone is hard and gritty to the touch. While that from Holt is soft and sandy; used together they last equally well where not exposed to the weather. Highley stone is used in the lower part of Edgar Tower (early thirteenth century), in the wall at the West Cloister at the Cathedral and the Nave Tower transepts, and in the Lady Chapel (Early English). It is used also in the base of the lower section of the tower of All Saints Church. Malvern Priory Church is built of Highley stone. The stone from Holt is soft, much more easily worked, and therefore cheaper to produce, while in the matter of transport is quarried much nearer home. The stone would be brought down the Severn from both quarries. Stone from Holt is used in the construction of the interior walls of the Nave of the Cathedral (14th century). Both kinds of stone, though so different in texture, belong to the Kemper formation of the Triassic Rocks. In the masonry of the ground floor of Tudor House, stone from Ombersley and Bromsgrove both of the Kemper age, is introduced, and is used indiscriminately with stone from Highley and Holt; they differ from each other in colour but not in texture. Slabs of Blue Lias Limestone also occur, and in the squint is a slab of Painswick Oolitic stone, the kind which Prince Arthur's Chantry in the Cathedral is constructed. Certain other facts are of interest. Some of the rocks of Highley Stone show axe-work, which is very ancient and one piece which is built in to the wall is moulded, and originally formed part of a column of plaster. There is also a chamfered stone. This would seem to show that this part of the building is constructed of materials which had been used in an older edifice, and having regard to the existence of the squint, and the contiguity of the ancient Grey Friars Monastery, it would not seem to be an unfair inference to suppose that an ecclesiastical structure existed on this site before the half-timbered house was built. A retaining wall which divides property contiguous to Tudor House is built of Holt stone in the lower courses and Ombersley stone in the upper. A slab of Blue Lias Limestone, probably from the neighbourhood of Tibberton, also occurs here."

[F.T. Spackman FGS1927Ancient Worcester Masonry Three Pears Magazine1 p 54Three Pears Magazine had a single issue in 1927]

Ref [<http://www.buildingstones.org.uk/search/nprn/site2944>] See Appendix i

1984 Worcester Streets Friar Street Pat Hughes & Nicholas Molyneux

Note: Pat Hughes and Nicholas Molyneux wrote about Friar Street in 1984 and a revised copy was given to RDA to study by Tudor House Museum from their archives. Below are extracts from this document about Tudor House in particular.

Nos. 42-40

"The substantial four bay building now known as Tudor House Museum was probably built between 1500 and 1550. Though undecorated, and therefore difficult to date, it was of high class construction, and was dearly built by a well-to-do citizen. The roof structure is a clasped purlin, with three queen posts and straight wind braces. The carpenter's marks, (the Roman numerals marked on the timbers during construction), are still visible. The ground floor partitions have been considerably altered, but the original upper floor plan of the front range is clear. The whole range was divided by solid walls at each truss, and all upper rooms were ceilinged from the outset. The front elevation was close studded, and four projecting windows, each supported by two brackets, occupied the positions of their modern counterparts at first floor level. There were two sandstone chimney stacks, now substantially altered, and at the back, two or possibly three rear wings at right angles to the building."

"The present walls of the entrance passage are of timber infilled with brick, without a sill beam. They are probably late 17th century or 18th century in date, and reflect a later need for un-restricted access when No. 40 was subdivided and the back part let separately. The soffit of the floor joist central to this passage bears evidence of a partition: there is a mortice in the wall plate of the front elevation for a stud at the end of this partition. The stud to the north of the entrance has a mortice in the right place for a door head, confirming that this is in the original position of the entrance to Harry Wheelers house.[No 40] Inside was the hall, the main living room with a sandstone fireplace, substantially curtailed on the south side, and moulded mantle beam, since severely cut back. Behind, in the kitchen, the mantle beam is decorated with a repeated, carved quatrefoil motif. The beam perhaps date to the 15th century, and probably came from an earlier structure....."

"The rear wing of No. 40 has been re-built several times, and the walls are almost entirely modern brickwork. It has a clasped purlin truss, and was probably originally a two bay wing, contemporary with the front range. It housed Master Wheeler's kitchen, the "middle chamber" over it, and the warping chamber over the "shoppe", the workshop where he kept two broad looms. Above the "forestreet chamber" was a coploft, probably reached by a ladder from the "middle chamber"

"In the part of the house now No. 42, there are two hearths in the large downstairs room on the left of the entrance passage. Close examination of the floor joist above and in line with the division between the two hearths, reveals the position of a lost partition, evidenced by the marks of the battens for wattle and daub on the soffit of the joist. Each room had its own hearth. The north hearth had a corresponding hearth behind, indicating, together, with other evidence, that there was a wing there originally."

"This wattle and daub partition not only divided two rooms, but two houses. For more than three centuries, two families lived in this part of Tudor House. Edward Cotterell himself had the central

portion (now part of No.42) which was larger and probably grander than the other two. The hall, with its fireplace, and the recesses over the mantlebeam (which originally had doors and were salt or spice boxes), can still be seen, although the front wall has entirely gone, and the entrance is conjectural. The squint uncovered during the 1909 alterations is certainly not modern and its function is uncertain, perhaps forming the access to a bread oven. Behind the hall was the kitchen and workshops, completely rebuilt by Rowland Taylor, a prominent city clothier who occupied the house in the late 17th century. Brickwork, plat band and windows are typical of that period."

[NB Furnishings: Taken from the Inventories of Henry Wheeler 1615 and Edward Cotterill 1622]

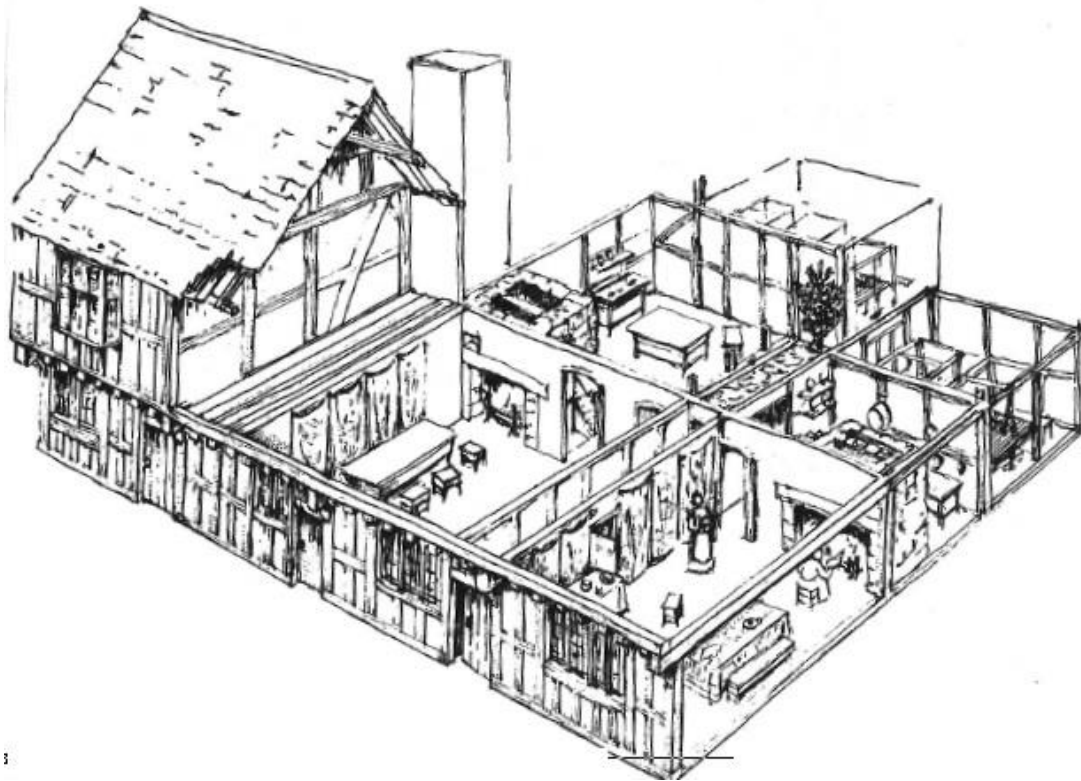
"Edward Cotterill's 1622 will refers to the "chamber at the stairhead and over the kitchen", implying that the staircase was in the kitchen area. The Original staircase must have been in the rear wing, because the front range is framed, without trimmer joists and hence there was no aperture for a staircase. The staircase on the north side of the chimney was probably inserted in the 18th century. This side of the chimney stack was completely rebuilt at that date.

In the roof above the chamber over the stair-head was a "coploft" large enough to take two beds. On the first floor was an inner chamber, partly over No. 40, painted on the ceiling \with a stylised running motive. Some red pigment remains on the beams. The decoration dated from the mid 16th century, and was found during the 1909 alterations".

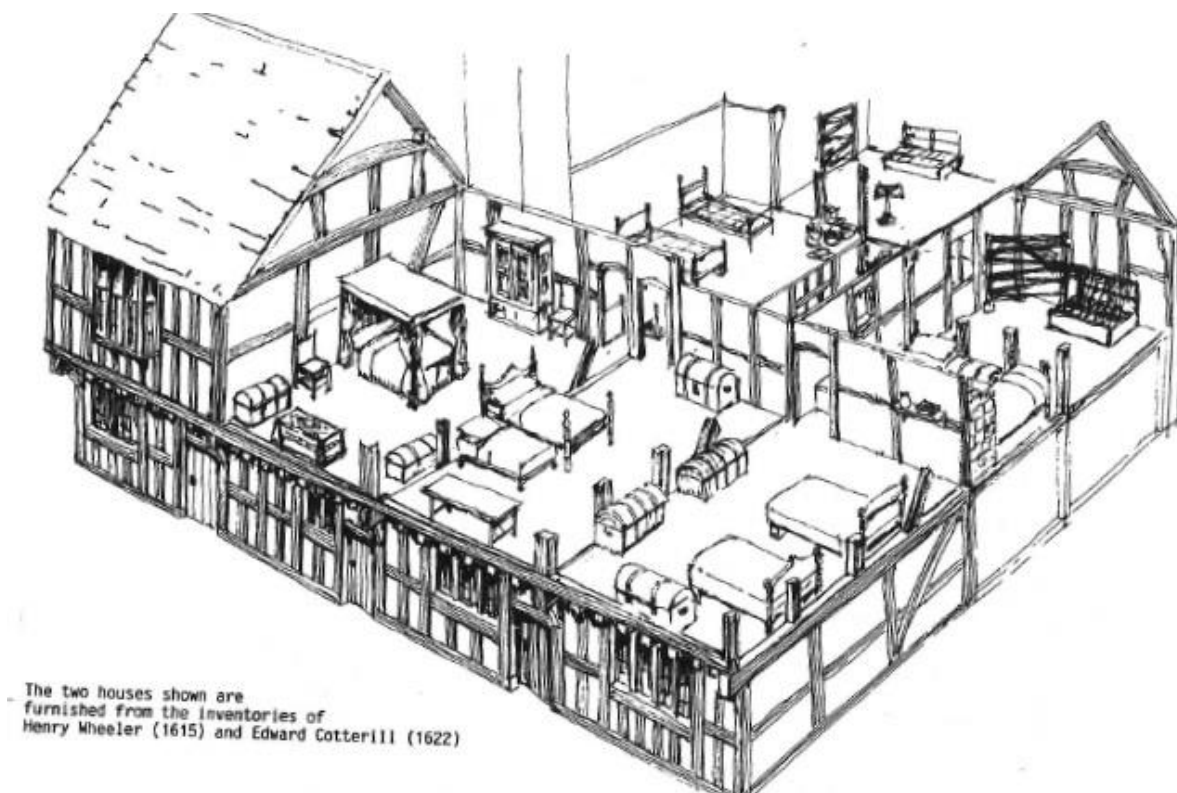
[NB Furnishings: Taken from the Inventories of Henry Wheeler 1615 and Edward Cotterill 1622]

"The other chamber, the best chamber, comfortably furnished with a bed having five curtains (one may have taken the place of a head board) a table board and frame, a Carpet (to cover the table - carpets were too precious to put on the floor), seventeen cushions, a joined press (cupboard), two chairs-s and four coffer. This room has a fine plaster ceiling, probably dating from Edward Cotterill's time or soon after, divided into panels by ribs. Each panel is decorated in relief, with horses, lions passant gardant, bunches of grapes and fleurs-de-lys. The central beam has a running vine motif (typical of early 17th century plasterwork) on the soffit."

Ref [Worcester Streets: Hughes P and Molyneux N: Friar Street: Worcester: 1984]



Source; Worcester Streets: Hughes P and Molyneux N: Friar Street: Worcester: 1984



Worcester Streets: Hughes P and Molyneux N: Friar Street: Worcester: 1984

"Beneath the hall was a cellar, built of the same soft sandstone as the fireplace, and divided from the southernmost house by a timber framed partition. Mason's marks were visible earlier this century, {NB 20th century due to this text being written in 1984} though they cannot now be detected.

The southernmost house, in the end bay of the building was part of its neighbour. A blocked door in truss No. 4 once led into what was later John Cotterill's best bed chamber, but it certainly became a separate house and the door was blocked before Master Cotterill's time.

[NB Furnishings: Taken from the Wills of Alexander Bache 1669 and Rowland Taylor 1708]

By the time of the Commonwealth, Alexander Bache lived in this end house. He too was a clothier who had lived in the house for twenty or so years before his death in 1669. His will was witnessed by his neighbours, Rowland Taylor from No. 42 and William Welford from No. 40. Alexander Bache owned a house in New Street in addition to his own dwelling, but his son does not seem to have prospered, for his home boasted little in the way of comfort and the parlour was furnished in the old fashioned way with stools, one chair for father and a table board and frame.

Rowland Taylor, next door, who died in 1708, also left little in the way of goods and furnishings. He put his money into property and owned No. 27 at one time. In addition to rebuilding the back premises of his house, he probably added the present entrance to give adequate access to his yard.

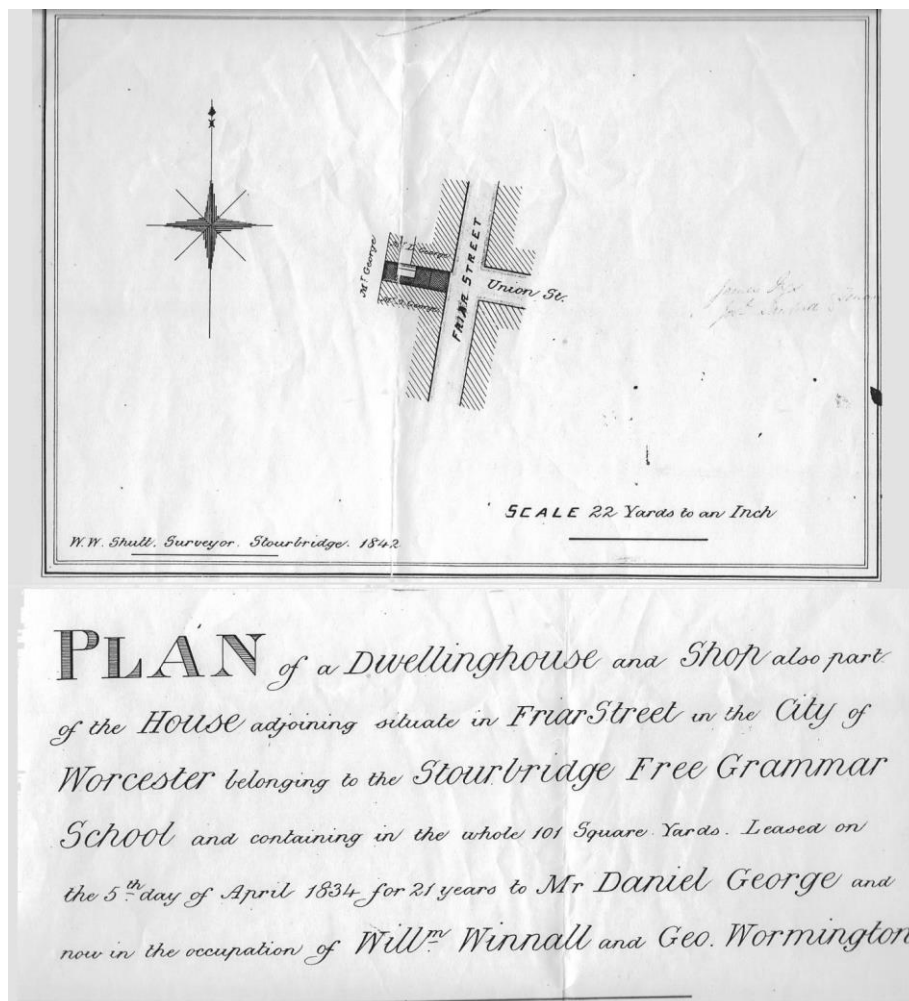
The comparative poverty of these two men may reflect the state of the cloth trade in Worcester.

No 38

No. 38, now merely an appendage to Tudor House, has one of the longest documentary histories. It was part of the charity property of St. Catherine and St. Mary in the church of St. Helen's, granted by Henry VIII to Stourbridge Grammar School. In 1591 it was in the tenure of Katherine Smythe, also Shernan, widow. Katherine seems to have been the widow of Harry Smythe, who died in 1575 in St. Helen's parish, leaving a will witnessed by John Cottrell. It would be possible to fit Harry's house with hall, kitchen and three chambers on to this site,.....

From the mid to late 1700s, the tenants for No. 38 are the same as for No. 40, until in the early years of the 19th century the Georges became the leasees. By the middle of the century, Nos. 36 - 38 seem to have been amalgamated in some way with the Cross Keys at No. 40. The back premises were thrown together to provide extra amenities for the pub, while the houses remained as dwelling and shops."

Ref [Worcester Streets: Hughes P and Molyneux N: Friar Street: Worcester: 1984]

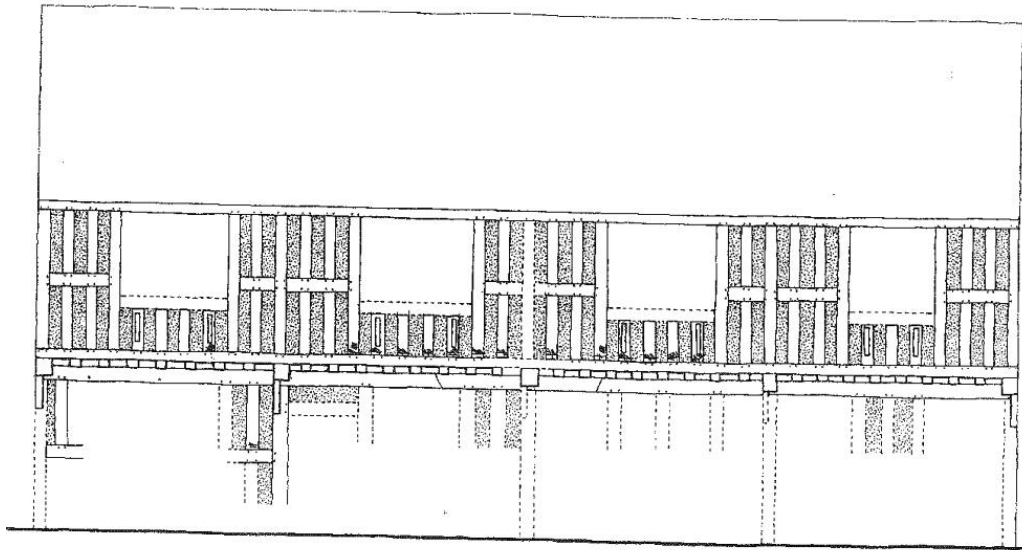


1834 /1842 Plan of No 38 Lease to Daniel George and William Winnel and Geo. Wormington

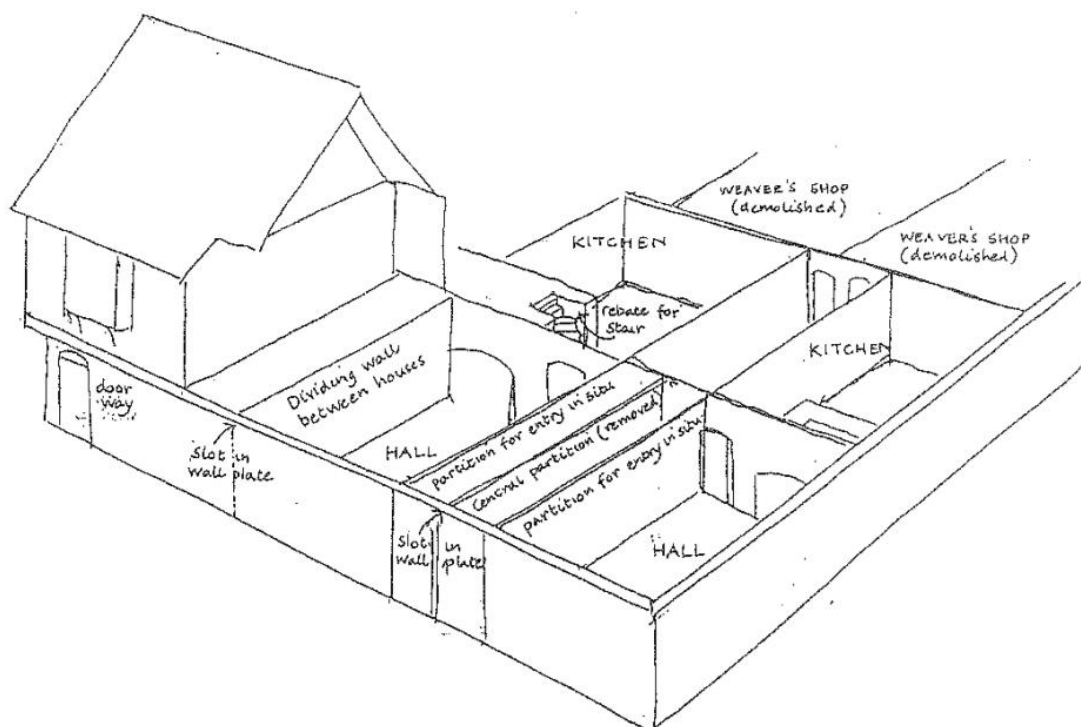
• 1995 VAG Conference

In 1995 The annual Vernacular Architecture Group Spring Conference was Worcestershire for that year led by Nicholas Molyneaux, Stephen Price and Pat Hughes. Day two included buildings in the City of Worcester itself including a tour of Tudor House Museum, presumably then the Folk Museum. The description in the handout booklet was as follows courtesy from the VAG and included two sketch drawings [Courtesy the VAG]

"The building is of 4 bays with a clasped purlin roof. The diagram below explains how the ground floor was divided into three houses along lines not respecting the bay divisions. The critical evidence is supplied by notches in the ground floor wall plate, as if it was intended to build a three bay building, but they changed their minds when the first floor was added. This division explains the two large hearths side by side in what is now the shop. Probate inventories allow the reconstruction of the building in more detail, most noteworthy are the weaving shops to the rear, with the looms at ground floor level (the heavy broad looms had posts dug into the ground) and warping chambers above. The furnished drawings are based on the inventories of Henry \Wheeler (1615) and Edward Cotterill. One of the first floor rooms retains a decorative plaster ceiling."



Sketch drawings 1995 [courtesy the VAG]



Sketch drawings 1995 [courtesy the VAG]

• 2020 Tudor House Museum Information from Museum Boards

1500s Built for wealthy Worcester citizen- Buildings divided into a number of dwellings, each occupied by different trademen, mostly connected with the clothing trade, such as weavers, spinners and dyers

1600s No 40 William Welfare a clothier occupied the dwelling and in the second half of the century is recorded as running a tavern on the site in 1654- No 38 described as lived in by 'a gentleman' in 1615 but by 1660s occupied by 'a pauper' according to hearth tax returns

1700s Occupations include variety of trades including weavers, cloth makers, tailors, bakers and a painter- No 40 continued to be used as a brew house and Tavern. 1763 recorded as being called The Cross Keys – Belonging to George Bird a weaver. Cross Keys Tavern continued in business until 1909

1800s Friar Street has a number of small shops. The Greyfriars Friary that was nearly opposite was demolished and the City Gaol was built on the site in 1822 housing up to 30 prisoners. By Mid 1860s it was demolished and the Lasletts Almhouses built on the site*

1900s Richard Cadbury bought majority of the building and then bought the Tavern in 1909. He combined the buildings as a confectionary shop with restaurant upstairs** known as 'The Tudor Coffee House' – By 1920 after WW1 the coffee house was closed and the house was bought by Worcester Corporation for education offices, the school clinic and dentists.- During WW2 No 38 was used as an Air Raid Wardens Post and Billeting Office- In 1971 Tudor House became a Museum and in 1995 the name was changed to 'The Museum of Local Life'

2000s In 2003 the Museum closed its doors due to council cutbacks.- In 2004 Ground floor of 40 and 42 opened as a heritage centre with a coffee room and gift shop run by volunteers- 2006 a charitable trust WHAT to present day took over running the whole of Tudor House as a Heritage and Education Centre and is still run by volunteers

NB

*RDA Note

1800s quote . By Mid 1860s it was demolished and the Lasletts Almhouses built on the site

The Almshouse were actually built in 1911 See Pevsner Location 2.1

** The 'coffee house' was downstairs with the 'Meeting Room' upstairs although the 'Tudor Room' and 'Scroll Room' may have been used for special occasions for guests judging by historic photos of 'Tudor Room' from this date

- 2020 Chronological List of Owners/Occupiers compiled by Tudor House Museum

TUDOR HOUSE MUSEUM TIMELINE Chronology NOTE that Numbering was different before 20 th century it was 37 38 39 and 40 37 is now known as 38			
Date	No 38	No 40	No 42
1500	Chantry of St Catherine's / Katharine & St Mary's in St Helen's		
1509			
1520	Moret Lewis	Rowland Coke	House in 2: William Skinner and Henry Samon occupy each half
1540 1552	Stourbridge Grammar School own building	Gregory Cooke	Hugh Tadstyll – he was in 44 according to Pat Hughes
1543-44			
1547			
1553	One of John Bylforde; Richard Fremen or Richard Waight		
1575	Harry Smith (tenant) died		
1580	Katherine Smith (Smythe)/Sherman	John Cotterill	Edward Cotterill
1591		John Thomkins (Tomkins) lets to Harry Wheeler. NB Edward Cottryll buys property from his brother Thomas following the death of John the old (probably their father), leasing it to Tomkins.	John Cottryll dies
1592	Edward Cottryll		

1600	George Woodward	Sold to Thomas Cooke. Wheeler continues as tenant	Edward Cotterill
1607	William Bagnoll leaves lease of the house to son, Robert – occupied by Thomas Bullingham		
1610	Ellen Bullingham dies		
1610	Thomas Powell (g-son to W Bagnoll) sub-lets to John Pecoe, weaver		Edward Cotterill dies
1610	Ellen Bullingham. Mentions neighbours: John Cock, Randle Lytle, John Badland, Edward Cotterill as valuers of her inventory	Henry Wheeler	
1615	Roger Johnsons leases from Thomas Powell, Edward Cotryll is a witness	Harry Wheeler dies	
1622			Edward Cotterill probate

1625			Edward Harcourt
1626	Thomas Beare alias Tomson		
1637			
1642			
1649	John Bear alias Tomson		
1654		William Welfare	
1660	Henry Richards	William Welfare	House in 2: Richard Taylor and Alexander Bach occupy
1669	Widow Richards + three other single women (all widows?) Ann Channell, Jane Dowler, Bridget Phillips		
1676		William Cooke passes it to Eve Cooke	


1685-88			
		Daniel Tr?? and then Corneleous Harrison seem to have been licensees after Welfare dies and before Bird takes over	
1693	Widow Richards	Eve Cooke marries John Stock and becomes Eve Stock	
1699	Ann Richard		David Vaughan to Chas. Collins
1699- 1721		George Bird tenant and licensee	
1702			
1707			Rowland Taylor

1720	Elizabeth Ashby, widow of John Ashby		Ann Lewis
1721		Mary Bird, widow	
1730		Eve Stock sells to Thomas and Elinor Shipway	
1730- 1840			
1741	Thomas Shipway takes over lease		
1759		Elinor Shipway passes to John Bird	
1760		John Bird	Ann Lewis
1761	John Bird for late Shipway, witness by John Tyrer		
1763		John Bird sells to John Tyrer	
1778	John Tyrer for late Shipway		

1778	Heming George owns lease, Tyrer still licensee	Heming George owns property, Tyrer still licensee	
1782	Joyce March licensee	Joyce March licensee	
1783	John Tyrer jnr licensee	John Tyrer jnr licensee	
1779	John Tyrer dies		
1784	Charles Jones licensee	Charles Jones licensee	
1790		Charles Jones	
1807	Heming George (uncle of Daniel George)		
1815	Rob has a list of the leasors off Stourbridge school from this point right up to circa 1901 when it appears they sold the property		
1820 Auction	{See Historical Research		
1834	Leased to Daniel George, occupied by Wm Winnall and Geo. Wormington- previously occupied by Elizabeth Ashby then Francis Soton		
1883	Joeseeph Sandford		
1897	Mr Bayliss (hairdresser)		
1908	Digger's demise		Richard Cadbury purchase No 42 and opens coffee shop
1909	Cross Keys tavern forced to close following bankruptcy of landlord. Richard Cadbury purchases and extends Coffee Shop	bankruptcy of landlord.	
1919-1920	Cadbury refused rations for coffee shop	Sells property via local auction 1920	City Council purchases and opens school
1922	Plan with the lease to WCC after WW1		

1930s-1969	Education offices ,school clinic and dentists		
1971	Opened as MOLL Folk Museum	Opened as MOLL	Opened as MOLL
2003	MOLL closes its doors		
2004 01.05.04	WHAT opens Tudor House Museum		

2020 List of Publicans/Landlords of the Cross Keys Tavern Museum Board




Landlords of the Cross Keys

William Welfare was a weaver just as the trade in Worcester broadcloth was beginning to die back. In 1654, he was listed "to be fitting to bee continued inholders and victulers" in the Chamber Order book of 1654. By the end of the 1600s George Bird is running a brewhouse with 2 furnaces and "14 vessels of ale and beer" as well as his loom.

1654 William Welfare	1827 George Wormington
1676 William Cooke*	1842 Edward Gittings
1682 Eve Stock*	1855 John Sandford
1690 George Bird	1872 William Staite
1719 Alan Malpas	1874 William Sandford
1730 Thomas Shipway*	1895 William Greaves
1748 Elinor Shipway*	1897 Harry Jones
1760 John Bird	1900 Walter Parry
1792 Charles Jones	1906 William Walker
1820 John Mannering	

* we know that William Cooke, Eve Stock, Thomas and Elinor Shipway were owners of the Cross Keys Tavern but not if they were the actual landlords or not! Research is ongoing.



Following the tragic death of a pub regular in 1907, William Walker was bankrupted after the widow sued him. He sold the Cross Keys to Richard Cadbury in 1908, who opened the Tudor House Coffee Shop as an alternative to the many pub and taverns in the city. Read more about Cadbury in our Heritage Room upstairs.

Photo RDA: Museum Board

4.3.1 Association with Notable /famous people

Richard Cadbury

Richard Cadbury opened and ran a Coffee House in Tudor House, from c1909 to 1920. Born in 1868, he was the 3rd son of the Richard Cadbury who, together with his brother George, founded the Cadbury Brothers chocolate factory in Bournville, Birmingham, in 1879. He was a modest man, a great philanthropist, and very popular with the people of Worcester, having come to live here in 1901. As a young man, after finishing his Quaker based schooling, and having failed to make a career in printing, Richard had spent 3 years learning market gardening in Jersey before emigrating to South Africa in 1896, where he bought a piece of land and set up a fruit garden. In 1899 he came home to marry his sweetheart, Caroline, and took her back to Africa with him, but eventually, with the Boer War affecting the business, and their having both suffered a bout of typhoid fever, they decided to return to England, together with their first son, Arthur, born in 1901. Later that same year they settled in Worcester, moving into a large house called Rose Hill to the south of the city, where three more children were born over the years. They even set up a small sweet factory in the stables there to give work to the disabled.

Richard had soon discovered that the area around Friar Street and to the east of it was home to many impoverished families, and also featured many Public Houses. Being a Quaker, and passionate about temperance, he wanted to try and improve the lives of the poor by setting up a restaurant where nutritious and inexpensive food, along with non-alcoholic beverages, could be enjoyed, and he bought the vacant houses at 40/42 Friar Street with that aim.

While renovation work was being done on the buildings, it happened that the Cross Keys Inn, at no.38, was closed down, and this was added to the rest to make up 'Cadbury's Tudor Coffee House'.

This comprised a bakery at the back, a shop at the front, and a restaurant upstairs, and was very successful until the end of the First World War when food rationing was in operation and supplies became very hard to obtain, causing it to close in 1920.

When Richard Cadbury bought this house, including the Cross Keys Tavern, many renovations were made to the building before it opened in 1909 as a coffee house "that was accessible to all who were willing to pay the small fee charged, which covered the cost of light refreshments" (his own words). The aim was to lead the inhabitants of this rather poor area away from the temptations of the alcohol served elsewhere

1909 Extract taken from "A Memento of the Tudor Coffee House presented with the Compliments of the Manager" When alterations began in 1909 its old features were buried under cement, plaster and wallpaper . . . The building was renovated by the Cadbury family and opened as a Coffee House "that was accessible to all who were willing to pay the small fee charged, which covered the cost of light refreshments".

Richard Cadbury's status in Worcester



Richard Cadbury was one of Worcester's greatest benefactors, for several reasons. In addition to opening the Coffee House, he had founded the Welcome Mission Hall, also in Friar Street, where poor people, even the most unkempt, could attend services and find advice, and where a Sunday School, a youth club, and women's meetings were also held. When the family later moved to Bromwich Road, St John's, he also founded a Mission Hall there.

As a member of the Religious Society of Friends (Quakers), he was involved in their Adult School Movement, which taught reading and writing to illiterate adults.

In 1911 Richard was appointed a Justice of the Peace and was always concerned for the plight of the underprivileged, often paying the fines of offenders if he thought them deserving.

During the First World War Richard, together with the Society of Friends, supported the case for Conscientious Objection and assisted many local C.O.s with their tribunals. He himself was excused from being called up, partly because of his age, but also because of having previously suffered from typhoid fever.

Richard did suffer a 'fall from grace' with the authorities, however, when he joined with Earl Beauchamp and other Liberals in an Election Petition aimed at ousting a local Parliamentary Candidate who had allegedly used bribery and corruption to get into Parliament.

A court case followed, in 1906, which was successful, but brought with it the unfortunate result that the City of Worcester was disenfranchised (i.e. without a Member of Parliament) for three years.

For this reason Richard had become very unpopular with local government officials, and it was probably because of this that the necessary post-war rations for the Coffee House were refused, thus contributing to its closure.

Richard did, however, remain popular with the people of Worcester, and on the day of his funeral in 1935 the High Street was closed to traffic as hundreds of them watched the procession pass by.

WORCESTER High Street was closed to traffic and lined by silent crowds on the day of the funeral of Richard Cadbury in 1935. Source: Worcester News 2004

"It was a show of deep respect and public gratitude to a leading local figure who had been such a generous benefactor and so caring for the city's poorer folk. He had been a man with a mission, literally, paying for three mission halls to be built, primarily for Worcester's less fortunate families.

Richard Cadbury was the son of one of the two Cadbury brothers - Richard and George - who founded the famous chocolate factory at Birmingham, in Victorian times. Alas, his mother, Elizabeth, died in giving birth to Richard. For three years, the youthful Richard Cadbury gained experience of fruit growing in Jersey, and then spent six years in South Africa. He sailed home mid-way through his stay to marry his English sweetheart. They returned to this country in 1902 and set up home in Worcester, Richard becoming a director of the family's chocolate company and being given charge of the now famous Bournville Village.

Rose Hill House off London Road - now St Richard's Hospice - was the first Worcester home of Richard Cadbury and his wife and four children. One of his sons, Arthur, aged 10 and at school in Malvern, was killed when a wall fell on him. Like many of the Cadbury chocolate-making family, Richard was a Quaker and was much involved in the Religious Society of Friends and their Adult School Movement which taught reading and writing to adults, who used the Bible as their text book and were each given a glass of milk.

The classes took place in a building in Friar Street, a mediaeval thoroughfare then surrounded by congested and overcrowded streets and houses, with a liberal sprinkling of pubs, pawnshops and "common" lodging houses. It was an environment where Richard Cadbury came to know at first-hand the living conditions, hardships and hazards confronting many of Worcester's poorer families.

He was also elected to the Worcester Board of Guardians which ran the city's Workhouse, and was appointed a magistrate too, bringing him face-to-face with more victims of social conditions. Alcoholism and gambling were then scourges which reduced many a family to misery and extreme poverty. To help a few handicapped and unfortunate folk, Richard Cadbury started a small sweet factory in out-buildings at his home, but he felt strongly that people craved more than practical help - they needed to know the love of God. To this end, he opened the Welcome Mission in Friar Street and gathered around him a band of committed helpers, who went out to hold open-air services on street corners, hoping to draw people into the Mission. A nurse named Chilvers was also based at the Mission, helping countless folk with health problems. Richard Cadbury also bought two historic buildings in Friar Street - Tudor House and the adjoining Cross Keys pub - and set up a coffee house where people from the neighbourhood could obtain inexpensive meals and non-alcoholic drinks. Sadly, rationing during the First World War forced its closure. For some reason, Richard Cadbury switched from being a Quaker to a Methodist and, in 1932, paid for another interdenominational mission hall to be built on an expanse of land he owned in Bromwich Road. At the same time, he gave the Methodist Church a similar sum of money to build a church at Brickfields. The cash was used to erect a large tin hut called the Glenthorne Mission, which was in use for several years but no longer exists. By this time, Richard and his family were living at Lower Wick House, off Malvern Road.

The Welcome Mission in Friar Street survived until the redevelopment days of the 1960s, and money

from its sale was used to build a mission at Ronkswood, though for some years now this has been in the hands of the Salvation Army. Interestingly, Richard Cadbury's wife was the daughter of a Church of England vicar, and the couple always went their separate ways on Sunday mornings. Their long-serving chauffeur Frank Ansell would drop off Mrs Cadbury at St Nicholas Church, while her husband would walk to the Pump Street Methodist Church. It was there that his funeral took place in 1935, after his death at the age of 66.

Richard's daughter, Evelyn Cadbury remained a Quaker throughout her life and had Worcester as her home base. She was a qualified nurse and midwife and spent some years overseas, actively involved in relief work. She was an Independent Worcester city councillor for a time, and did much voluntary work locally. Miss Cadbury died in 1990, aged 85. Her sister, Elizabeth fell in love with a refugee from the Russian Revolution of 1917 - a man who was taken on by Richard Cadbury to help his gardener at Lower Wick House. The Russian was given the English name Clark, though it transpired he was a Russian count, whose father had been head of the Russian railways. The family had owned much property in Moscow, but been stripped of their riches by the Revolution.

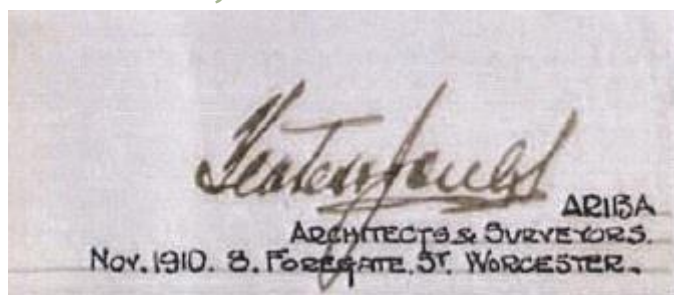
He married Elizabeth Cadbury and became an executive of the Midlands Electricity Board, in charge of the Birmingham area. They lived at Selly Oak, but he returned to Worcester to personally re-wire the Bromwich Road Mission, working through the night. He ended up teaching Russian at Birmingham University and once went back to Moscow, but was forbidden from going anywhere near properties once owned by his family.

Richard Cadbury's son David was involved in the family business at Bourneville but died a few years ago. Ken Jones, Chairman of the Bromwich Road Mission, has boyhood memories of watching Richard Cadbury's funeral procession pass along a crowded High Street. He was just 10 at the time."

Ref [19th June 2004 'Richard Cadbury... man with a mission' Worcester News]

<https://www.worcesternews.co.uk/news/7532617.richard-cadbury-man-with-a-mission/>

4.3.2 The Architects Yeates & Jones Worcester



Signature on Plans : Yeates & Jones Architects for Richard Cadbury 1910

The architects and surveyors, Associates of the RIBA, Yeates & Jones from 8 Foregate Street Worcester were responsible for the renovations and adaptations of 38-42 Friar Street in 1910- 1913. As is evident in the plans seen in section 4.2 and discussed in 4.5 the building largely is of the same layout/plan form as adapted for the Coffee House /Meeting Room etc with some later modifications made possibly between 1920-70 and in 1970. Yeates & Jones buildings/restorations projects were quite prolific in Worcester between late 19th century and early 20th century. Below is a list of their works in Worcester as sourced from 'Buildings of England Worcestershire' Alan Brooks/ Pevsner 2008.

St Mark, Orchard Street[Simple Mission Church	1902-3	p.713
Extension to St Peters School Severn Street	1891-2	p.732
Co-op Stores Sidbury	1916	p.736
The Drapers, Russell & Dorrell, High Street	1925-32	p.737
Japp Furnishing Co Building, Angel Place	1928	p.741
Phoenix House Corn Merchant John Barnett, New Street	1895-6	p.744
Building on corner of Trinity St & St Swithins	1891	p.746
Worcester Co-operative Society, St Nicholas Street, extended in 1890	1888	p.747
No 35, Old Yorkshire House Inn, rebuilt, St Nicholas Street	1899	p.747
Fownes Hotel, formerly Fownes Glove Factory, City Walls Road	1882-84	p.748
Former Railway Mission Hall, East Street	1896	p.752
Horn & Trumpet,[1646-7 earliest brick house in city] Ground Floor Frontage	1916	p.753
Wesleyan Methodist Chapel, Ombersley Road	1884	p.762
Former Nurses home, now Nightingale House, Autumn Terrace [attrib Jones]	1928	p.765
Garicoites House, St Peters vicarage, Green Hill, London Road	1883-4	p.769
Southside, London Road [attrib Jones] for himself	1885	p.770

Outside Worcester City

Napleton House, Kempsey[late Georgian house thoroughly overhauled including extra storey	1878	p.392
Kandersteg, Park Road, West Malvern flat roof Art Deco House	1935	p.652

- **1909 Extract taken from “A Memento of the Tudor Coffee House presented with the Compliments of the Manager”**

When alterations began in 1909 its old features were buried under cement, plaster and wallpaper . . . The building was renovated by the Cadbury family and opened as a Coffee House “that was accessible to all who were willing to pay the small fee charged, which covered the cost of light refreshments”. In the Front Dining Room the black oak timbers are in fine preservation. The old stone fireplaces were said to be of monastic origin; a “squint” runs partly through one of the walls, and above are two curious stone shelves. In the Girls’ Dining Room is a similar fireplace with a stone seat in the corner. The original stone chimney piece only reached to the ceiling. While removing this part of the chimney a number of “parliamentary” bricks were taken out and built in again towards the top of the present shaft. Bullets (Cromwell’s “Brown Besses”) and other interesting finds were dug out, including a “Jack”, which will be found over the head of the stairs. The “Tudor Room” (first floor) contains a fine plaster ceiling said to be similar to the one in St James’ Palace. Part of this was destroyed and had to be repaired, but the greater part only required cleaning of the whitewash that was thickly caked on. The “Scroll Room” is so called from some painted scrolls on the beams of the ceiling. All these upstairs rooms have fine timber work. In the “Scroll” and “Tudor” rooms will be noticed two frames panels of the old “Wattle and daub” with which the timber work (including the outside walls) was filled in. Nearly all this “wattle and daub” still remains behind the plaster. There is good reason to believe that this house was, at one time, the residence of the City Marshall. [Source: TUDOR HOUSE MUSUEM archives]

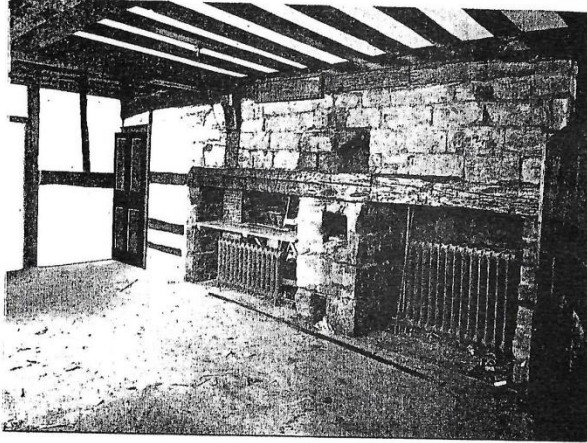
A MEMENTO OF **The Tudor Coffee House**



Presented with the Compliments of the Manager

The Tudor Coffee House

AS an old building, is a comparatively new discovery. When alterations began in 1909 its old features were buried under cement, plaster and wallpaper. Cement will still be



Registration applied for. FRONT DINING ROOM.

present requirements. While removing this part of the chimney a number of "parliamentary"

noticed covering the fronts of the houses on each side. This house is now one of the finest remnants of Old Worcester, and as a Coffee House is accessible to all who are willing to pay the small fee charged, which covers the cost of light refreshments.

In the Front Dining Room the black oak timbers are in fine preservation. The old stone fireplaces (now used as serving hatch and for water heating) are said to be of monastic origin; a "squint" runs partly through one of the walls, and above are two curious stone shelves, and the remains of an interesting inscription painted on canvas. In the Girls' Dining Room is a similar fireplace with a stone seat in the corner. The original stone chimney piece only reached to the ceiling; the more modern work above this has been removed to adapt the building to its

Source: TUDOR HOUSE MUSUEM archives

bricks were taken out and built in again towards the top of the present shaft. Bullets (Cromwell's "Brown Besses") and other interesting finds were dug out, including a "Jack," which will be found over the head of the stairs. Many of these finds can be seen in a case in the Tudor Room.

The "Tudor Room" contains a fine plaster ceiling said to be similar to the one in St. James' Palace. Part of this was destroyed and had to be repaired, but the greater part has only been cleaned of the whitewash with which it was thickly caked.

The "Scroll Room" is so called from some painted scrolls on the beams of the ceiling. All these upstairs rooms have fine timber work which will repay inspection.

In the "Scroll" and "Tudor" Rooms will be noticed two framed panels of the old "Wattle and Daub" with which the timber work (including the outside walls) was filled in. Nearly all this "wattle and daub" still remains behind the plaster.

There is good reason to believe that this house was, at one time, the residence of the City Marshall.



Registration applied for. THE TUDOR ROOM.

Source: TUDOR HOUSE MUSUEM archives



Adaption of First Floor of Cross keys tavern to Meeting Room circa 1910 now 'Heritage Room'
Source: TUDOR HOUSE MUSUEM archives

4.4 Historical Photographs & Analysis

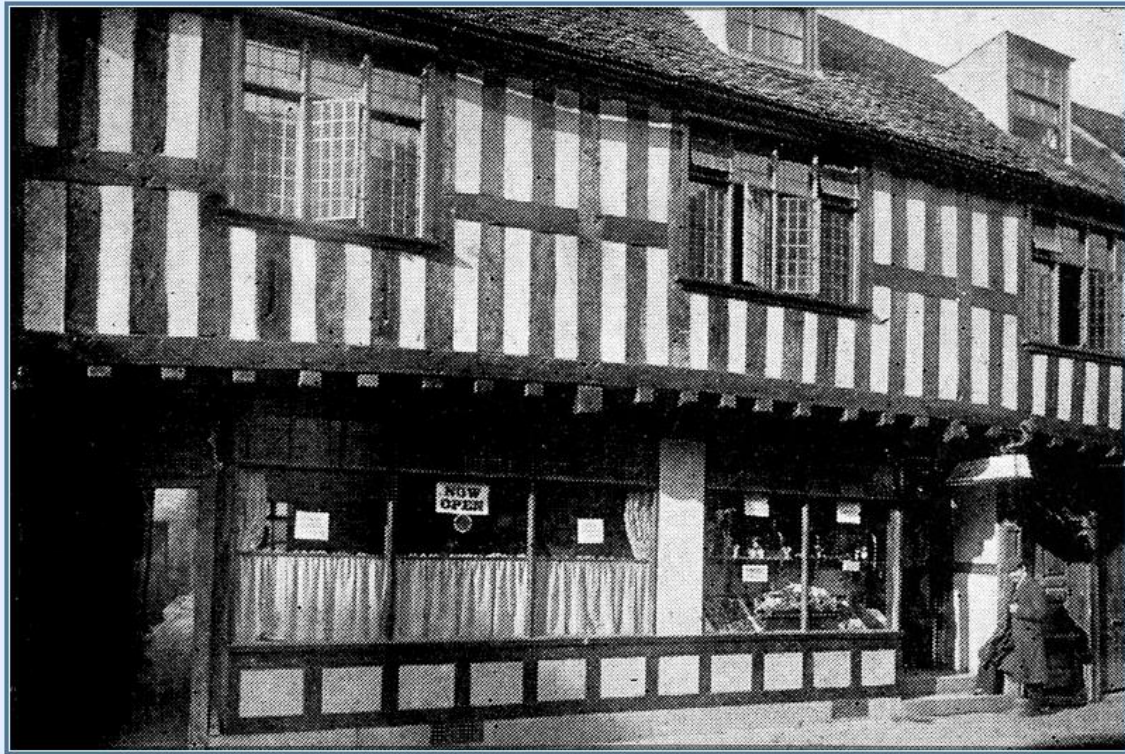
A search for historical photographs was made within the timescale and scope of this report. The earliest image RDA found was 1910 before the front alterations



Tudor House and Cross Keys Tavern pre 1910 Source: TUDOR HOUSE MUSEUM archives



Tudor House and Cross Keys Tavern pre 1910 looking South



1910 After Renovations Tudor Coffee house 'Now Open' Ref JO 812181E01 Changing Face of Worcester Posted 2015



1910-1914 After Renovations Tudor Coffee house



Pre 1970 Alterations Date TBC Probably 1950s Source: WCC FriarStreetEast_021



Source: TUDOR HOUSE MUSUEM archives

Pre 1970 Alterations Date TBC
Probably 1950s

This photograph shows No 38 with
street light lantern. The wall fitting
still remains today.

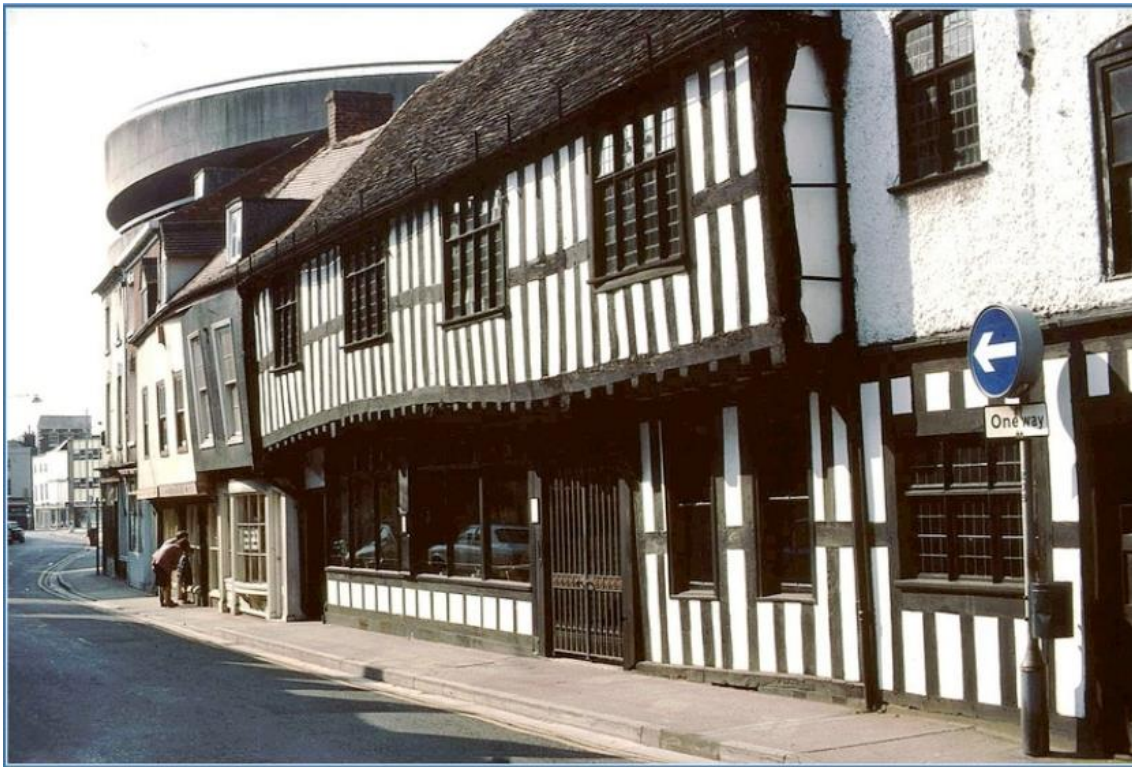
Shop entrances before 1970s
alterations



Entrance After Alterations 1970
Source: WCC FriarSt_024_A



23rd Oct 1977 JO901021E64 Source: Changing Face of Worcester



Traffic Flow now reversed (2016)

April 1980 JO903025E25 Traffic Now reversed [2016] Source: Changing Face of Worcester

The Multi Storey Car Park



Building the multi storey car park in Friar Street 1967

9th July 1967 In Construction JO811081E40 Source: Changing Face of Worcester



Friar Street Car park Oct 1967 JO811192E29 Source: Changing Face of Worcester



Multi Storey Car Park Friar Street 2nd April 1983 JO9030331E31 Source: Changing Face of Worcester



1995 Looking towards Carpark Spiral
Source: WCC FriarSt



1995 external Stairs



1995 Tudor House Passage

4.5 Phasing of Main Buildings /Analysis of Photographs and Plans in Relation to Section 5

There is evidence, as the listing text states and written sources from this report, including by Nicholas Molyneaux and Pat Hughes, that number 38 is probably the oldest building in the Tudor House Museum, although little remains apart from a ceiling; a dendrochronology report has stated one timber in the ceiling has a date range of 1481 – 1513. The majority of the rest of the timber framing in the two buildings either side of the central passageway, [number 40 includes above the passageway, and number 42 was divided into two dwellings with two hearths], date from 1544 as evidenced by the dendrochronology report “ *18 samples for dendrochronology dates all timbers able to be sampled at around 1544 or within a year or two after this date, included posts, ceiling beams, beams in the cellars and rafters as well as a ceiling beam in one of the rear rooms north of the cartway. A single sample from GF far north felling date of 1481-1513 maybe hints at the earlier age of this complex* ” {Ref Oxford Dendrochronology lab Report 2019 p41} This would tie in with written sources. Many changes and alterations have taken place over the past 476 years. The stone cellars and chimney stacks, number 42, would appear to date with the build, although it is possible that the site was within the precinct of the Cathedral and that some stone was available after the Reformation (some cellars relined in brick in the 18th century for the Tavern) [See Appendix i] During the 16th/17th-century there would have been Oriel leaded windows fronting Friar Street on the first floors and the three rear gable wings 40/42 and number 38 extended further back (No 38 suffered fire damage and was demolished in the 19th century) and to the west incorporating courtyards.

In the 17th-century [Jacobean era 1603 – 1625], numbers 40 – 42 was a wealthy merchants house and a decorative plaster ceiling was added to first floor room (named the Tudor room) and an inventory in 1615 describes a lavish home.

In the mid-17th-century, number 40, right of the passageway facing Friar Street, was used as a brewhouse and tavern and by the 18th century was recorded as the Cross Keys. By the 18th-century/19th century the upper oriel windows had been removed and replaced with timber sashes and attic dormers with timber sashes were placed in the roof. By 1820 (evidence 1820 auction) the tavern is described as; front parlour /back parlour, kitchen, four bed chambers and attic (the now ‘Heritage room’ and attics above), brewhouse, large yard and garden; (Note: no mention of a 18th-century carriageway, listing text is incorrect) front cellar and small back cellar and lease on the adjoining house, number 38. Number 40 – 42 at the time of the auction in 1820 was also described; with offices/gardens/ yard as a freehold messuage or tenement. The units appear to have been three, and each would have had stairs to first floors and second floors. In 1909 The Cross Keys closed as Richard Cadbury, a member of the temperance movement and a Quaker, bought the whole premises and slightly later acquired number 38, and utilised the buildings as a coffee house and bakery/meeting rooms/reading rooms/boys and girls education and drill halls. Yeates & Jones the architects for Richard Cadbury set about altering the building/s quite substantially. On the ground floor there was a lot changed but he appears to have kept the 19th-century shop divisions and shop entrance doorways. This included the pair of doors that served the central passageway, however, in 1910 all the fenestration apart from X 2 timber sash windows ground floor of the Tavern and a couple of earlier 19th century windows to the rear were replaced. This included ‘the cement removed from upper section of front of building, but not the Cross Keys Inn’ {Evidence Historic

Photo [4.4]

The passageway to the south by number 44 was the main thoroughfare to the bakery where there was built three ovens/flour room/bakery/stores and offices on quite a large scale. The Friar Street ground floor frontages were largely unaltered, apart from to number 38 (when acquired). At 38 were added an entrance door that led to a cloakroom and reading room above, accessed by a new stairway (since gone), now a void area that was the chimney stack of number 38. The first floor of number 38 was arranged to be a reading room, whilst opening out the exterior wall and removing the ceiling at first floor to the second floor, to create a platform area off the large meeting room, now the 'Heritage Room', opened up from two rooms. This meeting room had new leaded windows/radiators, a large entrance ante room (now weaving room) with double doors[since removed] and was accessed by the newly built external staircase 1910, with an arts and crafts style large entrance door. The original stairs to upper second floor removed and no longer used at this time and the ante room wing was opened up to the ceiling [no 40]. Yeates & Jones the architects for Richard Cadbury, also reconfigured the main chimney breast, left-hand side of building, as seen from Friar Street at number 42, by removing the upper portion to fit in a larger staircase that RDA believes dates from 1910, removing smaller staircases that probably rose either side of the double chimney stack. On the ground floor was a confectionary shop/ and ladies dining area behind (now the kitchen) a coffee house and front dining room/cafe with kitchens behind and serving hatches, one through the actual left hand fire opening and one through the timber framed partition wall [to current kitchen] Cadbury built toilet facilities to the rear, one of which remains today.

Yeates & Jones, the architects for Richard Cadbury appear to have restored 'the Tudor room' with fine plaster C17 ceiling and next to it the 'scroll room' so named due to the painted ceiling beams, painting of which have since been painted over. He also revealed two wattle and daub panels framed behind glass. The second floor of number 42 was probably still in use at this time and certainly two dormer windows appear in photographs of this date. The current [probably C17/C18 second floor staircase] stairs as today is the only internal stairs to attics in the entire building. The chimney stack removed to install the principal staircase may once have continued through the skylight [evidence at gable end wall of raised gable, [See aerial photos from car park] the gap created by removing it making the opportunity to have a lantern skylight and balcony off the second floor.

In 1920 the City Council purchased the building and opened a school/education offices /school clinic and dentists. The auction from this period certainly describes the ground floor dining room and refreshment room behind, now kitchen, and front sitting room [No 40 former tavern] with oak wainscot, this being the former 'Tavern' with a smaller sitting room behind. On the first floor, approached by the principal [1910] oak staircase, 'the Tudor room' with elegant ceiling and the scroll room. The front meeting room described as 25 foot by 18 foot with anteroom [now 'weaving room'] with the external staircase[1910] . The 1920 auction also describes spacious landings and 5 attic bedrooms, two large cellars and premises heated by radiators.[See Appendix ii] During the period between the 1920s to the 1950s in the city council's hands some adaptations must have been carried out. Certainly during this time, as evidence by photographs, the dormer windows were removed in the attic rooms, either because they were beyond repair or were not replaced when the main roof was re roofed and felted. The central doors of the central passageway may have been adapted during this time too.

By 1967 the multi Storey car park swept away the majority of the outbuildings at the rear, including 'Cadburys' bakery buildings and drill halls etc. We know this by evidential photographs and mapping from the 1970s and 1980s. It is this post-World War One era to the 1970s that could be explored in more depth for social history research, as people may have stories to tell of when they knew this building and perhaps the memories of the demolition and the building of the new car park to the rear. RDA analysed planning applications from 1970s that evidenced further changes that the 19th century entrance doorway to shop number 42 was replaced with a shop window, matching the style of the 1910 shop front replacements, the central passageway was opened up with new iron gates, 'conservation paving' laid to the passage and yards to prepare the building for a folk museum. The rear outbuildings had already been demolished to make way for the car park a few years previously. Other alterations included an improved staff room in the former ladies dining room [now Kitchen], a new gas boiler in the cellar, a wall removed in the passageway that may have been built in the years 1920 to 1970. Removal of part of the rear 'Tavern' of unknown date to create a larger open paved area behind number 38 that now houses the current museum offices. Exhibit Rooms A to L and an office in the current clinic room and strict instructions that the second floor was not to be used and confined to maintenance only. Was it at this point that the attic dormer's were removed? It is largely this layout and plan form from 1970 that we see today in 2020 in the Tudor house museum.

5. Current Photographic Record and Descriptions Building Recording Level 2 38-42 Friar Street with Significance Levels

RDA assessed 38-42 to an equivalent of a Level 2 Building Recording Photographic Survey with some analysis of the phasing and significant interior details by surveying and using appropriate books and websites. [Ref Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016]

A Level 1 Building Recording, [Ref Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016]

A Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features.

As any future proposals may affect the interior RDA assessed the Building for significance at an equivalent of a Level 2

LEVEL 2

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project [Ref Understanding Historic Buildings *A Guide to Good Recording Practice Historic England* May 2016]

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values. [Ref Conservation Principles English Heritage/Historic England p21]

A significance level has been added for guidance based on [Conservation Principles](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/), English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

KEY to Significance Levels

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN NEUTRAL	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

A significance level has been added for guidance based on [Conservation Principles](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/), English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

All elevation plans depicted have been annotated so do not scale off these drawings

This was undertaken by separating Number 38 [an appendage building to the main buildings 40-42]

5.1 Exterior Number 38

Front East Elevations No 38.



Photo Front East Elevations No 38.



FOS-759_6_1 East Number 38 Elevation Plan do not scale off this drawing
[Courtesy Foster Surveys Land & Building Surveys]

Written Description EAST ELEVATIONS No 38 to Friar Street

The front elevation of no 38 facing Friar Street is at the northern end of the museum; separate building to 40/42; not jettied or timber framed but of brick construction under tile roof. The frontage has brick dentil eaves; upper storey is of roughcast render over brick, the ground floor of timber/oak plank on brick. As a result of adaptations there is an unusual symmetry to the fenestration; a 2 light timber sash window is set at the eaves, interrupting the dentil cornice, with a further 6/6 timber sash window with cambered head below, however from internal investigation these are now both at 1st floor level as a floor has been removed probably circa 1910.

A 4-light mullion [date 1910] and transom leaded-light casement [Platform area off 'Heritage Room' See 5.4.2] with cambered head to match and level with adjacent building is also at 1st floor level but

part of the 1910 renovations. Black painted metal bracket for former street lamp sits at mid-level between the pairs of windows.

At ground floor; a 6-light mullion and transom leaded-light casement and fielded Art and Crafts style panel door with 15 lights set in close panelled façade of oak plank set on brick to match frontage of adjacent building. To right of door; an adjacent panelled door to side passageway

A few Photo Details of Exterior Elevations No 38



Frontage has brick dentiled eaves; upper storey is of **roughcast render**. 2 light timber sash window is set at the eaves; 6/6 timber sash window with cambered head both at 1st floor level; A 2-light mullion [date 1910] and transom leaded-light casement



6-light mullion and transom leaded-light casement circa 1910
Art and Crafts style panel door
close panelled façade of oak plank

Roughcast

'Pebbledash and roughcast are forms of render in which the top coat is roughly textured by pebbles or stone fragments. As the terms are used today, they each have different meanings. For pebbledash, clean material is thrown at the freshly plastered surface then pressed in, so the colour of the material is visible. For roughcast, on the other hand, this material is mixed with mortar and then thrown at the surface, so all the material is coated with the mortar. This produces a slightly softer texture and the surface is usually limewashed. In the Edwardian period it is unlikely that these distinctions existed, and the terms pebbledash and roughcast were widely used to describe the same thing. The wall would first have been given a coat of 'strong-haired coarse stuff', that is to say a mortar of lime or hydraulic lime and aggregate with a high proportion of animal hair. This would then have been scratched to provide a good key. Next, when this coat had dried, a second coat of the same material, 'well knocked up and of even consistency' would have been applied, laid to an even surface ready for the shingle or other material to be dashed on. The material, he advised, should be well washed, passed through a quarter- to half-inch sieve, mixed with 'hot lime (hydraulic for preference)' and water in a tub. This suggests that quicklime was slaked with the pebbles, shale or gravel in it. When the second coat of render was ready, the material would then have been

thrown quickly and evenly onto the soft surface using ‘a “scoop” or hollow trowel’, starting from the top and working downwards. The principal component of the finished surface is thus the pebbles or stone fragments with a thin coating of binder. The finish became fashionable in the cottage ornée style of the early 19th century, and in the Tudor domestic style of architecture of the late 19th century, particularly as the background for half-timbered gables.’

Ref <https://www.buildingconservation.com/articles/pebbledash/pebbledash.htm>

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. Fenestration of different eras [6/6 sash window the only remaining C19 window remaining like the ones that did adorn the frontage before 1910 transom and mullion reproduction Oak plank [1910] 6-light mullion and transom leaded-light casement circa 1910 Art and Crafts style panel door 	GDII* Listed Building Original Architectural features including 1910 alterations that show the evolution of the building
MEDIUM	<ul style="list-style-type: none"> Roughcast [probably early C20] 	Later Phasing
NEUTRAL		
LOW	<ul style="list-style-type: none"> Signage on door 	Not of Architectural merit Detracts

Rear West Elevations No 38.

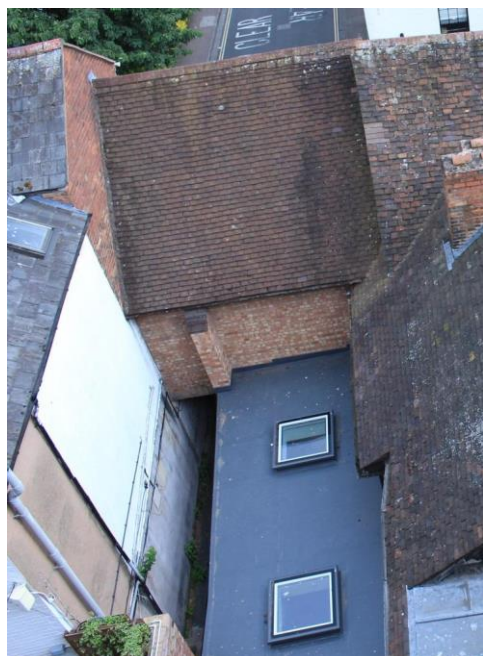
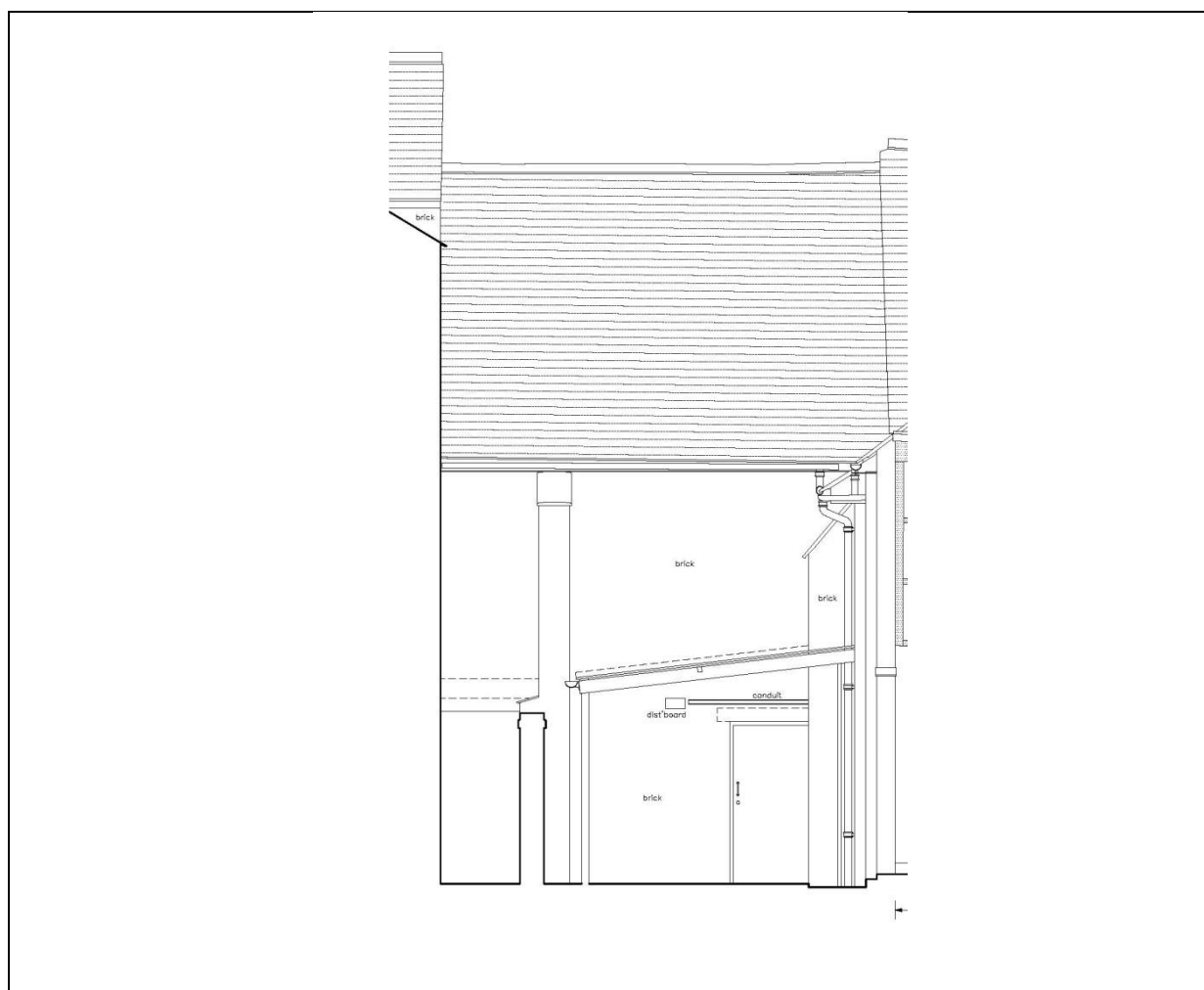


Photo Rear West Elevations No 38.

Written Description WEST ELEVATIONS to Friar Street North end of West elevation of no 38 separate and set at a lower level than main range of 40/42 property to south; under clay plain tiled pitched roof with plain ridge tiles of a steeper pitch than main range; 1st floor elevation visible above single storey extension to rear; constructed of Fletton brick; [Fletton bricks were mass produced utility cheap brick] rebuilt or refaced 1970 with thin buttress to side. Passageway extends from covered section under main range at north from door on Friar Street to wall of no 36 with a raised brick wall. Ground floor former yard is hidden under monopitch roof extension which extends the length of side wing at ground floor level with 2 Velux type roof lights; roof covering of felt/ bitumen/EPDM rubber roofing membrane



FOS-759_6_1West External Elevations no 38 drawing
[Courtesy Foster Surveys Land & Building Surveys]

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. 	GDII* Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> Fletton brick [probably 1970s] Plain tiled roof [probably reroofed 1970s] 	Later Phasing
NEUTRAL		
LOW	<ul style="list-style-type: none"> Velux rooflights [2019] Ground Floor Storey flat roof extension [2019] 	Not of Architectural merit Not of Architectural merit

5.2 Exterior Main Building 40-42 Friar Street

Front East Elevations.



Photo Front East Elevations.



Photo Front East Elevations.



FOS-759_6_1 East External Elevations 40-42 [Courtesy Foster Surveys Land & Building Surveys]

Written Description EAST ELEVATIONS to Friar Street

2-storey with attics and cellar; 4 bays of framing; upper floor jettied with mid-rail to close studding; box framing to rest of building. Four first-floor windows, X3 8-light mullion and transom leaded-light casements; one X6 –light mullion and transom leaded-light casements, replacements for earlier oriel windows. [See 2.4] A C1910 timber shop front to left ground-floor right insertion dates from 1970 replacing C19 shop door entrance, two 2/2 timber sash windows to right.[Cross Keys Tavern]

The east side elevation is the front elevation [number 40/42] range parallel to Friar Street, now one building, but originally three. Under plain tiled roof with plain ridge tiles; 2-storey with attics with raised gable and cellar. Construction is timber framed with rendered infill. It is comprised of 4 bays, upper floor with close studding oak frame and painted white render infill; a continuous jetty, on a jetty bressumer beam, projecting beyond the wall below, forming an overhang, supported on the ends of the floor joists and beams. Only three brackets now remain to support the jetty at ground floor, two are missing from the shop front. Jetty bressumer beam and jetty plate have substantial deflection/ settlement and a noticeable curvature, some of this is historical settlement. Joists and jetty spurs are chamfered with run out stops. Four first-floor windows; X3 8-light mullion and transom leaded-light casements; X1 X6 –light mullion and transom leaded-light casements, replacements for earlier oriel windows. These 1910 replacements replaced C19 sash windows, which themselves were replacing earlier oriel windows; mortices for supporting brackets of oriel windows still readable below windows. Early C20 shop front, with 2 sets of 3 pane windows with mullion

vertical glazing bars each having 3 sets of leaded transom lights, right insertion dates from 1970 replacing a C19 shop door entrance[Evidence Historic Photos]. Below shop windows the stall risers are faced oak plank to give impression of close studding. To right of passageway ; C19 2/2 timber sash windows to right set in close studding set on sill beam, assembly marks (carpenters marks) in roman numerals are visible on post and rail beside window.

There are two entrances, one on the far south adjoining No 44 Friar Street; an oak plank and rail door leads to side passage to rear yard. The door is set in frame with angled lintel right hand is morticed and pegged into original tenon (however left appears to have been reset later date when post replaced, possibly after settlement of jetty bressumer beam.) The other entrance right of centre separating the shop from the Cross Keys Tavern has a pair of metal wrought iron gates dating probably from the 1970s when the building was adapted from a School Clinic to Folk Museum, these replaced x2 timber door entrances to the passage way/ entrances to separate the properties leading to passage to rear as seen in historic photographs.

A few Photo Details of Exterior Elevations



Mortices for supporting brackets of oriel windows still readable below windows.
Jetty bressumer beam/Early C20 shop front

Oriels – “Oriel windows project forward from the wall face and are carried on decorative carved brackets. They came in a variety of sizes from modest three or four light mullion windows to larger transomed affairs. ...When such a window has been removed from a timber framed building the evidence may still be seen in the form of mortices for the brackets below the sill.” [Hall ,L 2005-2015 Period House Fixtures & Fittings Pg 69]



Close studding timber frame
Mortices for supporting brackets of oriel windows
8-light mullion and transom leaded-light casement



Adjoining No 44 Friar Street; an oak plank and rail door leads to side passage to rear yard
stall risers are faced oak plank



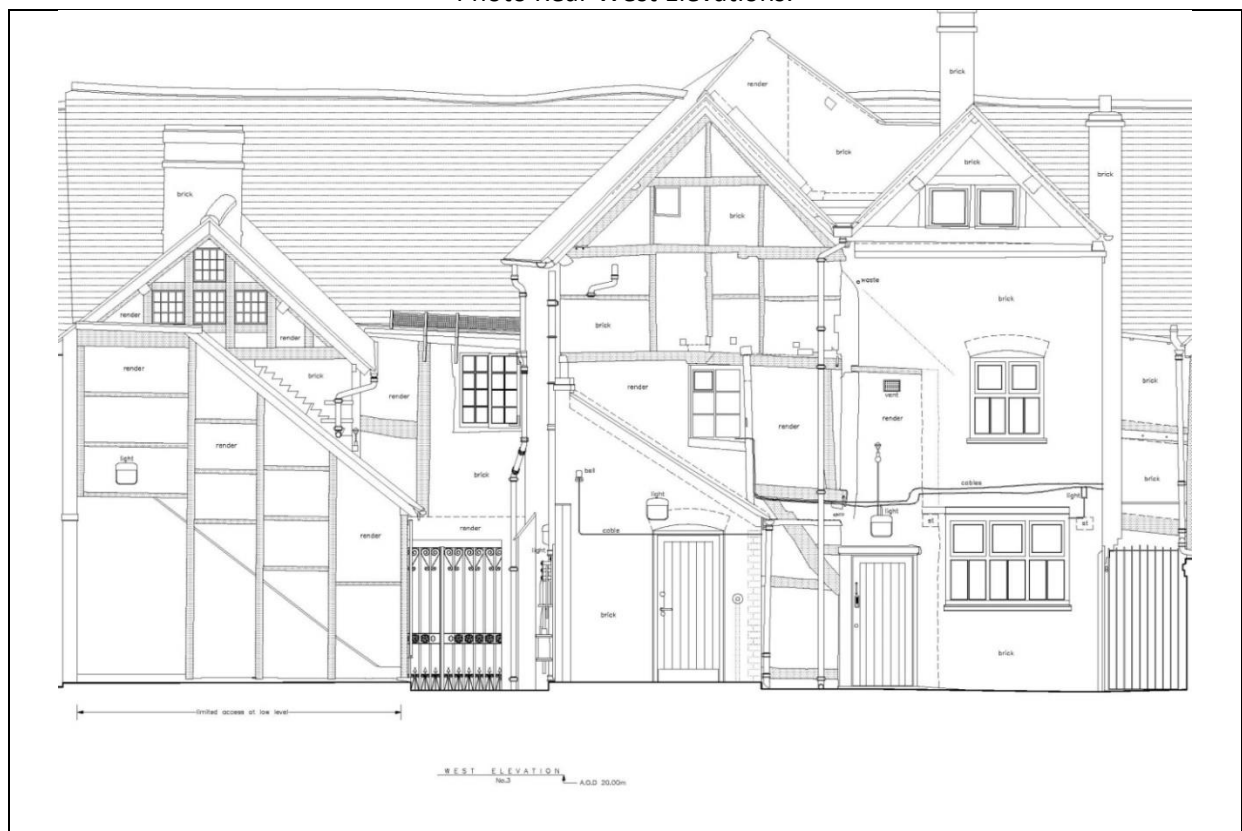
Pair of metal wrought iron gates dating probably from the 1970s/ bracket remains to support the jetty at ground floor to the right hand side

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. Fenestration 	GDII* Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> Metal gates [Community value] 	Later Phasing
NEUTRAL		
LOW	<ul style="list-style-type: none"> Vinyl signage 	Not of Architectural merit Detracts

Rear West Elevations.



Photo Rear West Elevations.



FOS-759_6_1West External Elevations 40-42 [Courtesy Foster Surveys Land & Building Surveys]

Written Description WEST ELEVATIONS to Friar Street

Nº 42 and 40 are of timber framed construction though substantially rebuilt in brick on the north, south walls and gable end walls to the two rear-wings. There are rendered infill panels between the timber frame to the street elevation and brick infill panels where timber framing exists elsewhere.

The west elevation is the rear elevation of no 40 and 42 and is under a plain tiled roof with plain ridge tiles. It is composed of three rear cross wings which have been adapted, altered, and reduced; were originally part of extensive range, and hold key information to the sites historical evolution. The gable wings are of timber framed construction with brick and rendered brick infill panels in the timber framing which is mostly of box frame; part rebuilt in brick to the north, south walls and gable end walls of the two rear-wings. There is at ridge level a short gable extending at right angle from ridge; a small raised gable. It is at this location there is evidence against the gable wall of the raised gable of where the principle chimney stack of **Gable /Wing 2** would have projected through where the skylight is situated. The three principal gables then extend at right angles to main building.

Gable/Wing 1. -To the north side and left of the passageway is a lower wing gable end, towards the eaves, that extends below barge board, under plain tiled roof with plain ridge tiles and brick chimney stack. The gable extends at first floor level is composed of timber rails and posts in box form, the side panels are rendered and four central square panels have x4 4/3 glazed leaded windows in each square; an Arts and Craft style of 1910. It is fronted with an attached covered external stairway faced in studwork from first to ground level, with roughcast infill; a double thickness brick wall to north side dating from 1910. The external Stairway has a roof; its pitched south side is plain tile and on the flat section on top; lead sheeting. Entrance with iron gate. To left side at ground floor level ; shiplap C21 stained varnished panelling with door entrances; projecting from this a galvanised steel frame with tarpaulin covered outside marquee.

Gable/Wing 2. –the gable end is timber framed under plain tiled pitched roof with plain ridge tiles. First-floor; timber post and rail is in- filled with brick, partition wall of a now demolished range. Ground floor panels are cement rendered. Rising from ground floor/ first-floor is a projecting jowl post of a demolished C16/C17 range. South side of gable first floor has rail and brace to ground level. Upper middle ground floor; six light timber casement window having a top left-hand pane that opens. Extending from North side ground floor; brick toilet circa 1910 in Flemish bond with plain tiled mono pitched roof. Door to West; a segmental brick arch and wooden casement window to side wall with concrete lintel.

Gable/ Wing 3-under plain tiled roof this wing has an internal brick chimney stack that rises into the attic space and an external brick stack to North side passageway. Exposed timbers at gable; brick infill; fixed light side-by-side square glazed window set in transom frame. Brick plat band below re faced built 1910 probably when this wing was demolished. The rest of this gable is composed of a majority of staggered English bond re-facing the demolished original wing with 1910 brickwork.

At first floor level evidence of some removed brick work of an offshoot and shadow on the wall of a pitched roofline and side division remain; cement rendered blocked door opening with ventilation; casement timber mullion and transom C20 window ; with segmental brick arch over with tile sill.

Ground floor ; C20 door inset in cement render potentially covering timber brace or interrupting

brace from adjacent wing. Six light casement C20 mullion and transom window with divided glazing bars with steel girder lintel; either side of this window top are inset stones; window ledge; moulded tiled sill. At side to passage; rounded bull nosed bricks with stops suggesting this was intended as the route to the bakery etc.

A few Photo Details of Exterior West Elevations



View of x3 gable wings from service road and rear entrance gates of Tudor House of Multi Storey Car Park



Gable/Wing 1. X4 4/3 glazed leaded windows in each square; an Arts and Craft style of 1910



Gable/Wing 1. Attached covered external stairway/ galvanised steel frame with tarpaulin/ shiplap C21 stained varnished panelling



Gable/Wing 1. Attached covered external stairway faced in studwork from first to ground level, with roughcast infill 1910 with iron gate.



Gable/Wing 2; timber post and rail is infilled with brick, partition wall of a now demolished range/ brick toilet circa 1910 in Flemish bond



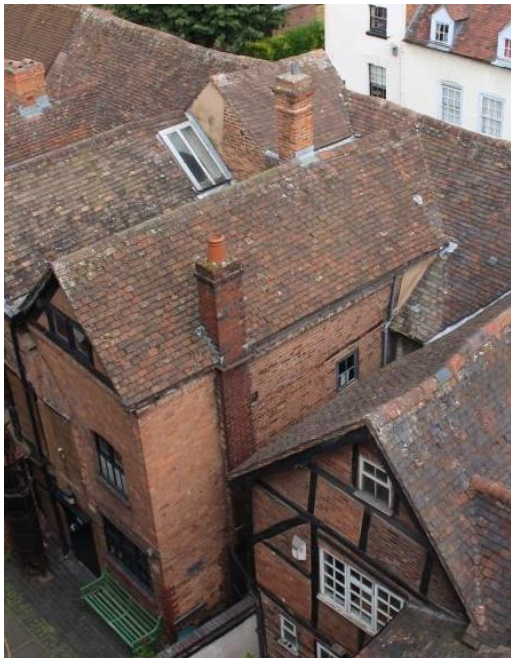
Timber post and rail is infilled with brick/ Ground floor panels are cement rendered// brick toilet circa 1910



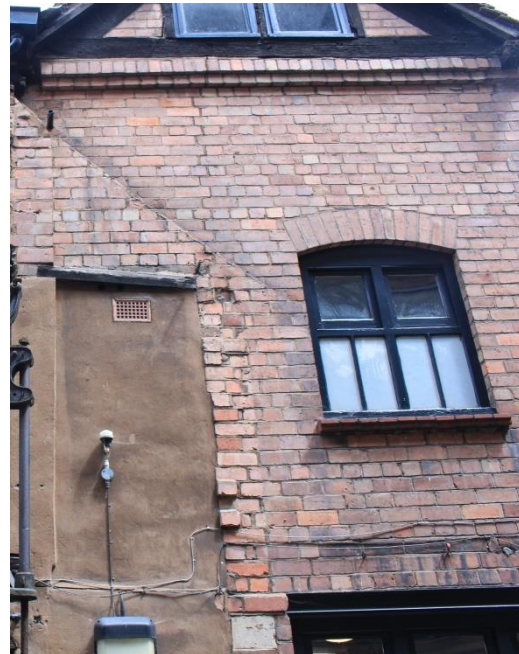
Gable/Wing 2 Timber post and rail is infilled with brick/ ground floor panels are cement rendered



First-floor is a projecting jowl post of a demolished range behind a Hop Press



Gable/ Wing 3 Aerial View



Gable is composed of a majority of staggered English bond re-facing the demolished original wing with 1910 brickwork



Gable/ Wing 3 First floor level evidence of some removed brick work and an offshoot shadow/ casement timber mullion and transom C20 window



At side to passage; rounded bull nosed bricks with stops

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. 	GDII* Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> Brickwork different periods Toilet Block 1910 External staircase[shows evolution of building] 	Later Phasing
NEUTRAL	<ul style="list-style-type: none"> Metal gates 	
LOW	<ul style="list-style-type: none"> shiplap cladding plastic guttering Pipe work hard cement render Windows replaced in C20 C20 Plank and rail doors Toilet and Kitchen 	Not of Architectural merit Detracts

Photo South Elevations.

Note: Limitation on viewing South and North Elevations



South Elevation



South Elevation Passageway



FOS-759_6_2 South External Elevations[Courtesy Foster Surveys Land & Building Surveys]

Written Description SOUTH ELEVATIONS to Friar Street

The south elevation is made up of a part covered passageway with lath and plaster ceiling from Friar Street to back yard; oak door from the street elevation and metal gate to rear. This elevation is made up of majority of brick from different periods with evidence of substantial rebuilding and phases of the building. The elevation is under plain tiled roof with external chimney to West elevation likely to be C19 with 1910 renovation brickwork to side.

At first floor there is platt band of brick under eaves and a small square 4/4 C19 window with timber rails above and below. Ground floor; evidence of blocked doorway and white painted C17 brick infill on street side. Under covered section; remains of side timber panelling of the main C16 structure with brick infill and sill plate. C19 century chimney stack and bricks to ground with 1910 brick work to Gable end section of front wing over passageway and the plain tiled roof with C17 brickwork.

A few Photo Details of Exterior South Elevations



Platt band of brick under eaves and a small square 4/4 C19 window with timber rails above and below.



Covered passageway with lath and plaster ceiling/remains of side timber panelling of the main C16 structure with brick infill and sill plate



Oak door from the street elevation date unknown [probably C20]

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. Different periods of brickwork important evolution of buildings transition 	GDII* Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> Oak door Metal gate 	Later phasing
NEUTRAL		
LOW	<ul style="list-style-type: none"> Plastic guttering and pipe work Plastic lights detritus 	Not of Architectural merit Detracts Detracts

Photo North Elevations.

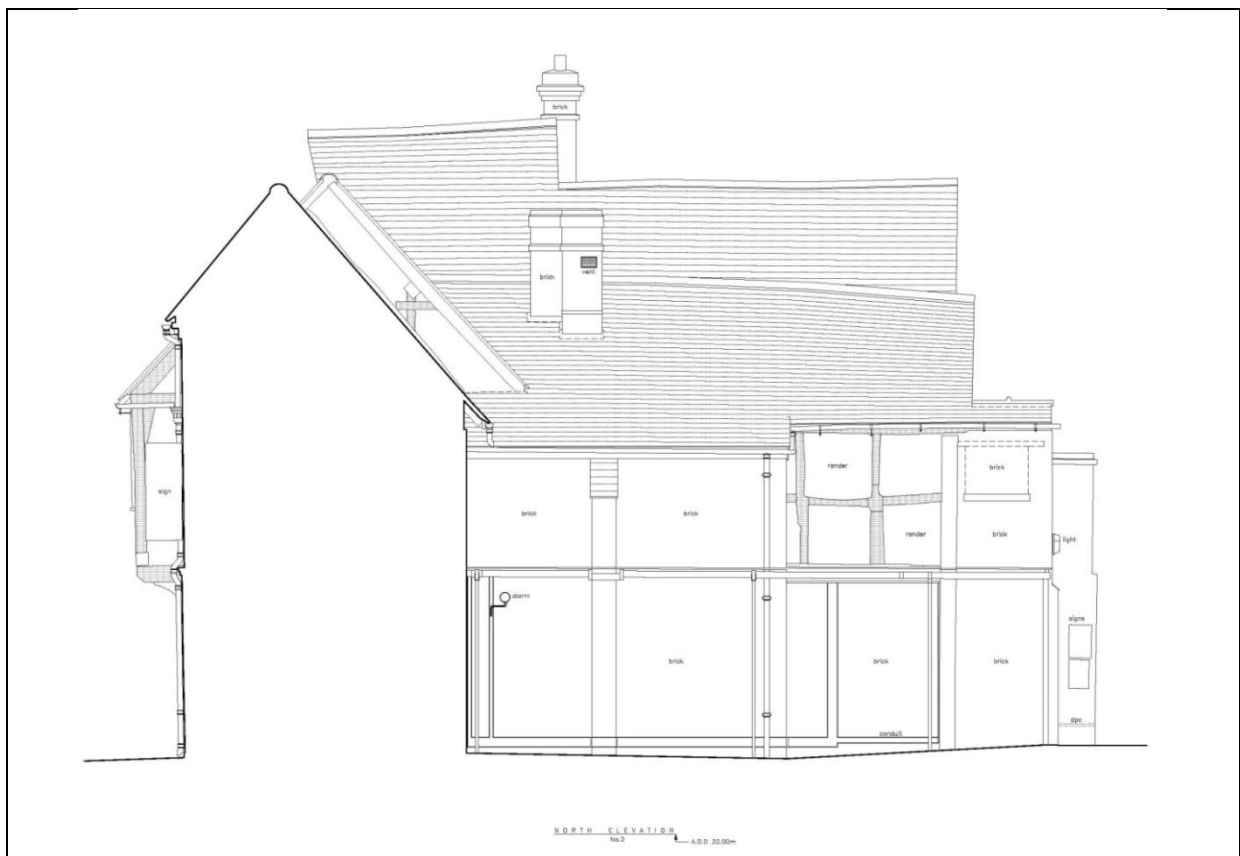
Note: Limitation on viewing South and North Elevations

Photo North Elevations.



Written Description North ELEVATIONS to Friar Street

This elevation was not accessible but could be viewed from the top storey of the multi-storey car park [see photograph]. The North elevation abuts adjoining property; clay tiled pitched roof with plain ridge tiles, apart from west end which has a flat lead sheet covering. Brick chimney stack of mixed courses showing evidence of adaptations. Elevation constructed of fletton brick of rebuild 1970 to 1st floor with brick buttress with pitched tile capping. Middle section appears to be timber box frame panels, Mid rail and post running behind at middle section, brick facing; rendered infill of panels. End section of this elevation is of 1910 external staircase; single thickness brickwork and evidence of blocked window opening with blue brick cill



FOS-759_6_2 North External Elevations [Courtesy Foster Surveys Land & Building Surveys]

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. 	GDII* Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> 1910 external staircase/ Cadbury alterations Fletton brick shows evolution of building in 1970s when adaption from School Clinic to Folk Museum 	Later Phasing
NEUTRAL		
LOW	<ul style="list-style-type: none"> Velux rooflights EPM roofing 	Not of Architectural merit Not of Architectural merit

Exterior Elevations Central Passageway



The entrance passageway under main range between shop and former Cross Keys is laid with paving and granite sets 1970s. The ceiling of covered section has a chamfered beam supporting floor joists with plaster infill; there is a covered and darkened possible steel joist running the length of passageway ceiling sitting on a steel joist supported by oak frame on front door frame. Covered section once divided with central partition C19 and end wall, now demolished /removed in 1970 according to planning evidence.[See 2.7] The side wall under covered area has timber post and rail walls[Similar in style to gable end] Passageway with window inserted; early C19 casement 2/4 glazed window with L and H hinges and bullseye crown glass

Photos Passageway Elevations South side.

Four panel entrance door/ Top two casement leaded windows [1910]



SOUTH passageway[Courtesy Foster Surveys Land & Building Surveys]

Written Description South Passageway between 40-42 to Friar Street

Southside of covered passageway is composed of post and mid rail square frame with brick and render infill; four panel entrance door; two lower panels with bolelection type mouldings; upper panels; two fixed glazing divided by glazing bar to former Cross Keys Tavern, fanlight above. C19 serving hatch inserted into timber framing that had some former use when in use as a Tavern.

Continuing wing / range side wall of Gable 1 [See **Written Description WEST ELEVATIONS**] under plain tile roof; eaves set at acute angle sitting on wall plate; there is reuse timber evidence of mortice holes; mixed brick work for this section from passageway; stretcher bond; C20 modern

brick with some brick [2nd section] C17 brick work [same as opposite North side and some ground floor 1910 brickwork; fenestration; top two casement leaded windows [1910] at eaves ;ground floor three 2/3 light timber casement windows with segmental head late C19 early C20 finishing at the end of this wing /gable, the tiled and lead roof and gateway to external stair to 1st floor of 1910 origin

A few Photo Details of South Passageway Elevations



Four panel entrance door/ two fixed glazing divided by glazing bar to former Cross Keys Tavern, fanlight above



C19 Serving hatch inserted into timber framing

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. Early C19 window over passageway 1910 Leaded light windows FF C19 /Early C20 GF window Serving hatch 	GDII* Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> C19/Early C20 door 	Later Phasing
NEUTRAL		
LOW	<ul style="list-style-type: none"> Plastic lights 	Not of Architectural merit Detracts

A narrow alleyway between white brick buildings with dark timber framing. The ground is paved with cobblestones and a red and white striped barrier is visible. The alleyway leads to a metal gate at the end.

Passage way view towards Friar Street



Gable wing with C17 plat bands



[NORTH Passageway Elevations Plan annotated by RDA [Foster Surveys Land & Building Surveys]

Written Description North Passageway between 40-42 to Friar Street

Northside of passageway begins with infill timber frame with ogee passing brace from ceiling to floor through mid-rail on the surface of which iron tension ties/ straps run horizontally; to front section. Possibly 1910 door with glazed window set in C16 timber frame, originally this wall was the dividing partition [still evident; front wall plate and central beam to front with possible auger holes [Brunskill, R., 1985 Timber Building in Britain pg31] for staves. A covered C20 RSJ runs the length of covered passage below C16 chamfered beam and ceiling joists set into steel girder set above front door frame continues to rear wing. This wing under plain tiled roof ;rebuilt in brick; present kitchen wing with C17 plat bands above and below windows at first floor; single 2/2 fixed square window and 3 light mullion and transom window with segmental arch above probably dating to 1910. End gable timber post visible ; to ground floor single fixed 2/2 glazed window in partially blocked former doorway with timber lintel above ; C20 brick buttress with tiled cap ; early metal C19 3/4 window with top opening; north side passage concludes with mono pitch toilet wall the end of range

A few Photo Details of North Passageway Elevations

Infill timber frame with ogee passing brace/ iron tension ties/ straps run horizontally/ 1910 door set in C16 timber frame



Early metal C19 3/4 glazed window with top opening

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All main structural elevations are significant. Early C19 window 	GDII* Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> 1910 entrance door 1910 window Fixed window partially blocked former doorway with timber lintel above 	Later Phasing/ shows evolution of the building
NEUTRAL		
LOW	<ul style="list-style-type: none"> Plastic external lights 	Not of Architectural merit Detracts

5.4 Interior: No 38 and Note of Significant Features

5.4.1 GROUND FLOOR:

Annotated Surveyors Plans, Rooms Labelled for reference; do not scale off these drawings



No 38 FOS-759_2 Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written Description Ground Floor No 38

Currently used as 'Office' space with access to a 2019 constructed timber and EPM roof building with further office space and storage area. Two wooden steps down from Tavern Room; ledge and brace C20 door; floor; solid concrete and carpet tiles. Wall to front [Tavern side] of painted brick; ceiling main beams with chamfer [saw marks of pit or frame saw marks] *"The distinctive marks left by a frame or pit saw appear as a series of ridges, which are unequally spaced and at slightly different angles; in contrast powered frame sawing produces more evenly spaced parallel ridges. Circular sawing is easily identified by the characteristic curved saw marks; modern bandsaw tends to leave regular and more widely spaced parallel ridges Timber boards have been used for the upper floors of buildings from the earliest times. Simple floors consisted of boards about 25 mm thick, laid at right angles to the supporting floor joists and fix with nails. In early upper floors, boards were let into*

rebates cut into the top edges of the joists". [English Heritage, Practical Building Conservation Timber 2012 p.122 /123]

Ceiling Joists recessed into floorboards; 1916 Rococo Radiator below [See Appendix ii] 1910 6-light mullion and transom leaded-light casement [the fielded Art and Crafts style panel door is hidden]; C20 boarding to wall of passageway and left of window boarding over Fletton bricks.

Concrete step up to replacement shed area; modern opening; concrete lintel with C21 fire door; to further office area with skylight; further boarded wall with central C21 fire door to store area with skylight. Sidewall; of 1910 bricks. Concrete floor. Plywood timber door to yard [constructed 12 months ago 2019 was previously shed with corrugated roofing]

Photos Ground Floor No38 Significant Features



Wall to front Tavern side of painted brick; ceiling main beams with chamfer/ 1916 Rococo Radiator below 1910 6-light mullion and transom leaded-light casement [fielded Art and Crafts style panel door is hidden]



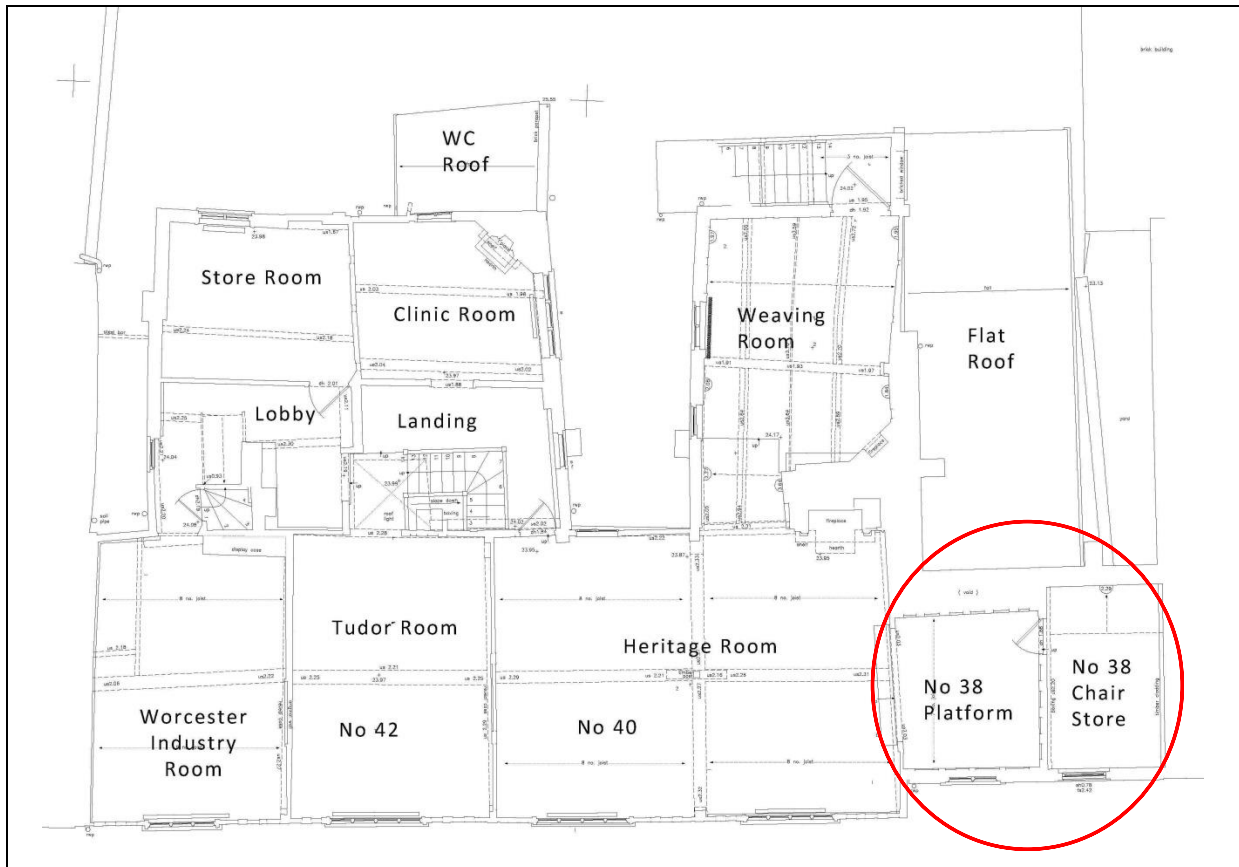
Saw marks of pit or frame saw marks.
Series of ridges, which are unequally spaced and at slightly different angles
Ceiling Joists recessed into floorboards
In early upper floors, boards were let into rebates cut into the top edges of the joists.
Dated 1481 – 1513



Ceiling main beams with chamfer [saw marks of pit or frame saw marks] dated 1481 – 1513

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> • Structural Internal walls • Ceiling main beams with chamfer [saw marks of pit or frame saw marks] 1481 – 1513 • 6-light mullion and transom leaded-light casement circa 1910 • Art and Crafts style panel door • 1916 Rococo Radiator 	GDII Listed Building. Original Architectural features.
MEDIUM		
UNKNOWN	<ul style="list-style-type: none"> • Cladded walls need further investigation 	
LOW	<ul style="list-style-type: none"> • C21 Timber clad flat roof shed area • Fire door to No 38 • Strip lighting on beams 	<p>Not of Architectural merit</p> <p>Detracts</p>

5.4.2 FIRST FLOOR:



FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written Description First Floor No38

No 38 Platform

No 38 First Floor begins with an opened up area; wall removed in 1910 to create a platform area approached from main room via two steps; mock timber framed walling, circular saw marks; circa 1910; original wide floorboards remain. To the West is a void [see plan 4.2] where possibly the former staircase circa 1910 once existed that replaced a fireplace in No 38 [See 1910 plans 4.2] accessed the 'Reading Retiring Room' from the Entrance Hall in 1910 GF No 38 [See 1910 plans 4.2] The rear of No 38 was fire gutted in 1840 [Hughes, P and Molyneux, N: Friar Street: Worcester Streets pg31] Rear altered in 1910 [See 1910 plans 4.2] To the East; cupboard covering a 4-light mullion and transom leaded-light casement window[date 1910].

No 38 Chair Store

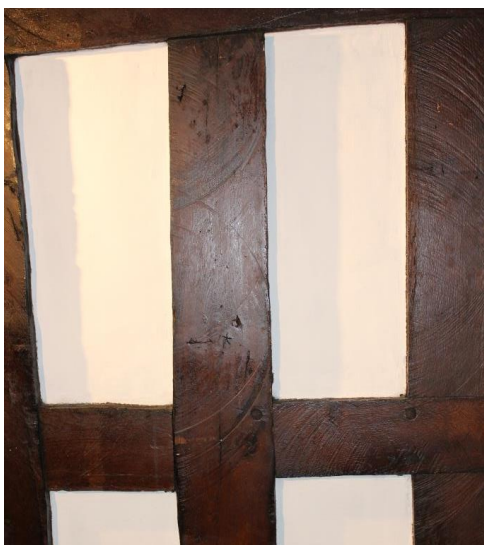
Door; C20 tongue and groove; step down; floor; C19 pine boards; tongue and groove. Walls; lime plaster boarded out with plywood. Two windows to front elevation as second floor has been removed probably circa 1910; a 2 light timber sash window is set at the eaves, interrupting the dentil cornice, with a further 6/6 timber sash window with cambered head below; thin glazing bars

with cylinder glass; at floor level. North wall covered in ply board above; lime plaster with iron strap; ceiling boarded with fibreboard and ply boarding, which is visible in the attic above. West wall boarded; visible in attic space; 1910 wall partition all interventions by Yeates & Jones & Cadbury

Photos First Floor No38 Platform Significant Features



Opened up area; wall removed in 1910 to create a platform area/ wide floorboards/C20 door



Mock timber framed walling, circular saw marks



Cupboard covering a 4-light mullion [date 1910] and transom leaded-light casement

Photos First Floor No38 Chair Store Significant Features

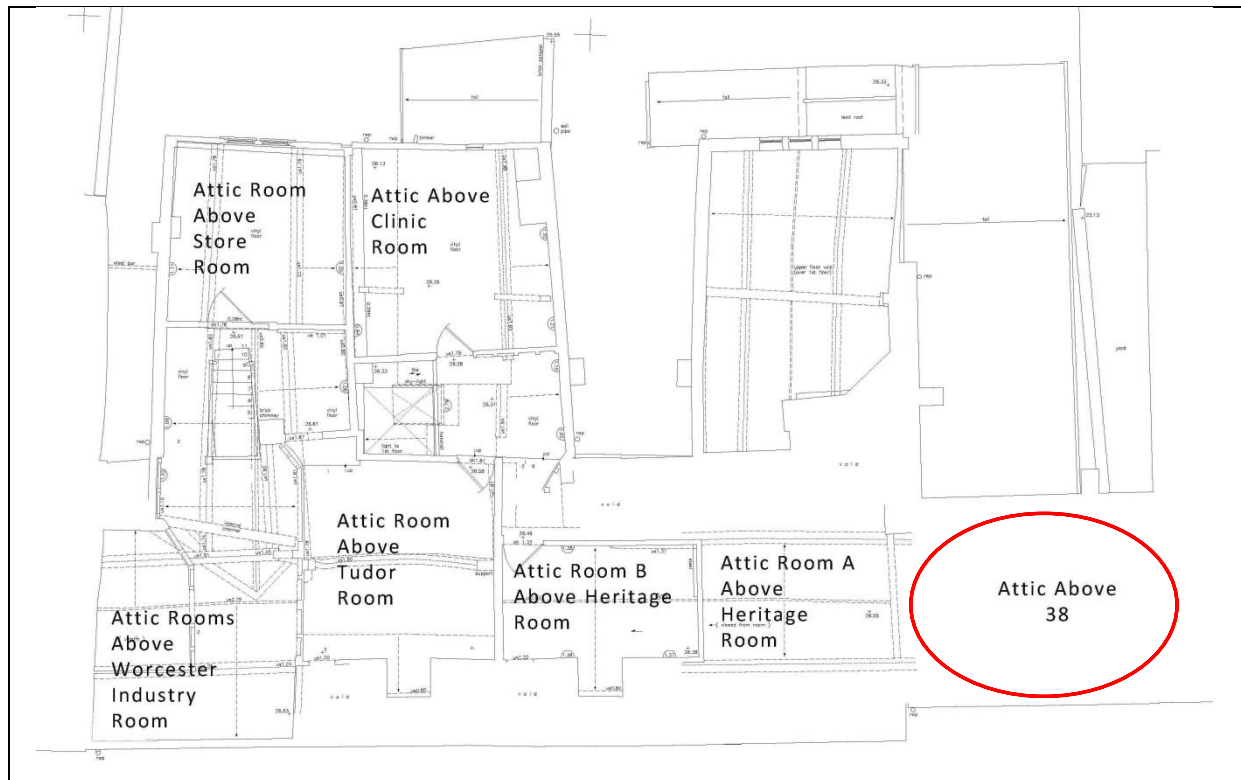
Walls; lime plaster boarded out with plywood.



Second floor has been removed/2 light timber sash window & 6/6 timber sash window

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> Structural Internal walls 4-light mullion and transom leaded-light casement circa 1910 off platform Platform area approached from main room via two steps; mock timber framed walling, 	GDII* Listed Building. Original Architectural features. Later phasing but tells important evolution of building in 1910
MEDIUM	<ul style="list-style-type: none"> Tongue and groove door 	Later C20
UNKNOWN	<ul style="list-style-type: none"> Cladded walls need further investigation 	
LOW	<ul style="list-style-type: none"> Plywood on wall Poor repair 	Not of Architectural merit Detracts

5.4.3 No 38 ATTIC:



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]
Attic above 38 not surveyed.

Written Description Attic No38

Main roof replaced with pine ridge and purlin; original roof destroyed by fire 1840; sitting on brick gable at no 36 and on gable end of No 40. Evidence of possible original timber at front wall plate and front purlin. Above the platform section; original ceiling beams/lathes; brick to Friar Street; Fletton brick to rear; evidence of lime plaster on brick wall to West, Friar Street, indicating this may have been used as an attic accommodation. Chair Store area [former 'Reading Room' in 1910] formed of a box of horizontal pine partition with a ceiling of the same board construction probably in 1910. Small timber ledge and brace access door from 'Chair store' to above Platform area.

Photos Attic Floor No38 Significant Features

Main roof replaced with pine ridge and purlin/ Chair Store area formed of box of horizontal pine partition/ with a ceiling of the same board construction/ access door



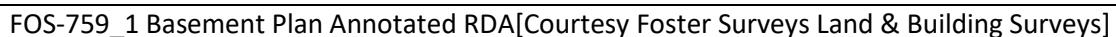
Sitting on gable end of No 40 roof structure



Evidence of lime plaster on brick to West, Friar Street

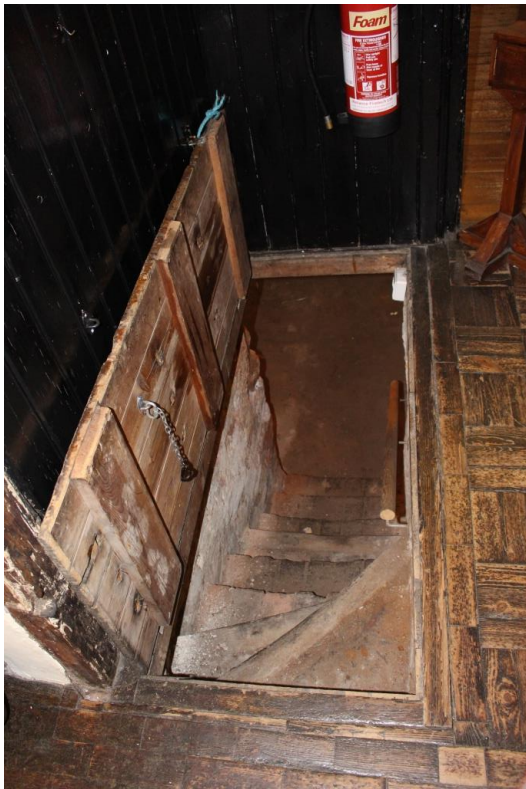
LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> Structural 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Replaced Roof structure Box Structure 1910 	Later C20 Later phasing/use
UNKNOWN	<ul style="list-style-type: none"> Attic needs further investigation 	Limitation this report
LOW		

5.5.1 BASEMENT/Cellars



The north cellar under the former Cross Keys tavern [No 40] is laid with a brick floor. The entrance is through a battened pine trap door accessed via descending blue brick steps from 'kitchen/scullery' exhibit area. Ceiling; pine floorboards; laid on pine Joists supported by a chamfered oak central beam. This beam was dendro dated to 1554.

To south side of the cellar under No 40 there is a segmental brick arch which is beneath a passageway entrance as a side aisle/wine store. Comprising of brick barrel vaulted ceiling against original stone. To the front elevation [Friar Street] is a circular brick barrel vaulted ceiling feature that extends below the Friar Street pavement.

Photos Cellars under No 40 Significant Features

Entrance is through a battened pine trap door



Passageway entrance as a side aisle/wine store?



Ceiling/pine floorboards; laid on pine Joists supported by a chamfered oak central beam.



Entrance to brick barrel vaulted area



Floor of circular brick barrel vaulted ceiling feature that extends below the Friar street pavement

Written Descriptions Cellars under 42

The south cellar is laid with concrete floor and is under what is now the café/shop. The entrance is through a 1910 tongue and grooved batten door descending via a set of brick steps from the 'meeting room'. Ceiling; pine floor boards laid on oak floor joists, supported by chamfered oak central beam. Dendro date 1554

The walls are stone with timber and brick infill; this is quote '*beneath the hall, built of the same soft sandstone as fireplace divided from the southernmost house by a timber framed Partition Mason's marks were once visible earlier this century, cannot now be detected*' [Hughes, P and Molyneux, N: Friar Street: Worcester Streets 1984]

The Cellar is separated by a timber framed partition that separates the cellars in line with the original house divisions in former hall above. There have been many interventions, the introduction of boiler and related plumbing, some inappropriate brick work and brick pillars.

The walls are of stone with areas of brick and timber framing. The stone walls are sedimentary rock, the majority red sandstone and of local 'Highly' sandstone [See Appendix i] (as in Worcester Cathedral). There are variations in stone size and type, some dressed stone, others rounded; all show signs of environmental deterioration and erosion. Sandstone is a porous stone, changes in environmental conditions causing granular disintegration, As sandstone has a large pore structure the capillary action of groundwater has an impact.

The timber partition has brick infill on a raised sill in cellar room 2 the joist and beam are supported by a joweled post in the partition frame which sits on a sill plate sitting on a modern brick sill. A section of frame has been replaced with a Fletton brick wall to the side. Within the stone walls; evidence of brickwork that probably replaced timber framing.



1910 Tongue and grooved batten door/ a set of brick steps



Timber has brick infill on a raised sill in cellar room 2



Pine floor boards/ oak floor joists/ chamfered oak central beam



Areas of brick and timber framing



Sandstone has a large pore structure the capillary action of groundwater has an impact

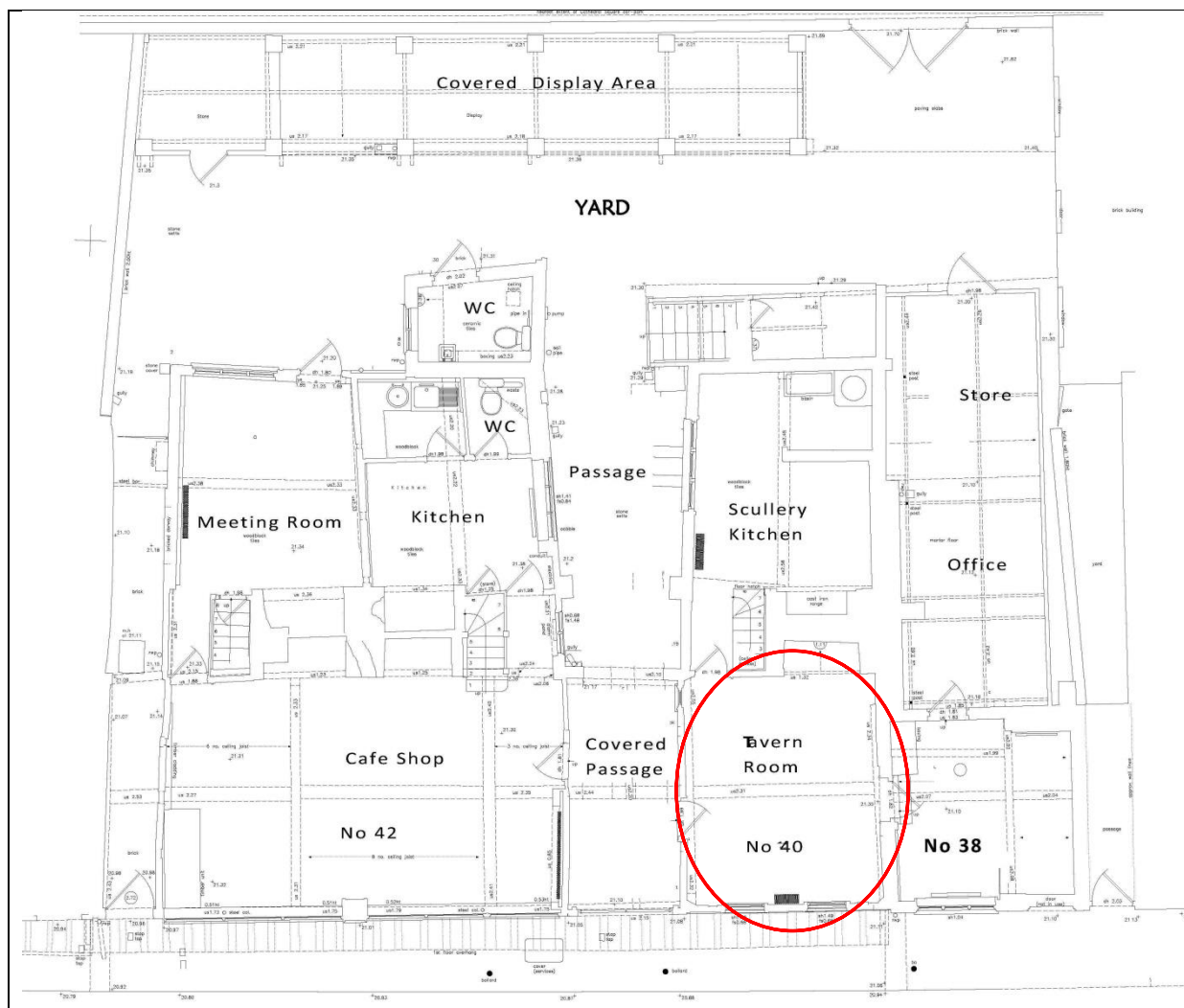


A section of frame has been replaced with a Fletton brick wall

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls 	GDII* Listed Building. Original Architectural features.
MEDIUM		
UNKNOWN	<ul style="list-style-type: none"> Further investigations needed 	Limitation of this report
LOW	<ul style="list-style-type: none"> Fletton Brick walls Positioning of pipework for boiler 	Not of Architectural merit Detracts

5.5.2 GROUND FLOOR:

No 40 Tavern Room



No 40 Tavern Room FOS-759_2 Ground Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Written Descriptions Ground Floor 40 and 42

Written description No 40 Tavern Room

Entrance via passageway; door, C19 timber four panel; two lower panels with bolection type mouldings; upper panels; two fixed glazing divided by glazing bar to former Cross Keys Tavern; fanlight above. C19 serving hatch inserted into timber framing in this wall that had some former use when in use as a Tavern. Floor; C19 pine tongue and groove. Walls; C18 timber dado to lower half; above timber frame; lime plastered some replastered panels in North wall, with door to 'Office' of no 38. East wall to Friar Street; 2/2 C19 timber sash windows to right set in close studding set on sill beam; Ideal Radiator 'national two columns' 1907-1911. Walls; timber brick infill either side; C16 jewelled posts. West wall; C16/C17 fireplace with bressumer beam; evidence of being cut back; decorative stop; recess in stone wall covered in plaster. South wall of passage; C18 dado; above plastered over possible C16 wattle and daub panels. Ceiling; lath and plaster with a single chamfered ceiling beam. Door leads to 'Scullery/Kitchen' exhibit room

Photos of Significant Features

Photos No 40 Tavern Room Significant Features



Floor; C19 pine tongue and groove ; Walls ;C18 timber dado to lower half; above timber frame; lime plastered; West wall; fireplace with bressumer beam and decorative stop; recess in stone covered in plaster



Floor; C19 pine tongue and groove, 2/2 C19 timber sash windows set in close studding set on sill beam



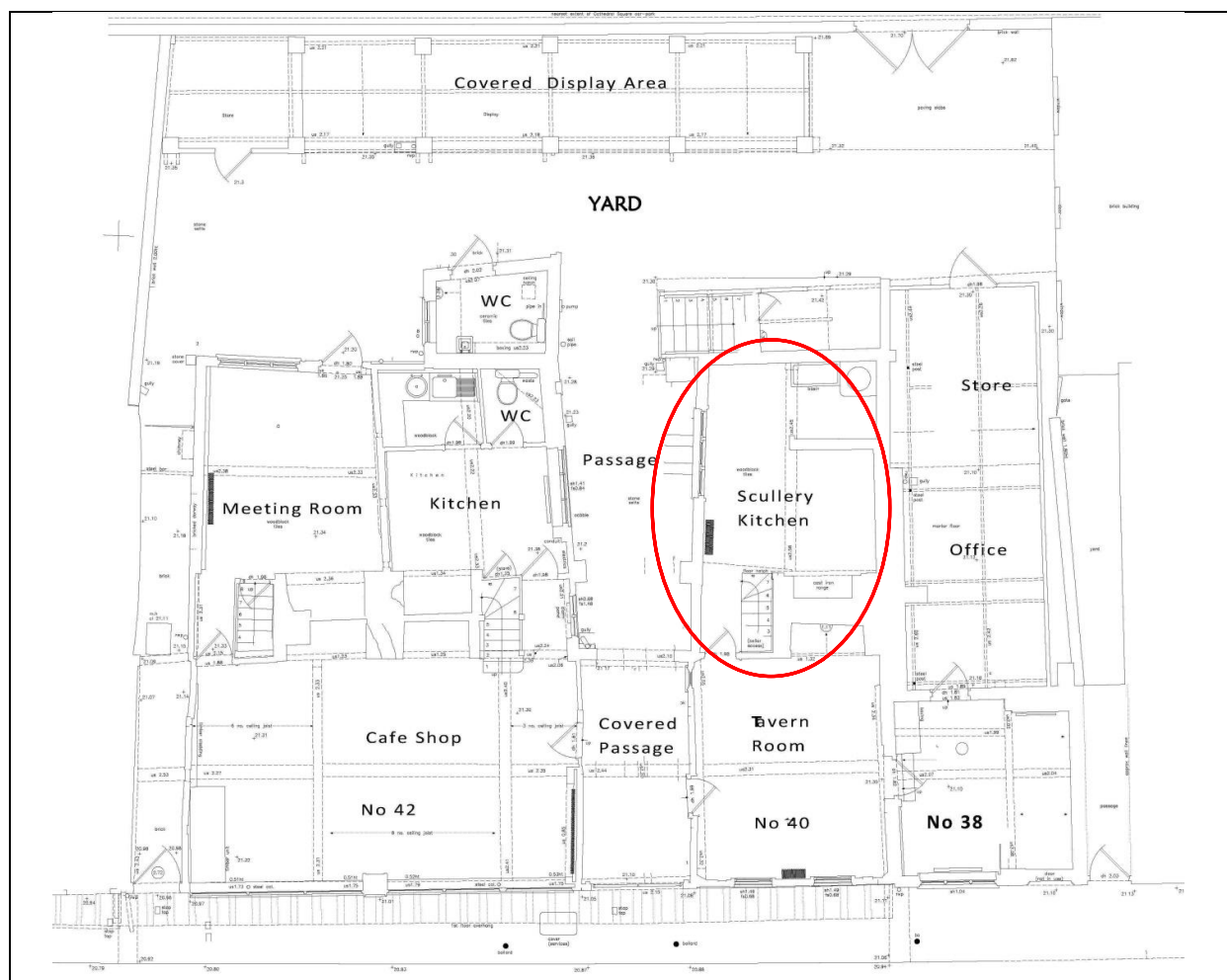
Walls; timber brick infill either side; jewelled posts



Fireplace with bressumer beam; evidence of being cut back has moulding and decorative stop.

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings C18 timber dado C16/C17 bressumer beam to fireplace C19 Serving hatch 	GDII* Listed Building. Original Architectural features. Evidence of Tavern
MEDIUM	<ul style="list-style-type: none"> C19 timber floor C19/Early C20 door Ideal Radiator 'national two columns' 1907-1911 	Later phasing but important to evolution of the building as a Tavern & Cadbury use of this room as a 'Reading Room' in 1910
UNKNOWN	<ul style="list-style-type: none"> Possible Further investigations needed under hard plaster on stonework 	Limitation of this report
LOW	<ul style="list-style-type: none"> Door to Office of no 38 	Not of Architectural merit Detracts

No 40 Scullery Kitchen



No 40 Scullery Kitchen FOS-759_2 Ground Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 40 Scullery Kitchen

Gable wing 1; Four panelled timber door [probably C19 or 1910] with two glazed upper panels and a glazed fanlight. This room shares the fireplace chimney stack/flue back to back so that each room was separately heated. Part of this room was removed in 1970 to the North [See Plans 1970] It is unclear to whether this room was an 1910 addition put on by Yeates & Jones & Cadbury or whether this was part of the original C17 structure.

Floor; wood block could be 1910 [Room was 'drill room' in 1910]. Walls; mixed brick work for this section from passageway; C20 modern brick; internal walls of solid render. Entrance around cellar is through a battened pine trap door accessed via descending blue brick steps from 'kitchen/scullery' exhibit area [site of former staircase to SF 1910 Yeates & Jones plans shows stairs in this area, these were removed and cellar entrance made as a trap door in 1910 according to plans]. Window; 2/3 light timber casement window late C19 early C20 with catches in early C20 style. Ideal Radiator national two columns 1907-1911 . Walls; solid render. Fireplace range was inserted in 1970s for exhibit purposes; original C16 bressumer moulded beam with roughly carved quatrefoils; decorative spit rack above fire place *"Many houses originally had a rack above the fireplace to store all of the spits. Often they had more than one spit, and there are frequent references in Probate inventories' to spits or brooches, an alternative name for spit for much of the 17th century. There is documented evidence the spit racks in kitchens dating from 1662 and were fairly common, although few survive .Spit racks are often combined with a mantle shelf, supported on curved brackets, and have from 2 to 4 carved wooden racks which carried the spits"* [Hall ,L Period House Fixtures & Fittings 1300-1900,Pg 202] Dividing wall to Scullery of a false construction circa 1970. Ceiling; lath and plaster with central C17 chamfered beam. 'Scullery' exhibit area ; fixtures put in for Museum exhibits.

Photos of Significant Features

Photos No 40 Scullery Kitchen Significant Features



Four panelled timber door [probably C19]/or 1910/ internal walls solid rendered with some brick. Floor; wood block could be 1910 [Room was drill room in 1910].



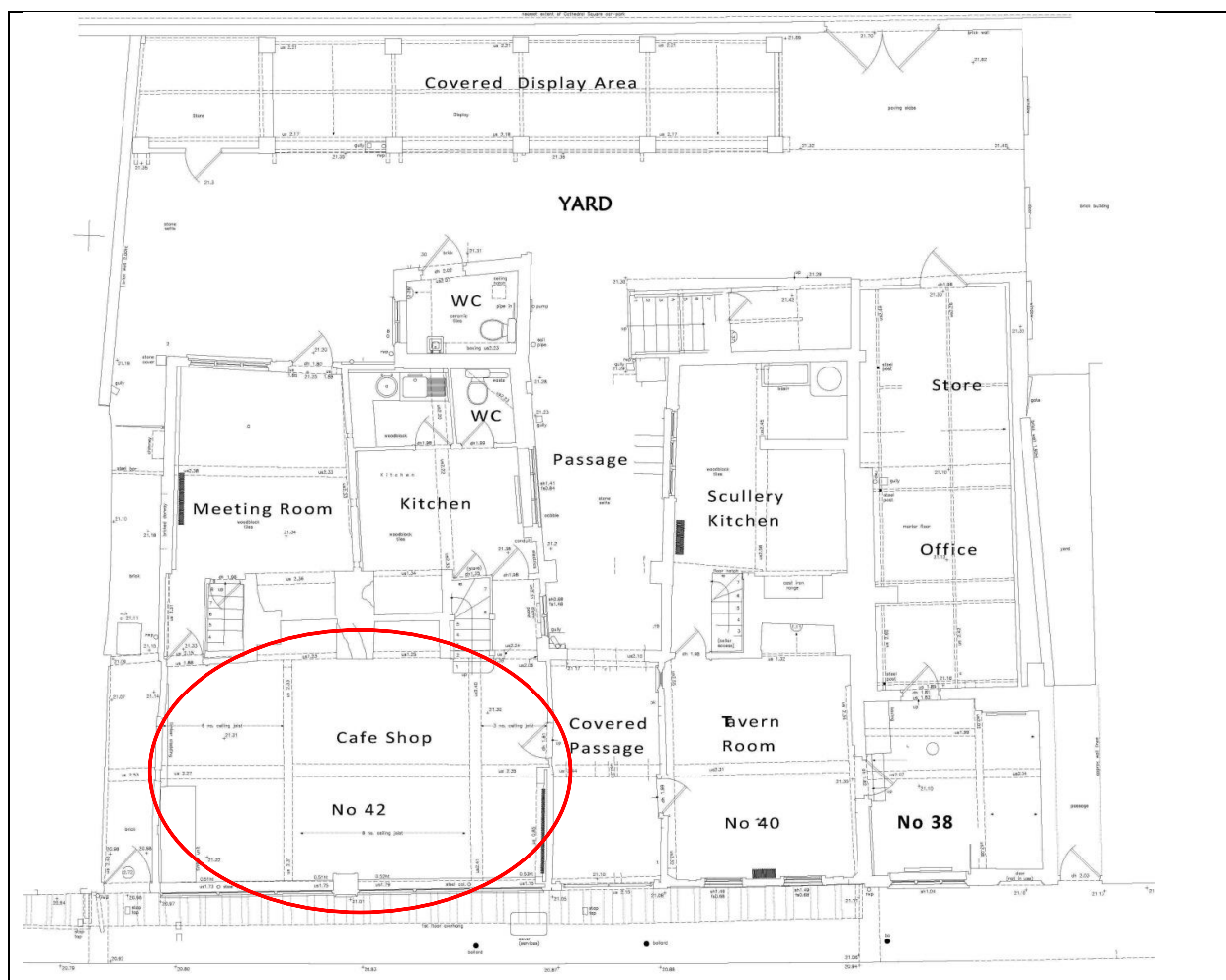
C16 bressumer moulded beam with roughly carved quatrefoils/ decorative Spit rack above fire place



C16 bressumer moulded beam with roughly carved quatrefoils

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings C16 bressumer beam to fireplace Decorative Spit rack above fire place 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> C19/Early C20 door C19/Early C20 window Ideal Radiator national two columns 1907-1911 	Later phasing but important to evolution of the building as a Tavern & Cadbury use of this room as a Drill Room in 1910
UNKNOWN	<ul style="list-style-type: none"> Possible Further investigations needed False walling 	Limitation of this report
LOW	<ul style="list-style-type: none"> False walling 	Not of Architectural merit Detracts

No 42 Café Shop



No 42 Café Shop FOS-759_2 Ground Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Café Shop

Entrance door via passageway; door circa 1910 with glazed window set in C16 timber frame, originally this North wall was the dividing partition and is timber framed. Room opened up as one but was originally two rooms with dividing wall. Colonial wall radiators manufactured from 1906-1911 by American Radiator Company against passage wall relocated. [See Appendix ii] Floor; C20 pine tongue and groove; Windows; early C20 shopfront, with 2 sets of 3 pane windows with mullion vertical glazing bars each having 3 sets of leaded transom lights, right insertion dates from 1970 replacing a C19 shop door entrance[Evidence Historic photos]. X2 original C19 shop front iron columns remain. Ceiling; exposed timbers; bridging beams and ceiling joists; mortice holes visible in beam evidence of two rooms dividing the houses / shops. Two fireplace openings with bressumers have undergone a lot of alterations; possible spice box holes above bressumer beam; remains of a squint below. Left hand fire opening with stone was adapted in 1910 as a serving hatch when a coffee house and had radiators inside. The South wall; modern shelving covers panelled timber wall of passage with No 44

Photos of Significant Features

Photos No 42 Café Shop



Ceiling; exposed timbers; bridging beams and ceiling rafters/ Two fireplace openings with bressumers



Entrance door via passageway door circa 1910 with glazed window set in C16 timber frame/ Two fireplace openings with bressumers



Spice box holes above bressumer beam ; remains of a squint below/ evidence mortice holes visible in beam



Colonial wall radiators manufactured from 1906 American Radiator Company

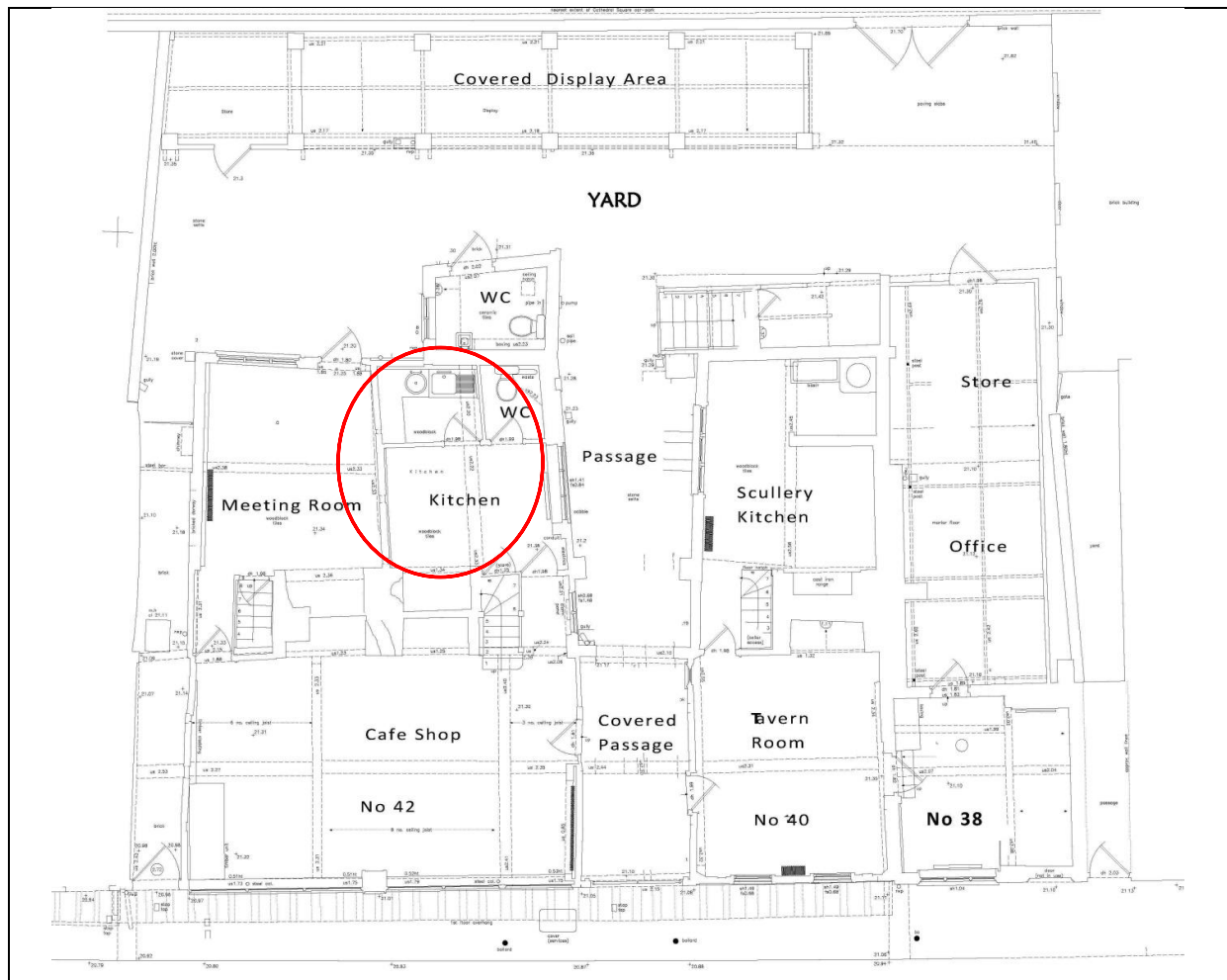


Spice box holes above bressumer beam ; mortice holes visible in beam /remains of a squint below



X2 original C19 shop front iron columns remain

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings C16 bressumer beams to fireplaces Spice box holes Squint 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Door circa 1910 Colonial wall radiators manufactured from 1906 American Radiator Company Early C20 shop front and 1970 addition C19 shop front iron columns 	Later phasing but important to evolution of the building as Coffee House & Cadburys use of this room
UNKNOWN	<ul style="list-style-type: none"> Possible Further investigations behind shelving 	Limitation of this report
LOW		

No 42 Kitchen/ WC

No 42 Kitchen/ WC FOS-759_2 Ground Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Kitchen/ WC

Gable wing 2; C21 Oak door inserted into 1910 timber wall partition leads to kitchen [former 'women's refreshment room' in 1910] via an open lobby area; floor; 1910 woodblock lit by side window; fixed 4/4 insertion C20 into former doorway in the brickwork that probably was the original entrance from the passageway prior to 1910; C19 timber skirting boards. Kitchen; 1910 woodblock flooring ; Early metal C19 3/4 glazed window with top opening ; original window catch ; Ideal Radiator 'national one column' 1907-1911 ; Stone chimney breast painted white ;fireplace with bressumer beam cut back at a later date , recess in wall to right within fireplace; described as stone seat in 1910; possible remains of bread oven. To the left behind fridge; cupboard door probably 1910 and space under stairs [See Stairs] Walls to south; partition with 'Meeting Room' of C16 timber framing; some timber framing covered with C20 boarding . Ceiling;lath and plaster; central timber beam. Opening to further small room with timber framing to rear wall; adjacent C21 Door leads to WC ; has a corner C17 timber in ceiling.

Photos No 42 Kitchen/ WC



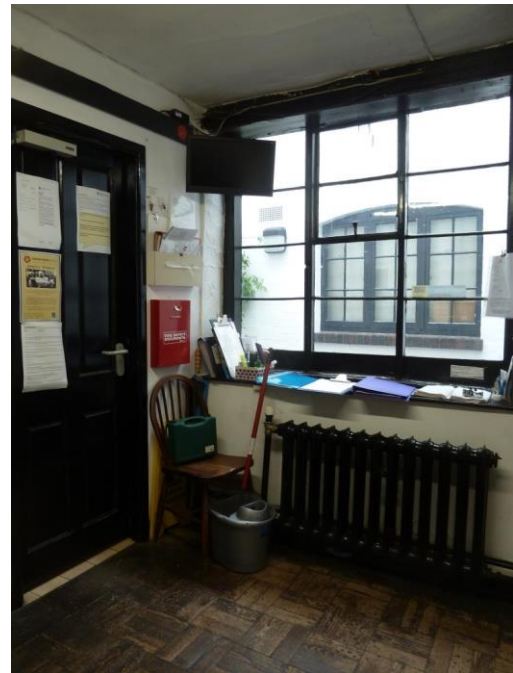
An open lobby area; floor; 1910 woodblock



Side window; fixed 4/4 insertion C20/Panel on side of stairs 1910



Kitchen; 1910 woodblock flooring/. Opening to further small room with timber framing to rear wall/ C21 Door leads to WC



Early metal C19 3/4 glazed window/Early C20 radiator



Walls to south; partition with Meeting Room of C16 timber framing;



WC ; has a corner C17 timber in ceiling



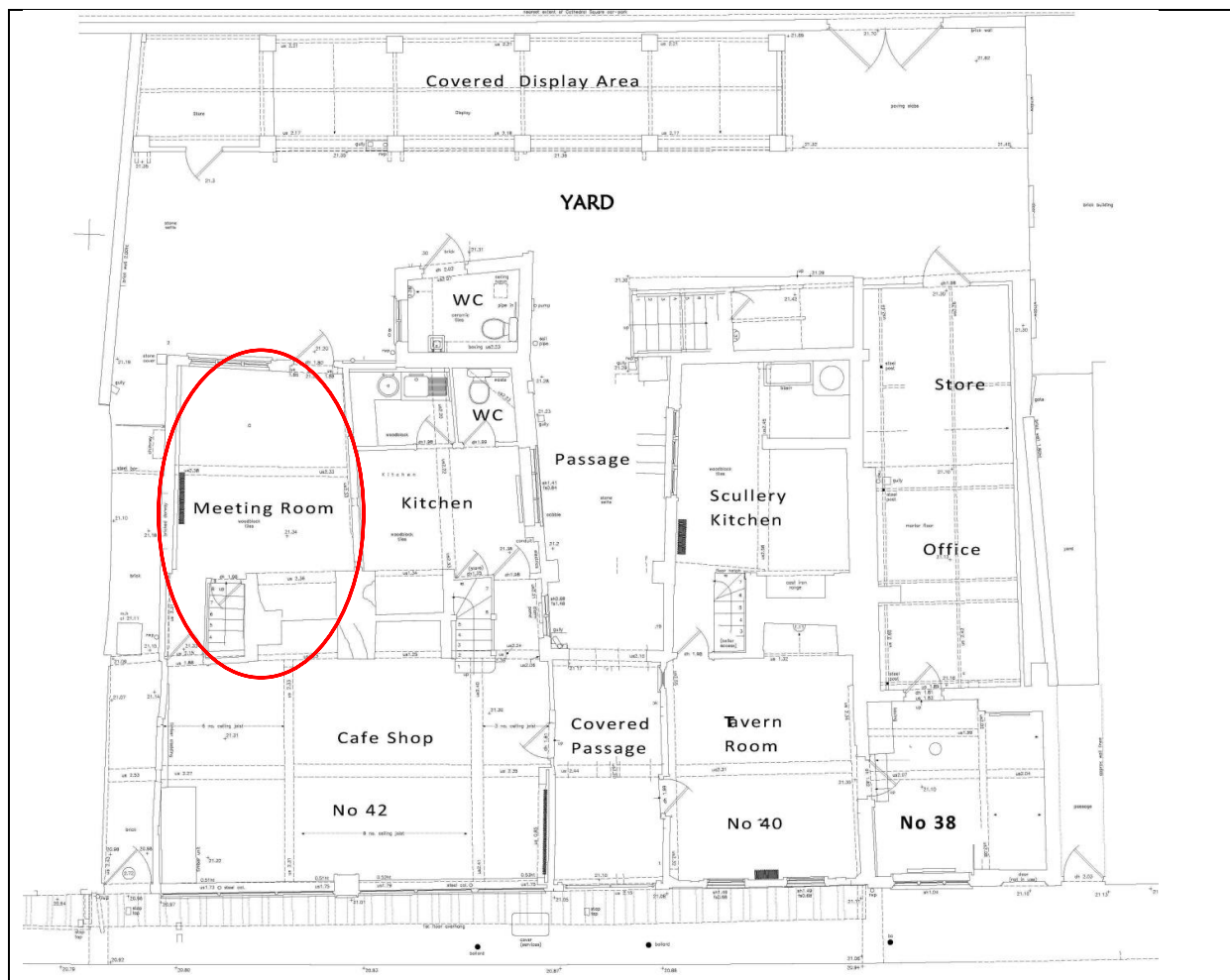
Stone chimney breast painted white ;fireplace with bressumer beam cut back at later date



Recess in wall to right within fireplace; described as stone seat in 1910

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings Stone fireplace & bressumer beam Early metal C19 3/4 glazed window 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Ideal Radiator 'national one column' 1907-1911 Early C20 panelling and cupboard door 	Later phasing but important to evolution of the building as Coffee House & Cadbury use of this room
UNKNOWN	<ul style="list-style-type: none"> Possible Further investigations behind boarding 	Limitation of this report
LOW	<ul style="list-style-type: none"> C21 Door leads to WC 	Not of Architectural merit

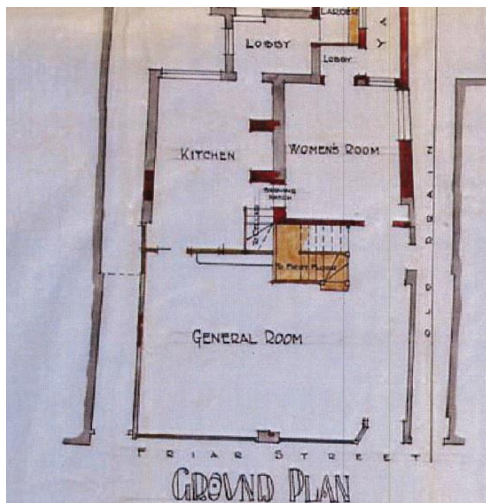
No 42 Meeting Room



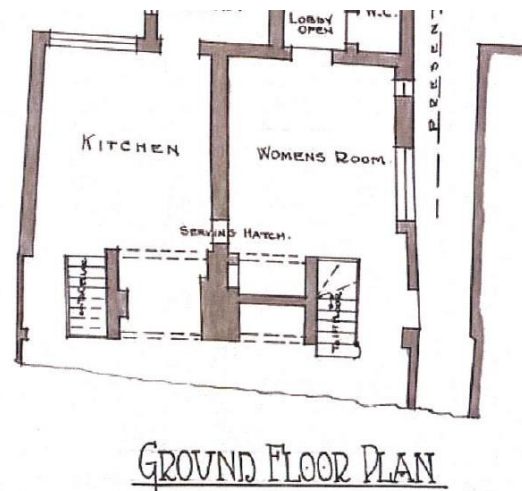
No 42 Meeting Room FOS-759_2 Ground Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Meeting Room

Gable wing 3 ;Former Coffee House Kitchen in 1910. Entrance to left of chimney stack via C20 tongue and groove timber plank door; door to cellar 1910 [evidence 1910 plans] was possibly former site of stairs to first floor. Floor; wood block probably 1910 same as kitchen; South wall solid brick; plastered. North, partition wall; timber framing with C20 hard plaster between panels. There was also a proposed serving hatch between the kitchen [meeting Room] and the 'Womens Room' [now kitchen] [See Plan below] West end wall inserted in 1910; C20 fire door to yard with oak timber lintel of older origins. Ceiling; central bridging beam; half lath and plaster towards fireplace; other half towards window boarded. Window; Six light casement C20 mullion and transom window with divided glazing bars with steel girder lintel .Fireplace; much altered; inserted stone column; high bressumer beam that may have been altered and possibly moved up when Cadbury made a serving hatch to serve the coffee house. Much altered or moved upwards? According to 1910 plans there was a staircase to the North of fireplace to cellar, was this the original access to cellars under 42? [Possible further analysis].



Section From 1910 Approved in 1910
Alterations Behind 39 & 40
Photos of No 42 Meeting Room



Section From Proposed 1910 Alterations and
Additions to rear of 39-40



Early C20 tongue and groove timber plank door;
Door to cellar 1910.North partition wall; timber
framing/Ceiling; lath & Plaster



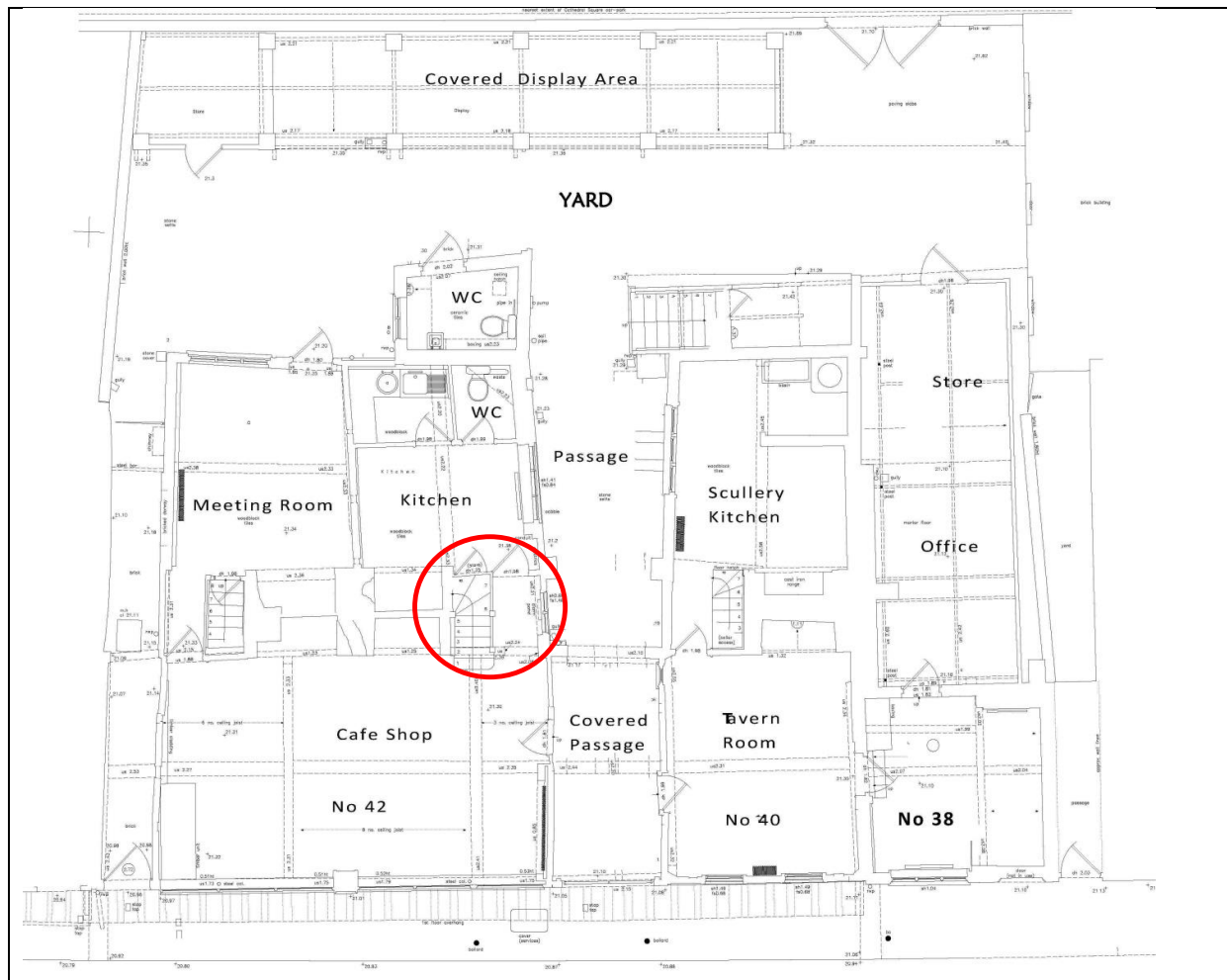
C20 fire door to yard/ South wall solid brick;
plastered/ Six light casement C20 mullion and
transom window/Boarded ceiling



Fireplace; much altered ; high bressumer beam that may have been altered and possibly moved up

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings Stone fireplace & bressumer beam although much altered 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Early C20 door to cellar 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> Possible Further investigations fireplace/stone inserted column. Boarded ceiling to West end. 	Limitation of this report
LOW	<ul style="list-style-type: none"> C20 Fire Door 	Not of Architectural merit

No 42 Stairs to First Floor



No 42 Stairs to First Floor FOS-759_2 Ground Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Stairs to First Floor

The oak staircase rising from the 'Café Room' is the only staircase to serve the first floor in the entire building apart from the No 40 external staircase. Contrary to the list description RDA believe this staircase is entirely of 1910 construction and style. Plans in 1910 unfortunately do not include the existing stairs in drawings but the 'Section from 1910 Approved in 1910 Alterations behind 39 & 40' does depict it. The timber is undoubtedly of 1910; oak treads/ ballusters/ bannisters/ panelling including cupboard in kitchen, all machine cut and the staircase itself cuts across the stone chimney stack that was dismantled at this time to position the staircase to a right angle. The former chimney stack probably rising through the now skylight. There may have been the original C16 C17 or even C18 stairs beside the chimney stack in this position to No 42 when it was subdivided prior to 1910 judging by the staircases depicted in the existing plans seen for No 40 Cross Keys tavern in 1910 before these were removed. [See 4.2] There is a 1910 cupboard in the Kitchen where it is possible to view the underside of some of this staircase.

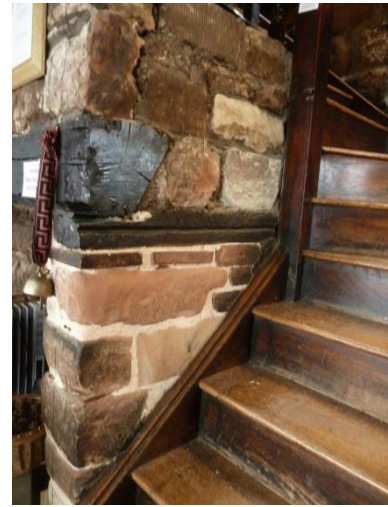
Photos of No 42 Staircase



Oak staircase 1910 construction



1910 ballusters/ bannisters/ panelling



Staircase itself cuts across the stone chimney



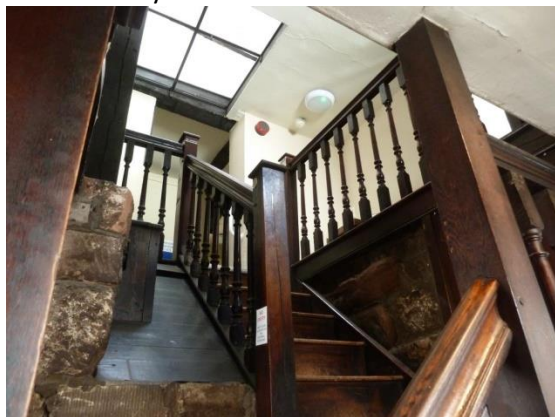
Staircase itself cuts across the stone chimney



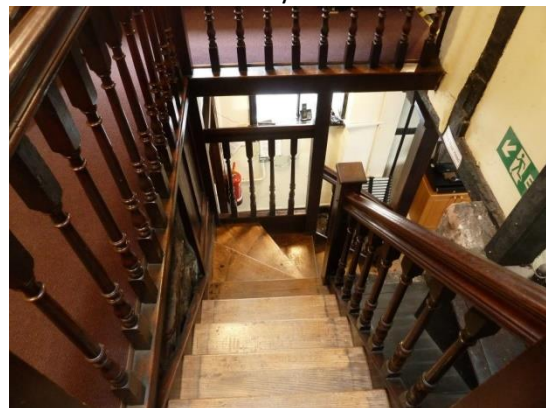
1910 cupboard in the Kitchen



View of the underside cut into chimney stack



Staircase itself cuts across the former stone chimney stack



View looking down from landing FF

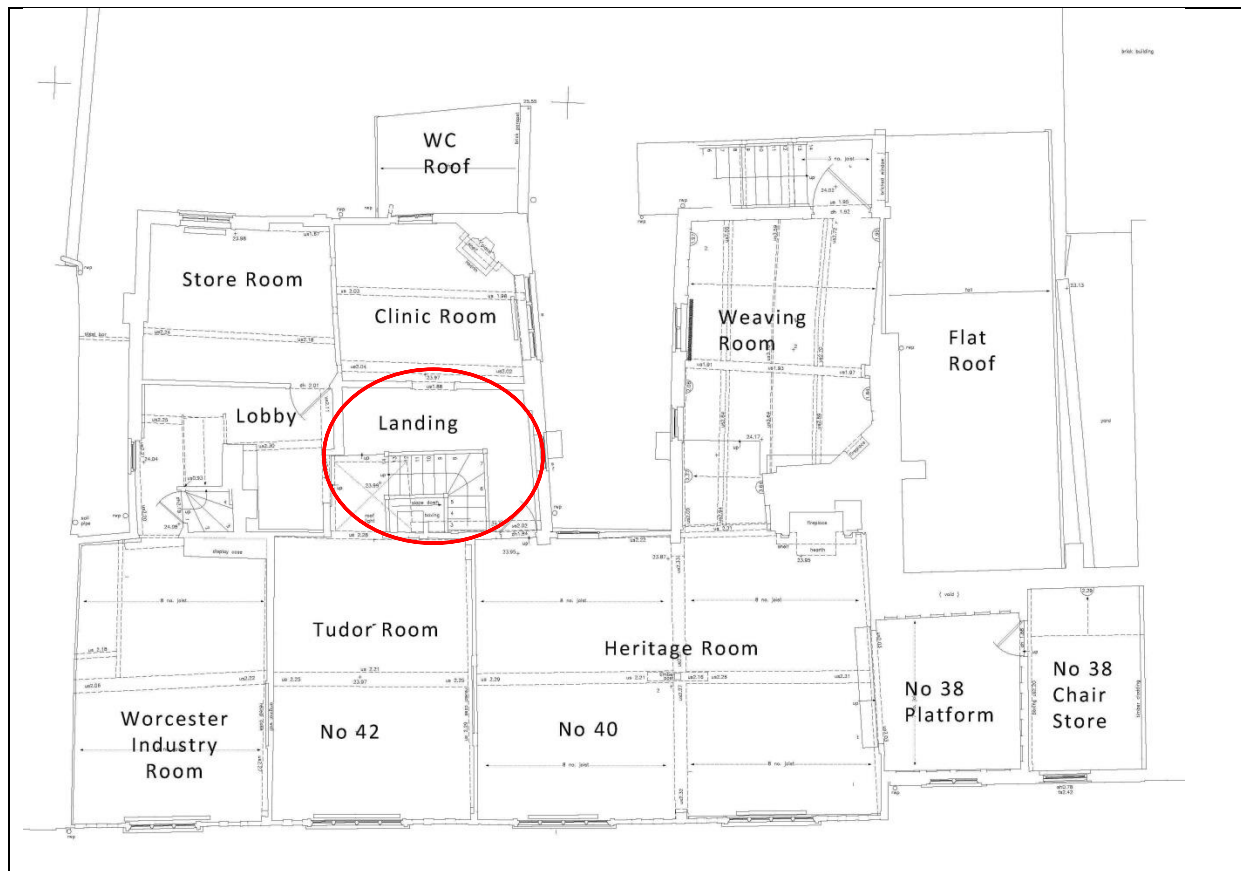


Detail view of the underside 1910 oak planking / wedges/ construction including industrial nail heads

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Early C20 staircase 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> Possible further investigations under cupboard in Kitchen 	Limitation of this report
LOW		

5.5.3 FIRST FLOOR:

No 42 Landing



No 42 Landing FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Landing

A created landing lit by skylight area reconfigured and adapted in 1910 when RH chimney stack to No 42 was reduced to insert staircase. There probably would have been somewhere a stairs in this location to FF of No 42 and a further staircase to Attic Rooms that served the RH of No 42. These stairs may have been very simple not unlike the surviving stairs to the attic floor that exist today to LH building of No 42.

Current landing area serving all rooms to first floor; floor; carpet. C21 window to passage way; C21 door to Clinic Room; C20 door to Heritage Room that is a later opening insertion circa 1910. Evidence of a former doorway in wall from Tudor Room is unclear as it would appear to lead directly in front of the former stone chimney stack, now removed. Further investigation for original purpose or it may just remain unsolved. Steps up to Lobby Area LH of No 42

Photos of No 42 Landing



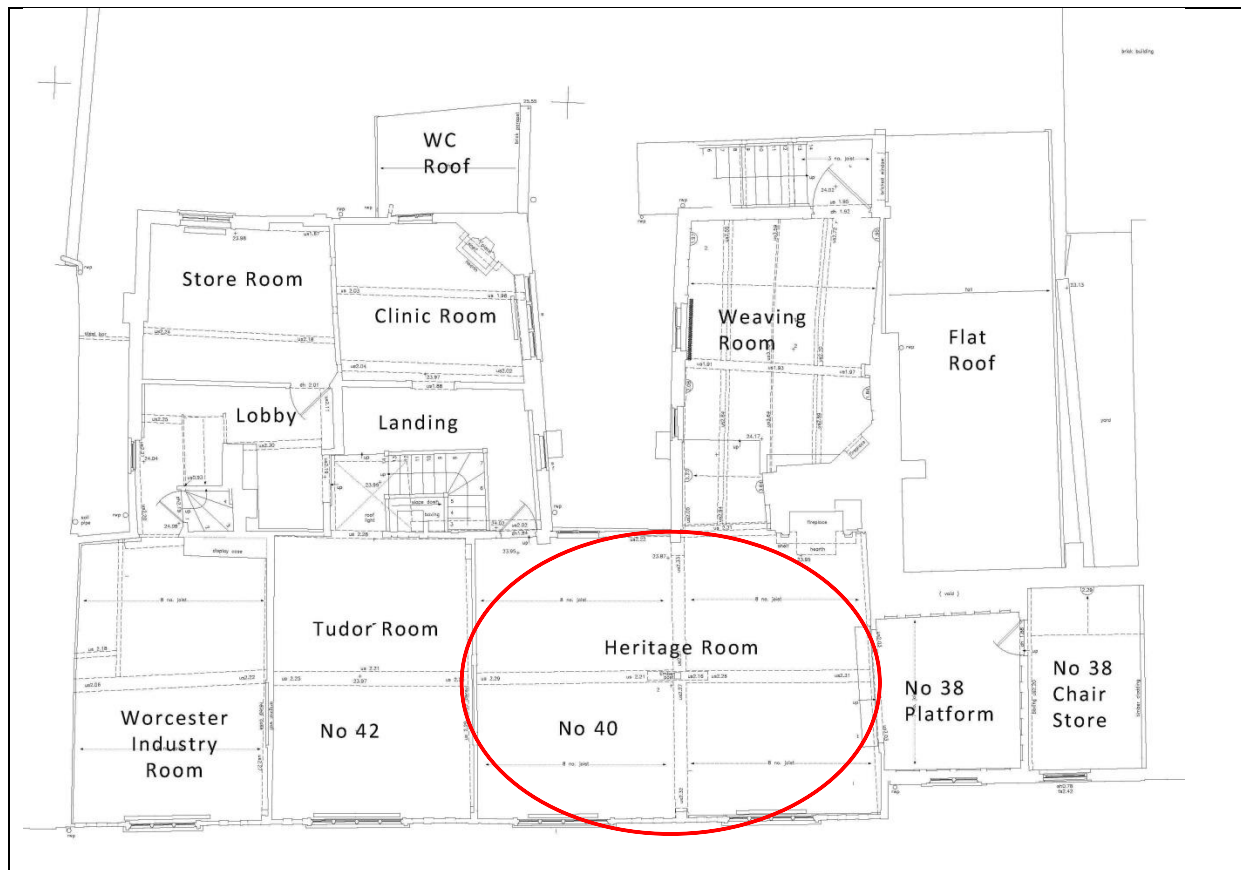
Created landing lit by skylight



Doorway in wall from Tudor Room

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Early C20 staircase Skylight 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> Former doorway from Tudor Room/further investigation Floor [carpeted] 	Limitation of this report/ adaptations to the building in 1910
LOW	<ul style="list-style-type: none"> C20 and C21 doors 	Detracts

No 40 Heritage Room



No 40 Heritage Room FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 40 Heritage Room

The 'Heritage room' is now accessed via No 42 landing; C21 door. This room was formerly two rooms of the Cross Keys Tavern in C18 and C19, previously a weavers dwelling and workshop. In 1910 it was adapted and opened up as a large space for a 'Meeting Room' [Evidence 1920 auction details and memento from manager and old photo [4.3.2] Floor; wide elm floorboards, some replacements. Ceiling supported by pillow post in centre [probably 1910 see old photo [4.3.2] Windows; X2 1910 8-light mullion and transom leaded-light casements; replacements for earlier oriel windows [R H fixed] Left hand window has original catches ; Rococo Wall Radiators 1916 below. Front elevation; close studded timbering with angle brackets support. South wall ;timber framed with cross brace; corner jowled posts. North wall; timber framing with opening to gabled room of No 38. West wall; fireplace with remains of probably C17 fire surround with trefoil foliated heads in pilasters heavily painted black; mantle replaced. Cupboard, probably 1910 heavily painted black with glazed door above to look at chimney wall. Wall to south of fireplace removed including double doors that were installed in 1910 [see old photo [4.3.2]] Doors removed after 1970, [evidence 1970 plans when they were depicted] that opened to 'Weaving Room'; jowled post. West wall to passage with window overlooking passage; early C19 casement 2/4 glazed window with L and H hinges and bullseye crown glass

Photos of No 40 Heritage Room

View to platform No 38/ Elm floorboards



Jowl Post; entrance to Weaving Room



View to South end/ Elm floorboards/Rococo Radiators/ Ceiling supported by pillow post



Early C19 casement 2/4 glazed window



1910 Left hand window has original catches



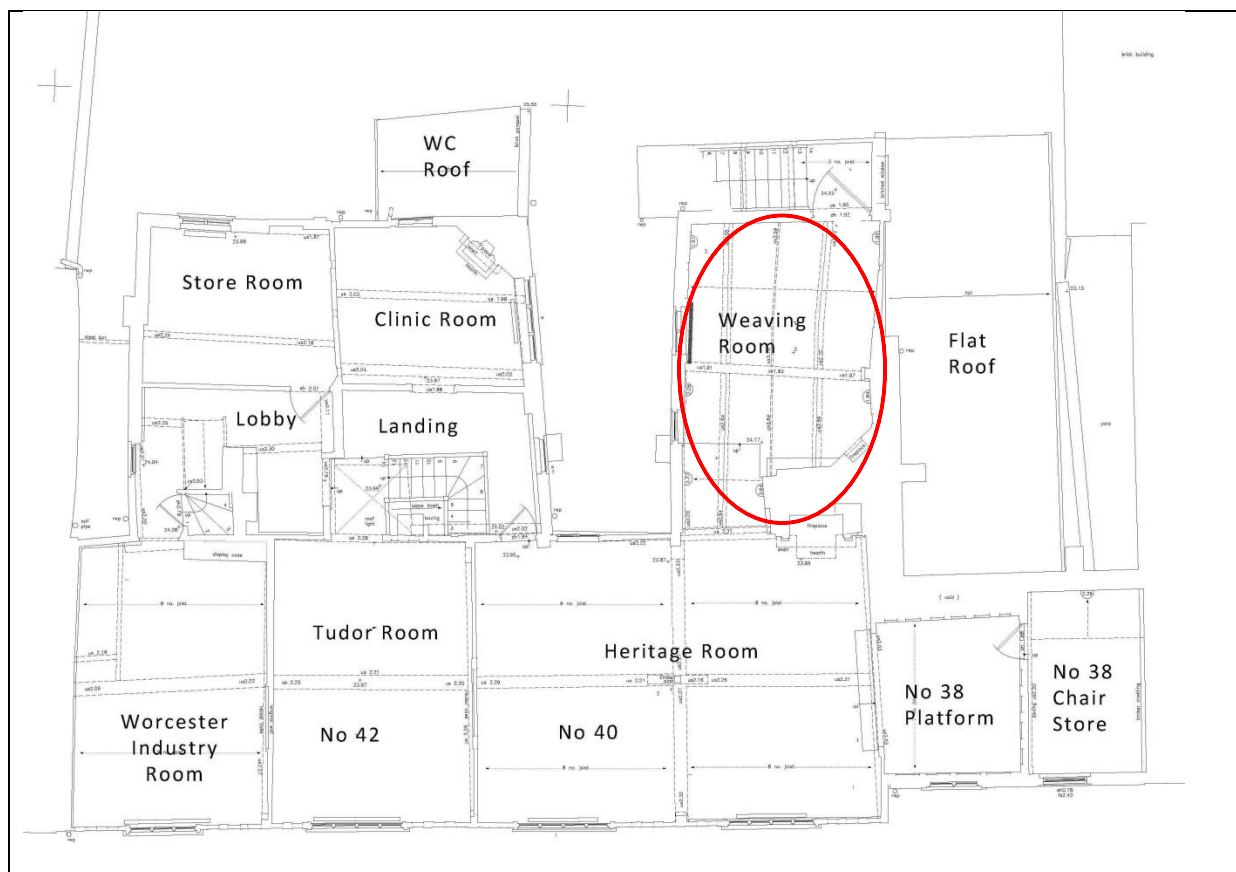
C17 fire surround/ trefoil foliated heads



C17 fire surround heavily painted black

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings C17 fire surround heavily painted black Early C19 casement 2/4 glazed window Elm floorboards 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Early C20 Left hand front casement window has original catches Opening to No 38 platform Rococo Wall Radiators c1916 Ceiling supported by pillow post Replacement Floorboards 	Later phasing but important to evolution of the building
UNKNOWN		
LOW	<ul style="list-style-type: none"> Lighting 	Detracts

No 40 Weaving Room



No 40 Weaving Room FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 40 Weaving Room

Weaving Room possibly former C17 weavers workshop, then in use C18 Cross Keys Tavern, then adapted as 'Ante room' to 'Meeting room' in 1910 with a separate stair access. From 'Heritage room' a step up where there once was a staircase from the Tavern. [Evidence 1910 Plans [See 4.2]

Floor; wide elm floorboards. South wall rebuilt. Two casement leaded windows c1910; Ideal Radiator 'national one columns' 1907-1911; rear west wall [towards car park] Gable end rebuilt timber framing from 1910 with x4 fixed leaded lights; from 1910. Room access via a decorative 1910 door with original door furniture to external 1910 staircase with handrails; narrow timber floorboards to landing. North wall; original timber framing; jowelled post under truss. Truss; clasped purlins and queen posts; evidence that there was a ceiling ; the mortice holes match the height of the ceiling at the room entrance; roof now exposed to rafters; boarded with probably 1910 match boarding. East wall; unusual reconfigured small corner fireplace with solid plaster wall surround; back of original brick chimney stack to side painted white.

Photos of No 40 Weaving Room



Wide elm floorboards/ Gable end rebuilt timber framing from 1910/ with x4 fixed leaded lights



Truss; clasped purlins and Queen posts/ceiling; mortice holes



Unusual reconfigured small corner fireplace



Back of original brick chimney stack



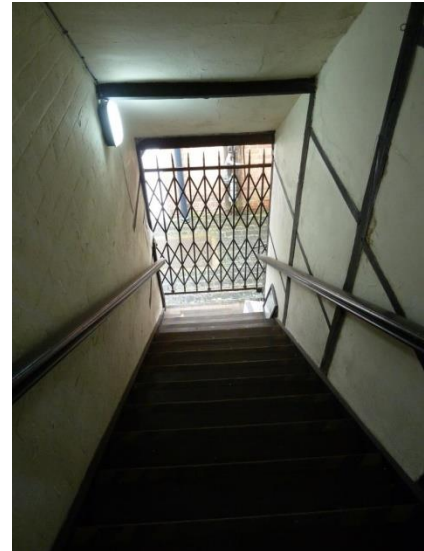
1910 door with original door furniture



1910 door with original door furniture



Casement leaded windows 1910



External 1910 staircase with handrails

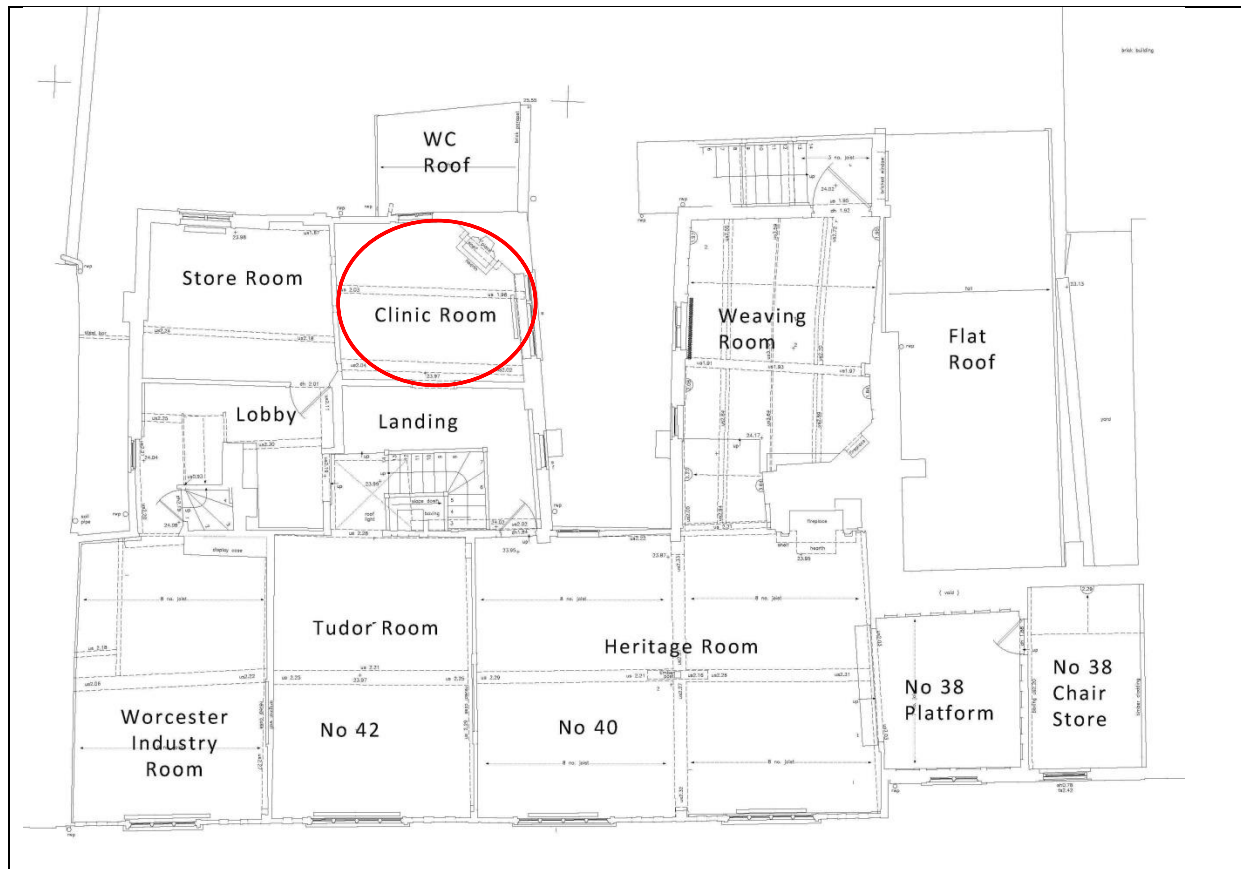


Gable end rebuilt timber framing from 1910



x4 fixed leaded lights; from 1910

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings Elm floorboards 1910 Gable end wall 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> 1910 casement windows X1 has original catches 1910 door with original door furniture Ideal Radiator 'national one columns' 1907-1911 	Later phasing but important to evolution of the building
UNKNOWN		
LOW	<ul style="list-style-type: none"> Lighting Signage on 1910 door/ board on end gable wall 	Detracts Detracts

No 42 Clinic Room

No 42 Clinic Room FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Clinic Room

Entered via landing via a 21st century door. Floor; wide elm boards; room lit by two windows. Window to rear overlooking yard; six light timber casement window with oak beam lintel having a top left-hand pane that opens; probably insertion in 1910 as this appears to be originally a door opening. To side passage; 1910 timber casement window to side wall with concrete lintel; Colonial wall radiators manufactured from 1906-1911 by American Radiator Company below. Corner C19 cast iron fireplace between window openings. [This may be original to building inserted in the C19 or added as part of the Museum exhibits] Wall to South; timber framing partition with Store Room; some timbering seen in West rear wall. Ceiling; lath & plaster with central beam; one end resting or inserted into top of window frame that overlooks the passage.

Photos of No 42 Clinic Room

Floor; wide Elm boards. Room lit by two windows



Wall to South; timber framing partition.



Corner C19 cast iron Fireplace



Six light timber casement/former door opening



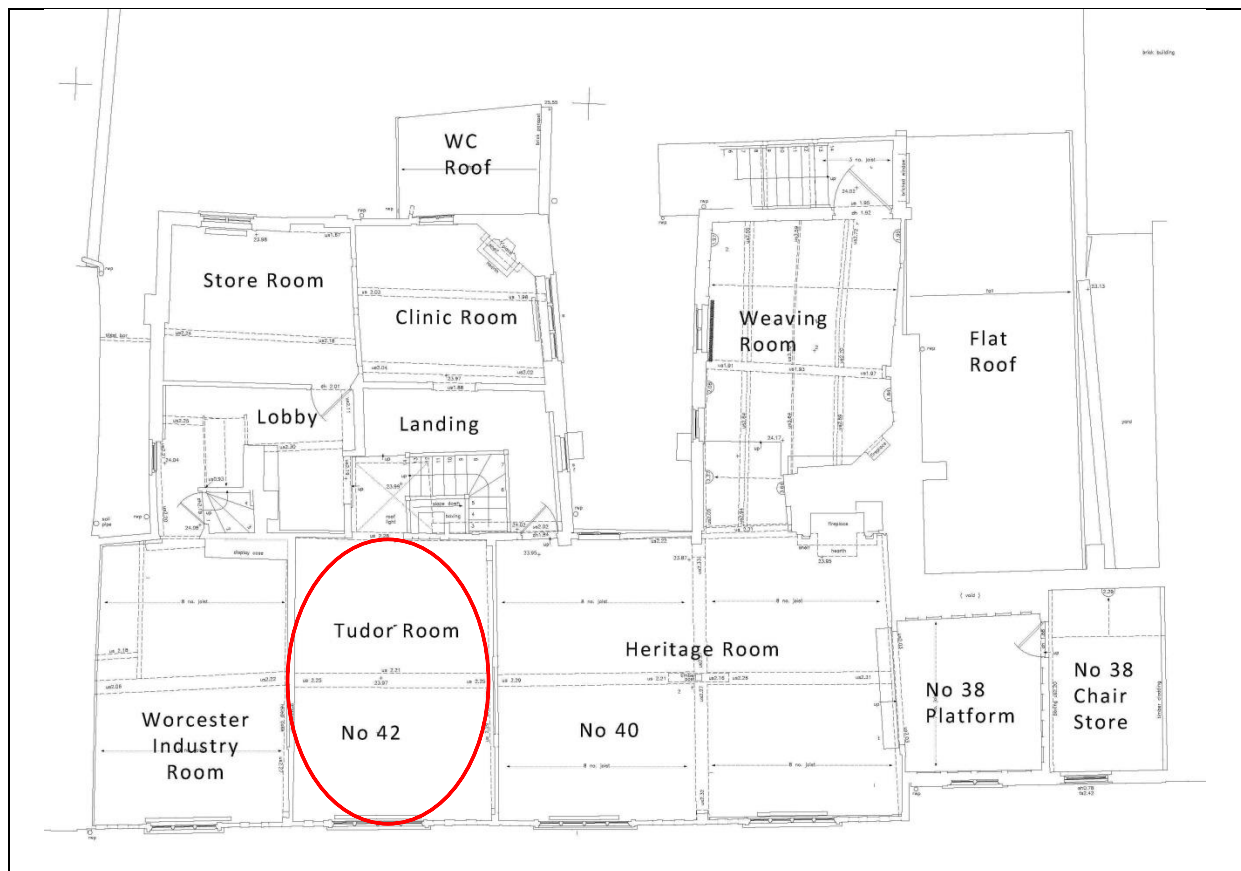
Colonial wall radiator 1906-1911



1910 timber casement window/ceiling beam

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and ceilings Elm floorboards 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> 1910 casement windows X2 C19 fireplace Colonial wall radiators manufactured from 1906-1911 by American Radiator Company 	Later phasing but important to evolution of the building
UNKNOWN		
LOW	<ul style="list-style-type: none"> C21 door 	Detracts

No 42 Tudor Room



No 42 Tudor Room FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Tudor Room [Limitation by position of bed and building work]

Landing leads to opening on North wall that possibly was where a fireplace opening once connected to the former chimney stack; to right a former door head in wall. Narrow floorboards suggesting replaced in C19. Front wall east; narrow timber of jetty; 8-light mullion and transom leaded-light casements window; Rococo Wall Radiator 1916. [See Appendix ii] South wall; timber framed and brace with jowled posts. North wall has a framed box inserted c1910 for viewing C16 wattle & daub panel. South wall has carpenters race marks "*Carpenters marks, use to number the components of a frame so that the joints could be reassembled on site, Are commonly scene on roof trusses and wall frames. They are sometimes seen on rafters and Floor Joists. In roof Trusses the practise continued through the 19th century. Early carpenter's marks tend to be bold and sweeping in character and were incised with a race knife. By the 17th century they tended to be more carefully formed using a chisel or gouge. In the 1700s and 1800s, marks were small and quite deeply cut with a chisel*" [Ref English Heritage, Practical Building Conservation Timber p 124]

This room is best known for its fine early C17 decorative plaster ceiling; early C17 moulded plaster work, design based on flowing curved ribs enclosing prancing horse, fleur-de-lys and rosette motifs, and central beam with running vine pattern in relief. Ceiling had a paint analysis undertaken in November 2018 by C. Hassell of London and renovations were undertaken recently by Hayes & Howe Ltd, Bristol. The analysis results showed the ceiling was partially cleaned in the mid or later C19. Early paints were all distempers, where the plaster was cleaned less vigorously there was some original decoration. The ceiling was painted at least 17 times and was only ever painted in monochrome. [Hassell, C Historic Building paint Analysis Nov 2018 Report No C208]

Photos of No 42 Tudor Room

Landing leads to opening on North wall/Jowl post in corner/ to right a former door head



Front wall narrow timbers; 8-light mullion and transom leaded-light casements/ Rococo radiator



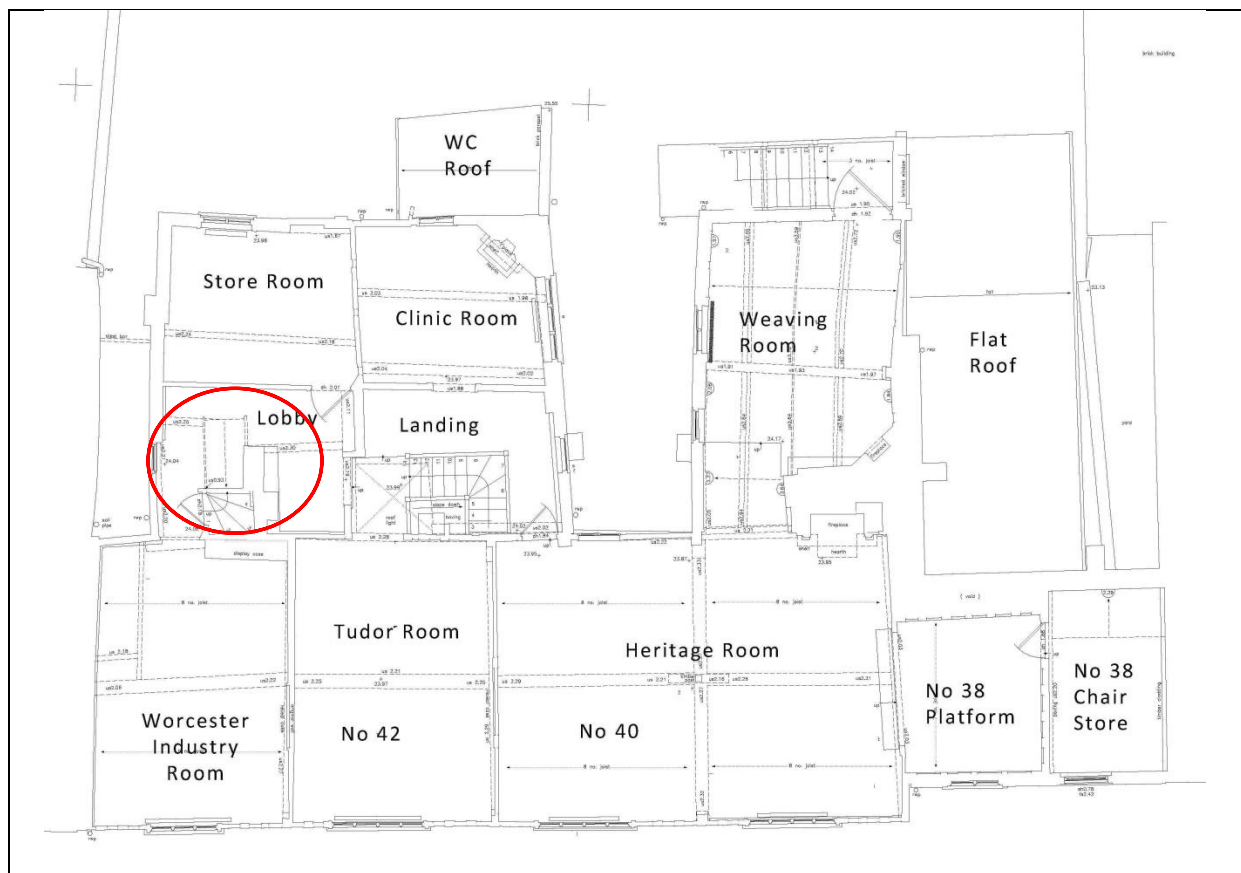
Fine early C17 decorative plaster ceiling/ prancing horse, fleur-de-lys and rosette motifs



South wall has carpenters race marks.

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls and C17 ceiling 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> 1910 casement windows X1 Rococo Wall Radiators 1916 	Later phasing but important to evolution of the building
UNKNOWN		
LOW		

No 42 Lobby



No 42 Lobby FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Lobby

Two pine timber steps lead to a lobby/ corridor area probably created in 1910 within **Gable Wing 3**; pine floorboards, with access to the Store Room in Gable Wing 3; false walling. The chimney stack has been boarded off with false walling/render and has display boards. The corridor leads around to the C17/C18 stairs to the Attic Rooms within Gable Wing 3; the underneath of these stairs are visible in the lobby area, and leads to the Worcester Industry Room [Former Scroll Room] and is lit by a single fixed 4/4 C19 window that looks out to the passageway; lime plastered wall, with adjoining No 44.

Photos No 42 Lobby

Pine floorboards, with access to the Store Room/ chimney stack has been boarded off with false stud walling



C17/C18 stairs to the Attic Rooms within gable wing 3/ underneath of these stairs are visible



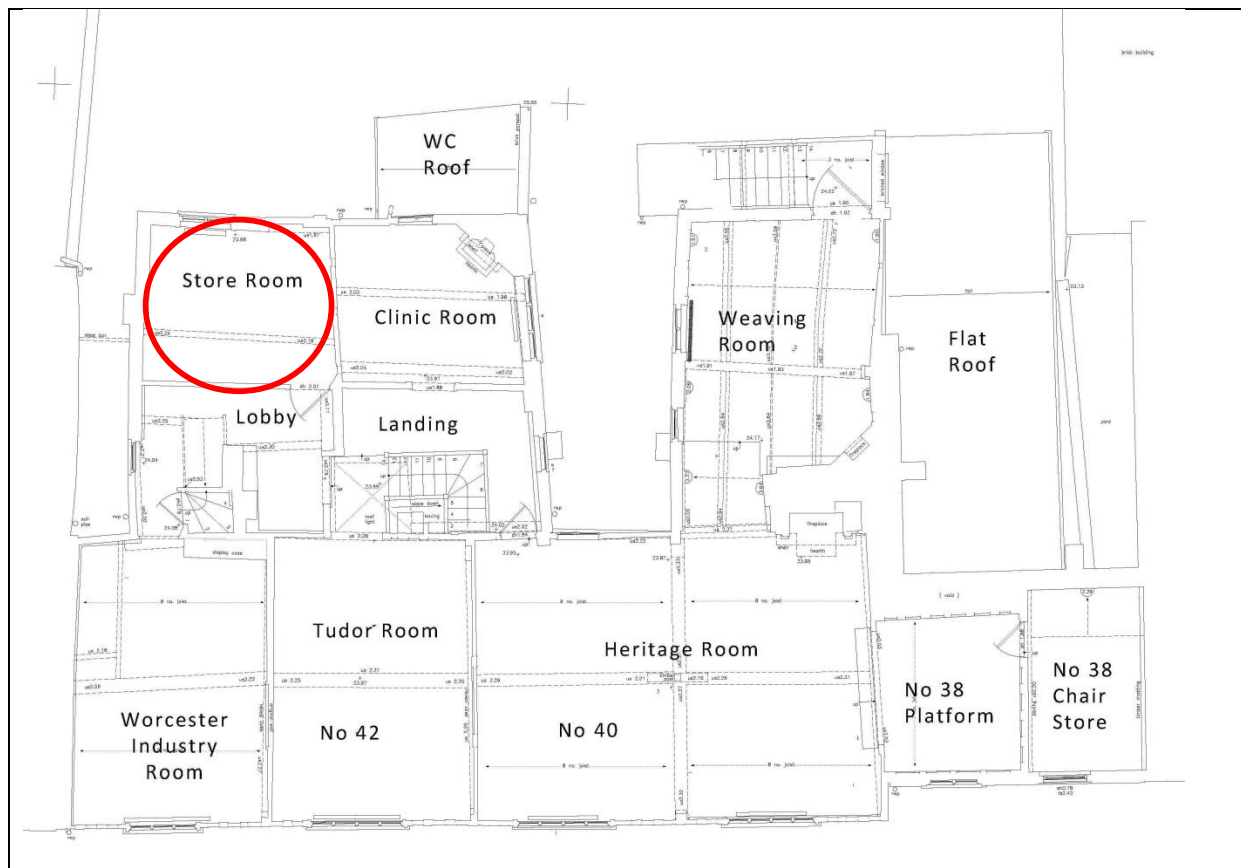
C17/C18 stairs to the Attic Rooms



Fixed 4/4 C19 window/Lime plaster

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls C17 staircase C19 fixed window and Lime plaster to south wall 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Pine floorboards 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> False walling hiding chimney stack 	Limitation
LOW	<ul style="list-style-type: none"> False walling to Store Room 	Not architectural merit

No 42 Store Room



No 42 Store Room FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Store Room [Limitation due to items stored in room]

Floor; wide boards; walls some timber framing visible; south wall timber framed detail with a cut off timber; a cement rendered blocked door opening with ventilation; timber mullion and transom C20 casement window. Ceiling; beam and lath and plaster.

Photos No 42 Store Room

Cement rendered blocked door opening with ventilation/ C20 window



South wall timber framed detail



Blocked door opening



Internal Pipework/ Timber framed wall to south

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls 	GDII* Listed Building. Original Architectural features.
MEDIUM		Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> Further investigation 	Limitation
LOW	<ul style="list-style-type: none"> Internal Pipework 	Not architectural merit Detracts

No 42 Worcester Industry Room



No 42 Worcester Industry Room FOS-759_3 First Floor Plan Annotated RDA

Written description No 42 Worcester Industry Room

Entry via open doorway, this was originally a door way; evidence iron pintel on vertical timber. This West wall mostly covered in 1970s timber panelling and cupboard. Floor; narrow pine timber floorboards. South wall to No 44; 1970s/80s false walling of mock brick work, insulation and timber panelling covering wattle & daub panels, some investigation and removal already carried out. North wall; similar treatment but with glazed panel installed in 1910 showing wattle & daub panel. Ceiling; central chamfered beam and close ceiling Joists. Front wall east; narrow timber of jetty; 8-light mullion and transom leaded-light casements window; 1916 Rococo radiator below. [See App ii]

Photos No 42 Worcester Industry Room



North wall with glazed panel installed in 1910 showing wattle & daub panel



South wall to No 44; 1970s/80s false walling of mock brick work



South wall to No 44; 1970s/80s false walling of mock brick work



c1910 showing wattle & daub panel/1970s/80s false walling



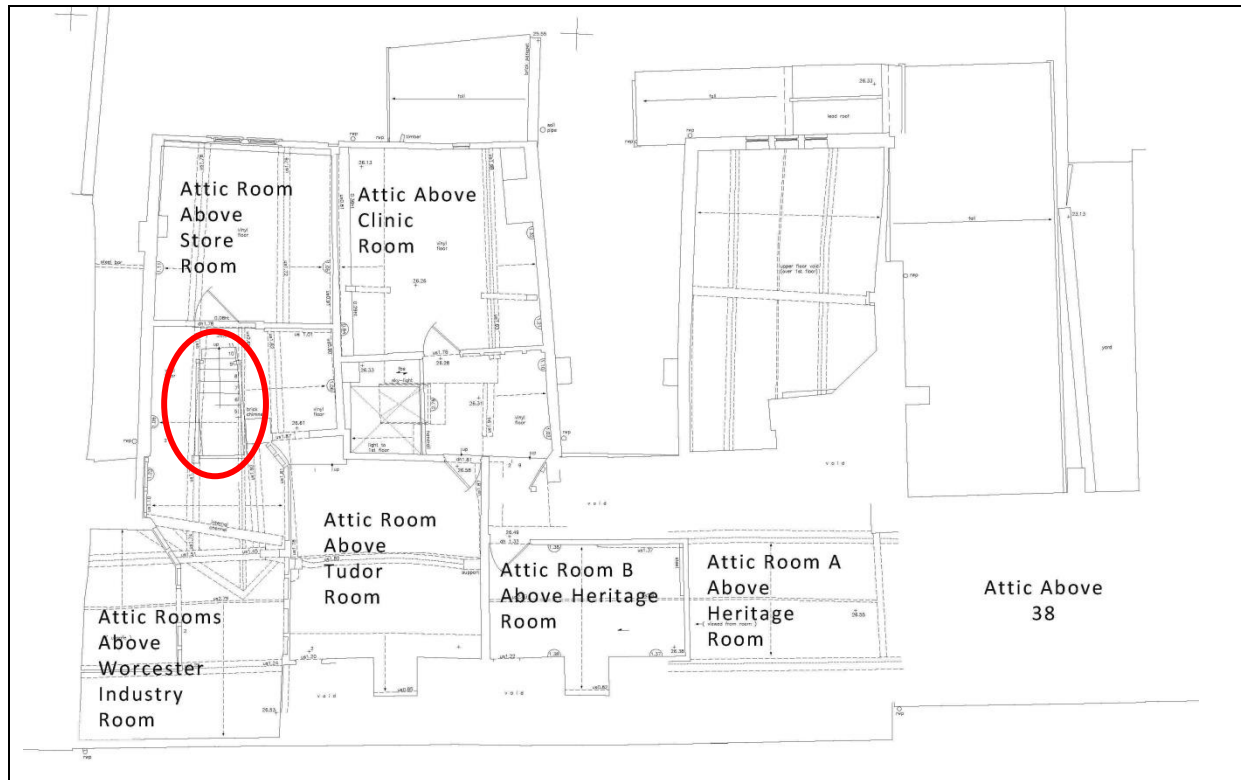
Entry via open doorway/1970s timber panelling and cupboard



1916 Rococo radiator below window

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> 1916 Rococo radiator 8-light mullion and transom leaded-light casements window 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> Further investigation 1970s/80s false walling of mock brick work 	Limitation
LOW	<ul style="list-style-type: none"> 1970s/80s false walling of mock brick work 	Not architectural merit Detracts

5.5.4 SECOND FLOOR ATTIC ROOMS:



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Summary

The roof structure is frequently one of the least altered parts of an old building and may provide valuable clues about its history. Generally these range from smoke blackened timbers where a medieval open hall preceded a chimney, to remnants of early painted decoration and evidence of smoke bays or louvres. The exposed timbers in the attic/ roof area of No 40-42 are stained timbers, in the first attic space above the 'heritage room' some of the infill panels are also soot stained. As this was not an open hall and there is no evidence of smoke bays this could be the result of smoke damage due to the fire in numbers 36/38 in 1840 or from sulphur oxides from coal fire fumes depositing acids on the surface of the timbers; or by water ingress staining, however all of the damage caused by these events are historical and the timber is now stable and does not require treatment.

Written description Stairs to Second Floor

Entrance via battened door with H hinges possibly circa 1658. This is the only remaining entrance to attic spaces above the museum rooms. H hinges were common especially in the second half of the C17 and early C18. *"They were normally used for lighter internal doors and cupboard doors as they are not robust enough for heavy external doors. Many are beautifully finished with tiny chamfers but often they have been painted over and such detail is concealed. During the course of the 18th century the decorative ends are lost and the plain H hinge becomes the ubiquitous form."* [Hall, L Period House Fixtures & Fittings 1300-1900 p.53.] The staircase; 10 risers to gallery landing; staircase wall; majority lath and plaster/ part plank boarded. Gallery landing with an exposed brick chimney stack; cement pointed.

Gallery landing has a balustrade; newel post with plain square rails with timber handrail likely to be from the 1910 renovations; this area is within the rear **Gable/Wing 3** with access to attic room above store room.

Photos Stairs to Second Floor



Battened door with H hinges



H hinges possibly circa 1658



The staircase; 10 risers to gallery landing



Gallery landing/ balustrade; newel post with plain square rails



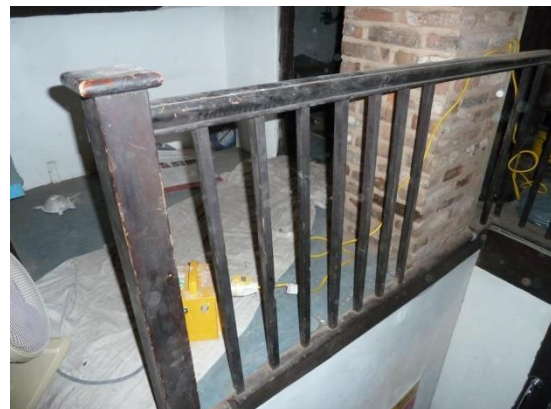
Exposed brick chimney stack; cement pointed.



Access to attic room above store room.



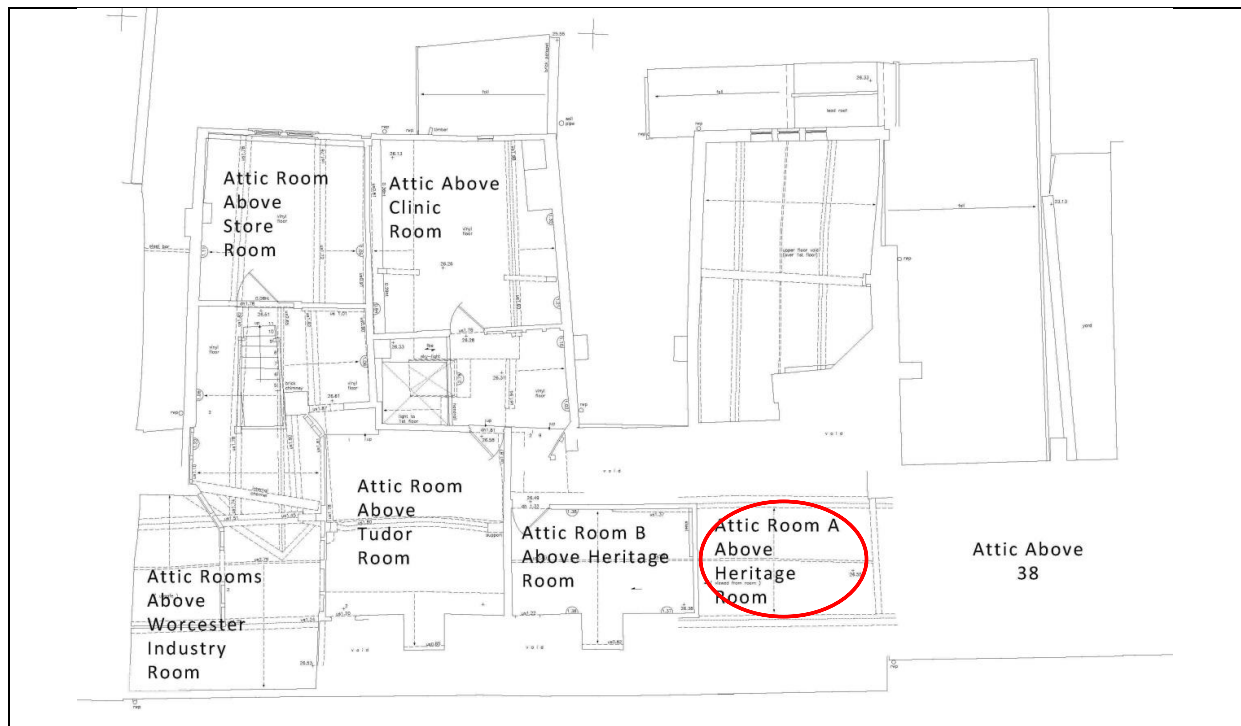
Area is within the rear Gable/Wing 3



Exposed brick chimney stack/balustrade

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts H hinges possibly circa 1658 on battened door 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Gallery landing/ balustrade 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW	<ul style="list-style-type: none"> Cement pointing. lighting 	Not architectural merit Detracts

No 40 Attic Room A Above Heritage Room



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Written description No 40 Attic Room A Above Heritage Room

This Attic Room A is only accessible through a void space under the eaves from landing area.[All other means of access staircases having been removed] . Floor; boarded. Steel RSJ repair at floor joist level south facing bay. Ceiling; exposed to eaves no ceiling or wall coverings to suggest a room space; trenched purlin roof with straight wind braces; tiled roof with C20 felt. Timbers stained. Gable end; North bay adjoins number 38 with 3 queen struts. Gable end walls; panels infill with lath and plaster and brick to panels under eaves. South Bay ;queen strut frame has back of laths from attic space B and one panel plastered. A gable access door through small pine matchboard cupboard door to the Weaving Room Wing/Gable 1 now open to rafters.

Photos No 40 Attic Room A Above Heritage Room



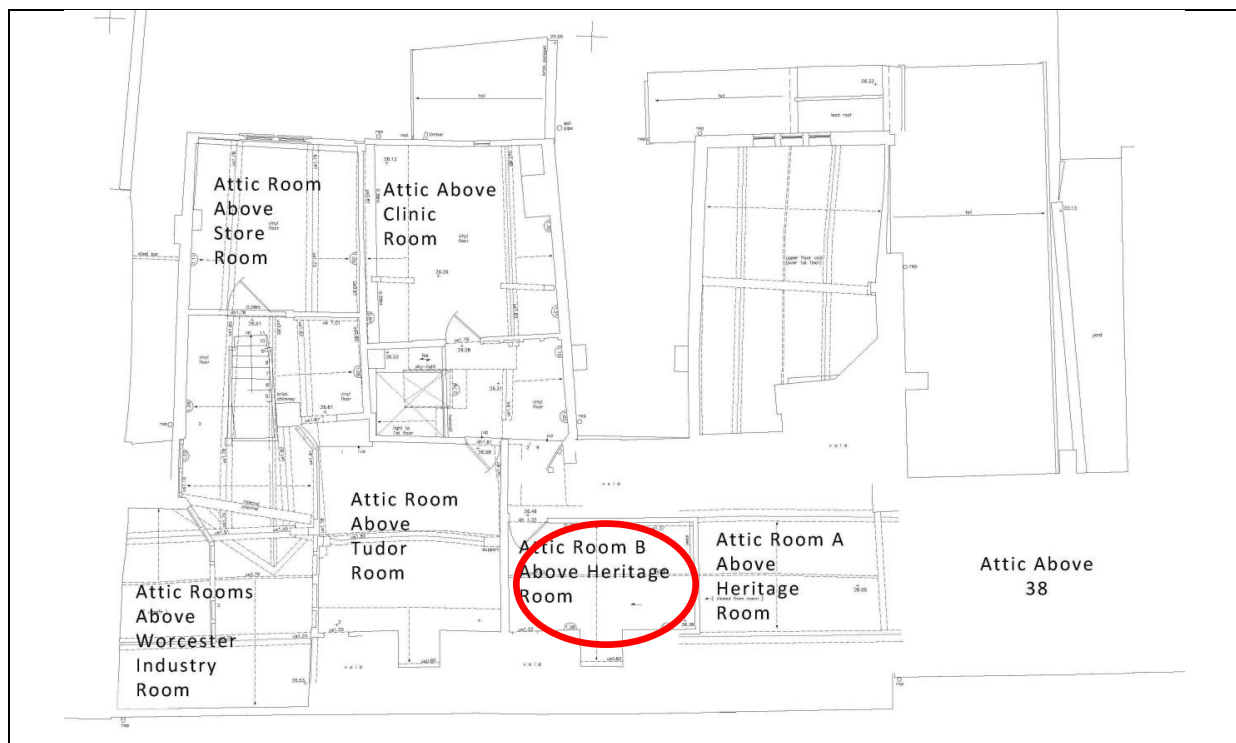
Ceiling; exposed to eaves/ timbers stained.



South Bay ;queen strut/ laths from attic space B and one panel plastered

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts 	GDII* Listed Building. Original Architectural features.
MEDIUM		
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW		

No 40 Attic Room B Above Heritage Room



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Written description No 40 Attic Room B Above Heritage Room

Attic room entered from landing passage. Door; has fielded panels three outer face with battens to inner face; small T hinges, it has been widened/alterd with battens. A type of door which became very popular in the late C17 early C18 century; further investigation needed as detailed investigations outside the scope of this report. [Hall ,L Period House Fixtures & Fittings 1300-1900 p39] This attic space is above 'heritage room'. Under tiled and felted roof with boarded flooring; lath and plaster wall coverings. The lath and plaster has been removed above purlin level and from ceiling joists. The lining of this attic space indicates it would have been garret accommodation. *"Garrets were used for storage, for sleeping, or for domestic industry"* [Brunskill FRW, Traditional

Buildings of Britain p110]

Oak lathes in the lining suggests an early date of possibly C17 or early C18 [a recent observation hole has been opened in North wall and lathes removed]. The recesses are still in evidence for two former dormer windows; openings removed between 1950-1970; lath and plaster walls have evidence of yellow ochre lime or paint covering. Roof; stainless steel reinforcing plates on front elevation rafter, and RSJ to North facing partition at floor level. Strip lighting and exposed electric cabling on timbers.

Photos No 40 Attic Room B Above Heritage Room



Recent observation hole has been opened in North wall/ Strip lighting and exposed electric cabling



Lath and plaster walls have evidence of yellow ochre lime or paint



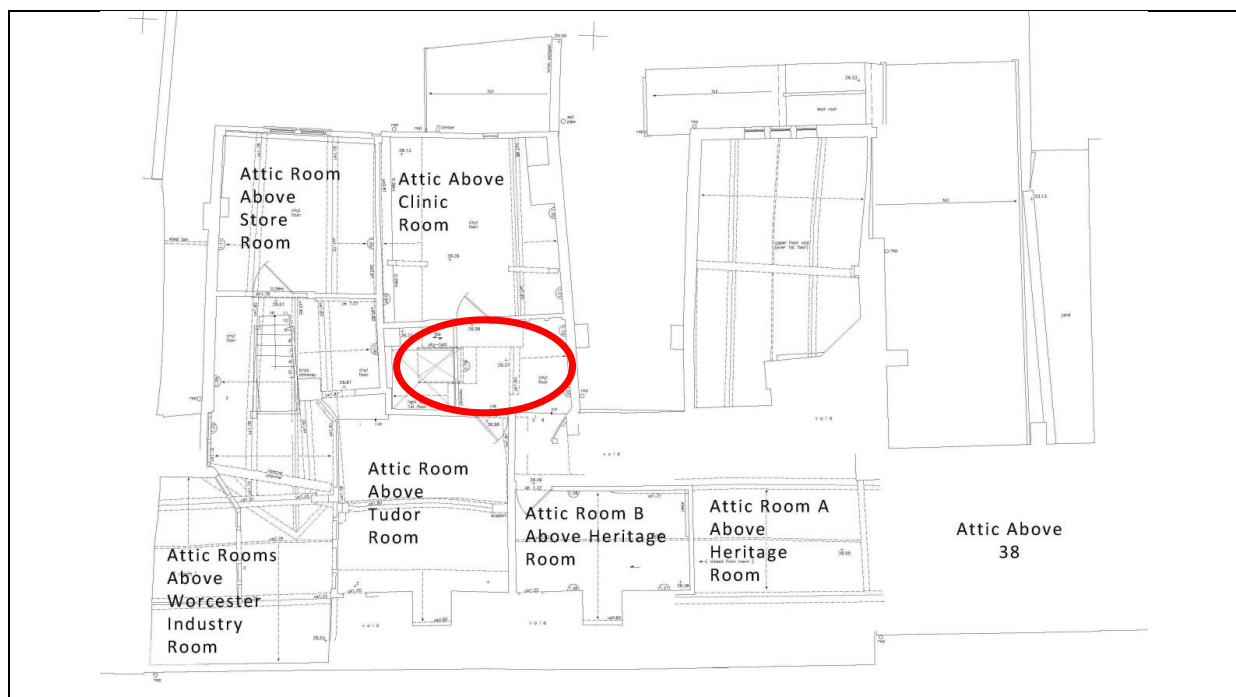
Door ; with plank in battens to inner face ; small T hinges,



Door ; has fielded panels three outer face

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts Door ; has fielded panels C17/C18 	GDII* Listed Building. Original Architectural features.
MEDIUM		
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW	<ul style="list-style-type: none"> Strip lighting and exposed electric cabling 	Detracts

Landing Area [Only accessible from attic room above Tudor room]



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Written description Landing Area

Gallery landing with balcony/balustrade; lit by skylight; lath and plaster ceiling. Balustrade overlooking opening to 1st floor below; plain square rails with handrail oak design suggests 1910 date. Created space when chimney stack removed and FF staircase inserted in 1910. Wall; C20 plaster. Landing leads to Attic Room above Clinic Room and Attic Room B above 'Heritage Room' and then 'Attic Room A'

Photos Landing Area

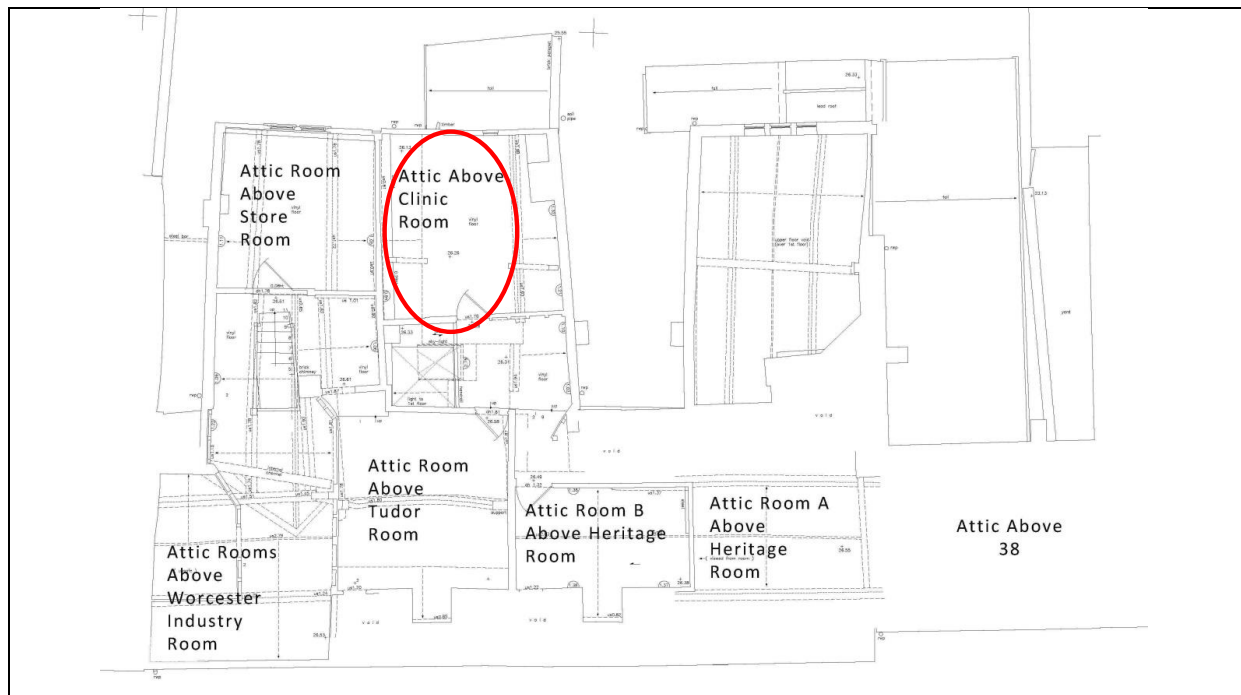


Gallery landing with balcony/balustrade



Lit by skylight; lath and plaster ceiling

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> Balustrade plain square rails with oak handrail Skylight 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW	<ul style="list-style-type: none"> Lighting 	Detracts

No 42 Attic Room Above Clinic Room

FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Attic Room Above Clinic Room

Entered via C19 matchboard ledged door with 3 wide boards; T hinges. Floor; lino. Ceiling; sloping eaves; upper cruck blades in centre of room [or curved principal rafters] Upper cruck truss (i.e. cruck with feet resting on a 1st floor ceiling beam) attached by wrought iron wall plates; exposed purlins. Chimney breast in corner; plastered. Single small square fixed window in brickwork of frame in gable end, with framed plastered panel below. Strip lighting attached to eaves and purlin. Limitation, room used as storage space.

Photos No 42 Attic Room Above Clinic Room

C19 door



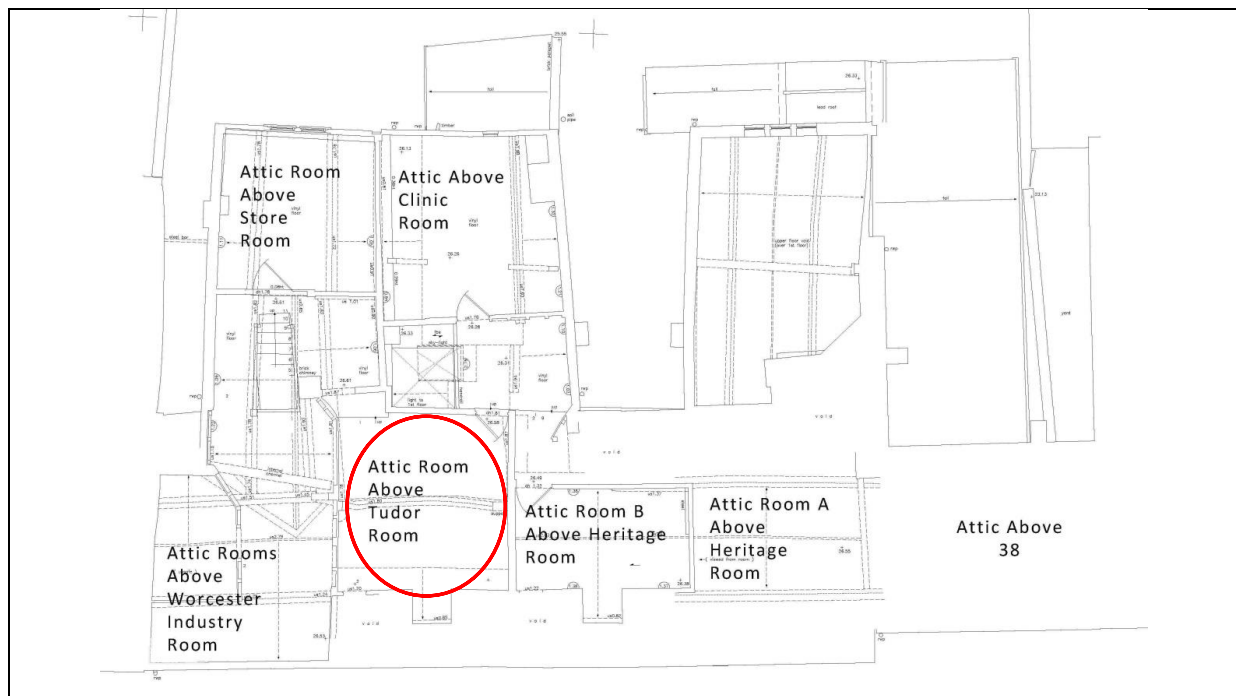
Ceiling ; sloping eaves; upper cruck blades



Upper cruck truss/ wrought iron wall plate

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts Upper Crucks 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> C19 door 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW	<ul style="list-style-type: none"> Strip lighting attached to eaves and purlin 	Detracts

No 42 Attic Room Above Tudor Room



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Attic Room Above Tudor Room

Entered from landing/ stairway passage and is now the only route to balcony area and access to other attic rooms. C19 matchboard ledged door with 4 plank boards; T hinges. Under tiled and felted roof. Lath and plaster has been removed above purlin Level from rafters to front elevation. Floor; elm boards. Central bridging beam rising off angled post. The lining of this attic space indicates it would have been garret accommodation. Oak lathes in the lining suggests an early date for use of space possibly in the C17 or early C18 and would have been a habitable room. Void area under front eaves with small doorway (Door now in attic B above heritage room against wall) and former dormer window recess blocked in. At time of survey room was undergoing renovation for decorative plaster ceiling below. **A raised gable on an overarching roof** is situated above this attic space and not visible or accessible, suggest needs further investigation.

Photos No 42 Attic Room Above Tudor Room



Lath and plaster has been removed above purlin level



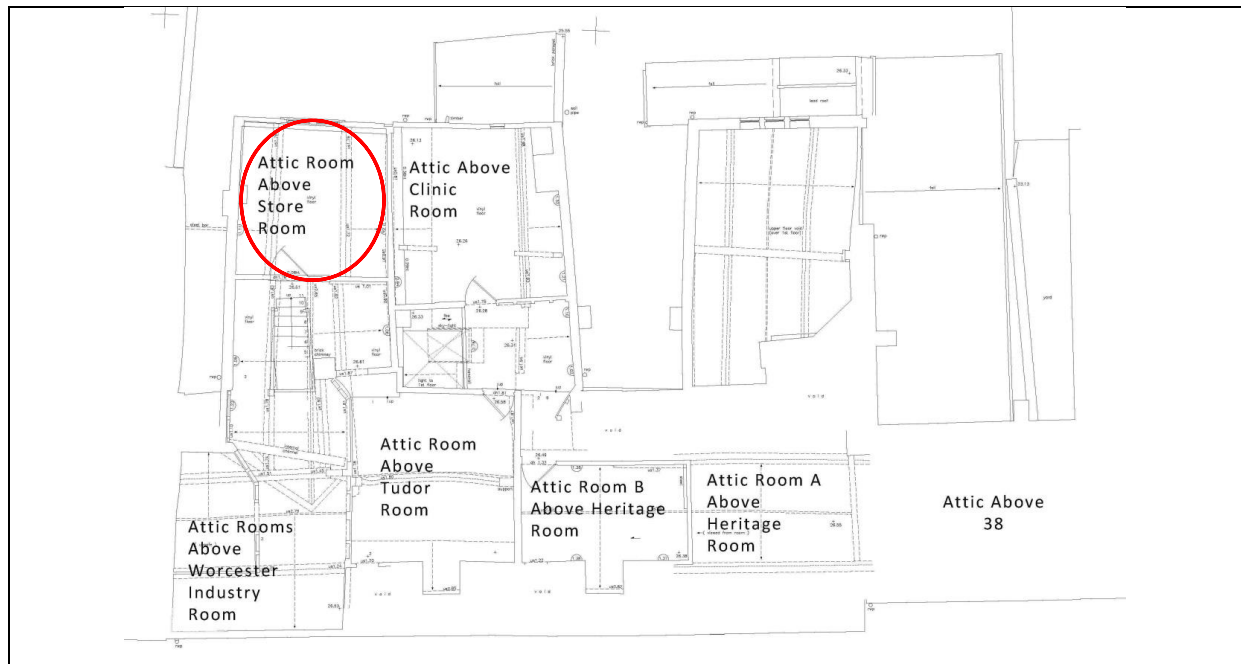
C19 matchboard ledged door/ Central bridging beam rising off angled post/ elm boards



Objects found under floor boards during restoration. Smoking and marbles!

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts Central bridging beam rising off angled post Raised gable on an overarching roof 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> C19 door 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW	<ul style="list-style-type: none"> Strip lighting attached to bridging beam 	Detracts

No 42 Attic Room Above Store Room



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Attic Room Above Store Room

Attic room is in rear **Wing/Gable 3** situated off staircase landing area. Door; C19 narrow boarded ledged door hung on side panel/plank, doorway inserted in roof truss with brick infill gable panels. Roof; common rafter roof; Ceiling; lath and plaster; purlins and wall plate visible; C20 casement fixed light side-by-side square glazed window inserted in gable timber frame. Floor; lino. Strip light on plaster ceiling.

Photos No 42 Attic Room Above Store Room



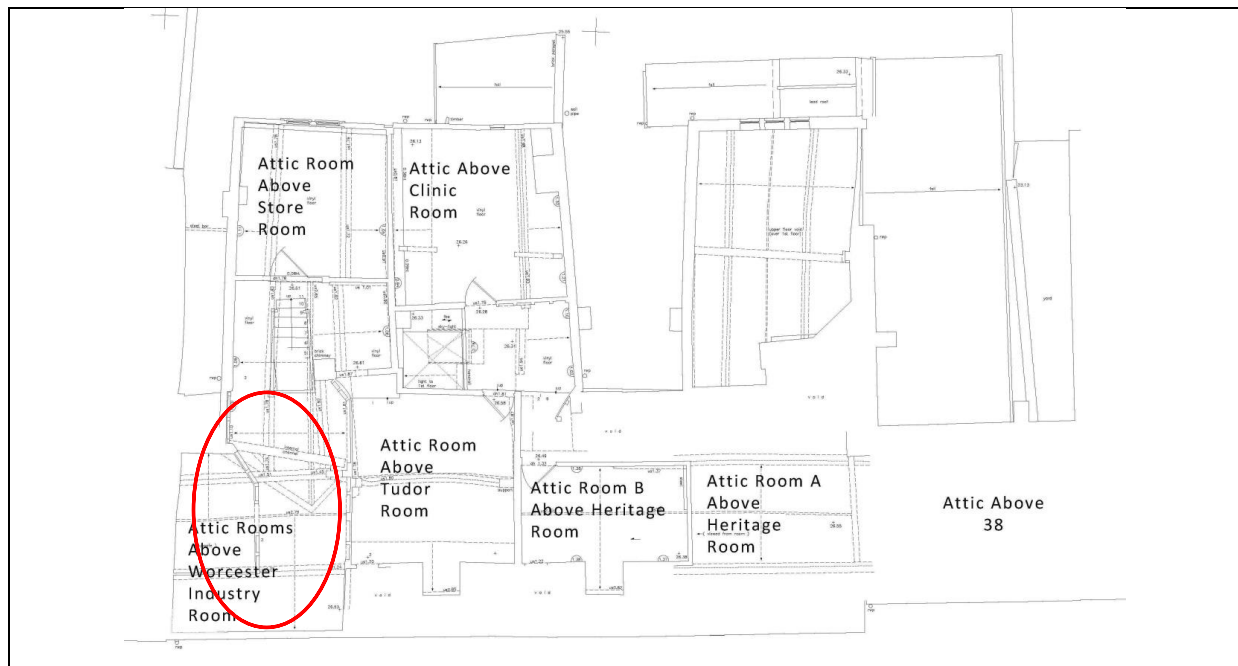
Door; C19 narrow boarded ledged door hung on side panel/plank/ inserted in roof truss.



C20 casement fixed light side-by-side

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> C19 door 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW	<ul style="list-style-type: none"> Strip lighting attached to ceiling C20 casement fixed light side-by-side 	Detracts

No 42 Attic Room Above Worcester Industry Room



FOS-759_4 Second Floor Plan Annotated RDA [Courtesy Foster Surveys Land & Building Surveys]

No 42 Attic Room Above Worcester Industry Room [further investigation-access limitations]

Attic Room above Worcester Industry Room is composed of open roof area behind stairwell, it is exposed to eaves, with no ceiling or plaster coverings. Blackened timbers throughout; rafters from main range are visible, sitting on wall purlin, without frame or supporting wall beneath. Area is a mix of wind braces, ties, a samson post and pillow supporting purlin of wing and bridging beam; some recent light timber restraints run from chimney stack to purlin. Wall frame of adjacent attic space above 'Tudor Room' to north with back of laths visible; against south gable is separate partitioned smaller space which is boarded and the interior is plaster on laths; and has ceiling. Queen struts bay/gable of main range.

Photos No 42 Attic Room Above Worcester Industry Room

Open roof area behind stairwell



Rafters from main range are visible, sitting on wall purlin



South gable is separate partitioned smaller space



Blackened timbers throughout

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural roof parts 	GDII* Listed Building. Original Architectural features.
MEDIUM		Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> General Further investigation 	Limitation
LOW		

6 Summary Assessment of Significance Tudor House Musuem

6.1 Background to Assessments of Significance

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Definition of Significance

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 [Conservation Principles](#), English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values. [Ref Conservation Principles English Heritage/Historic England p21]

The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration:

- **Evidential value:** *the potential of a place to yield evidence about past human activity*
Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.
- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*

• **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management.....Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.*

• **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memoryCommunal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Conservation Principles English Heritage 2008]

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

6.2 Statement of Significance

The evidential value and architectural value and setting is of a high significance, Tudor House Museum being one of the buildings that are particularly important buildings of more than special interest; (*5.5% of listed buildings) in England, reflecting it's designated Grade II* status. Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. The protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. [See 2.3] No 38-42 has some evidential value yielding evidence of past human activity for over 475 years as weavers/ merchants houses/ a brewhouse, tavern, bakery and coffee house, meeting rooms under Richard Cadburys, [3rd son of the Richard Cadbury of the Cadbury Brothers chocolate factory in Bournville, Birmingham,] ownership, followed by a clinic, education officers ,dentist and finally later in the 20th century a folk museum and the 'Tudor House Museum' as it is today. The main buildings especially cellars and attic rooms yield high architectural evidence of the buildings earlier uses, needing perhaps further investigations, along with a good evidential example of a 17th century ceiling on the first floor in the Tudor room. Many of the former outbuildings and gable wings were lost in the mid-twentieth Century with the development of the multi-storey car park and the rear elevations reflect this as remnants of former 16th century 17th century gable wings. Much of Yeates and Jones's 1910 -1913 new buildings instructed by Richard Cadbury were also lost to the car park but a toilet block and external staircase

remain and are a reminder of this phase of the buildings evolution. It was during this time that the main building underwent a major internal reconfiguration and changes to external fenestration and shop front, having been formally three dwellings, and later including no 38 as a fourth, and was opened up as one building. Although complex to architecturally analyse the changes to the buildings can still be read architecturally as principally three dwellings with attached building at 38, however only one second floor staircase remains from the 17th century 18th century and the principal stairs constructed in 1910 serves the four former dwellings and was part of these major alterations. It was also during this time major alterations were undertaken to the two central stone chimney stacks to number 42 involving the construction of this principal staircase. A fine set of architecturally significant rare early 20th century radiators remain in most rooms to ground floor and first floor manufactured by the American Radiator Company as Richard Cadbury proudly proclaimed the building was centrally heated.

Historical Association value largely lies with the connection to the 17th century weavers in the form of the evidential inventories from the 17th century, the many publicans who resided and worked at The Cross Keys Tavern until 1909 and more famously the buildings connection to Richard Cadbury, 3rd son of the Richard Cadbury who, together with his brother George, founded the Cadbury Brothers chocolate factory in Bournville, Birmingham, a Quaker and member of the Temperance Movement who sought to better the lives of the poorer people of Worcester in the early 20th century. Although his time in ownership of 38-40 and 42 was short-lived he and his architects Yeates & Jones of Worcester undertook the most radical changes that 38-40 and 42 had seen in its history and evolution in 1910. There are further historical associations to when the building was used as a school clinic and dentist and education offices but not many historical illustrative or associated evidence of these past uses are evident. There are recent associations and historical value over the 50 years that the building has been used as a community Museum, it is this use that has the most communal value.

7. Conservation Statement & Further Investigation Advice

Exterior Elevations

Front elevation: The front elevation of the Tudor House Museum has strong evidential, historical and aesthetic values, such as the array of carpenters marks in Roman numerals produced with a race knife, to the clues of elements that are now gone, such as mortice holes for oriel windows. These could easily be degraded by redecoration of the black paint, which would obscure these features or by insensitive repairs. On-going maintenance is very important such as ensuring that all ventilation grills at stall riser level are kept open and unblocked as these are important ventilation for all cellars.

Rear elevations: The rear elevation holds important evidential and historical value as a record of the evolution and past uses and an insight into the different periods of building and adaptation. This would be diminished by removal or replacement of these parts during renovation. They also hold an aesthetic value, often overlooked at the rear of buildings, this has developed fortuitously over time, as the result of a succession of responses within a cultural framework. They include the relationship of this vernacular building and structures and their materials to their setting, which has a harmonious quality in the juxtaposition of vernacular elements. It is therefore important that any future repairs are sympathetic to this character and that the use of conservation materials is paramount. Inappropriate hard cement pointing and render has been used to the detriment of the building fabric in the past and although this is pervasive, it can be remedied by any future repairs with lime mortar. The flat roof extension is not of architectural merit and is utilitarian with no aesthetic consideration for the impact on the rest of the building. The shiplap cladding at the back of this extension detracts from the architectural merit of the rest of the building, as does plastic guttering and down pipes and external plastic lighting. This is not appropriate for a grade II* listed building and amending this could be looked at. There is detritus in some areas, especially in the side passageway, which detracts from the architectural elements of this important evidential area of the building.

Interiors

Number 38: Elements of number 38 are in poor repair, the shed area and fire door are of low architectural merit and the strip lighting detracts and has no architectural merit. On the 1st floor windows to the front are covered with stacked chairs and at risk of damage; recommended that using a chair storage system would alleviate this damage. The wall coverings in the chair storeroom has inappropriate plywood and the area would benefit from conservation repair to the plaster wall using appropriate conservation materials and methods, such as lime plaster

Number 40-42

The Tavern room: Possible further investigation needed under hard gypsum plaster on the walls; door to office of number 38 is not in keeping. Ideal Radiator 'national two columns' 1907-1911 radiator is significant. Conservation repair to the plastered walls should use appropriate conservation materials and methods, such as lime plaster. **Scullery:** Possible further investigation: false boarded walling detracts and has no architectural merit, Ideal Radiator 'national two columns'

1907-1911 radiator is significant. C21 door to room has no architectural merit and advise more suitable door is installed.

Cafe/ shop: Colonial Wall Radiators manufactured from 1906 [American Radiator Company Catalogue] radiators are of high evidential historical and aesthetic value, they have been importantly recognised by the CIBSE heritage group as significant features as the design/model was not carried on by the National Radiator Company that took over from the American Radiator Company so these are rare . Further investigation behind shop shelving if this is removed in the future. Conservation repair to the plastered walls should use appropriate conservation materials and methods, such as lime plaster. Hard cement pointing to chimney breast detrimental to stone arrises.

Kitchen: Further investigation under stairs is needed to fully understand the phasing of the stone chimney and chimney opening. Recess in fireplace has limitation due to lack of access due to shelving and appliances and would benefit from further investigation. Ideal Radiator 'national one column type' 1907-1911 radiator is a significant feature and should be retained if possible during any changes or updating to Kitchen. Conservation repair to the plastered walls should use appropriate conservation materials and methods, such as lime plaster. The WC door detracts and has no architectural merit; strip lighting on central beam detracts and has no architectural merit

First floor landing area: Former doorway to Tudor room might benefit from further investigation although this is difficult to analyse as a former doorway as in this position it would have been behind the chimney stack. Limitations, the carpeted floor requires further investigation. Two modern doors detract and have no architectural merit

Heritage room: Lighting has no architectural merit and is not appropriate for grade II* listed building alternatives could be investigated. 1916 Rococo radiators should be conserved and retained.

Weaving room : Further investigation needed for fireplace. Strip lighting on beam detracts and has no architectural merit not appropriate for grade II* listed building alternatives could be investigated if changes proposed.

Clinic Room: Colonial wall radiators manufactured from 1906-1911 by American Radiator Company, need care to conserve these, advised by CIBSE Heritage group they are rare survivors not made when American Radiator Company became the National Radiator Company. C21 door to room has no architectural merit and advise more suitable door is installed.

The Lobby Area: leading to the Worcester industry Room has undergone some changes in probably the 1970s with false stud walling and hard render hiding the chimney stack and a false stud wall dividing the area from the now store room. Further investigation might improve this area and be more sympathetic to the building. The C17 C18 staircase could be made more of a feature here. Care to be taken to conserve the lime plaster wall and small window to the south that overlooks passage with No 44.

The storeroom: It has a blocked doorway that needs further investigation. Difficult to look in detail as room full of storage materials. Lighting of no architectural merit not appropriate for grade II*listed building, alternative could be investigated.

Worcester Industry Room: Worcester industry room in lined with thin boarding of brick walling pattern needs further investigation. Conservation repair to the plastered walls should use appropriate conservation materials and methods, such as lime plaster. Panels on the reverse side of the south wall in No 44 have C17 wall paintings. Lighting no architectural merit not appropriate for grade II* listed building alternatives could be investigated.

Cellars: Further investigation would inform the evidential and historic significance and be able to support any future work in these areas, to lessen the impact on the historic fabric many elements are as important as the rest of the building structure.

There is substantial evidence of erosion and the steady even loss of material from the stone surfaces which has resulted in the softening of the arrises (where edge or corner formed at the external angle where two surfaces of a stone block meet) and granular disintegration in some areas, where there has been a breakdown of the stone into individual grains of stone, which is formed a very friable surface.

The positioning of pipe work for the boiler and the intervention of Fletton Brick pillars and walls distracts and is not of architecture merit. Adequate ventilation is needed.

Attic spaces: The whole attic needs further investigation; recording of elements to gain a greater understanding of phasing and history; it has evidential value with potential to yield evidence and understanding to help interpret the social history and evolution of the building. Due care should be taken that this is not diminished by removal or placement of elements as it has strong historical connexion to the buildings past it's people and aspects of their lives, as evidenced in the artefacts that have been found beneath the attic floorboards during renovation work for the decorative plaster ceiling below. No further removal of lathes and plaster should take place, unless structural repairs are necessary, and recording should take place. Important features, such as early 17th century and 18th century hinge on door to staircase are key elements to historical and evidential value as are other doors and door furniture. The brick chimney stack has inappropriate cement repointing of no architectural merit and not appropriate for grade II* listed building, this is now irreversible.

The cruck blades in room above clinic room would benefit from further investigation to their significance, limitations as room use for storage.

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Appendix i Stone in Cellars

A variety of locally quarried sandstones that were used on Worcester Cathedral were potentially used in the construction of the cellar walls and the chimney in 40-42 Friar Street

Highly sandstone

Highly sandstone also called Bromsgrove sandstone from the Halesowen formation named Highly sandstone because it was quarried in Highley just over the county border in Shropshire at Stanley Quarry, which was owned in the mediaeval period by the Worcester Diocese, it closed in 1839. It is generally a greenish grey and although it is a hard stone at outcrop it weathers poorly, much of it has been replaced on Worcester Cathedral.

Alveley stone (Red Hexton Stone)

A carboniferous sandstone from the Salop formation, it is Crimson to a dull brownish red and also chocolate, purple and lavender in colour. It was supplied by Hexton Quarry North of Arley who transported it down the river as building stone to locations along the River Severn including Worcester Cathedral.

Bromsgrove sandstone

Bromsgrove sandstone including Ombersley stone, Hadley stone and Holt stone (formerly the lower Keuper sandstone)

A hard building stone from the Sherwood sandstone group. Bromsgrove formation is the most widely used building stone in the Worcestershire area and was used as a building stone on Worcester Cathedral. It was quarried in the Ombersley area along the River Severn, although no quarries now operate, it is generally a pink, cream or a grey white stone.

Sources:

The building stones of Worcester Cathedral

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A Thousand Years of Building With Stone

<http://www.buildingstones.org.uk/search/nprn/site2944>

Appendix ii Radiators

There are three types of early C20 radiators found in Tudor House museum 38-42 Friar Street Worcester. They are all made by the American Radiator Company group, the 'Colonial wall stacking model' manufactured from 1906-1911, 'the Rococo wall radiators' circa 1916 model, an interconnecting design and the 'Ideal National One and two column' radiators that are a more free standing design.

It is advised these radiators should be kept as they are rare. They have heritage interest and the CIBSE heritage group Hon Secretary Geraldine O' Farrell, who is senior technical conservation advisor for Historic England, advised keeping them if possible. These radiators were no longer made by the time the company became the National Radiator Co. The Colonial could be stacked in any arrangement to suit the application.

Below some images taken during the Level 2 Building Recording Survey by RDA. It would be advisable to have some better photographs taken of each model to record them in more detail with better lighting and exhibits moved away.

For reference Radiators found in Tudor House Museum



American Radiator Company group, the 'Colonial wall stacking model' manufactured from 1906-1911



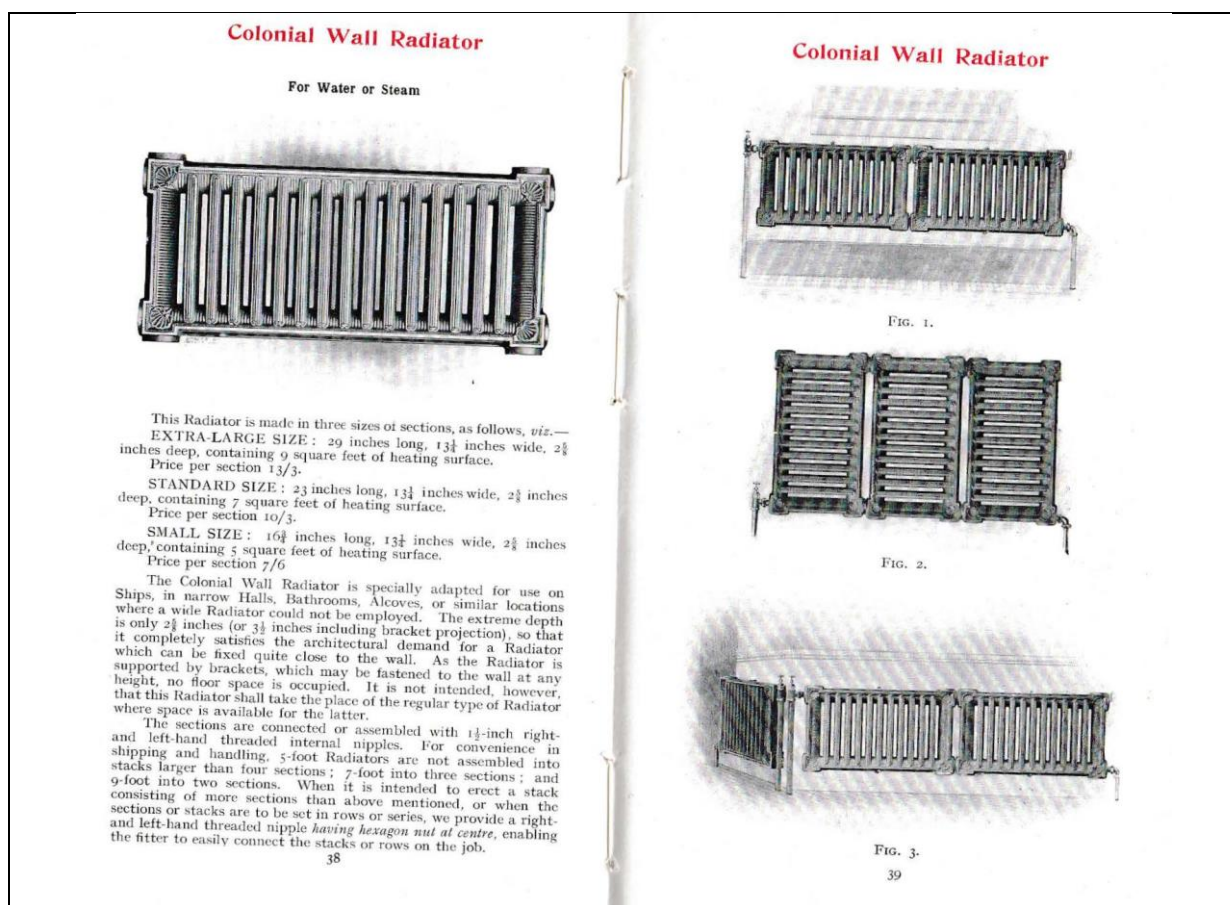
'Ideal National One column' radiator 1907-1911



American Radiator Company group, the 'Colonial wall stacking model' manufactured from 1906-1911



'the Rococo wall radiators' circa 1916 model



Colonial Wall Radiator 1906 Catalogue_Page_1

Ideal Radiators
DIRECTIONS FOR ORDERING.

When ordering Radiators, customers are requested to furnish the following details, *viz.*—

1. Full name and height of Radiator, and number of sections required.
2. Whether required for Hot Water or Steam; and if for Steam, whether for One or Two Pipe Work.
3. Full forwarding instructions, specifying, date whether for supply or return connection, size of fittings required, and whether for use on Hot Water or One or Two Pipe System work.
4. When Intermediate sections are ordered separately, endeavour to give date of arrival for Radiators, for which the same sections are wanted.
5. Regular goods should be ordered as far as possible, as special fittings and designs frequently cause delay.
6. For convenience in handling, customers should, so far as possible, avoid ordering Direct Radiators longer than 29 sections. Larger Radiators are liable to be damaged or broken in transport, and it is recommended that customers order these large radiators to be forwarded in halves.
7. In ordering, Careful or Corner Radiators, specify exact radius or angle of the section at the corner which the radiator is to be fixed, and show by sketch which end of radiator is for supply connection and which for return, as you face the inside of corner or angle.
8. For convenience in handling, Indirect Radiators will be shipped loose, unless otherwise specified. Customers should, when ordering, be particular to specify the size of stacks into which sections are intended to be built, so that necessary supply and return systems may be sent.
9. Orders should be arranged about the following date, in priority of these printed items will be forwarded to customers on application.

Date, Feb. 1, 1907.
 When Wanted, At once.
 Our Order No., 100
 By & to John Smith, Limited,
 Ship to John Smith,
 Via M. R.
 the following Radiators,
 No. of Sections, Height, Kind, Style, Tapped, Remarks.

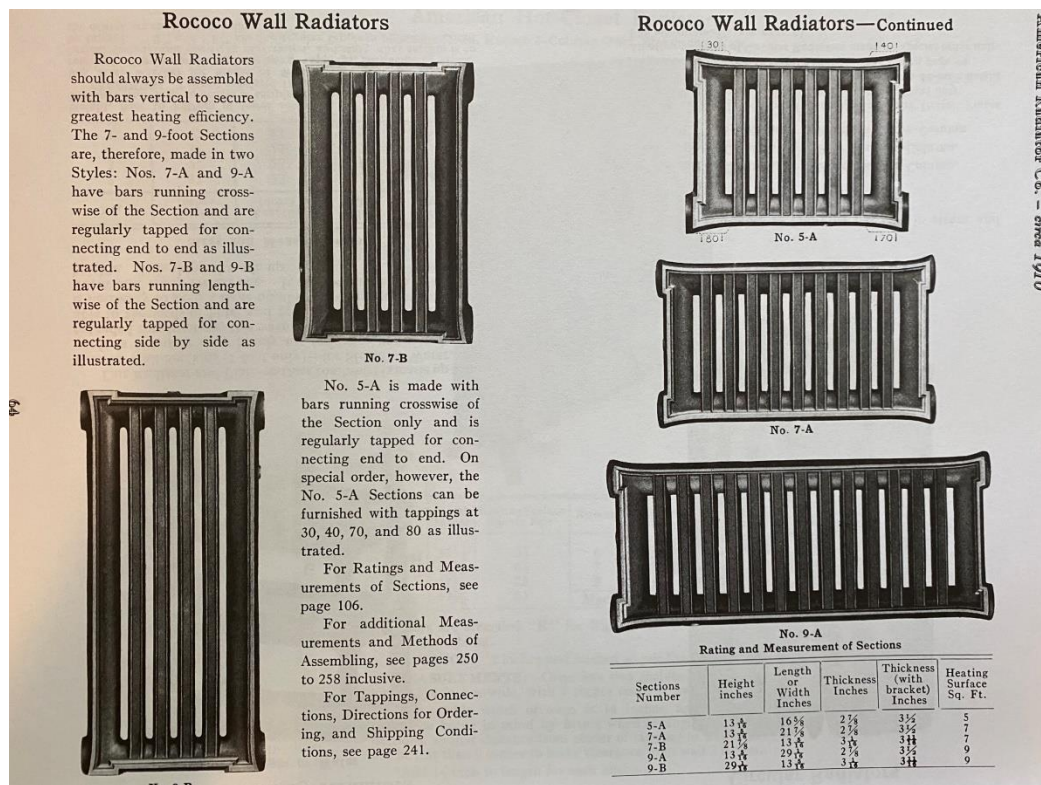
1	8	24	Water	Verona	Regular	
---	---	----	-------	--------	---------	--

 (Sign here)
 Note.—Unless otherwise ordered, all Radiators are supplied with legs; at bottom, but as all patterns which may be used for either Hot Water or Steam are fitted with a Screw Plug at top, they can be arranged for top supply connection, if desired.

National One Column Radiator
For Water or Steam

The National One Column Radiators are assembled with 1½-inch extra heavy slip nipples at top and bottom.
 Width of sections 4½ inches.
 Width of legs 5½ inches.
 Distance from floor to centre of bottom opening 48 inches.
 Distance from floor to centre of top opening: 38-inch height 11½ inches; 42-inch height 29½ inches; 46-inch height 24 inches; 49-inch height 21½ inches.
 Each Radiator is tapped 2 inches, and bushed in accordance with List, page 75, unless otherwise ordered.
 In estimating length of Radiator, allow half an inch for each bushing.
 For Price List, see page 11.

Ideal Radiator national one column Catalogue 1907



American Radiator Company Catalogue 1916

Ideal Boilers Ltd

- 1895 American Radiator Co. establishes one room UK sales office at 143 Queen Victoria Street, London. The business imports U.S. cast iron radiator equipment manufactured by American Radiator Co.

As sales increase the office is moved to 89/90 Shoe Lane, London with warehouse in Silvertown (east end of London).

- 1905 National Radiator Company formed in UK to establish a factory to manufacture cast iron radiators and boilers.

Hull is chosen as the site through the determination and support of Hull corporation. The site is on fields to the north west of existing buildings in Hull and the original postal address was 33 Chanterlands Ave. but the site is some way off that thoroughfare. The road on which the factory is situated is eventually named National Ave. and the access road and area is developed with housing.

Work starts on the factory site in March 1906 with the works corner stone dated 31/5/06. Manufacturing on the site commences with the first cast 20/12/06. Foundry, machine and enamelling shops are on site. A large two storey brick office block faces the road with a lawn and ponds. Peacocks are said to have been in this area outside the offices prior to WW1. The company purchases its own railway shunting engine (it survives until 1970, latterly as reserve to a diesel shunter) and steam traction engines are used for local transport.

The site has its own bore hole for water supply and 2 competing railways (North Eastern and Hull & Barnsley railway cos.) for supply of raw materials and shipment of finished goods.

Initially a cast iron radiator range is produced followed by U.S. design hot water and steam boilers.

1910 Head office and showroom now at 439/441 Oxford Street, London.

Radiator foundry is extended with further foundry extensions in 1911.

A wide range of accessories are available from the company to provide in modern parlance 'a one stop shop' for heating installations, e.g. valves, tanks, gauges, fittings, tools etc. The company issues manuals broadly on an annual basis, showing full information on the product ranges and these books include data to enable heating calculations to be made for system design.

Works events include sports days with prize giving by management. Later facilities are provided for tennis and bowling.

1914-8 Limited boiler and radiator production continued through WW1 with shells and munitions being supplied in quantity. Women are now part of workforce

1917 Foundry core room extension.

1920s UK designs replace the U.S. designs as it is realised that their size and appearance is a disadvantage in the UK market. The Cookanheat free standing stove combines a boiler providing hot water and heating together with a cooker all in one unit. It starts development of CH in lower cost properties.

The company uses motor cars for national sales representation together with steam lorries for local transport. A motor lorry is built as a travelling showroom with fully working heating system (A header tank can be extended above the lorry roof and steps allow the public to walk through).

[Source: Courtesy Paul Yennie History of Ideal Boilers Ltd via correspondence with RDA]

HER Number	Site Name	Record Type
WCM96460	38, 40, 42 Friar Street (Tudor House)	Building

Monument Types and Dates

HOUSE ((between) POST MEDIEVAL - 1540 AD to 1900 AD)

Evidence EXTANT BUILDING

INN ((between) POST MEDIEVAL - 1540 AD to 1900 AD)

Evidence DOCUMENTARY EVIDENCE

TIMBER FRAMED HOUSE (Built, (between) 16TH CENTURY AD to 17TH CENTURY AD - 1575 AD to 1625 AD)

Description

FRIAR STREET (West side) Nos.38-42 (Even) Tudor House Museum
SO8554NW
620-1/17/296
22/05/54

(Formerly Listed as: FRIAR STREET (West side) (Even)
Tudor House)
GV II*

Formerly houses, Cross Keys Tavern from c1765, coffee house c1900-20, now museum. C16, probably c1575-1625. Timber frame with rendered infill; rear wings mostly clad and remodelled in brick in early/mid C18; plain clay tile roofs, 2 large, altered sandstone and brick stacks to rear elevation.

PLAN: Front range of 4 bays, sub-divided by party walls which do not respect bay divisions, ground-floor since altered. Outer wings at right angles to main range at rear. C18 carriage-drive inserted to right of centre to access rear.

EXTERIOR: 2-storey with attics and cellar. 4 bays of framing, upper floor jettied with mid-rail to close studding; box framing to rest of building. Four first-floor windows, 3 and 4-light mullion and transom leaded-light casements, replacements for earlier oriel windows. C19 shopfront to left ground-floor, two 2/2 sashes to right. North elevation of rear wing to left of passage has arched heads to windows (including early/mid C19 3-light iron casement window in wood frame) and plat bands to first and second-floors; this south wing has exposed timber framing to rear, with central jowled post being all that remains of a C16 workshop range which extended further to rear.

INTERIOR: Front range has queen-post roof with clasped purlins and straight wind-braces. 3 open fireplaces with wood bressumers, that to right moulded and probably reset. Ground-floor room to right has mid C18 panelled dado. Ceilings provided to upper floors from outset, with chamfered beam exposed to right; that to left of centre has fine early C17 moulded plaster work, design based on flowing curved ribs enclosing prancing horse, fleur-de-lys and rosette motifs, and central beam with running vine pattern in relief. Mid C18 staircase, quarter-turn with winders and altered with early C20 newel posts, has turned balusters on closed string. Rear wing to north (right) has clasped purlins and queen- post truss, mostly with reused timbers.

HISTORICAL NOTE: the rear wings were originally longer and housed loomshops (Hughes).

(Buildings of England: Pevsner N: Worcestershire: Harmondsworth: 1968-1985: 334; Worcester Streets: Hughes P and Molyneux N: Friar Street: Worcester: 1984-: 24-27).

{1}

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- (1) Unpublished document: 2001. Revised list of buildings of special architectural or historical interest. SWR17133
- (2*) Unpublished document: May 1910. Building Application No. 4024 - Additions, Friar Street (39-40). SWR19681

(3*)	Unpublished document: Nov 1910. Building Application No. 4069 - Additions, Friar Street (39-40).	SWR19688
(4*)	Unpublished document: Jan 1911. Building Application No. 4078 - Boys room, Friar Street (39-40).	SWR19691
(5*)	Unpublished document: Jan 1913. Building Application No. 4236 - Bake House, Friar Street (No 39).	SWR19707
(6*)	Unpublished document: Nov 1913. Building Application No. 4297 - Additions, Friar Street (37/38/39).	SWR19712
(7*)	Unpublished document: Historic England. 2016. Descheduling: 38-42 Friar Street.	SWR25008

Construction Materials - None Recorded

Location**National Grid Reference**

SO 85135 54654 (point)

SO85SE

Administrative Areas

Civil Parish Worcester (Non Civil Parish), Worcester City, Worcestershire

County Worcestershire

District Worcester, Worcestershire

38-42 Friar Street, Worcester, Worcestershire

Associated Designations

Listed Building (II*) - 1389852

TUDOR HOUSE MUSEUM

Active

DWR7578

Associated Historic Landscape Character Records

HWR60 Civic and Commercial - Commercial & Retail (Type Code: CVL-CVL7)

Historic city centre

Related Monuments - None Recorded

Associated Events/Activities - None Recorded

Worcestershire HER Event Full Report

22/05/2020

Report prepared by Worcester City HER. Tel
01905 721133 or email
archaeology@worcester.gov.uk. Information
valid for three months from date of production.

WCM Reference WCM100229

Event Name Tudor House museum (toilets)

Event Type Event - Intervention

Dates: 01/01/1998 - 31/12/1998, at some time (1998)

Project Details

Event/Activity Types

Archaeological Intervention/Watching Brief

Organisation: Worcester City Council

#Name?

#Name?

#Name?

Location

Grid Reference

SO 8513 5465 (point)

SO85SE

Administrative Areas

Civil Parish

Worcester (Non Civil Parish), Worcester City, Worcestershire

Description

Watching brief on small-scale shallow excavations for replacement drainage (scheduled monument consent condition). Disturbed deposits only, and no significant finds. {1}

Sources

Associated Monuments - None recorded



Addendum Worcester Industry Room
Tudor House Museum, 38-42 Friar
Street Worcester WR1 2NA

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2 Photographic/Written Record of the Worcester Industry Room	2

1. Summary

Rock Davidson Associates Historic Building Consultants carried out a Built Heritage Assessment at Tudor House Museum, 38-42 Friar Street Worcester WR1 2NA. There were two site visits on 4th June and 19th June 2020. This is an addendum to this report and should be read in conjunction with the assessment dated July 2020. This report included assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 4th June and 19th June 2020, equivalent to a Level 2 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

On July 17th 2020, RDA went to analyse the historic fabric to the walls in the Worcester Industry Room, the boards having been removed since the initial site visits, partially having been removed in June. This short addendum is therefore a recording of the findings on 17th July 2020 regarding this room but is not an analysis of any proposed new works or the impact

Tudor House Museum

“The evidential value and architectural value and setting is of a high significance, Tudor House Museum being one of the buildings that are particularly important buildings of more than special interest; (*5.5% of listed buildings) in England, reflecting it’s designated Grade II* status. Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. The protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. [See 2.3] No 38-42 has some evidential value yielding evidence of past human activity for over 475 years as weavers/ merchants houses/ a brewhouse, tavern, bakery and coffee house, meeting rooms under Richard Cadburys, [3rd son of the Richard Cadbury of the Cadbury Brothers chocolate factory in Bournville, Birmingham,] ownership, followed by a clinic, education officers ,dentist and finally later in the 20th century a folk museum and the ‘Tudor House Museum’ as it is today. The main buildings especially cellars and attic rooms yield high architectural evidence of the buildings earlier uses, needing perhaps further investigations, along with a good evidential example of a 17th century ceiling on the first floor in the Tudor room. Many of the former outbuildings and gable wings were lost in the mid-twentieth Century with the development of the multi-storey car park and the rear elevations reflect this as remnants of former 16th century 17th century gable wings. Much of Yeates and Jones’s 1910 -1913 new buildings instructed by Richard Cadbury were also lost to the car park but a toilet block and external staircase remain and are reminder of this phase of the buildings evolution. It was during this time that the main building underwent a major internal reconfiguration and changes to external fenestration and shop front, having been formally three dwellings, and later including no 38 as a fourth, and was opened up as one building. Although complex to architecturally analyse the changes to the buildings can still be read architecturally as principally three dwellings with attached building at 38, however

only one second floor staircase remains from the 17th century 18th century and the principal stairs constructed in 1910 serves the four former dwellings and was part of these major alterations. It was also during this time major alterations were undertaken to the two central stone chimney stacks to number 42 involving the construction of this principal staircase. A fine set of architecturally significant rare early 20th century radiators remain in most rooms to ground floor and first floor manufactured by the American Radiator Company as Richard Cadbury proudly proclaimed the building was centrally heated.

Historical Association value largely lies with the connection to the 17th century weavers in the form of the evidential inventories from the 17th century, the many publicans who resided and worked at The Cross Keys Tavern until 1909 and more famously the buildings connection to Richard Cadbury, 3rd son of the Richard Cadbury who, together with his brother George, founded the Cadbury Brothers chocolate factory in Bournville, Birmingham, a Quaker and member of the Temperance Movement who sought to better the lives of the poorer people of Worcester in the early 20th century. Although his time in ownership of 38-40 and 42 was short-lived he and his architects Yeates & Jones of Worcester undertook the most radical changes that 38-40 and 42 had seen in its history and evolution in 1910. There are further historical associations to when the building was used as a school clinic and dentist and education offices but not many historical illustrative or associated evidence of these past uses are evident. There are recent associations and historical value over the 50 years that the building has been used as a community Museum, it is this use that has the most communal value."

[Ref RDA Built Heritage Assessment Tudor House Museum, 38-42 Friar Street Worcester WR1 2NA Statement of Significance p.164]

1.2 Copyright & Liability

No Liability to third parties is accepted for advice and statements made in this report. The copyright of this report belongs to Rock-Davidson Historic Building Consultancy. All rights reserved without prior permission in writing from RDA. All photos RDA.

2 Photographic/Written Record of the Worcester Industry Room

Written description No 42 Worcester Industry Room from June 2020

Entry via open doorway, this was originally a door way as evidence by an iron pintel on vertical timber. This wall mostly covered in 1970s timber panelling and cupboard. Floor; narrow pine timber floorboards. South wall to No 44; 1970s/80s false walling of mock brick work, insulation and timber panelling covering wattle & daub panels, some investigation and removal already carried out. North wall; similar treatment but with glazed panel installed in 1910 showing wattle & daub panel. Ceiling; central chamfered beam and close ceiling Joists. Front wall east narrow timber of jetty; 8-light mullion and transom leaded-light casements window; 1910 radiator below.

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> 1916 Rococo radiator 8-light mullion and transom leaded-light casements window 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> Further investigation 1970s/80s false walling of mock brick work 	Limitation
LOW	<ul style="list-style-type: none"> 1970s/80s false walling of mock brick work 	Not architectural merit Detracts

Further Analysis July 17th 2020



No 42 Worcester Industry Room FOS-759_3 First Floor Plan Annotated RDA[Courtesy Foster Surveys Land & Building Surveys]

Written description No 42 Worcester Industry Room July 17th 2020

Entry via open doorway, this was originally a door way as evidence by an iron pintel on vertical timber; two panels in timber frame to left of door opening; to right C20 cupboard against wall; evidence of a corner jowelled post. Floor; narrow pine timber floorboards. South wall to No 44 of C16 timber box framing; wall plate with chamfer and stop; four panels to East elevations of wattle & daub, the other side of which in no 44 are the panels on the reverse that have wall paintings. Other panels appear to have been infilled with either brick or render and built out. Main frame mid rail has been cut and has thin stud work ending with a corner post. Wall to North with 'Tudor Room' with brace; all box frame panels potentially wattle and daub; one panel with glazed panel installed in 1910 showing wattle & daub panel. Corner jowelled post of jetty to east wall. Ceiling; central chamfered beam and close ceiling Joists. Front wall east narrow timber of jetty; 8-light mullion and

transom leaded-light casements window; 1910 radiator below.



Entry via open doorway



South wall to No 44 of C16 timber box framing/within no 44 are the panels that have wall paintings to the reverse



Mid rail has been cut/thin studs



North wall with 'Tudor Room' with brace; all box frame panels potentially wattle and daub



Corner jowelled post of jetty to east wall



Corner jowelled post of jetty to east wall

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> All Structural Internal walls X4 panels that have C17 wall painting on reverse side at No 44 	GDII* Listed Building. Original Architectural features.
MEDIUM	<ul style="list-style-type: none"> 1916 Rococo radiator 8-light mullion and transom leaded-light casements window 	Later phasing but important to evolution of the building
UNKNOWN	<ul style="list-style-type: none"> 	
LOW	<ul style="list-style-type: none"> 	

Conservation and Further investigation Advice

Conservation repair to the plastered walls using appropriate conservation materials and methods, such as lime plaster and appropriate paint. Panels on the reverse side of the south wall in No 44 have C17 wall paintings. Lighting no architectural merit not appropriate for grade II* listed building alternatives could be investigated.