

**An Archaeological Impact Assessment of
47 and 49 Market Street,
Ashby-de-la-Zouch,
Leicestershire (NGR: SK 357 167)**

David Smith

Traveller Research Projects

on behalf of ULAS

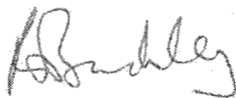
for

Roger Etchells and Co.

Planning Application: MSG/05/00006/FUL

Checked by Project Manager

Signed: ..



..Date: 1 May 2005

Name: ...R. Buckley...

University of Leicester Archaeological Services

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Contents

INTRODUCTION.....	1
ARCHIVE	2
BUILDING DESCRIPTION.....	2
47 Market Street.....	2
External	2
Internal	3
49 Market Street.....	4
External	4
Internal	4
BUILDING REVIEW : CONCLUSION	5
IMPACT ASSESSMENT	5
47 Market Street.....	5
49 Market Street.....	7
Warehouse.....	7
Concluding Comment.....	7
REFERENCES.....	7

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SUMMARY

Situated mid-way along the north side of the historic retailing area of Ashby-de-la-Zouch, Nos 47 and 49 Market Street, both sit on burgage plots of a standard size for this market town. Both buildings have been rebuilt in brick during the course of the first half of the 19th century. No 47, retains residual evidence of early 18th century building in both its rear, elevation wall and internally. In addition there is evidence of mid-18th century decorative detailing in the first floor area. No 49 appears to have been completely rebuilt c.1840-1855. As a consequence of several adjustments to retailing demands imposed upon its fabric during the second half of the 20th century, No.49 has, with the exception of its street façade, lost virtually all its internal, diagnostic details. On their street frontages both buildings exemplify a local, decorative tradition for employing deep, decorative brick, friezes at the eaves level.

INTRODUCTION

The two properties identified as 47 and 49 Market Street, (*see Plate 1*), are situated within the historic market area of Ashby-de-la-Zouch on two separate burgage plots that run northwards from Market Street to a back lane, now identified as North Street, however at an unknown date both plots appear to have separated their furthest sections which, in the case of No 49 now has separate properties standing on it. In the case of No 47 the buildings shown on the 1883 map, (*see Fig.3*), have been removed. Both properties have frontage dimensions consistent with many of the earliest buildings in Market Street. The rear areas of both 47 and 49 Market Street were never filled with high density housing in the form of Courts that were built on the backlands of many Market Street properties during the first half of the 19th century. Nineteenth century plans of Ashby-de-la-Zouch, (hereafter also referred to as Ashby), and the 1883 First Edition, 50inch Ordnance Survey map, (*see Fig.3*), show both 47 and 49 Market Street had extensive gardens running from the rear of the main properties, though by the late 19th century some backland development had taken place at the extreme north end of both plots which had become separate properties by that date. The lack of 19th century, groundwork disturbance raises the possibility that material from earlier occupation and use of the rear areas of the plots may survive below present ground level.

In their recent survey of the historic core of Ashby, TR Projects referred to the layout and character of the burgage plots of Market Street as being: 'One of the most dominant topographical features of any map of Ashby...' ¹ and drew attention to similarities between the plan of Ashby-de-la-Zouch and a series of townships identified by Beresford in his seminal study *New Towns of the Middle Ages*.² Ashby cannot claim to be a 'new' town but its layout is consistent with other medieval towns that were enhanced by extension by a wealthy landowner as a means of increasing revenues. In the nearby Burton-upon-Trent, the Abbott of the Benedictine Abbey formed a borough by adding burgage plots to the original village nucleus in 1222. Like the Leicestershire towns of Hinckley, Lutterworth and Castle Donington, Ashby does not have a Borough Charter but does have a royal grant for a fair and a market in 1219, apropos which Beresford notes: '...the arrival of the Borough may sometimes be reflected in the grant of a market charter even when no borough charter was granted or has survived.'³

Though now in a single ownership, Nos 47 and 49 Market Street have a much longer history of being two separate properties and it is considered important to stress the need to maintain evidence of the historic plot boundaries in any re-development of the site. Evidence on plans received shows clear demarcation within the present yard areas of the two properties.

ARCHIVE

Entries in a random selection of Trade Directories between 1870 – 1941⁴ show that in 1870 No. 47 Market Street was occupied by Arthur Cooper, described as *Chemist and Bailiff for Agricultural Holdings*. No 49 Market Street was the premises of Edwin Whyman, described as: *hairdresser and perfumerer, hairbrushing by machinery, fancy repository, agent to Royal Fire & Life Office*. These two individuals continued to occupy the two separate premises through the 1870s and 80s, and though Edwin Whyman's chief commercial activity was always given as *hairdresser* his additional commercial activities varied with each entry, in 1880 he described himself as *hairdresser, perfumerer, jeweller and silversmith*. The 19th century was a period when most tradesmen were 'living over the shop' and this is exemplified by the 1881 Census returns for Nos 47 and 49 Market Street. Arthur Cooper, whom the Census described as 'Chemist employs 6 men 1 boy' was living at 47 Market Street with his wife, four children aged between 5 and 11 and a single domestic servant.⁵ The hairdresser, Edwin Whyman, who is noted as employing '3 boys', his wife and three young children, aged between 1 and 4, were living at No 49 with two Domestic Servants. In *The Story of Ashby de la Zouch*, W. Scott refers to Whyman's novel form of advertising: 'Except a doll with long golden locks everything was cleared out of his front window that passers by might see inside, – himself engaged doing and undoing his wife's hair.'⁶ By 1891 the proprietor of the *chemist's* shop was a man named Ettles and Mrs Whyman, now a widow, was noted as the owner of the *hairdressers*. In 1895 William Francis Hutchins was the owner of the *chemists*, no specific entry was identified for 49 Market Street. In 1899 William Sumner owned the *chemists* at 47 Market Street and 49 Market Street had become the premises of Messrs Litherlands described as *China Dealers and Hairdressers*; Litherland's had previously owned a smaller property in Market Street and appear to have moved into No 49 probably around 1896, they continued to occupy the premises until the business finally closed in 1957. A photograph in Hillier's *Around Ashby de la Zouch in Old Photographs* shows the shop frontage c.1925, with racks and shelves of pottery and glass as well as pavement displays of pancheons and other large pottery objects.⁷ By 1932 No 47 Market Street, though still a *chemists* had changed hands again and was now known as Lands. By 1941 the *chemists* had become a branch of the London based company Taylors (*Cash Chemists*).

BUILDING DESCRIPTION

47 Market Street

External

Front

The three bay, brick frontage of No 47 has a slightly projecting centre section, (*see Plate 1*). A rendered plat band now painted white separates the first and second floors. Modern shop fascias mean it has not been possible to establish whether a similar feature exists between the ground and first floor.

There are three, four paned, rectangular, sash windows at first floor. These windows have an anomalous series of four, small, square panes of glass at their heads. This feature may be a design conceit to add status to the first floor windows but they provide no light into the room as they coincide with the structure of the second floor.

At second floor there are three, four paned, sash windows which are square. All the windows have rubbed brick arches with a central keystone which is now painted with white masonry paint. There is a deep and decorated series of seven courses of bricks above the second floor windows that form an elaborate cornice and support a shallow, five course, brick parapet. This feature and the deep, decorated eaves work on No 49 Market Street are characteristic of refurbishment work undertaken on several properties in Market Street during the final quarter of the 19th century. Unlike many of the properties in Market Street, No. 47 has retained its balanced chimney stacks.

Rear, (see Plate 2).

The rear of No.47 retains most of its 18th century brickwork, which is raised in Flemish Garden Wall Bond and some of the windows. The brickwork on the rear elevation contains a number of 'flared' bricks. Sample dimensions of the bricks (n=15) range between 180 < 225mm x 100<115mm x 50<58mm. Within the wall there are tell-tale areas suggesting access points have been altered. A small 20th century brick unit has been added along the property boundary with No. 45 Market Street, overall the rear elevation of the property retains a substantial part of its original features.

At the rear of the property a single storey, detached, two-bay unit, now used for storage. The 1883 Ordnance Survey map clearly shows this building was originally attached to the rear of No 47, (*see Fig.3*). The differing sizes of bricks in this store indicate it was built originally as a single bay, possibly in the early 19th century and a second bay was added later in the same century. Sample dimensions of bricks (n=15) in the earlier phase of building range between 205<230mm [1 @235mm] x 110<115mm x 55mm [1 @60mm]. The bricks of the later phase (n=15) range between [1 @218] 220<230 [1 @233mm] x [1 @62] 65<70mm x 110<115. The roof of this unit now has a gable close to the house and a half-hipped gable at the north end. Behind this unit there is a substantial area of garden with trees and what would appear to have been an extensive glasshouse. The extreme north end of the plot has been severed from the original burgage plot and has a series of buildings on it whose function is unknown. The plot configuration of No.47 implies that what is 45 Market Street is probably a much earlier subdivision of the original burgage plot

In contrast with the elaborate brickwork decoration of the eaves on the Market Street, the 18th century eaves work at the rear of the property consists of a stressed, lower course of stretchers supporting a course that is predominantly headers with a third, stretcher course set on top.

Internal

Removal of virtually all ground floor details in response to changing retail needs over an extended period of time means ground floor, historic details of the building's history, are only retained in the rear, external wall of the property. Internally the visible, historic detailing commences with the flight of stairs rising from the ground to first floor level. The stairs are set in dog-leg form, in recent times and in compliance with regulatory controls, the balusters have been boarded over. Close examination of the balusters, handrails and newels of the four flights of stairs rising from ground to 1st floor, (2 flights) and 1st to 2nd floor (2 flights) shows all four have wavy, slat balusters – these are now only visible on the staircase rising from 1st to 2nd floor, (*see Plate 3*). The stairs from ground to 1st floor have gun barrel newel posts and moulded handrails. These are features characteristic of other staircases seen in properties in Market Street, the most recently recorded being at 90 Market Street.⁸ In Ashby these staircases seem to have been installed during the fifty year period 1690 – 1740, dependent on the moulding of the handrail. The staircase rising between 1st and 2nd floors has square newel posts with beaded corners the robust nature of which may indicate they are replacements.⁹

The landing at 1st floor level gives access to two front and two rear chambers. A semi-circular headed archway spans the landing area. The arch has imitation raised, plaster panel decoration on its inside face. The outer faces of the arch are decorated with a plaster relief, mid-18th century, Chinese fret pattern, a feature not previously recorded in Ashby, (*see Plates 4, 5*).

The two front chambers at 1st Floor have high ceilings and retain a number of refined features characteristic of 'living over the shop' accommodation of the 18th and 19th centuries. An elegant fireplace surround remains *in situ* in the room adjacent to No. 49, a semi-circular headed wall cupboard with two leaf door having three raised panels is situated to the right of this fireplace, (*see Plate 6*). The cupboard door panels are of identical form to those of the sets of window shutters which survive on this floor. All the windows have panelled seats set into them. In the room adjacent to 45 Market Street there is a plain wooden surround to the fireplace and the remnants of a cast-iron grate.

The first floor room overlooking Market Street has deal boarded floors and was originally two separate areas but at some time during the 20th century a large section of the partition wall was removed to create a through lounge. The original passing door, enabling internal movement to be made between the two rooms, has now been converted into a shallow China and glass cupboard (*see Plate 7*).

The rear chambers on this floor have been converted for office and staff use and now either lack diagnostic details or they may have been panelled over with hardboard.

At 2nd floor level, the detailing is much simpler and there is no elegant arch spanning the landing. Five doors lead off the landing into four separate chambers. The fifth doorway leads into a narrow area lying directly opposite the head of the stairs, probably used for storage of house goods. The area corresponds in width with the stairs, (*see Plate 8*). All the second floor rooms have lime-ash floors and the wooden thresholds are still in place. Several of the doors at this level have HL hinges. A substantial, deal beam, which appears to relate to the present roof structure is set within one of the sidewalls of this area. The roof trusses that are visible through the loft trap are machine cut red deal.

Neither of the front, upper chambers have retained their fireplaces. A wall-cupboard adjacent to the party wall with No.45 appears contemporary with that noted at 1st floor. Both chamber windows have panelling set beneath them as if for a window seat. An ogee shaped section of wood, probably in imitation of a settle arm, is planted alongside the inner face of the window. Which is panelled to form a window seat, (*see Plate 9*).

49 Market Street

External

Front

No 49 Market Street is a three-bay, brick building with balanced chimney stacks and a Welsh slate roof. At street level the property has been sub-divided into two separate premises, neither of which were available to survey. At first floor there are three rectangular windows having segmental arched heads with key stones and moulded surrounds. A shallow moulded plat band runs the entire breadth of the building immediately below the first floor window. The second floor windows are smaller versions of the three at first floor level. The building has a deep eaves of moulded bricks and a slightly overhanging roof, both features characteristic of the 1880/1890 period.

Rear

Much of the rear elevation of No 49 is obscured by a series of later single and two storey brick extensions mostly of mid-19th origin but with some early 20th century additions, (*see Fig.3*). These provide access to the ground floor retail units and first floor office space and as workspace to the ground floor premises.

Partway down the plot there is a detached, two storey, double-depth, brick building, which has a clay tile roof on the front bay and a modern tile roof on the rear, (*see Plates 10, 11*), this building is described on the Plans as 'Warehouse.' The rear part of this building now spans the width of the plot with part of the first floor over-sailing a passageway at ground floor level, *Fig.3*, shows that in 1883 the rear section of the 'Warehouse' was of identical size to the front. The 1883 map also shows the 'Warehouse' with a glass roofed area adjacent to it on the south side. No evidence of this feature now survives. Behind the 'Warehouse' there was reverted evidence of what had once been an extensive garden area. Access could not be gained to this building. Like 47 Market Street, the north end of the burgage plot of No 49 had been severed and formed a series of separate buildings.

Internal

First and second floor levels in this property appear to have been subjected to a number of alterations over an extended period of time. While some of the earliest alterations probably related to domestic

activities at first and second floor levels during the late 19th and first decade of the 20th century more radical alterations seem attributable to business uses at first floor level during the second half of the 20th century. The only major feature that has retained any dateable detail was the staircase. This consists of a series of scalloped and notched newels with faceted finials, stick balusters and a rounded handrail - detailing normally associated with carpentry of the second half of the 19th century, possibly 1885 \pm 10, (see *Plate 12*). The staircase surround and glazing bars of the staircase window situated between ground and first floor appears to be of a similar period.

The main suites of rooms at first floor level had been converted into a Betting Office and few details other than some deep skirting boards and a mid-20th century Anaglypta, relief patterned frieze had survived. The first floor rear premises had been stripped of most detailing though one room had retained a wooden surround to its fireplace with the grate area possibly sealed behind a boarded panel. There was a cupboard rising the full height of the room adjacent to the fireplace and this room had retained a late, plaster moulded frieze.

All the rooms at second floor level had a utilitarian appearance being bereft of any significant detailing and key features such as the fireplaces had been removed. The second floor landing and rear of the property were characterised by being at three, significantly different levels.

BUILDING REVIEW : CONCLUSION

The two properties, 47 and 49 Market Street both sit on burgage plots of a standard size for this historic, market town. The street facades of both buildings indicate they have been extensively rebuilt during the course of the 19th century. No 47 Market Street retains residual evidence of early 18th century building in its rear elevation wall and in some of the internal details such as the staircase. In addition there is evidence of mid/late-18th century refurbishment in the first floor rooms. Those sections of No 49 Market Street that were available for survey suggest this building was largely rebuilt during the mid-19th century, probably c. 1840-1855. During the second half of the 20th century several adjustments to meet retailing demands that were imposed on its fabric mean that with the exception of the upper floors of its street façade, this building has lost most of its internal diagnostic details. On their street frontages both buildings exemplify a local, decorative tradition for using deep, decorative brick friezes at eaves level.

IMPACT ASSESSMENT

The following proposed works are treated as individual details.

47 Market Street

Proposal

Create new ground floor doorways at rear of property to form separate access to ground and first floor accommodation.

Comment

The main area affected is that directly below the semi-circular arched window lighting the internal staircase, (see *Plate 1*).

This proposal requires the removal of a section of existing brick wall at yard level and installing new doorways. The area of brickwork affected shows evidence of having been re-furbished and part of it has been disturbed by the installation of a large box mounted to the wall. The impact of these alterations is relatively slight, though it should be pointed out that the doorways shown on the Proposal drawings are completely out of sympathy with the period of the structure.

Proposal

Removal/re-arrangement of staircase rising from ground to first floor.

Comment

This proposal would eliminate the sole surviving internal, ground floor feature of the earlier property noted during the course of this survey and may be considered to represent irreversible damage to a reduced but nonetheless significant, historic detail of the building.

Proposal

Remove first floor, landing arch, (*see Plates 4, 5*).

Comment

Removal of this unique, decorative feature would represent a major loss of historic detailing from the surviving decorative detailing of the first floor area of this property.

Proposal (*see Plate 7*)

Re-instate the partition wall between the two first floor rooms on the Market Street elevation.

Comment

This re-instates part of the original 18th and 19th century, social and domestic arrangements of this floor.

Proposal

Install new access door to first floor flat.

Comment

This proposal requires a new doorway to be cut through one of the structural, transverse walls of the building. No major impact on the historic fabric.

Proposal

Install new partition walls to form new, separate areas.

Comment

No major impact on historic fabric.

Proposal (*see Plate 3*)

Replace existing staircase from first to second floor

Comment

These proposed works eliminate an early 18th century feature of the house and represent significant loss of historic fabric within the surviving building.

Proposal

[Second Floor] (1) Remove the partition wall between the second floor chamber and the store area noted at the head of the stairs, (*see Plate 8*), and (2) close the existing doorway into the Store area.

Comment

(1) The section of wall to be removed is that which retains a substantial deal beam that appears to be part of a bolted truss, within its fabric. This survey did not establish whether the beam retains a structural role in relation to the present roof or not. (2) The proposed works show the doorway into the existing Store to be sealed off flush with the wall. Consideration should be given to arranging this closure to enable a marker detail of the previous role of the area as a doorway to be made.

Proposal

Create new access doorway into second floor area.

Comment

No major impact on historic fabric.

49 Market Street

Proposal

Re-configure bottom of stairs – subject to statutory approval

Comment

It seems probable that any re-configuration will jeopardise the lower section of this staircase but in the absence of precise information no further comment can be made.

General comment regarding Proposals for First and Second floor areas

Much of the internal arrangement of the original domestic property at the front of the first and second floors of No 49 Market Street had been altered to meet business requirements during the second half of the 20th century. As a consequence the proposed works in these areas of No 49 Market Street concern the installation of partitions to make the present open spaces more manageable as domestic units and have a minimal impact on historic fabric most of which had been removed by earlier alterations.

Warehouse

General Comment regarding Proposals for Warehouse - First and Second Floors

This area proved inaccessible for the purposes of this survey. The proposed works as shown on the Plans received seek to re-furbish the existing fabric without undertaking any major alterations whatsoever and as such will have no major impact on the existing fabric.

Concluding Comment

The presence of a fine series of lime-ash plaster floors, all capable of being restored, at second floor level is considered significant, particularly as the doors associated with the floors have all retained their wooden thresholds. Although there is no evidence on the plans to suggest the floors are not being retained the need for a considerable number of service runs to be installed throughout this property may be considered to pose a threat to this particular feature of the house.

REFERENCES

¹ TR Projects 2004 *Ashby-de-la-Zouch Conservation Area : Historic Buildings Archaeological Survey* [Heritage Economic Regeneration Scheme - HERS] North-West Leicestershire District Council

² Beresford, M. 19 *New Towns of the Middle Ages*

³ *ibid* 2

⁴ A selection of trade directories published by different agencies during the 19th century, but exclusively by Kellys during the 20th century, included: Harrods [1870]; Kelly's [1876, 1891, 1895, 1899, 1904, 1908, 1912, 1922, 1932, 1941]; White's [1877]; CK Wright [1880];

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- ⁵ 1881 Census : PRO Ref: RG 11, FHL Film 1341749 Piece 3140 Folio 96 p.7
⁶ Scott, W. 1907 *The Story of Ashby de la Zouch* Brown, Ashby de la Zouch, p.235
⁷ Hillier, K. 1994 *Around Ashby de la Zouch in Old Photographs* Sutton p.52
⁸ *ibid 1* p.28 and *Plate 35*
⁹ *see:* Alcock, N & Hall, L 1996 *Fixtures and Fittings in Dated Houses 1567-1763* Council
for British Archaeology p.6

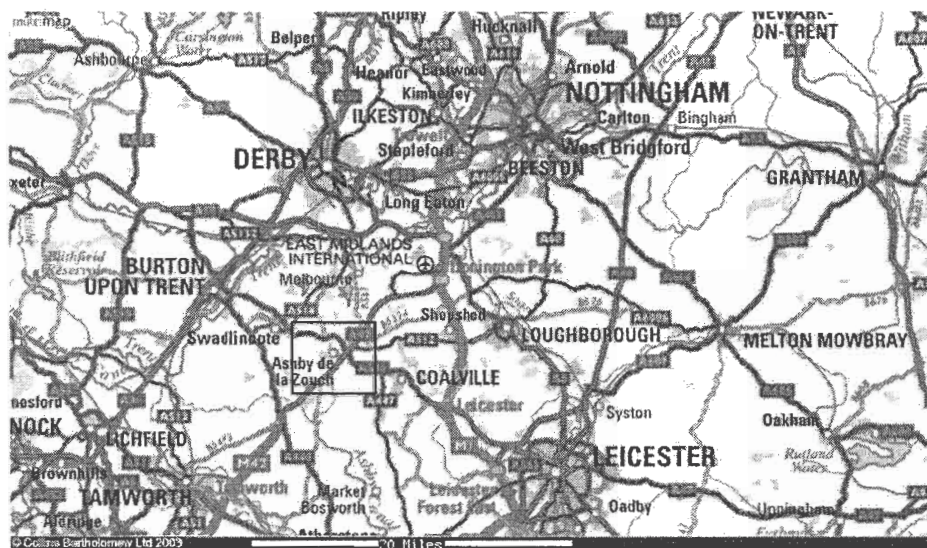


Fig. 1: Site location



Fig. 2: Site location

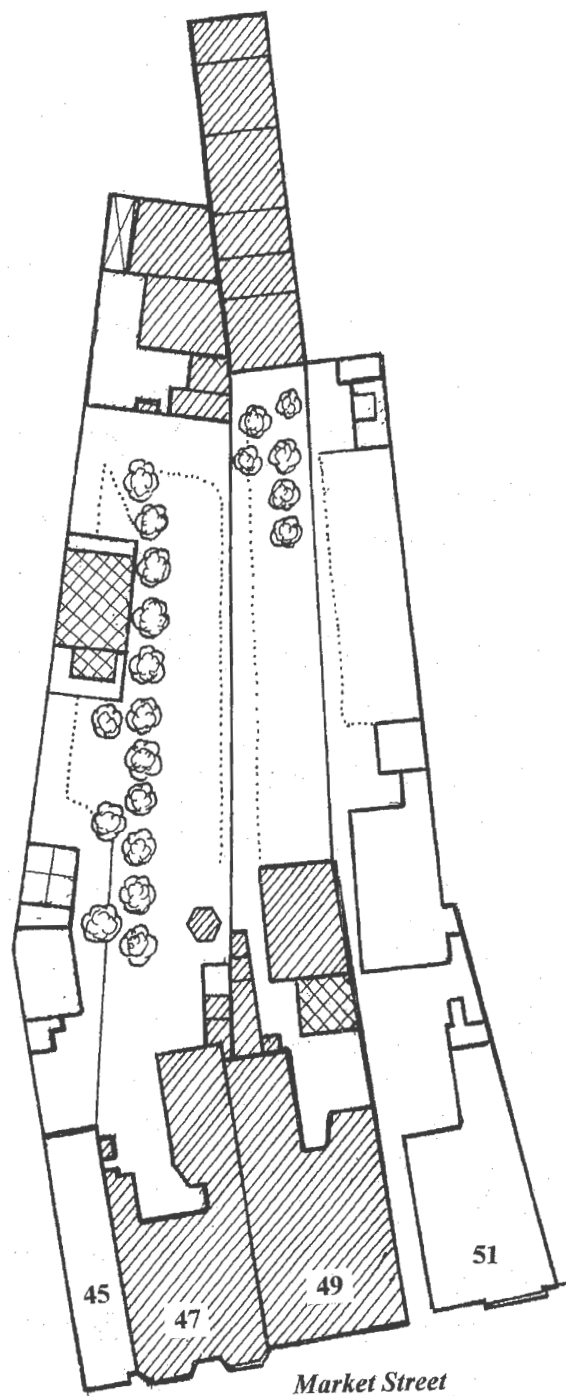


Fig.3 Detail based on 50inch, Ordnance Survey Map, [1883], Sheet XVI.9 showing the layout of the plots of 47 and 49 Market Street, with extensive garden areas to the rear of the properties and the severed north ends of the original plots. Nos 45 and 51 Market Street included (in outline).

[Original held by Ashby de la Zouch Museum]



Plate 1 Front elevations of 47 (left) and 49 (right) Market Street, Ashby-de-la-Zouch.

Plate 2 Rear elevation of 47 Market Street, showing earlier features including semi-circular headed window below which a new entrance is to be made for the first and second floor accommodation. The single storey, half-hip gable end in the foreground is the store area of No 47. The rear gable of No 49 Market Street is visible in the left, background..



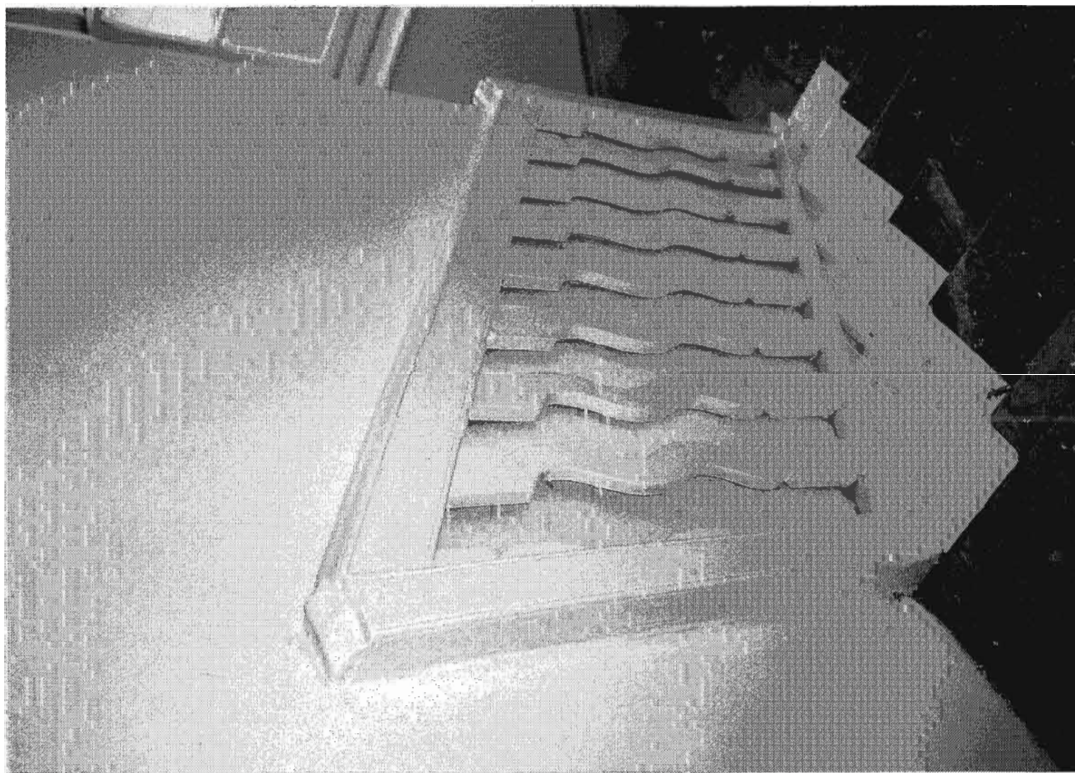


Plate 3 47 Market Street, staircase detail showing wavy, splat balusters moulded handrail and square newels. Stairs from first to second floor.

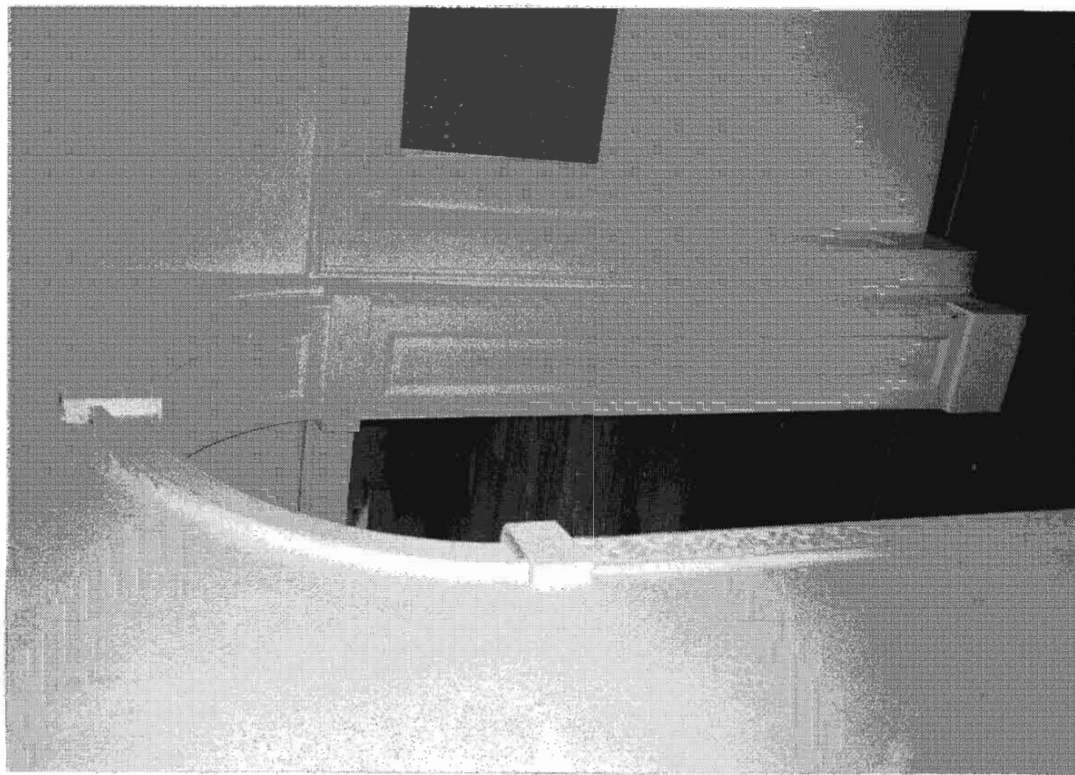


Plate 4 Landing arch with semi-circular head and Chinese fret Pattern, 47 Market Street.



Plate 6 Fireplace, wall cupboard, window shutters and seat panelling. First floor 47 Market Street.

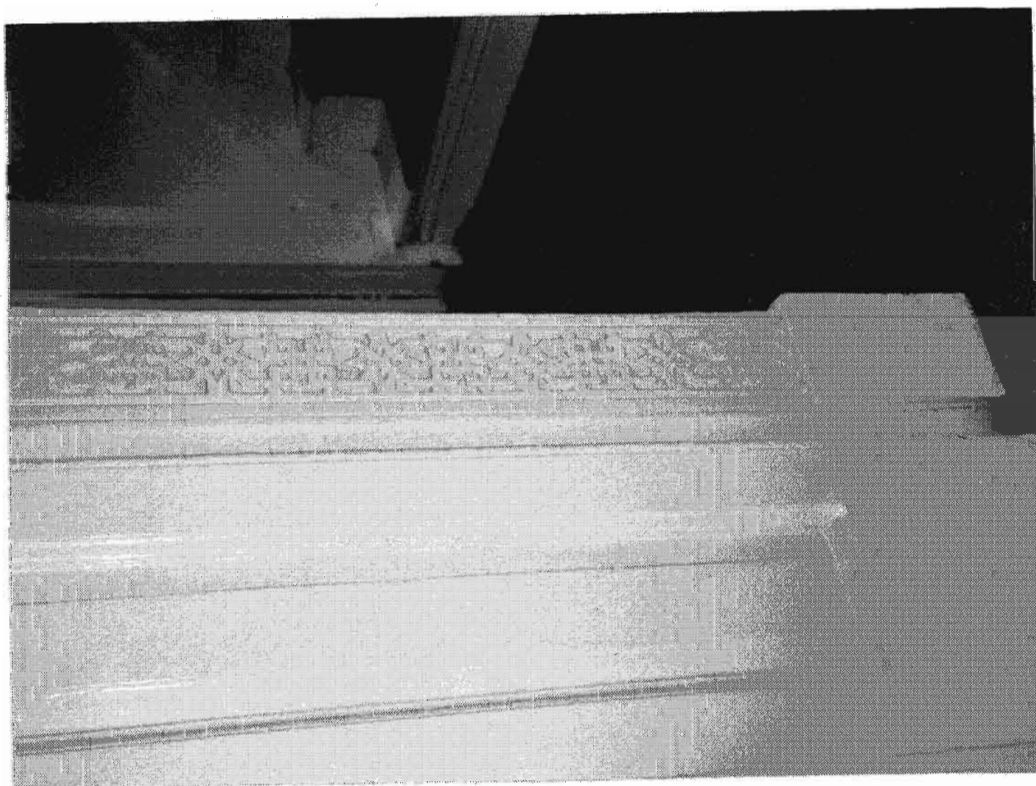


Plate 5 Detail of Chinese fret pattern on first floor landing archway 47 Market Street.



Plate 7 Detail, first floor, front room area 47 Market Street, showing a section of partition wall removed to form a through lounge. The original, internal passing door between the two rooms, now a cupboard, is to the left of the opening



Plate 8 View of second floor landing area with store cupboard directly ahead. This door is to be replaced with a wall.

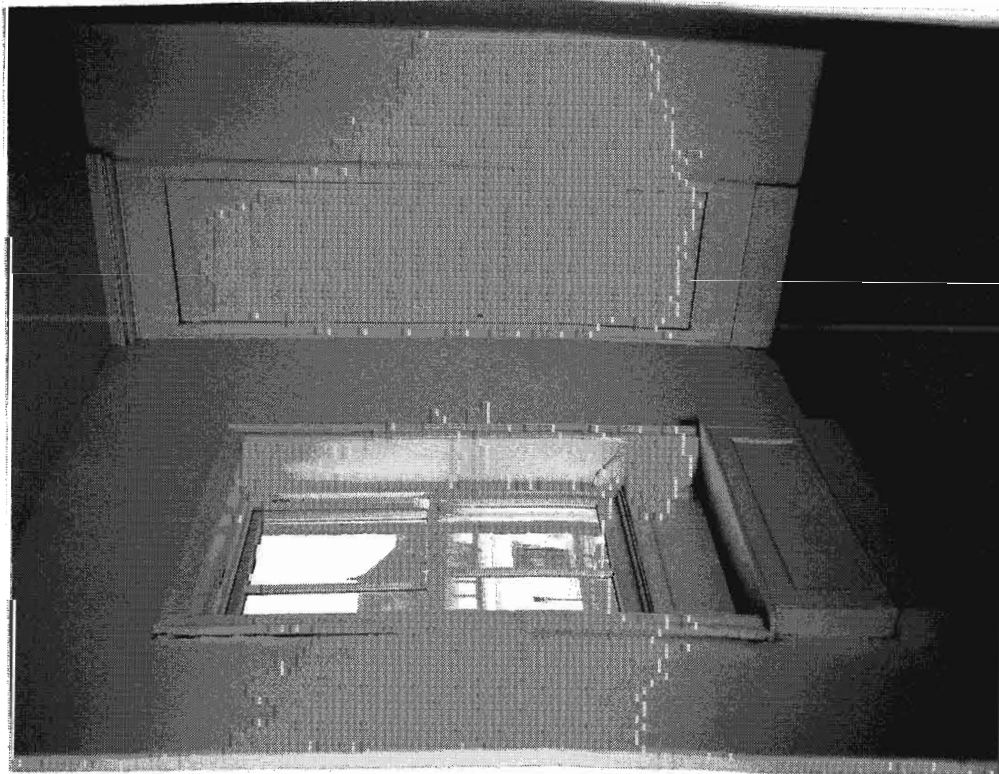


Plate 9 Second floor, 47 Market Street, showing wall cupboard and reduced window seat form at this level.



Plate 10 Rear view of the 'Warehouse' at the rear of 49 Market Street. This building has been extended to span the entire width of the plot, the passageway through the building is by means of the archway on the right.



Plate 11 Front view of the 'Warehouse' behind 49 Market Street, with the later extension of the rear part of the building showing behind

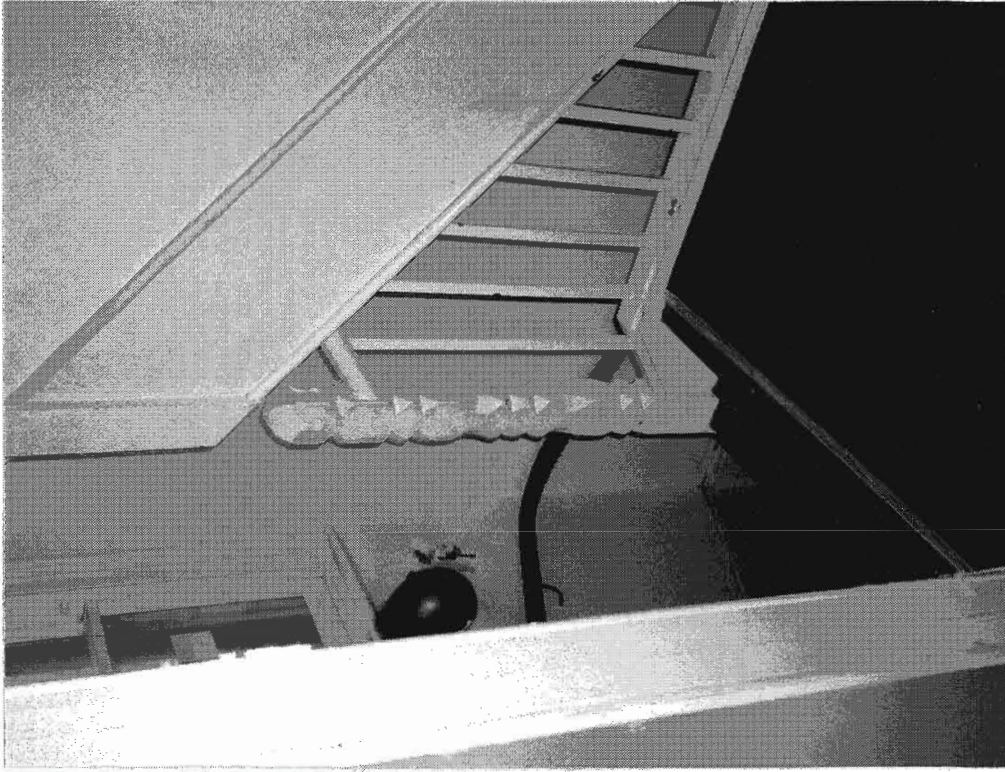


Plate 12 Staircase detail in 49 Market Street, showing the scalloped newel with faceted finial, stick baluster and round handrail.

Appendix One

47 & 49 MARKET STREET ASHBY-de-la-ZOUCH

BIRDS CONFECTIONERS

Plans received from SAVAGE HAYWARD *Chartered Architects* Hinckley

04 82 01	Plans : Survey
04 82 03	Site Survey
04 82 04	Development Plan
04 82 05 B	Plans : Proposal
04 82 06 B	Elevations : Proposal
04 82	Proposed refurbishment