

WSHH/04



WEST STREET HEREFORD

Historic Building Assessment

commissioned by Provincial House (Sheffield) Ltd

October 2013

WEST STREET HEREFORD

Historic Building Assessment

commissioned by Provincial House (Sheffield) Ltd

October 2013

HA Job no.: WSHH/04

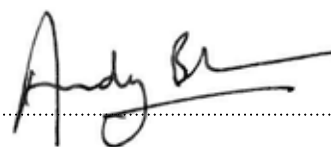
HAS no.: 1006

NGR: SO 5082 3193

Parish: All Saints

Local authority: Herefordshire Council

Project Manager	Andy Boucher
Author	Andy Boucher
Fieldwork	Andy Boucher
Graphics	Julia Bastek
Approved by	Andy Boucher – Project Manager



© 2013 by Headland Archaeology (UK) Ltd

**Headland Archaeology
Midlands & West**

Unit 1, Premier Business Park, Faraday Road
Hereford HR4 9NZ

01432 364 901
midlandsandwest@headlandarchaeology.com

www.headlandarchaeology.com



CONTENTS

1	INTRODUCTION	1
2	METHOD	1
3	THE BUILT HISTORY OF THE SITE	1
4	AN ASSESSMENT OF THE BUILDINGS	7
4.1	Modern buildings on Berrington Street	7
4.2	Ingram & Co. Ltd, Organ Builder (nos 19 & 20 West Street; Illus 13)	7
4.3	Burtons Model Bakery (nos 16–18 West Street)	8
4.4	Clarence House (no 15 West Street)	9
4.5	36 Aubrey Street (Illus 18)	11
4.6	Green Dragon Posting Company (32–34 Aubrey Street)	11
4.7	Fryers Garage	11
5	DISCUSSION	12
6	CONCLUSION	13
7	BIBLIOGRAPHY	13
8	RECORD'S OFFICE SOURCES	14

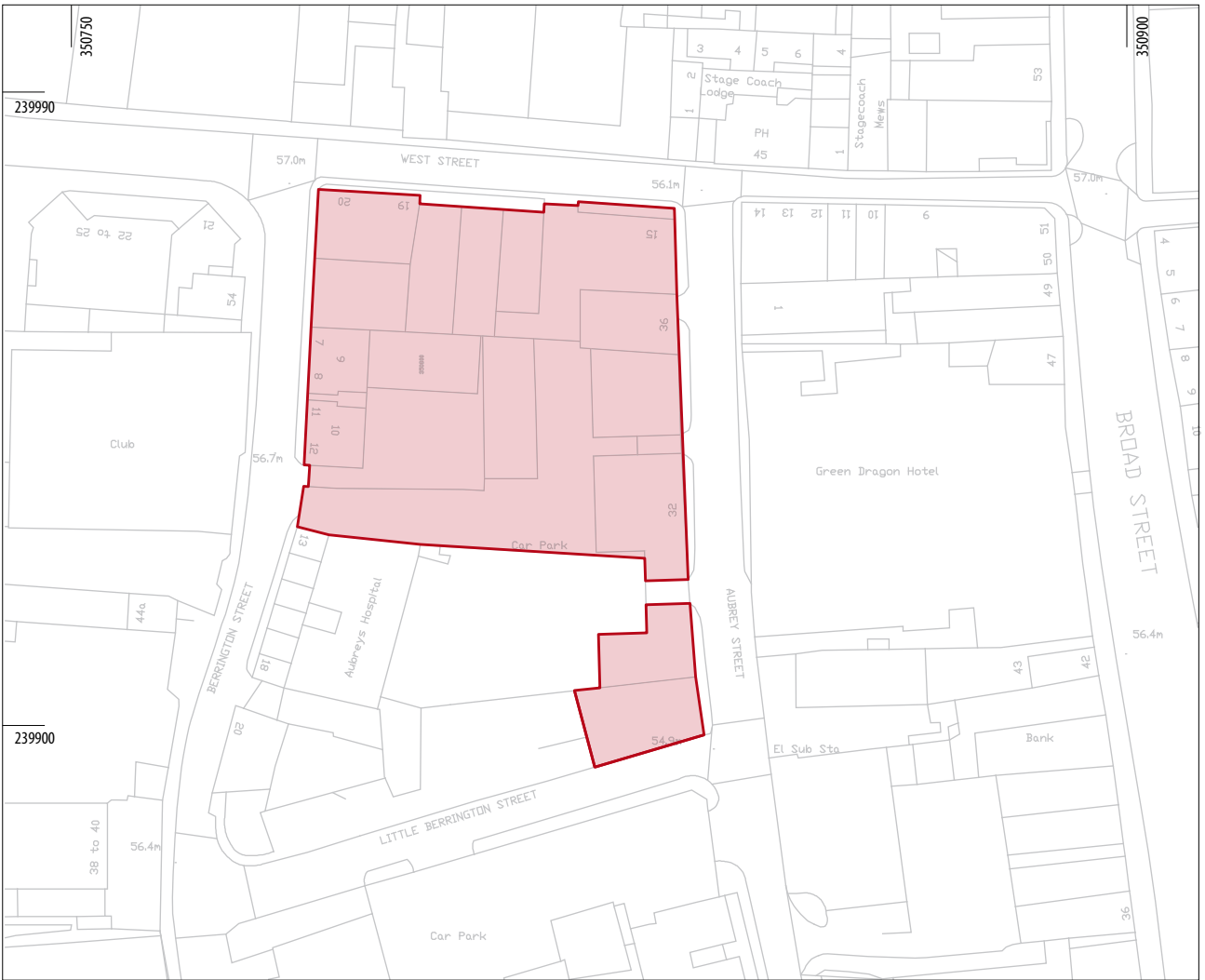
LIST OF ILLUSTRATIONS

Illus 1		x
	<i>Site location</i>	
Illus 2		2
	<i>John Speede's map of 1610 showing 'Wroughtall'</i>	
Illus 3		2
	<i>Issac Taylors 1757 map of Hereford</i>	
Illus 4		3
	<i>1841 All Saints parish Tithe map</i>	
Illus 5		3
	<i>Curley's 1858 survey map</i>	
Illus 6		4
	<i>Plan of the lots offered for sale on 28th May 1863</i>	
Illus 7		4
	<i>1886 1st edition Ordnance Survey 25" to 1 mile</i>	
Illus 8		4
	<i>1904 Ordnance Survey map 6" to the mile</i>	
Illus 9		5
	<i>1937 Ordnance Survey map</i>	
Illus 10		5
	<i>1969 Ordnance Survey map</i>	
Illus 11		6
	<i>Phased plan of main periods of build for properties on the site</i>	
Illus 12		7
	<i>View of Berrington Street looking north</i>	
Illus 13		7
	<i>Nos 19 & 20 West Street (19th century organ makers)</i>	
Illus 14a		8
	<i>The bakery/warehouse in 2013</i>	
Illus 14b		8
	<i>The bakery/warehouse c1960</i>	
Illus 15a		9
	<i>Mamma Jamma's (inside the former bake house)</i>	

Illus 15b	9
<i>The inside of the bakehouse mid-20th century</i>	
Illus 16a	9
<i>Aerial view of the proposal site (Foxton)</i>	
Illus 16b	10
<i>Mid 20th century fire damage to bakery/warehouse</i>	
Illus 17a	10
<i>Clarence House on the corner of Aubrey and West Street</i>	
Illus 17b	10
<i>Twin fireplaces on first floor</i>	
Illus 17c	10
<i>Internal detail of ground floor of Clarence House</i>	
Illus 18	11
<i>36 Aubrey Street</i>	
Illus 19a	12
<i>Aubrey Street looking south (2001)</i>	
Illus 19b	13
<i>Aubrey Street looking north (2013)</i>	

LIST OF TABLES

Table 1	5
<i>Occupancies of the properties over time</i>	



Reproduced using 2007 OS 1:50,000 Landranger Series no. 149 and digital data.
Ordnance Survey © Crown copyright 2013. All rights reserved. Licence no.
AL 100013329

scale 1:1,000 @ A4



Illus 1
Site location

WEST STREET HEREFORD

Historic Building Assessment

Buildings affected by proposals to develop an area of land in Hereford between Berrington Street and Aubrey Street have been assessed with respect to the impacts they may have on built heritage in the area. Some consideration has been given to those buildings with heritage values worthy of retention. The oldest and most intact façades are Clarence House on the corner of Aubrey Street and West Street (built 1863–88) and the former bakehouse/warehouse adjacent to this (built 1890–1904). Some internal features survive within both but (with the exception of the cast iron pillars in the bake house) these do not add to the evidential value of the buildings. The remaining structures that date back about a century are much lower status buildings and in all cases have undergone subsequent alterations that are not in line with their original use or design. As such the value of these assets would be slightly less than of local significance and with well designed modern replacements that might secure the future of the more valuable assets within the group (namely Clarence House and the remains of the Bake House/Warehouse on West Street) their loss would not result in a significant reduction in historic value for this part of Hereford.

Of the four adjacent listed buildings a carefully planned new build behind Mary Price's almshouses could enhance the setting of these important timber framed structures. There is little significant impact on the rear of the Green Dragon Hotel, the Stagecoach Public House and the Gala Bingo hall.

1 INTRODUCTION

An area of land within the defended core of the Saxon settlement of Hereford is under consideration for redevelopment as flats, retail and leisure. The site is currently occupied by a number of buildings of a variety of ages and due to its location within the Hereford Central Conservation Area, these require consideration as to their historic and architectural value and overall heritage significance. The results of this assessment aim to assist developer and planner alike in drawing informed conclusions as to whether the former structures should be retained and allow the planning authority under NPPF to assess whether the need for change outweighs any loss in Heritage Value of the area that might occur as a result of such plans. The settings of three adjacent Grade II and one Grade II* listed buildings are also considered.

2 METHOD

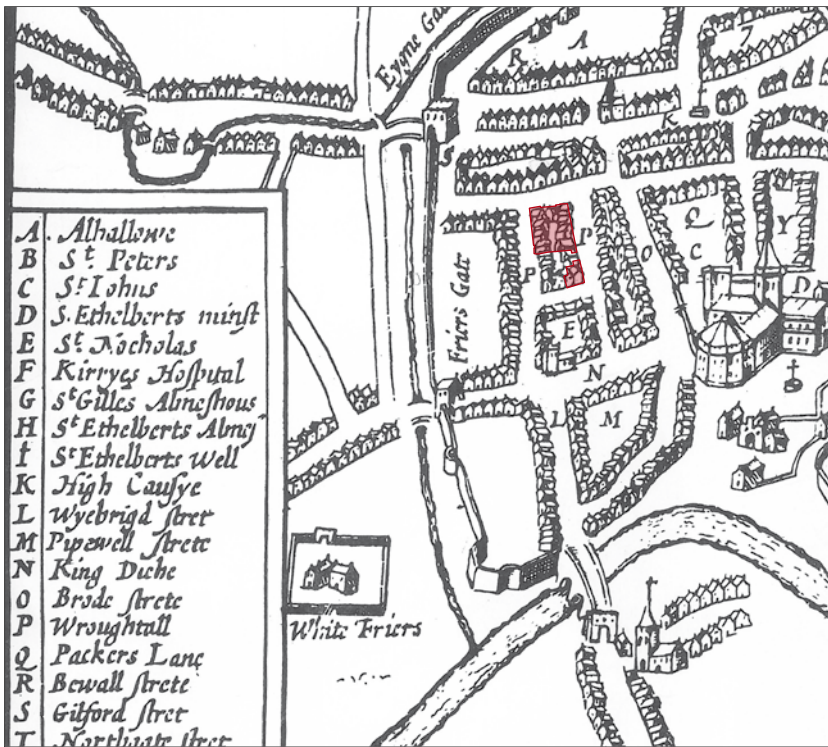
A previous study was undertaken of a number of the buildings in July 2001 (Boucher & Eisel 2001). Since then various alterations have been made to these. In addition to those buildings previously investigated a further group fronting West Street is now included within the development proposal site.

The current assessment has integrated the results of the previous research with a second phase of site investigation (a site visit to assess the buildings that did not fall under the previous study of the area) and rapid documentary study, as well as taking changes to the previously assessed structures into account. Digital photographs were taken of the exterior and interior of the buildings. Records held in Hereford Record Office and Hereford Library were consulted as well as local private collections of photographs (Derek Foxtan) and the company's own map and document library.

3 THE BUILT HISTORY OF THE SITE

The initial part of the assessment aimed to establish the earliest likely surviving structures that might be affected by any proposals for the site. The following section outlines current knowledge of documented structures that have occupied the site and provides evidence for either their removal or survival.

The documented built history of the site can be traced back to the mid 13th century. The study area was once called Wroughthall, spelled in a variety of ways. In the muniments of Hereford Cathedral there are various references to property in the area. The earliest in date is a deed of c1230 which records a grant, part of which was



Illus 2

John Speede's map of 1610 showing 'Wroughtall'

paid 'from the land in the tenure of Richilda and Michel his son in the street towards Wroththale four pence...' (Calendar of Hereford Cathedral Muniments, p.732). From this time on there are various deeds relating to property in the area. The name was also applied to the road or street, and a deed of 29 January 1433/4 records the grant of a parcel of a garden 'lying in the city of Hereford in the street called Wroughthale...' (Calendar..., p.173). It has been stated that Wroughthall House, after which the area appears to have been named, was formerly a priory, and while this is possible, no evidence to support this statement has so far been found (Collins 1915, p.78).

From early deeds it is not usually possible to identify the location of a property but the location of Wroughthall was defined in Speede's map of 1610 (Illus 2). This appears to be the roughly square area bounded by what are now West Street, Aubrey Street, Berrington Street and Little Berrington Street. By the time that Taylor's map was published in 1757 (Illus 3) the street on the west of this square had lost its earlier name



Illus 3

Issac Taylor's 1757 map of Hereford

of Wroughthall Street and become Plow Lane, and Brayley's map of 1806 gives it the modern name of Berrington Street. In fact the name Berrington Street had been applied at least as early as 1796 when it was referred to as '...Berrington-street, commonly called Plow-lane...' (Price 1796, p.152). The street to the east of the square was still called Wroughthall Lane in 1806, but is marked as 'Pig Market', on Wood's map of 1836, and this name – for such it appears to be, rather than a description of function – was changed to the modern Aubrey Street in 1855 as part of the general renaming of many of the old roads and streets (Collins 1911, p.38).

The two north/south streets discussed above are joined about half way along by Little Berrington Street. Unnamed on Speede's map, probably being considered part of Wroughthall, in 1757 it was named Pinner's Lane. Brayley did not name it in 1806 but Wood called it Little Berrington in 1836.

Although Speede's map just shows a square surrounded by buildings, there was within the square a larger house called Wroughthall. This, together with an orchard and several adjoining houses, was purchased in 1630 by Mrs. Mary Price. She made her will on 16 November 1636, and this was proved in the Prerogative Court of Canterbury on 27 June 1637. In this she left the sum of £200 for building or new erecting six houses or tenements near Wroughthall-house for six poor or single women as a hospital. The bequest specified that part of the orchard belonging to Wroughthall-house should be used to give each of the tenements a garden, while Wroughthall-house itself and the rest of the property was bequeathed as an endowment for the almshouses. The almshouses were to be completed within two years of Mrs. Price's death, and these are still in existence in Berrington Street, although they are now called Aubrey's Almshouses from the later history of the bequest (Report of the Charity Commissioners, 1815–39, Vol. XIII, pp56–7).

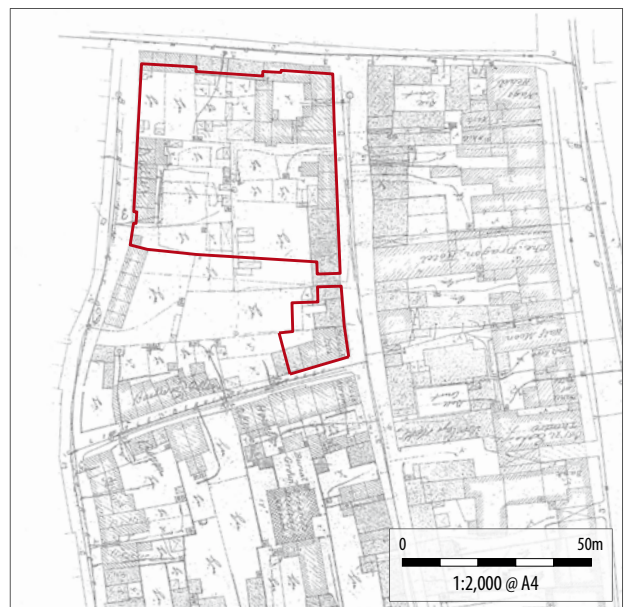
The details of the setting-up of the charity are not given accurately by Duncumb, but there seems no reason to doubt the accuracy of the rest of his information.

'In the year 1630, Mrs. Mary Price purchased a messuage called Wroughthall, in the street of that name, together with an orchard and several adjoining houses. In 1636 she bequeathed the sum of £200 to be disposed of in erecting on their site, six tenements, as an hospital for the residence of as many poor women: she died two years after, and her executor, Charles Booth, of Wareham, esq. undertook the trust, and administered the charity during forty years. After his death Mr Else succeeded to the Wareham estate, and had the management of the hospital: after him it was conducted by – Morse, esq. whose daughter and heiress Elizabeth, marrying Harcourt Aubrey, of Clehonger, esq., the charity was administered by him until his death in 1779. He was succeeded by his son Richard Aubrey, of Lys, in Hampshire, who dying in A.D. 1803, the whole of the family estates and property, together with the superintendance and appointments of this charity devolved on his two sisters, 1. Elizabeth, wife of Gabriel Wynne, esq. and 2. Martha, widow of John Wynne, esq., late brother of Gabriel. The rents of some adjoining houses and tenements form the only source of emolument to the inhabitants, whose annual allowance amounts to about three pounds each.' (Duncumb 1804, pp390–1).



Illus 4

1841 All Saints parish Tithe map



Illus 5

Curley's 1858 survey map

The investigations of the Charity Commissioners in 1836 (HRO K38/Cd/6Box2) seemed to indicate that most of the rents were not paid to the inhabitants of the hospital but were diverted into the estate. Proceedings in Chancery had been started by the son of one of the co-heiresses of Richard Aubrey and were then proceeding. The Commissioners submitted the case to the Attorney-general.

Meanwhile, another proposal had been made that affected the area. What is now Aubrey Street was in use as a pig and sheep market, which, like other markets in the city, seems to have been held in the open street. When the Nelson Inn (in West Street, at the top of Aubrey Street) was advertised for sale in 1836 it was said to be '... most desirably situated in Packers Lane, at the top of the Sheep and Pig Markets...' (Shoesmith 1994, p.69). In 1853 Rammell, p.11 stated that:

The Pig-market, where the pig and sheep markets are held, runs parallel and to the west side of Broad-street from West-street to King-street and named as such on the tithe map (Illus 4).

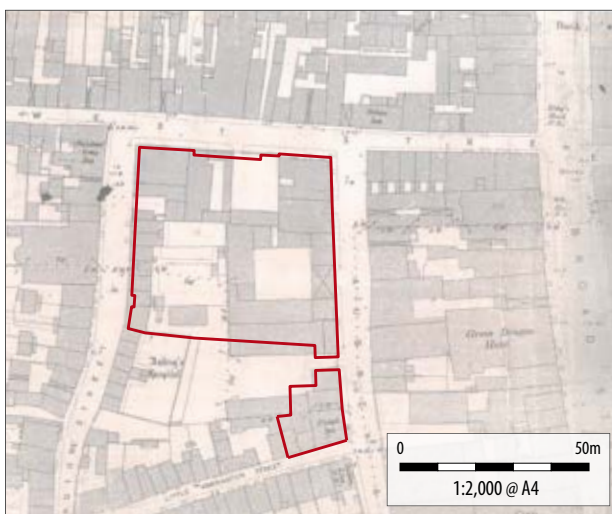


Illus 6

Plan of the lots offered for sale on 28th May 1863

Curley's map of 1858 (**Illus 5**) shows the area affected by the proposals in some detail. It also shows the layout of properties within the area of land that formed the endowment for Mary Price's almshouses.

The matter of the endowments of Mrs. Price's Almshouses was subsequently settled by two cases in Chancery, and it was ordered that the property be sold. The auction took place at the Green Dragon Hotel on 28 May 1863, with the property divided into seven lots, six of which adjoined. It included most of the land within the square, including all that fronting onto West Street and most of the frontage on Aubrey Street, the only exception being that of the Plough Inn (see below). While the land was sold as being suitable



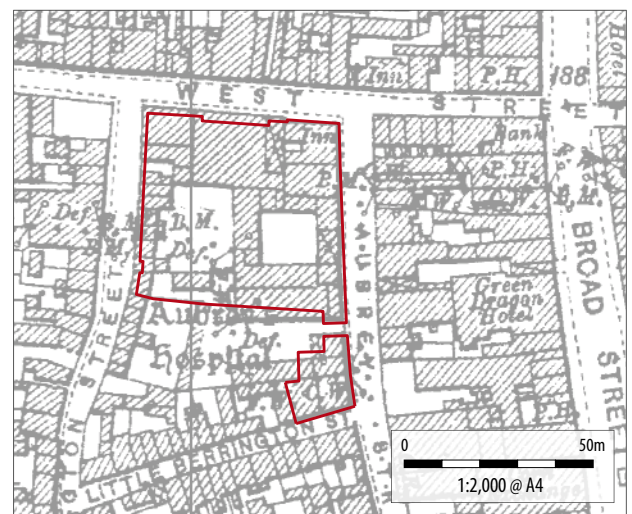
Illus 7

1886 1st edition Ordnance Survey 25" to 1 mile

for building plots, most if not all the frontage was built on, and it was clearly thought to be a redevelopment site, with a proposed new road through the middle to facilitate the redevelopment (**Illus 6**). The advertisement in the *Hereford Times* (9 May 1863) merely mentioned *Freehold Lands* with nothing about any buildings on the site. Manuscript additions to the sale particulars (HRO, BJ 43/36/13) show that William Bosley bought Lot 5 (£85) and made offers for Lot 4 (£120) and Lot 6 (£300). These seem to have been successful.

Considering the properties that front Aubrey Street, the central and northern section appear to retain part of what were the stables for the Green Dragon Hotel from the latter part of the 19th century onwards. It is known that by the 1860's William and John Bosley were owners of the Green Dragon Hotel and the Green Dragon Posting Company which was being expanded (Collins n.d., p.35). At the same time that the property was advertised for sale by auction, the posting business run by the Bosleys was advertising a new coach to Builth, starting from the Green Dragon and running each day except Sunday, the service to commence on 20 May 1863 (*eg Hereford Times* 16 May 1863). The front of the Green Dragon was rebuilt in 1857 and an Assembly Room was built at the back. At that period the stables for the Green Dragon were in the rear yard, reached by a driving way where the front door of the hotel now is (Shoemith 1994, pp46–7). The purchase of the premises on the other side of Broad Street enabled this driving way to be removed and the rear yard to be eventually roofed over and developed. By 1867 the Green Dragon was being run by Ellen Jermyn as manager, and part of the attractions that were offered was 'An Extensive Range of New Stabling...' (Littlebury's Directory 1867, p.1). Kelly's *Directory* of 1905, the earliest consulted to have a street directory, shows that the stables of the Green Dragon Posting Co. were in Aubrey Street, next to the Plough Inn, the latter being a cellared, timber-framed building prior to its demolition sometime after 1951.

Regarding the properties fronting West Street, the earliest reference is in Kelly's 1895 directory which post-dates the sale of Mary Price's endowment in the 1860's. This states that the 'India and China tea company had offices and a warehouse, Clarence House, West Street' with other branches at 61 Commercial Street and Market hall in



Illus 8

1904 Ordnance Survey map 6" to the mile

Hereford. Number 17 to its west is listed as being Eustace Ingram, Organ Builder at that date. No earlier reference to either of these was identified relating to West Street with the India and China tea company being listed at premises in 81 Eign Street, and as Bakers in High Street in Jakeman and Carvers 1890 directory. Comparison of addresses listed in various directories along West St places Clarence House as the building on the west corner of Aubrey St and West St, the one still standing there today. This is shown on the 1886 Ordnance Survey map of the city (Illus 7). On this same plan the plot immediately to its west is shown as open yard. The organ builders occupied the east corner between Berrington St and West St implying that the buildings in the plot between must have been warehouses associated with Clarence House (the warehouse to the south of this building has an Aubrey St address and is not referred to as such in the directories). By the time of the Ordnance Survey map of 1904 (Illus 8) it is clear that a building has replaced the yard with a covered entrance in the location of the arch fronting West St. Little changes on the layout of the buildings within this part of the city following 1904 with the plan remaining much the same in 1937 (Illus 9). In the latter half of the 20th century a number of new buildings were introduced, along with divisions in properties fronting West Street at street level and the covering of the garage site on Aubrey Street (Illus 10).



Illus 9

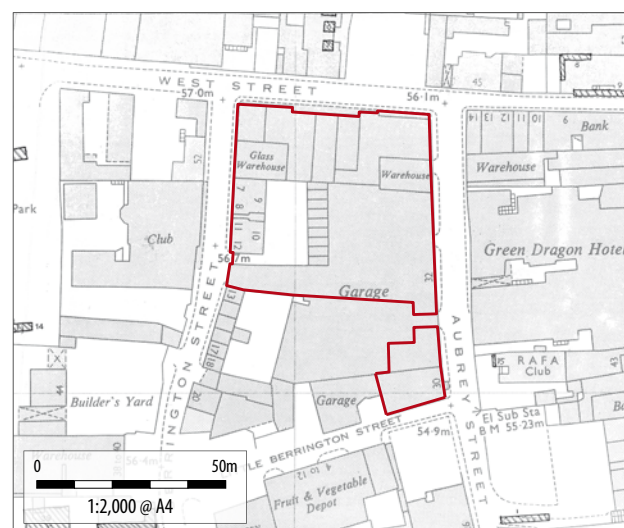
1937 Ordnance Survey map

The following table identifies occupancies of the properties over time.

It therefore appears that the buildings fronting West Street have the following dates of construction.

- Clarence House (no 15) – between 1863 and 1886
- Warehouse/bakery (nos 16–18) – between 1890 and 1902
- Ingrams (nos 19–20) – between 1863 and 1886

On Aubrey St the stabling, which was divided into two yards, was subsequently used as a garage. The southernmost of the yards was rented out in 1908 to James Fryer, who had garages in Kington and Leominster. Jakeman and *Carver's Directory* of 1914 shows that at that time the other yard was occupied by the Merton Posting Company. The buildings were redeveloped by Jams Fryer Ltd. First, on 31 August 1909 plans were approved for alteration to the existing front of the building (HRO BO38/3/32). Within a few years plans were



Illus 10

1969 Ordnance Survey map

© Crown Copyright. Reproduced by permission of Ordnance Survey®

Year/directory	15 West Street	16–18 West Street	19–20 West Street
1886 OS map	Current building?	Yard	Current building?
1895 Kelly	India and China tea company offices and a warehouse (Clarence House)	Eustace Ingram, Organ Builder	
1902 J&C	India and China tea co.	Bake house/India and China tea co/Wine Merchant J.C.Deen	
1904 OS map	Current building	Current building	Current building
1914 J&C	India and China tea co.	Model Bakery	
1922 Kelly	Corporation gasworks showrooms (Clarence House)	India and China tea co/ A&RWilliams Removal contractors (Depository)	Ingram & co. Ltd, Organ Builder
1929 Kelly	Corporation gasworks showrooms (Clarence House)	Burtons Grocers &co./ A&RWilliams Removal contractors (Depository)	Ingram & co. Ltd, Organ Builder
1937 Kelly	Burtons Bakery (J. Burton and Sons Ltd); Reginald Brown (BMW Wix)	Corinthian Sports Club	

Table 1

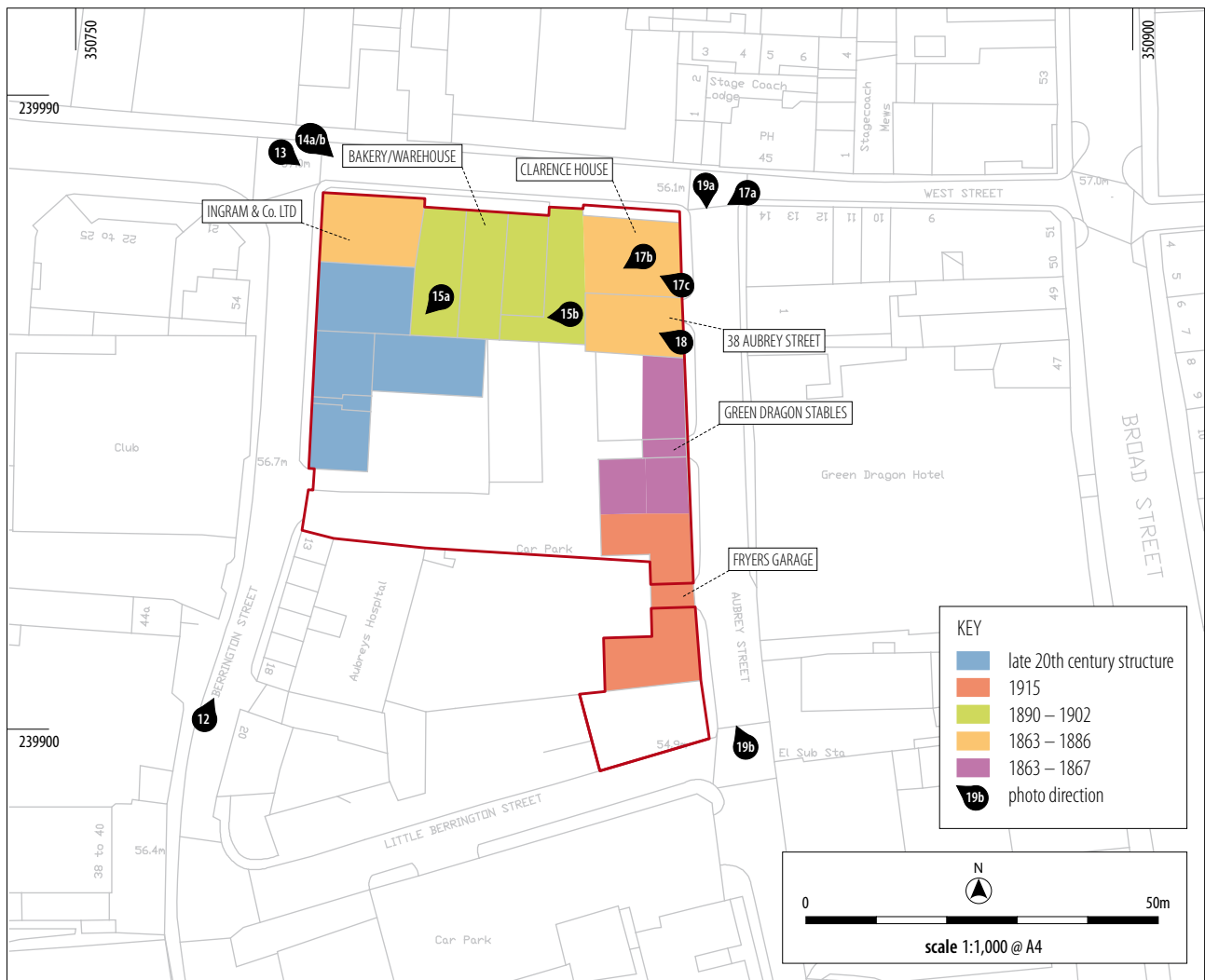
Occupancies of the properties over time

submitted for a new front, and these were approved on 14 April 1914 (HRO BO38/1/121 a & b, HRO BO38/1/160 a & b): the new premises were opened in March 1915. In 1918 Mr Fryer was bought out of the business. The firm subsequently expanded by taking on a new site in Widemarsh Street in 1922, and by taking over the other yard from the Green Dragon, the latter on condition that the yard was roofed over. The company was taken over by Henleys in 1963 and for the remaining few years of the lease the Aubrey Street premises were used as a second hand car garage. This was closed in 1968 when the lease expired and the property reverted to the ownership of the Green Dragon (*In. ex. Mr Basil Butcher*).

On the north side of Little Berrington Street, on the corner with Aubrey Street, was a public house called the Plough Inn. Its former ownership is not known but it was not part of the endowments of Aubrey's Almshouses sold in 1863. This inn was well established, and appears in trade directories from at least the middle of the nineteenth century. The Census of 1851 gives details of persons in the area, but is recorded in such a way that in most cases it is impossible to state where they lived. It shows that the Plough Inn was adjacent to the

Cattle Market – the enumerator must have assumed that William James's proposals would be put into effect - and that it was then run by George Harley, aged 37. The 1861 Census is even more difficult to relate to actual premises. Along the north part of Aubrey Street was a licensed premises called The Drovers' Arms – no doubt derived from the former market – but the Plough Inn seems to have had its name changed to the Three Horse Shoes. The publican was a blacksmith. However, within a few years it reverted to its old name. The Land Valuation of 1910 (HRO AG9/23) shows that by that time the premises were owned by the Green Dragon Freehold Co. which had offices at 2 Offa Street, Hereford. The Plough Inn was closed as a public house in 1937 and was used as part of a nearby retail food business run by Sid Wright. (Shoesmith 1994, pp66) In the Hereford and District *Directory* for 1950–1 it was given as *Wright's Food Bazaar (Wholesale department; The sign of the Plough)*. The building was subsequently demolished and the site is at present vacant.

The properties fronting Berrington Street are all late 19th century in date.



Illus 11
Phased plan of main periods of build for properties on the site



Illus 12

View of Berrington Street looking north

4 AN ASSESSMENT OF THE BUILDINGS

An inspection of the buildings affected by the proposals was made in 2001 with a further visit to review the findings from this and inspect buildings fronting West Street and the north ends of Aubrey and Berrington Street that were not considered previously.

4.1 Modern buildings on Berrington Street

From **Illus 10, 11 & 12** it is clear that all the structures on Berrington Street with the exception of no 20 West Street at the northern corner are of recent build. The same is true for the structure to the rear of Roman Glass within the plot itself and evident on the modern air photo shown in **Illus 16a**. These structures have little heritage value.

4.2 Ingram & Co. Ltd, Organ Builder (nos 19 & 20 West Street; Illus 13)

This is one of the earliest buildings in the complex and a building with the same footprint appears on the 1st edition OS map. It is made of brick with a slate roof. The ground floor level is much altered and retains little of its original fabric. At first floor level the main façade (fronting West Street) has three windows arranged as two pairs of three lights flanking a central double window beneath a dormer. The plainer gable end has three of the six light windows. The coursing on all the visible surviving faces is crude and akin to English garden bond implying a relatively low status for the structure. The lower and upper

floors of the building are separate with the first floor being accessed through a flight of stairs from the street at its east end.

The ground floor is divided into two retail units. In the westernmost there is little evidence of original fabric. A set of stairs mid way along the inside of the west wall of the building leads down to a collection of cellar rooms fronting West Street. These are decorated and little evidence for their construction is visible. The eastern property also has a cellar access along the east wall from the south-east corner of the building, again to cellars fronting West Street. At the base of the steps for the east wall it is clear that the cellar wall is made of brick.



Illus 13

Nos 19 & 20 West Street (19th century organ makers)

Any consideration regarding the existence of early cellars being incorporated into later buildings along the West Street frontage needs to take **Illus 5** into account. This implies, through comparing the red line with the former positions of properties, that West Street must have been widened when the land was redeveloped in the 1860's. As such the front of buildings should now straddle cellars that formerly lay on the street frontage. Interestingly a pair of plain, iron pillars with a square plate and four bolts were observed on the ground floor of this building in the easternmost unit. No pillars were evident at first floor level.

The first floor of the building has been converted to a bar with kitchens and service rooms behind recent partitions at the west end of the building. Access has been forged through at this level to the first floor of the former bakery/warehouse, the floor level of the latter being about 1m higher.



Illus 14a

The bakery/warehouse in 2013



Illus 14b

The bakery/warehouse c1960

The roof is supported on obliquely-angled principle rafters with angled braces at each end and a vertical iron rod supporting the apex. These roof trusses appear to be original, and their timber is blackened.

4.3 Burtons Model Bakery (nos 16–18 West Street)

The 1886 OS map (**Illus 7**) shows that the area now occupied by this building was a yard then. The 1895 directory implies, through the term 'offices and a warehouse' that this property was in existence by then (later directories show that the India and China Tea co. occupied it in 1902 along with a bake house). However, categorical evidence is provided in the 1904 OS map (**Illus 8**), where a structure with the same footprint and a covered access in line with the present day stone arch is shown.

The original structure was two bays wide, flanking West Street. The façade to the latter street comprised seven bays, the easternmost containing a stone-arched entrance (**Illus 14a**), the westernmost a covered sack hoist with a dormer roof above (**Illus 14b**). All that remains of the latter are the cast iron brackets and balustrade in front of a boarded opening. The lower part of the frontage has been converted to shop fronts with the exception of the original arched entrance. A veranda once projected halfway across the pavement along the whole length of the street between Berrington and Aubrey Street (**Illus 14b**), the section in front of the arch having been later removed. The five central bays of the façade have shallow-headed arches with a plain ornamented keystone with projecting crown and base, and an arched string course above each. The brick coursing is English Bond on this face with Flemish Bond on the gable end (where the original wall survives). The upper part of the gable from two courses below the wall plate level was rebuilt as a shallow single apex roof following the fire which gutted the building around the middle of the 20th century (possibly after **Illus 14b** was taken as the roof of the sack hoist is still visible in the fire damaged photo in **Illus 16b** and would have had to have been removed when the roof was rebuilt). At first floor level each bay has a recessed three light rectangular window flanked by ornamental brick pilasters.

The original interior was relatively open plan on both floors with a double row of iron pillars with beaded collars at their heads. Photographs of the building in use as a bakery suggest that glass panelled partitions were erected within parts of the space to separate different work areas. The main bakery appears to have been on the ground floor although little is left of it. **Illustration 15a** shows a brick wall projecting into



Illus 15a

Mamma Jamma's (inside the former bake house)



Illus 15b

The inside of the bakehouse mid-20th century

the main entrance passage behind the stone arch. Map evidence suggests that this area was originally open to the roof (**Illus 8 & 9**).

In the current layout the lower spaces have been divided up into retail units, whilst the upper floor is a mixture of pool hall and toilets. The fire door at the east end of the first floor leads directly onto a stair well serving Clarence House. As discussed above the roof is not original and is now a single span construction.

4.4 Clarence House (no 15 West Street)

A building is shown on the same footprint as this structure on the 1886 OS 1st edition. However, according to local trade directories it was not part of the India and China Tea Company until after 1890. Whilst it had a West Street address both façades are relatively high status. The upper two storeys of this three storey building have two pairs of double sash windows on the Aubrey Street elevation in the two bays facing this street, whilst four bays with single four light sashes adorn the west street frontage (**Illus 17a**).



Illus 16a

Aerial view of the proposal site (Foxton)



Illus 16b

Mid 20th century fire damage to bakery/warehouse



Illus 17a

Clarence House on the corner of Aubrey and West Street

On the ground floor the space is now divided between two properties. The entrance to the restaurant at the north is early 20th century in style although the lower part of the West Street frontage appears to have been much altered in more recent times. In the southern bay fronting Aubrey Street a block of brickwork with arch supports the fireplace above, the rest of the space appears to have been much altered (**Illus 17c**).

The windows at first floor level have flattened arches whilst those at second floor square heads just below wall plate level. At both floors and on both elevations parallel decorative bands of yellow brick intersect and outline the window heads.

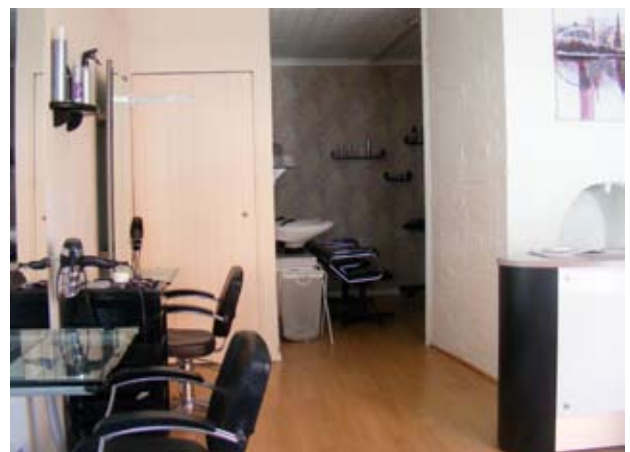
At first floor level there is currently a single large room one bay wide and three bays long on the West Street side. The two fire places in this room could imply that the space was once differently divided up (**Illus 17b**). The room has had all its plaster removed and the brickwork painted. Also at this level is a single room in the southernmost bay of the Aubrey Street elevation. There is an indication of a blocked door or cupboard in the rear west elevation of this room. The windows of the westernmost bay on West Street light the stairwell.

On the second floor the four windows on the west street elevation light a corridor running round the perimeter of the building. The space



Illus 17b

Twin fireplaces on first floor



Illus 17c

Internal detail of ground floor of Clarence House

behind is partitioned into music studios, the arrangement of rooms being relatively recent.

The roof structure is modern inside and was probably replaced following the fire in the adjacent building (photographs indicate some damage to the roof of this building).

4.5 36 Aubrey Street (Illus 18)

This building also appears on the 1886 OS 1st edition map of the area. It is brick with slate and the visible elevation is of Flemish Bond. The fenestration is irregular with the main elevation divided into two unequal bays. At ground floor there is an entrance through to the back of the bakery/warehouse (now a late bar) in the smaller north bay, with a shop front occupying the south bay. In the north bay the windows on both the floors above are centred and aligned, although the first floor window has a sill height that is much lower than its southern counterpart and is narrower possibly suggesting this was formerly a loading door. The windows in the south bay are not aligned. On the second floor the window heads are at wall plate level. The interior of the structure was not accessible at the time of the site assessment. However, despite this it would appear that the structure is lower in status than that to its north, but was at some time connected with the bakery behind.



4.6 Green Dragon Posting Company (32–34 Aubrey Street)

This represents the earliest phase of building on the site. It was probably constructed between 1863 and 1867 as part of two yards servicing the coaches and horses of the Green Dragon Posting Company.

The surviving walls and buildings in the northern part of the site in 2001 indicated a courtyard layout with an entrance offset to the south onto Aubrey Street. The frontage was two storey either side of the entrance, access to the upper floor being from a door at the north end of the facade and an outside stair on the south side of the entrance, but inside the courtyard (a scar and support still survive as evidence for this). At the time the space above this had last been used as a staff recreation room and this section may have been added later resulting in the removal of the stairs to the south of the entrance, access subsequently being solely from the external door.

The southern range of this complex has been removed since 2001 but demonstrated remarkable survival with original internal wall panels, troughs and parts of stalls underlining its original and perhaps long lived function as a stable block. The whole of this range has since been heavily adapted and converted. Modern windows have been inserted in the main elevation (Illus19a & b). All other associated structures have been removed since 2001.

Illus 18

36 Aubrey Street

At ground floor level to either side of the arch two retail units have been created through the insertion of a door and a window to its south into the back wall of the stable range. At first floor level there are five identical nine pane modern windows with a further window with a lower sill at their north end. Some of these windows have been inserted and the elevation would originally have had less features on it.

4.7 Fryers Garage

This is a symmetrical façade of five bays. The central one contains a flat headed entrance to the yard behind with a square headed window above in a plain brick pediment (Illus 19b). The bays to either side have large arched windows at ground floor surmounted by twin, four light windows. The outer bays are similar with the exception that the first floor windows are single eight light arrangements. Each of the northern bays either side of the central entrance contains a doorway. The original design was intended to be symmetrical although the position of the doorway in the southern two bays is in a different bay to the one planned.



Illus 19a

Aubrey Street looking south (2001)

5 DISCUSSION

None of the structures assessed above retains a great degree of internal integrity as most have been heavily altered or readapted following their original construction. There is little case for retaining most internal features. Two structures are relatively low status in origin and subsequent alterations mean their external elevations lack aesthetic or historically accurate features, these are 36 Aubrey Street and 19-20 West Street. Very little remains of the former coach yard of the Green Dragon to the north of the Fryers Garage site on Aubrey Street, and the façade has been much adapted to accommodate retail and other uses. This has created a structure with little historic integrity but some false aesthetic characteristics through a pseudo-pastiche approach to its renovation. The elevation to the south of this is relatively honest with respect to its original architectural design, but remains a fairly plain early 20th century façade.

The best preserved building (with the exception of its roof) amongst those assessed is Clarence House which portrays status as well as retaining a significant amount of unaltered original external fabric above first floor level. It also has the advantage that by being three stories high and forming the main part of the vista from an approach from Broad Street and the main part of town, it will tend to mask larger structures behind. At the point of **Illus 17a** even its own roof is not visible. Adjacent to this lies the former bakery and warehouse.

The external elevation is roughly the same as it was in 1900 just after it was built at first floor level. The stone arch and recessed first floor windows make an attractive feature. However, much of the building was heavily fire damaged and the internal layout has been heavily altered. There is an opportunity to potentially recreate the large open spaces on each floor with the original twin colonnade of steel pillars that survive throughout. But given the loss of much of the historic fabric this is probably something that can be done through choice rather than need and some degree of flexibility would be appropriate as long as it is sympathetic to the remains of the original facade.

Consideration also needs to be given to the settings of three Grade II and one Grade II* listed buildings in the near vicinity of the proposals. Of these, views that include the proposed development and Stagecoach public house on West Street would not be greatly altered if the façades of Clarence House and the former warehouse are retained. The juxtaposition of the regency-style façade of the Gala Bingo and the proposed development mean that it is difficult to obtain views that encompass both, and the structures that currently face it do little to add to its setting. The rear of the Green Dragon Hotel is utilitarian only retaining a secondary frontage here and much of the associated structures, and setting issues relating to this structure would be more likely to be associated with its Broad Street facade. The final building, Mary Price's almshouses, does have



Illus 19b

Aubrey Street looking north (2013)

primary views with the proposed development site as a backdrop. At present the structures that are visible detract from the historic value of these timber framed structures. A carefully planned new build behind these could enhance the setting of these important timber framed structures.

6 CONCLUSION

Buildings affected by proposals to develop an area of land in Herford between Berrington Street and Aubrey Street have been assessed with respect to the impacts they may have on built heritage in the area. Of the buildings with greatest heritage value the association between Clarence House on the corner of Aubrey Street and West Street (built 1863–88) and the former bakehouse/warehouse adjacent to this (built 1890–1904) lends support to the retention of at least the exterior of these, not least due to the aesthetic character and survival of many historic elements in their façades. Other structures assessed have low heritage values attached to them and their loss can be more easily weighed against well designed replacements.

7 BIBLIOGRAPHY

- Appleton-Fox, N & Stone, R 1996 *A view from Herefords past*, Logaston Press.
- Boucher, A & Eisel, J 2001 *Green Dragon Hotel Car Park, Aubrey Street, Hereford: Archaeological Desk-based Assessment*, HAS499.
- Boucher, A & Hoverd, T 1997 *Former Mead and Tompkinson Site, Bridge Street/Gwynne Street: Archaeological trial excavations*, HAS 306.
- Boucher, A & Hoverd, T 1998 *Aubrey Street, Hereford, Sewer repair – An Archaeological Assessment*, HAS 368.
- Boucher, A & Morriss, RK 2001 *Victoria Eye Hospital, Hereford: Desk based assessment*, HAS.
- Boucher, A 2000 *9–11 New Street, Neath, South Wales Desk Based assessment*, HAS 453.
- Collins, W 1911, *Modern Hereford Part II*.
- Collins, W 1915 *Historical Landmarks of Hereford*.
- Collins, W n.d. *The Mayors of Hereford from the Improvement Act of 1854*.

Crooks, K 2001 *Welsh Water mains renewal*, HAS (forthcoming).

Duncumb, J 1804 *Collections towards the History and Antiquities of the County of Hereford*, Vol. I.

Heys, FG & Norwood, JFL 1958 'Excavations on the supposed line of King's Ditch, Hereford, 1958' *Transactions of the Woolhope Naturalists Field Club* 36, pp117–125.

Jakeman & Carver's Herefordshire Directories 1890, 1902, 1914

Kelly's Herefordshire Directories 1895, 1922, 1929, 1937

Littlebury's directories 1867

Pevsner, N 1962 *The Buildings of England: Herefordshire*.

Price, J 1796 *A historical account of the City of Hereford*.

Ramell, TW 1853 *Report to the General Board of Health into the sewage... of the City of Hereford*.

Royal Commission on Historical Monuments, Vol. 1 1931.

Sandford, A 1987 *Hereford in Old Photographs*.

Shoesmith, R 1967 'The western rampart' in *Transactions of the Woolhope Naturalists' Field Club*, Vol. XXXIX, pp51–67.

Shoesmith, R 1971 'Hereford City Excavations 1970' in *Transactions of the Woolhope Naturalists' Field Club*, Vol. XL, pp225–240.

Shoesmith, R 1980 *Hereford City Excavations, Volume 1: Excavations at Castle Green*, CBA Research Report 36.

Shoesmith, R 1982 *Hereford City Excavations, Volume 2: Excavations on and close to the defences*, CBA Research Report 46.

Shoesmith, R 1994 *The Pubs of Hereford City*.

Shoesmith, R 1995 *The Civil War in Hereford*, Logaston Press.

Thomas, A (forthcoming) 'Sites within the Late Saxon Burg' in *Hereford City Excavations*, Vol. IV (draft).

Tonkin, JW 1966 'Early Street Names of Hereford' in *Transactions of the Woolhope Naturalists' Field Club*, Vol. XXXVIII, pp236–250.

Watkins, A 1920 'The King's Ditch of the City of Hereford' in *Transactions of the Woolhope Naturalists Field Club* 23, pp249–258.

Belmont Abbey <<http://www.belmontabbey.org.uk/page-thealuminate.html>>, [accessed 8 October 2013].

8 RECORD'S OFFICE SOURCES

K38/Cd/6Box2 *Report of the Charity Commissioners*, 1815–9, Vol. XIII, pp56–7).

Calendar of Hereford Cathedral Muniments 1955 (The reference is to the number of the deed).

Maps and trade directories as quoted.

Documents in Hereford Records Office (HRO) and Hereford Reference Library as quoted.

BO38/3/32 (Alterations to garage front in 1909).

BO38/1/160b (Plan of 1914/15 alterations including drains).

BO38/1/121a&b (First floor plans of 1914/15 alterations).

1841 All Saints Tithe map.



© 2013 by Headland Archaeology (UK) Ltd

**Headland Archaeology
North East**

13 Jane Street
Edinburgh EH6 5HE

0131 467 7705
northeast@headlandarchaeology.com

**Headland Archaeology
North West**

10 Payne Street
Glasgow G4 0LF

0141 354 8100
northwest@headlandarchaeology.com

**Headland Archaeology
Midlands & West**

Unit 1, Premier Business Park, Faraday Road
Hereford HR4 9NZ

01432 364 901
midlandsandwest@headlandarchaeology.com

**Headland Archaeology
South & East**

Building 68A, Wrest Park, Silsoe
Bedfordshire MK45 4HS

01525 861 578
southandeast@headlandarchaeology.com

www.headlandarchaeology.com