



14-20 Chesil Street, Winchester, Hampshire

Historic Building Recording



Document Ref: 222450.02
WINCM: AY690
October 2019

Document Information

Document title 14-20 Chesil Street, Winchester, Hampshire
Document subtitle Historic Building Record
Document reference 222450.02

Client name Rockliffe Williams Architects
Address 6 Barnes Close, Winchester, Hampshire



On behalf of St John's Winchester Charity
Address 32 St John's South, The Broadway, Winchester, Hampshire

National grid reference 448645 129189
Planning authority Winchester City Council
Planning reference 17/03096/FUL

Museum name Winchester Museum
WINCM accession number AY690

Fieldwork directed by Grace Flood
Project management by Matt Rous
Document compiled by Thomas Piggott/ Grace Flood
Graphics by Thomas Piggott/ Grace Flood

Quality Assurance

| Version & issue date | Status | Author | Approved by |
|----------------------|---------------------|--------|--|
| V1 10.10.2019 | First draft report | TP |  MJR |
| V2 22.10.2019 | Second draft report | TP |  MJR |



Contents

| | |
|--|-----------|
| <i>Acknowledgements</i> | v |
| 1 INTRODUCTION | 6 |
| 1.1 Project background | 6 |
| 1.2 Site location..... | 7 |
| 2 METHODOLOGY | 7 |
| 2.1 Aims and objectives | 7 |
| 2.2 Survey dates and accessibility | 8 |
| 2.3 Methodology..... | 8 |
| 3 HISTORIC BACKGROUND | 9 |
| 3.1 Introduction..... | 9 |
| 3.2 Post-medieval development (AD 1499 -18th century)..... | 10 |
| 3.3 Modern development (19th – 20th century)..... | 10 |
| 4 BUILDING DESCRIPTION | 13 |
| 4.1 Introduction..... | 13 |
| 4.2 St Peter's Church | 13 |
| 4.3 14 Chesil Street..... | 15 |
| 4.4 14 Chesil Street – Rear Workshop..... | 17 |
| 4.5 16-20 Chesil Street..... | 18 |
| 4.6 Cellar Beneath 16 Chesil Street..... | 19 |
| 4.7 Garden Walls to the rear of 14-20 Chesil Street..... | 23 |
| 5 DISCUSSION | 24 |
| 5.1 St Peter's Church | 24 |
| 5.2 14-20 Chesil Street..... | 24 |
| 5.3 Cellar beneath 16 Chesil Street | 24 |
| 6.1 Preparation and deposition of the archive..... | 25 |
| 7 COPYRIGHT | 25 |
| 7.1 Archive and report copyright | 25 |
| 7.2 Third party data copyright..... | 26 |
| REFERENCES | 27 |
| Bibliography | 27 |
| Documentary sources..... | 27 |
| Cartographic Sources..... | 28 |
| APPENDICES | 29 |
| Appendix 1: 16-20 Chesil Street - 1914 Sale Particulars (HRO Ref: 12M49/A81/6) | 29 |
| Appendix 2 – Warren's Directory of Winchester | 30 |

List of Figures

- Figure 1: Site location
- Figure 2: Historic map regression
- Figure 3: St Peters Church: 1949 and 1960 Plans and Front Elevations
- Figure 4: St Peters Church: Ground Floor Plan
- Figure 5: 14-20 Chesil Street: Ground Floor Plan
- Figure 6: 14-20 Chesil Street: First Floor Plan
- Figure 7: 14-20 Chesil Street: Roof Plans
- Figure 8: 14-20 Chesil Street: East (Front) Elevation
- Figure 9: 14-20 Chesil Street: West (Rear) Elevation



- Figure 10: 14 Chesil Street and St Peters Church: Cross-sectional elevation through carriageway
Figure 11: 14 Chesil Street: South Elevation; 16 Chesil Street: North Elevation
Figure 12: 16 Chesil Street Cellar: Floor Plan
Figure 13: 16 Chesil Street Cellar: Cross-section drawings
Figure 14: 14 Chesil Street Rear Workshop: Floor and Roof Plans
Figure 15: 14 Chesil Street Rear Workshop: Elevations

List of Plates

- Plate 1: Photograph dated c.1880 showing former industrial building at 14 Chesil Street adjoining St Peter's Church
- Plate 2: Sketch dated to 1899 of the rear of St Peter's Church and The Stoke (by C.B. Phillips)
- Plate 3: Blocked entrance in the north wall of the covered carriageway at 14 Chesil Street (2012).
- Plate 4: Block entrance and exploratory holes in the north wall of the covered carriageway at 14 Chesil Street (2019)
- Plate 5: The Vestry viewed from the west
- Plate 6: Access hatch in the west wall of the Vestry (2012)
- Plate 7: External space to the west of the former Vestry (2012)
- Plate 8: Interior west wall of the former Vestry viewed from the east (2012)
- Plate 9: Former Vestry/Dressing Room viewed from the south-west (2012)
- Plate 10: South wall of the Store/Work Room viewed from the north (2012)
- Plate 11: West wall of the Bell Tower viewed from the east (2012)
- Plate 12: North wall of the Bell Tower showing arched doorway (2012)
- Plate 13: Bar/Foyer viewed from the north-west (2012)
- Plate 14: North wall of the Bar/Foyer viewed from the south (2012)
- Plate 15: Four centre arched doorway leading into the Bell Tower (2012)
- Plate 16: East elevation of 14 Chesil Street (2009)
- Plate 17: East elevation of 14 Chesil Street and St Peter's Church (2019)
- Plate 18: Front gates and entrance to 14 Chesil Street (2009)
- Plate 19: Rear elevation of 14 Chesil Street (2009)
- Plate 20: Rear toilet block adjoining 14 Chesil Street (2009)
- Plate 21: 14 Chesil Street: hallway and staircase (2009)
- Plate 22: 14 Chesil Street: living room (2009)
- Plate 23: 14 Chesil Street: kitchen (2009)
- Plate 24: 14 Chesil Street: first floor large office (2009)
- Plate 25: 14 Chesil Street: first floor office (2009)
- Plate 26: Rear workshop viewed from the south-east (2009)
- Plate 27: Rear workshop viewed from the south-east (2019)
- Plate 28: Rear workshop: south wall showing blocked central doorway (2009)
- Plate 29: Rear workshop: south wall showing blocked central doorway (2019)
- Plate 30: Rear workshop: east elevation (2009)
- Plate 31: Rear workshop: west elevation with dilapidated lean-to (2009)
- Plate 32: Rear workshop: ground floor interior (2009)
- Plate 33: Rear workshop: putlog hole on north wall (2009)
- Plate 34: 16-20 Chesil Street: front elevation (2009)



- Plate 35: 16-20 Chesil Street: front elevation (2019)
Plate 36: 16-20 Chesil Street: front elevation showing scar of former building at 16a Chesil Street (2009)
Plate 37: 16-20 Chesil Street: rear elevation showing ground floor extensions (2009)
Plate 38: 16-20 Chesil Street: rear elevation showing ground floor extensions (2019)
Plate 39: View of the rear gardens of 16-20 Chesil Street, viewed from the southwest (2019)
Plate 40: 20 Chesil Street: front room (2009)
Plate 41: 20 Chesil Street: front room (2019)
Plate 42: 20 Chesil Street: rear extension kitchen with bathroom to the west (2009)
Plate 43: 20 Chesil Street: rear extension (2009)
Plate 44: 20 Chesil Street: front bedroom (2009)
Plate 45: 20 Chesil Street: front bedroom (2019)
Plate 46: 18 Chesil Street: front room (2009)
Plate 47: 18 Chesil Street: kitchen (2009)
Plate 48: 18 Chesil Street: east bedroom on the first floor (2009)
Plate 49: 16 Chesil Street: front room (2009)
Plate 50: 16 Chesil Street: front room (2019)
Plate 51: 16 Chesil Street: rear kitchen extension (2009)
Plate 52: 16 Chesil Street: rear extension (2009)
Plate 53: 16 Chesil Street: rear extension (2019)
Plate 54: 16 Chesil Street: bathroom (2009)
Plate 55: 16 Chesil Street: bathroom (2019)
Plate 56: Rear chamber viewed from the west
Plate 57: Rear chamber viewed from the east
Plate 58: Brick 'bench' running along part of south wall of rear chamber
Plate 59: Exposed north wall of rear chamber
Plate 60: Exposed south wall of rear chamber
Plate 61: East wall of rear chamber
Plate 62: Entrance to rear chamber from the east showing lower height of vault
Plate 63: West wall of rear chamber
Plate 64: Narrow gap between vault and east wall
Plate 65: Straight flight with winder stair viewed from the north-west
Plate 66: Top of the staircase with blocked passageway beyond
Plate 67: Front chamber viewed from the south-west
Plate 68: Front chamber viewed from the west
Plate 69: Sketch dated 1902 of the front of 14-20 Chesil Street
Plate 70: Photograph of 1913 showing the present building at 14 Chesil Street adjacent to older properties at 16-20 Chesil Street
Plate 71: Wall 1 viewed from the south-east 1
Plate 72: Wall 1 viewed from the south-east 2
Plate 73: Wall 2 viewed from the north-west
Plate 74: Wall 3 viewed from the north-west
Plate 75: Wall 3 viewed from the north
Plate 76: Wall 4 viewed from the north



Summary

Wessex Archaeology was commissioned by Rockliffe Williams Architects, on behalf of St John's Winchester Charity, to carry out a programme of historic building recording of 14-20 Chesil Street, Winchester, Hampshire, SO23 0UH. Planning permission (Ref: 17/03096/FUL) has been granted by Winchester City Council to comprehensively redevelop the site to create 16 affordable, fully accessible, residential alms house apartments. All the existing dilapidated 20th century buildings that make up 14-20 Chesil Street will be demolished and the cellar beneath 16 Chesil Street will be backfilled.

This report represents the culmination of 10 years of historic building recording at the site during which time four separate episodes of surveying have been conducted. The earliest recording of no.s 14 and 18 Chesil Street was carried out in February 2009, followed by two further surveys in January and May 2012 at a cellar identified below 16 Chesil Street and at the adjoining St Peter's Church. The most recent survey completed in September 2019 has aimed to collate all the existing information together supplemented with a comprehensive set of drawings for 14-20 Chesil Street along with photographs and descriptions of no.s 16 and 20 Chesil Street that were omitted from the 2009 report.

St Peter's Church (now the Chesil Theatre) has a long history with its first mention in the 12th century and later churchwarden accounts from the 16th-17th century. The church underwent episodes of renovation and redevelopment in the late 19th to early 20th century, however, was deemed unsafe in 1949 due to structural issues. In the absence of any other viable uses, The Winchester Preservation Trust launched an appeal in 1961 with The Winchester Dramatic Society for £10,000 to restore the building and create small theatre, which opened in October 1966.

St Peter's Church was subject to a detailed photographic recorded in 2012 of areas that were due to be affected by previous planning application to ensure that areas due to be affected were documented. Analysis of the building combined with documentary research has revealed that internally, the main part of the church was divided up in the 1960s with stud walls to create an auditorium to the north, with a store/work room in the south-west corner and a foyer/bar in the south-east corner. To the south, the Bell Tower functions as an entrance and toilets with the vestry in use as a dressing room. Access into the vestry was originally only possible through the Bell Tower to the east where an existing window in this position was removed. This was supplemented in the 1960s by an additional entrance in the north wall of the vestry, which leads into the store/work room.

Historic records indicate that 14 Chesil Street was built between 1902 - 1907 as a purpose-built house and business premises with stables and sheds in the rear yard. Late 19th century photographs and sketches indicate that the building it replaced functioned as a large light industrial or warehouse use. The surrounding area during the late 19th and early 20th centuries was a mixture of businesses and dwellings with the large Cheese Hill Street Brewery almost directly opposite. No. 14 Chesil Street is listed in early 20th century trade directories as a Coal Merchants belonging to A. Early & Sons. The business continued in the same family until the late 20th century when the property became part of the Bird in Hand Activity Centre, which closed in the early 2000s.

Documentary evidence indicates that the row of three terrace cottages that comprise 16-20 Chesil Street was constructed between 1913-15. These simple 'two-up, two-down' dwellings were constructed on the site of the Brewer's Arms pub. Late 19th and early 20th century paintings, sketches and photographs suggest that this was probably a late medieval or early post-medieval timber-framed building with jettied gabled frontage and curved braces.



The buildings that currently make up 14-20 Chesil Street are typical examples of early 20th century domestic construction, with the modest terraces of 16-20 Chesil Street retaining many of their original features. Although originally largely identical, some diversification is present in the ground floor rear extensions, which have all developed independently during the course of the 20th century. At 14 Chesil Street, a purpose-built coal merchants premises has undergone modest change with a section of the first floor converted from storage to domestic use during the early 20th century. The rear workshop behind 14 Chesil Street has also been adapted having been converted from stables to a garage and then latterly a workshop.

Analysis of the cellar below 16 Chesil Street suggests that the rear chamber and the north and east walls are most likely of post-medieval date. This concurs with archive photographs and sketches, which suggest a late 17th – 18th-century date for the house which formerly occupied the site. In addition, analysis of the brick vault, which rests upon the chalk block walls of the rear chamber, suggests that this was probably constructed in the 18th - early 19th century. The present vault likely replaced an earlier one and is later than both the east and west walls.

The various phases of survey work over the last 10 years has ensured that a comprehensive record of these early 20th century buildings and the post-medieval cellar below has been documented for future interest and research.

Acknowledgements

This project was commissioned by Rockliffe Williams Architects, on behalf of St John's Winchester Charity, and Wessex Archaeology is grateful to Paul Williams and Andy Ross in this regard.

The advice and assistance of Tracy Matthews (Archaeologist, Historic Environment Team at Winchester City Council) is gratefully acknowledged. Thanks are also due the staffs of the Winchester Museums Service and Hampshire Record Office for assistance with the background research.

This final phase of building survey was carried out by Grace Flood and Thomas Piggott with report writing by Thomas Piggott. Previous survey work and reporting in 2009 and 2012 was carried out by Bob Davis and Matt Rous. Nancy Dixon, Grace Flood and Thomas Piggott provided the illustrations. This project was managed on behalf of Wessex Archaeology by Matt Rous and Andrew Manning.



14-20 Chesil Street Winchester, Hampshire

Historic Building Record

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology (WA) was commissioned by Rockcliffe Williams Architects on behalf of St John's Winchester Charity (hereafter 'the Client') to carry out a programme of historic building recording of 14-20 Chesil Street, Winchester, Hampshire, SO23 0UH centred on National Grid Reference (NGR) 448645 129189 (hereafter 'the Site') (**Figure 1**).

1.1.2 The Site has a long history of planning proposals dating back to 2005 (Ref: 05/01200/FUL) with the most recent submitted in 2017 (17/03096/FUL) and approved in February 2019. The current proposal includes a comprehensive redevelopment of the site with the dilapidated buildings at 14-20 Chesil Street being demolished (including the rear workshop and rear garden walls) to create 16 affordable, fully accessible, residential almshouse apartments.

1.1.3 This report represents the culmination of historic building recording over the last 10 years. The buildings at the Site were first documented in March 2009 which comprised recording of 14 Chesil Street, the rear workshop, rear garden walls and the best example of one of the three terraced cottages (no. 18 Chesil Street) (WA 2009). This was followed in 2012 by a historic building record of parts of St Peter's Church and a cellar identified below 16 Chesil Street (WA 2012a, WA 2012b). St Peter's Church is no longer within the Site because the boundary has changed.

1.1.4 The 2019 phase of works included a comprehensive measured survey of the buildings on Site to include:

- Survey of all elevations (4 no.) of the rear workshop behind 14 Chesil Street;
- Survey of south gable of 14 Chesil Street;
- Survey/section through the passageway of no.14 showing the south elevation of the flank wall of and tower of adjoining St Peter's Church up to the eaves of the tower roof. Due to health and safety concerns, the interior of 14 Chesil Street would not be accessed;
- Survey of east (front) elevation of 14, 16, 18 and 20 Chesil Street;
- Survey of west (rear) elevation of 14, 16, 18 and 20 Chesil Street;
- Survey of north gable of 16 Chesil Street;
- Survey of the ground and first-floor plans of 16 and 20 Chesil Street;
- Survey of roof plans of 14, 16, 18 and 20 Chesil Street and rear workshop;



- Survey to add internal floor levels to all floor plans plus levels on the underside of eaves and ridge heights for 14-20 Chesil Street.
- 1.1.5 Following discussions with Tracy Mathews, Archaeologist for the Historic Environment Team at Winchester City Council, a written scheme of investigation (WSI) was not required for this latest programme of historic building recording, although an explanatory email was sent by Wessex Archaeology on 06/09/2019 setting out the works to be carried out.

1.2 Site location

- 1.2.1 The Site lies just to the east and outside of the historic defended city of Winchester in Hampshire centred on NGR 448645 129189. Approximately 30 m to the west is the River Itchen, and the buildings face directly onto Chesil Street (B3330) to the east. The Site is bordered in all remaining directions by a mixture of commercial and residential properties with St Peter's Church (the Chesil Theatre) immediately adjacent to the north (**Figure 1**).
- 1.2.2 The buildings are situated at the eastern end of the Site and comprise two groups: a semi-detached early 20th century house (14 Chesil Street) and detached rear workshop to the north with a gap separating this property from a terrace of three early 20th century cottages (16-20 Chesil Street) to the south.
- 1.2.3 The Site lies at approximately 38 m above Ordnance Datum (aOD) which slopes down to the west towards the river. To the rear (west) of 16-20 Chesil Street, three narrow gardens are defined by old brick and flint walls, with the central area lying c.0.80 m higher than the gardens to the north and south.

2 METHODOLOGY

2.1 Aims and objectives

- 2.1.1 The aims of and objectives of each episode of historic building recording has differed as follows.
- For the 2009 works, a Level 1-2 (basic - descriptive) record was required of 14 and 18 Chesil Street.
 - Although outside of the Site to the north, building recording to Level 2-3 (descriptive-analytical) standard was required of parts of St Peter's Church in 2012 which were due to be affected by the previous development proposals.
 - The recording of the cellar beneath 16 Chesil Street in 2012 required a highly detailed, Level 4 (comprehensive analytical) survey of the rear chamber and a Level 2 (descriptive) record of the front chamber.
- 2.1.2 While floor plans had been previously surveyed of no.s 14 and 18 Chesil Street and the rear workshop in 2009, the primary objective of the 2019 survey was the creation of a set of floor plans of the two remaining buildings (no.s 16 and 20 Chesil Street) as well as elevation drawings of all the buildings so that a comprehensive drawn record of 14-20 Chesil Street was achieved prior to demolition.
- 2.1.3 The second objective of the exercise was to amalgamate all the existing information from the previous and 2019 surveys into a single comprehensive report. In essence, this was to create a Level 2 standard of all the buildings at 14-20 Chesil Street, although with more

detailed surveys completed on St Peter's Church to the north and the cellar below 16 Chesil Street.

- 2.1.4 Level 2 is defined by Historic England (HE) in their guidance document: *Understanding Historic Buildings: A guide to Good Recording Practice* (HE 2016) as follows:

'a **descriptive record**... 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' (ibid, 26).

2.2 Survey dates and accessibility

- 2.2.1 The 2019 phase of survey works took place during 17th-20th August 2019. Due to health and safety concerns regarding the dilapidated state of the building, the interior of 14 Chesil Street was not accessible. In addition, rubble and debris had also been piled up in the rear ground floor extension rooms of 18 and 20 Chesil Street related to the removal of the ground floor joists and floor boards to allow GPR survey of the ground below these two properties. As a result, a thorough survey of the rear areas of the two properties could not be completed.
- 2.2.2 The north elevation of the rear workshop at 14 Chesil Street was almost entirely obscured by vegetation which made accurate surveying problematic.
- 2.2.3 Previous surveys of 14 and 18 Chesil Street took place 9th - 10th February 2009. The survey of the basement of 16 Chesil Street took place on 17th January 2012. The survey of parts of St Peter's Church took place on 29th May 2012. There were no access issues or survey limitations on any of these occasions.

2.3 Methodology

- 2.3.1 The programme of historic building recording involved a combination of documentary research and metric and photographic surveys in order to produce the drawn, photographic and written record compiled in this report.

Documentary research

- 2.3.2 A search for relevant primary and secondary sources was carried out in 2009 and 2012 in the Hampshire Record Office, Winchester Museum and Wessex Archaeology's library during previous HBR exercises. The information within these assessments has been re-used in this report. Cartographic sources from the previous works were originally obtained again from Hampshire Record Office and Winchester Museum.
- 2.3.3 A full list of sources is provided in the **References** section.

Written account

- 2.3.4 The written account includes the following information:

- the building's location as an NGR and address;
- any statutory or non-statutory designations;



- the date of the record, the names of recorders and, if an archive has been created, its location; and
- A description of the building's form, function, date and sequence of development, as well as the names of architects, builders, patrons and owners if known.

Photographic record

2.3.5 The photographic record comprises:

- general views of the building in its wider setting or landscape;
- the building's external appearance; and
- the overall appearance of the principal rooms and circulation areas.

2.3.6 High-quality digital images were taken with a Canon EOS 5D Mark III full-frame digital camera (with 21-megapixel capability). A photographic scale of appropriate size was included in all general and specific detailed views, except where considered inappropriate or prevented by on-site conditions or health and safety concerns.

2.3.7 A selection of the photographs is included in this report.

Drawn record

2.3.8 A metric survey of the building was carried out in order to produce a drawn record of the building comprising measured plans and elevations.

2.3.9 The most recent metric survey was carried out using a Leica 1200 Total Station linked via Bluetooth to a Motion Tablet PC running AutoCAD software. Telemetry from the Total Station was received through TheoLtr7 software via CAD, allowing for real-time visualisation of survey data. An internally accurate 3D wireframe CAD drawing was created using this technique in order to produce the drawings. This was supplemented where necessary with a Leica Disto laser-distance measurer and hand measuring techniques. This data was input into a Motion Tablet PC running AutoCAD software to produce 2D CAD plan drawings.

2.3.10 The drawings produced on-site have been enhanced to relevant HE standards and drawing conventions (HE 2016). The drawn record is presented in this report (**Figures 4-15**) and the project archive at a scale of 1:100, or another appropriate scale.

3 HISTORIC BACKGROUND

3.1 Introduction

3.1.1 The site of 14-20 Chesil Street and St Peter's Church is located just outside of the Roman, late Saxon and the medieval city of Winchester and is likely to have been continuously occupied over this time.

3.1.2 The earliest mention of St Peter's Church is found in the Winton Domesday written shortly after the survey of the city in 1148. St Denis Priory, near Southampton, had acquired the chapel of St Peter's when it was owned by Stigand the chaplain. The church had no burial ground, and parishioners used the cemetery on the top of St Giles Hill. In 1282, the church was styled 'St Peter's without Eastgate' in the register of John de Pontissera, in 1292, it is

styled 'St Petri de Chessell' in the taxation of Pope Nicholas, and in 1543 'St Peter de Chessell' (Green no date, 10).

3.2 Post-medieval development (AD 1499 -18th century)

- 3.2.1 The churchwardens' accounts from 1566 show that there were frequent repairs and replacements to the church (e.g. in 1607 when a new pulpit and communion table were made). A large legacy of £200 was made in 1643 (ibid, 17).
- 3.2.2 John Speeds map of c.1611 (not reproduced) clearly shows St Peters Church in Chesil along with numerous buildings fronting onto Chesil Street indicating the flourishing nature of the eastern suburb (The Soke) during this period. St Peter's Church and the roofs and chimneys of buildings adjoining it to the south are further shown in the Buck brothers' Winchester panorama of 1736 taken from St Giles' Hill (not reproduced).
- 3.2.3 The first detailed map of Winchester is Godson's map of 1750 (**Figure 2A**), which shows the parish of St Peters Cheese Hill. The church of St Peters is shown adjacent to an empty plot to the south (the site of 14 Chesil Street). The site presently occupied by 16-20 Chesil Street is shown as being occupied by a row of buildings with three rear gardens to the west leading down to the river. The buildings depicted are likely to have been simple cottages only one room deep. A study of 13th century documents has suggested that there may have been three properties situated here as early as the 13th century (Keene 1985, 1090).

3.3 Modern development (19th – 20th century)

St Peter's Church

- 3.3.1 There is little evidence to suggest that any significant funds were spent on improving the church in the first half of the 19th century. In 1834, the church was re-pewed and the interior "thoroughly repaired by joint contributions from the holders of seats and friends of the parish. The accommodation was increased by a rearrangement of the seats by which means it has been made capable of seating 344 persons". By this time, the church became known as 'Milland Church' (Green 2004, 19).
- 3.3.2 The 1873 1st Edn Ordnance Survey map (**Figure 2B**) shows St Peter's Church before the construction of the present vestry. The map shows a relatively detailed floor plan of the property indicating the position of window and door openings, the galleries at the north and south ends of the church and stairs within the tower. To the rear of the property, a wall is shown running from a central position on the west wall of the church down to the river. A covered way is situated immediately to the south of the church tower providing joint access to the rear yard/garden of the church and the rear yard of 14 Chesil Street to the south. At this time 14 Chesil Street was occupied by a square-plan building. It is not clear to what purpose the building served, however, a photograph from c.1880 shows an industrial-looking building or possible warehouse with high gambrel roof extending as high as the louvred windows on the adjoining St Peter's Church tower (**Plate 1**). The entrance to the covered way is visible adjacent to the base of the church tower.
- 3.3.3 Fundraising took place in 1893-4 to raise money for major repairs to the church, which took place in 1895 with designs by the architect Thomas Stopher. The work entailed removing the gallery on the south side, installing new wooden block flooring, cleaning the walls and removing plastering, installing new seating and altar, forming a Baptistry and moving the organ (ibid 26).

- 3.3.4 The 1897 Ordnance Survey map (**Figure 2C**) shows no change in the footprint of the church by this date. A gap at the eastern end of the boundary wall to the west of the church possibly suggests a collapse in this area or removal of part of the wall.
- 3.3.5 By 1908, it was decided to construct a new vestry to the west of the Bell Tower. Plans were drawn up by the architect Thomas Stopher, and the extension was swiftly completed by the autumn of the same year with a service of dedication taking place on Friday November 13th (ibid). The vestry (**Plate 5**) appears to have been constructed shortly after the demolition and reconstruction of 14 Chesil Street to the south, which was constructed sometime between 1902 and 1907. The new property at number 14 comprised coal merchants' premises with a covered carriageway situated to the north adjoining the south wall of the church tower. An entrance in the north wall of the covered carriageway would originally have allowed access into the rear garden to the west of the church (**Plates 3-4**). Following the construction of the vestry this doorway was blocked.
- 3.3.6 Despite the 1908 date of construction, the new vestry does not appear on the 1909 Ordnance Survey map (**Figure 2D**) appearing for the first time in 1932 (**Figure 2E**).
- 3.3.7 Following the discovery of significant problems with the tower and east wall, the first mention of closure of the church was on 6th June 1925. The income of the church had fallen by this point to £350 per annum. Consequently, an appeal for funds to repair the roof was launched in 1928 (Green 2004, 29). In late 1948, in the middle of a service, a huge chunk of masonry fell narrowly missing the officiating clergyman. A combination of dangerous working conditions and declining congregations resulted in the last service being held on January 2nd 1949. Shortly after the service, a surveyor's report concluded that the church was in very poor condition with the facing of the east wall breaking away. Also, the aisle roof required replacing, and the other roofs were infested with deathwatch beetle. In the early 1950s, the east wall was largely rebuilt and the beetle infestation in the roof treated. A plan and elevation from the survey dated November 1949 documents the church at this time (**Figure 3**).
- 3.3.8 Due to the poor financial situation, a commission was appointed by the Bishop of Winchester on 28th May 1949 to resolve St Peter's future. Alternative uses for the church were sought during the 1950s, and in the meantime, the church's contents were sold or distributed to other churches and chapels in the area including its bells and stained glass.
- 3.3.9 In the absence of any other viable uses for the church, the Winchester Preservation Trust launched an appeal on February 1961 with the thriving, but homeless, Winchester Dramatic Society for £10,000 to restore the building and create small theatre. A copy of the plans for the conversion of the church survives dating from 1960, showing the proposed new arrangement of the building (**Figure 3**). With the assistance of a grant from the Ministry of Public Building and Works construction work commenced on 18th June 1962.
- 3.3.10 The official opening of the theatre took place on October 1966, although the first production was in April 1966. Since then, the Society has staged more than 200 plays to appreciative audiences (Green 2004, 43).

14 Chesil Street

- 3.3.11 The 1873 1st Edn Ordnance Survey map (**Figure 2B**) shows that 14 Chesil Street was occupied by a square-plan building, which had a covered passageway on the ground floor between it and St Peter's Church to the north. It is not clear to what purpose the building served, however, a photograph from c.1880 shows an industrial-looking building or possible warehouse with high gambrel roof extending as high as the louvred windows on the

- adjoining St Peter's Church tower (**Plate 1**). The building was large and extended some way to the rear as can be seen on an 1896 sketch of the area (**Plate 2**).
- 3.3.12 The photograph shows a loading doorway set within the roof into which stores would be taken into or unloaded from the roof space. Two large double-doored entrances on the ground floor suggest a business premise rather than a dwelling.
- 3.3.13 Warren's Directories for the late 19th century shed no light on the occupier of this premises or the nature of the business (**Appendix 2**), perhaps indicating that the property was empty during this time. A sketch of the rear of the property in 1896 (**Plate 2**) and its depiction on the 1897 2nd Edn Ordnance Survey map (**Figure 2C**) confirms that it was still in existence during the late 1890s, although a sketch from 1902 (**Plate 69**) shows that the building had been all but demolished except for the ground floor street entrance.
- 3.3.14 The present building at 14 Chesil Street is first confirmed in a painting of 1907 (not reproduced) although a photograph of c.1913 (**Plate 70**) shows the building in greater detail. The Ordnance Survey map of 1909 shows the present plan of the building complete with outside toilet and rear workshop (**Figure 2D**). Warren's Directory reveals that 14 Chesil Street was occupied in 1913 by A. Early, Herbert Tombs and a Mrs Feuster. Arthur Early is listed in 1893 as occupying the neighbouring 16 Chesil Street, operating at that time as the Brewer's Arms public house (**Appendix 2**). By 1915, A. Early & Sons were operating as Coal Merchants remaining in business at the property until the late 20th century.

16-20 Chesil Street

- 3.3.15 The 1873 Ordnance Survey map (**Figure 2B**) shows that the site of 16-20 Chesil Street was formerly occupied by the Brewer's Arms public house. Between No.s 14 and 16-20 Chesil Street (at 16a Chesil Street), the small property is depicted with a ground floor passageway to the north. A long rectangular outbuilding to the rear possibly represents a workshop or storage shed.
- 3.3.16 The jettied gable fronted (east) elevation of the Brewer's Arms pub is first depicted in an ink sketch from 1893 (not reproduced) suggesting a late medieval or early post-medieval timber-framed building with curved bracing. The front of the building is depicted on a sketch of the building dating from 1902 (**Plate 69**) and a photograph from 1913 (**Plate 70**).
- 3.3.17 To the north of the Brewer's Arms, the site of 16 - 16a, Chesil Street appears to have been occupied by two adjoining cottages with a seemingly continuous pitched and tiled roof running parallel to the street. Both cottages appear to comprise low, two-storey dwellings of painted brick with small casement windows, possibly suggesting a late 17th - 18th century date of construction.
- 3.3.18 On 16th March 1914, the Brewer's Arms was sold at auction (HRO ref: 12M49/A81/6). Despite the lack of any accompanying drawings or photographs, the sales particulars are informative (**Appendix 1**) describing the former Brewer's Arms as "An interesting old Freehold Property comprising a brick built and tiled 'Dwelling House' and Cottage...with an extensive frontage of 56 feet...and considerable depth". The house is described as an "antique gabled structure of the 17th century with a number of old oak beams and fine old panelling" and consisting of "three sitting rooms, four bedrooms, kitchen, scullery, E.C. (earth closet) and a very large cellarage". The adjoining property to the north is described as "a 4 roomed Cottage of similar character with a side entrance now let to Mr Tooms on a weekly tenancy of 3/6 per week".



- 3.3.19 The sale particulars describe the Dwelling House and Cottage as having a frontage of 56 ft (17.07 m). When measured, this length comprises exactly the frontage of present day Chesil Street from the south wall of number 14 to the south wall of number 20. This information from the sale particulars combined with the historic map evidence and the c.1913 photograph indicates that the Dwelling House occupied all of the area currently occupied by 16-20 Chesil Street comprising, not only the gable-fronted property, but also the adjacent building to the north, which lay parallel to the street. The adjacent Cottage listed in the sale particulars with its “side entrance” clearly comprises the building to the north (16a Chesil Street) which currently lies unoccupied.
- 3.3.20 Warren’s trade directory for 1913 reveals that a *G. Beckingham* was listed as occupant of the Brewer’s Arms, however, by the time of the 1915 trade directory the properties of 16-20 Chesil Street are as listed as *Void* suggesting that they had been demolished. By 1918, Warren’s trade directory reveals that residents were inhabiting the newly constructed terraced cottages at 16 - 20 Chesil Street (**Appendix 2**).

4 BUILDING DESCRIPTION

4.1 Introduction

- 4.1.1 The buildings that have been described are dealt with as three groups:
- St Peters Church, to the immediate north of the site. Although no longer due to be impacted by the current proposals, this has been included for completeness;
 - 14 Chesil Street - a semi-detached house with rear workshop; and
 - 16-20 Chesil Street - a row of three ‘two up, two down’ terraced cottages with rear garden walls.
- 4.1.2 Between no. 14 and no.s 16 - 20 Chesil Street is a vacant plot of land formerly occupied by 16a Chesil Street, where a small building stood until the early 20th century. The plot is presently occupied by some dilapidated lean-to sheds behind a brick wall and gateway facing onto Chesil Street.
- 4.1.3 The descriptive account of 16-20 Chesil Street has largely relied on photographs of the buildings as seen in 2009 when they were still in occupation, although supplementary photographs taken during the 2019 survey are included to show the current dilapidated state of the three cottages.
- 4.1.4 As discussed, no access was possible into 14 Chesil Street and photographs and description are taken from the site visit in February 2009.
- 4.1.5 The description of St Peter’s Church is based on the May 2012 recording exercise supplemented with exterior photographs taken during the most recent site visit.

4.2 St Peter’s Church

- 4.2.1 St Peter’s Church is a Grade II* listed building of unusual design being practically square in plan with a tower at the south-east corner and consisting of a chancel, nave and south aisle with later vestry in the south-west corner. The scale and form of the church were probably imposed by a confined site between the old road to Portchester, the many houses in this area and the need to build on the firmer ground away from the floodwaters of the River Itchen (Green 2004, 10).

- 4.2.2 Only the southern parts of St Peter's Church, which were due to be subject to the earlier proposed redevelopment works, are described within this report.

Former Vestry/Dressing Room

- 4.2.3 The former vestry (currently a dressing room), which was constructed in 1908, comprises a rectangular extension to the west of the Bell Tower, which is orientated east-west along its long axis and measures approximately 5.9 m in length and 4.15 m in width. The building is of solid wall construction with the only exposed wall comprising the west elevation, which is faced with knapped flint and random dressed limestone blocks in an attempt to imitate the earlier construction techniques used in the main body of the church (**Plate 5**). The building is illuminated by a large Decorated stone tracery window in the west wall containing obscure glass leaded lights. A small access hatch in the south corner of the west wall (**Plate 6**) leads into a very narrow external space (**Plate 7**) cut off from the garden to the west by a high wall of red brick and cement in stretcher bond, which likely dates to the early-mid 20th century. The roof of the former vestry is pitched and clad with red tile in keeping with the other roofs.
- 4.2.4 The interior is utilitarian in style comprising painted plastered walls with carpeted floors and mid-late 20th-century fixtures and finishes dating to the period when it was converted into a dressing room for the Chesil Theatre (1963- present). The room is equipped with a lavatory in the north-west corner, sinks situated along the west wall (**Plate 8**) and dressing/preparation counter on the north walls (**Plate 9**). A cupboard in the south-east corner of the room houses the boiler.

Storage/Work Room

- 4.2.5 An entrance in the north wall of the former vestry leads into the storage/work room. This entrance has been cut through the main south wall of the church, which measures approximately 0.9 m in thickness. The entrance is not depicted in the 1949 or 1960 plans (**Figure 3**) indicating that it was likely inserted following the creation of the theatre in 1963. The storage/work room comprises a rectangular space measuring approximately 5.4 m in length and 4.35 m in width and is defined by stud walls to the north and east constructed when the building was converted into a theatre. As expected, the room functions as a workshop with tools, props and equipment lining the walls and with a sink situated on the south wall adjacent to the entrance into the Dressing Room (**Plate 10**).

Bell Tower

- 4.2.6 An entrance on the east wall of the former vestry leads into the base of the Bell Tower, which comprises a small rectangular space measuring approximately 4.4 m in length and 3.4 m in width. The entrance is slightly splayed and originally comprised a 15th century window, which was removed in 1908 when the Vestry was created (Green 2004, 16) (**Plate 11**).
- 4.2.7 The base of the tower presently functions as an entrance vestibule for the theatre with access via a small four-centred arched door on the east wall, which is of 15th century date (ibid). The interior decoration comprises limewashed rubble with carpeted floor. Two mid-late 20th century lavatories are situated along the south wall with a 20th century straight flight timber staircase leading to the first floor situated along the north wall. A splayed entrance on the east wall leads out onto Chesil Street. On the north wall, an arched entrance provides access into the main body of the church (**Plate 12**). Both the east and north entrances are depicted in the 1873 Ordnance Survey map (**Figure 2B**) and may be considerably earlier.

Bar/Foyer

- 4.2.8 To the north of the Bell Tower is the bar/foyer which comprises a rectangular space measuring approximately 6.6 m in length and 4.35 m in width decorated with plain painted walls, carpeted floor and modern finishes (**Plate 13**). Stud walls define the area to the north and west with entrances on the north wall leading into the main performance and seating area (**Plate 14**) and on the west wall leading into the Storage/Work Room. The unpainted stone doorway leading into the tower to the south is of the four-centre arched variety, which stylistically dates from the 15th – 16th centuries (**Plate 15**).

South Wall of the Tower

- 4.2.9 In 2019, three exploratory holes were cut through the north wall of the carriageway of 14 Chesil Street. This exposed the flint wall of the Church Tower, which is rendered to a height of 1.50 m above the carriageway floor level (39.73 aOD). There is a small gap between the wall of 14 and the Church approximately 0.05m wide.

4.3 14 Chesil Street

- 4.3.1 The description of the property is based on the 2009 survey supplemented with external photographs taken during the most recent recording exercise in September 2019.
- 4.3.2 The building comprises a two-storey semi-detached Edwardian house seemingly purpose-built as a coal merchant's house and business premises with covered carriageway to the north leading to stables and coal yard to the rear. The building adjoins the Grade II* listed St Peter's Church to the north, although recent investigations (August 2019) in the north wall have found that the buildings are not connected/joined through and separated by a small gap.

Exterior

- 4.3.3 14 Chesil Street is roughly square in plan with the south wall slightly splayed out at the western end following the existing property boundary (**Figures 4-5**). Construction is of 12" (30 cm) cavity brick walling in stretcher bond. The roof is pitched with slate cladding and gabled on the south elevation with a half-hip on the northern end where it adjoins St Peter's Church.
- 4.3.4 The front (east) elevation is divided into three sections with a roughly central two-storey canted bay window with entrance to the south and gated carriageway to the north (**Plate 16** and **17**). The bay windows are identical on the ground and the first floor comprising a main four-light double-hung sash flanked by identical two-light sashes. A low brick wall with cast-iron balustrade runs just in front of the bay window encompassing a small patio area of plain red and black quarry tiles laid in checkerboard fashion. Access is via a decorative cast-iron gate situated between two moulded stone-capped brick piers (**Plate 18**). The front entrance is relatively modest with flat, gauged brick arch and replacement six-panel door beneath a large bracketed canopy.
- 4.3.5 Fenestration on the first floor comprises a small two-light sash window to the south of the central bay with a four-light sash window, with a less pronounced sill, present above the carriageway to the north. The brickwork around the northern window is of different work to the rest of the elevation and indicates that a larger opening was once in place than the present window. Close examination of an oblique photograph dated c.1914 indicates that a loading doorway with flanking windows was originally present on the first floor above the carriageway. A later oblique photograph indicates that the loading bay had been removed and the present arrangement established by 1935.

- 4.3.6 The carriageway is accessed via a large pair of wooden gates fronting onto Chesil Street and provides access to the rear yard and workshop. A doorway within the south wall leads into the kitchen. A doorway located on the north wall of the carriageway has been bricked-up (**Plates 3 and 4**). This doorway formerly led into the rear garden behind St Peter's Church and was blocked following construction of the vestry in 1908 (Green n.d., 28). Frogged bricks removed from the north wall within the carriageway are marked F & S. Despite research from a number of online sources, the manufacturer that used this mark has not been identified.
- 4.3.7 The west elevation is fairly uniform on the first floor comprising three originally six-light sash windows with the central and southern windows having had their three lower lights replaced by a single large pane (**Plate 19**). To the south of the carriageway on the ground floor, a large window opening beneath a triple-header segmental brick arch holds a pair of two-light sashes, which are hidden behind recent security boarding. To the south of this kitchen window, a similar but larger arched opening encompasses the rear entrance with modern six-panel timber door and adjacent modern barred window.
- 4.3.8 To the immediate south of the rear entrance is the outside toilet block, which is almost certainly contemporary with the main property as the brickwork is identical and it appears on the 1909 Ordnance Survey map (**Figure 2D**). The toilet block comprises a simple lean-to structure of brick in stretcher bond with a sloping slate clad roof (**Plate 20**). The toilet block is divided into two chambers currently depicted as male and female; however, this arrangement may be a later creation as access to the interior was not possible during the site visit.

Interior

- 4.3.9 Access through the front (east) entrance leads into a narrow hall with a straight flight winder staircase leading to the first floor (**Plate 21**). The staircase has a decorative carved newel post with ball finial; however, the balustrade has been boarded over during the mid-late 20th century.
- 4.3.10 To the north of the hall is the former living room, which has a blocked fireplace on the west wall with adjacent inserted hatchway linking the living room with the kitchen to the west. Light enters the room from the large canted bay window on the east wall. A late 20th-century composite door has replaced the four-panel door, which would originally have been fitted. This appears to be the best room in the house with decorative cornice, picture rail, high-level skirting and door architrave all indicative of a high-status area where formal entertaining would have taken place (**Plate 22**).
- 4.3.11 Elsewhere within the house, the skirting is plain with hardwood parquet flooring throughout on the ground floor.
- 4.3.12 To the west of the living room is the kitchen, which is furnished with late 20th century fitted storage units and decorated with modern finishes (**Plate 23**). The kitchen retains its original parquet floor as well as a four-panel door. An entrance on the north wall leading out onto the carriageway also retains its original door incorporating six frosted lights within the upper panel.
- 4.3.13 To the south of the kitchen is a small unremarkable back room with central blocked fireplace in the south wall. Access to the rear yard is via a doorway on the west wall with adjoining window.

- 4.3.14 The first floor is divided into five rooms with evidence for recent business use as offices and storerooms. All the rooms appeared unremarkable with plain skirting and are decorated throughout with modern finishes including carpet and painted walls (**Plates 24-25**). A thin stud wall separates the two offices to the north, which is likely to be the later division of a large storeroom. Stores were loaded into and out of this storeroom via a first-floor loading bay on the east elevation, which is barely visible on an early 20th century photograph. This loading bay was later blocked; an oblique photograph dated to 1935 shows the present window in place.
- 4.3.15 A brief examination within the roof indicates that construction is simple comprising four queen struts holding two purlins, which in turn support common rafters. All construction is of machine-cut softwood timber typical of early 20th century construction.

4.4 14 Chesil Street – Rear Workshop

- 4.4.1 The description of the property is based on the 2009 survey supplemented with photographs taken during the most recent recording exercise in September 2019
- 4.4.2 Located 6 m to the west of 14 Chesil Street and within the rear yard is a large brick built service building, which most recently functioned as a workshop. The building originally functioned as stables associated with the coal merchants and retains its hayloft on the first floor. Several signs of alteration suggest that the building may have operated as a vehicle garage before its final conversion into a workshop. A study of the available historic mapping reveals that the building is contemporary with the main property at 14 Chesil Street appearing on the 1909 Ordnance Survey map (**Figure 2D**).

Exterior

- 4.4.3 The workshop comprises a roughly rectangular building measuring approximately 7.8 m in length and 4.8 m in width (**Plate 26-27**) with an angled south-eastern corner. Construction is of red brick with numerous burnt headers in Flemish Garden Wall Bond. The roof is pitched and clad in painted corrugated iron sheeting. Three windows are present on the south elevation with the central smaller window occupying a blocked former entrance (**Plate 28-29**). The windows either side of the former entrance have brick segmental arches with a mixture of timber window frames. The south-east corner has been cut off to create an angle at a later date, most likely to enable easier manoeuvring for large vehicles into the rear yard when 14 Chesil Street functioned as coal merchants.
- 4.4.4 The east (front) gable end has a large ground floor entrance measuring approximately 2.8 m in height x 2.7 m in width, which is spanned by a timber lintel to allow for vehicular access into the building (**Plate 30**). It is likely that the entrance was originally gated and has subsequently been in-filled during the late 20th century with the present timber structure comprising a softwood frame with compressed board sheeting, and single doorway. Above this entrance is a central hayloft doorway with original plank and batten door.
- 4.4.5 The west gable end is obscured on the ground floor by a late 20th century lean-to structure, although the top of a single central window with brick segmental arch can still be seen above the roofline (**Plate 31**). A dilapidated ground floor lean-to structure adjoining the west end of the workshop measures 2.35 m x 4.8 m and consists of a frame of 4" x 2" (1.22 m x 0.61 m) softwood posts clad with compressed board, which was entirely covered in bituminous felt sheeting. The structure sat upon a low plinth of timber railway sleepers. Upon revisiting the site in September 2019 for the recent phase of recording, the structure had completely collapsed due to weather penetration and poor maintenance.

- 4.4.6 On the north side of the workshop is a more substantial brick lean-to building measuring approximately 2 m x 4 m. Not appearing on the 1909 Ordnance Survey map, this lean-to appears to have been constructed sometime between 1909 and 1932 (**Figure 2**). Access into the lean-to is via a reused plank and batten stable door, which has been cut to size and may have originally been situated on the south elevation of the workshop and relocated when this doorway was blocked. The roof of the lean-to has partially collapsed. A high-level, two-light pivoting window is present on the west wall.

Interior

- 4.4.7 The interior of the building is plain comprising painted brickwork (**Plate 32**) with evidence for its former use as a stable visible from the cast iron tether rings on the north wall. In addition, three pairs of iron brackets for hanging tack are present on the south wall. Apart from the tether rings and brackets, no evidence for the position of stalls was found due to modern boarding over the floor. However, it is possible that up to four horses could have been stabled here. Fitted workbench units present on the south and west walls are evidence for the building having been latterly used as a workshop.
- 4.4.8 An examination of the walls indicates that the hayloft floor above has been raised approximately 0.25 m due to the presence of four square putlog holes in the north and south walls, which would correspond with two principal beams supporting the hayloft floor (**Plate 33**). Although 0.25 m seems a relatively modest amount of height to raise a floor surface, this may have been all that was necessary to accommodate a large coal delivery vehicle or wagon when the building was altered from a stable to a garage. This episode probably occurred during the early-mid-20th century when horse-drawn forms of transport were being phased out.
- 4.4.9 A wooden ladder attached to the wall in the south-east corner leads up to the hayloft. The hayloft comprises one long narrow room with the hayloft door at the east end and a window at the western end. The floor comprises softwood boards. Although mostly lined, the roof structure of the workshop is visible comprising a pair of purlins supported by four posts, with common rafters and central ridge plate. Construction is all of machine-cut softwood timber.

4.5 16-20 Chesil Street

- 4.5.1 The description of the three cottages is based on the 2009 survey supplemented with additional information obtained during the most recent recording exercise in September 2019.
- 4.5.2 No.s 16-20 Chesil Street comprises a row of three 'two up, two down' terraced cottages which have single-storey half-width rear extensions. The terraced cottages appear almost identical with a few exceptions.

Exterior

- 4.5.3 The front elevations of No.s 16 and 18 are identical with No. 20 a mirror of 18 Chesil Street (**Plates 34-35**). Construction is of 12" (30 cm) cavity brick walling in stretcher bond with dentilated stringcourse across the elevation. The roof is pitched with slate cladding and gabled on the north elevation of 16 Chesil Street where the scar of a former, smaller property occupying 16a Chesil Street can be observed (**Plate 36**).
- 4.5.4 Fenestration comprises double-hung six-light sashes across both floors with rubbed brick arches on window and door openings on the ground floor. On the ground floor of No.s 18 and 20 Chesil Street, new front doors are in evidence in addition to a small area of rebuilt wall between the doors. This episode occurred following recent motor vehicle damage to

the property (Geoff Parry pers. comm). No front gardens exist with the doorways opening out directly onto the pavement.

- 4.5.5 On the rear (west) elevation, each cottage has a single six-light sash window on the ground and first floor. All the cottages have small ground floor extensions located on the north side (No.s 16 and 18) or south side (No. 20) of the rear yard, which are contemporary with the main building (**Plate 37-38**). Nos. 16 and 18 Chesil Street are externally similar with pitched slate clad roofs, although 18 Chesil Street has been adapted from the original design with the creation of a ground floor shower room during the late 20th century. The ground floor extension at 16 Chesil Street retains its original design comprising a small externally accessed storeroom to the west and former scullery to the east, which are both accessed via doorways on the south elevation (**Plate 52**). No. 20 Chesil Street is entirely different comprising a lean-to extension located on the south side of the property (**Plate 43**). Plans dating from 1963 indicate that this lean-to was extended further to the west at this time.

Interior

- 4.5.6 Access into the cottages is principally via the front (east) entrance, which leads into a small front room. A central fireplace is present on the north walls of No.s 16 (**Plates 49-50**) and 18 Chesil Street (**Plates 40-41**) whereas this is present on the south wall of No. 20 (**Plate 46**). No.s 16 and 20 Chesil Street retain their original cast iron hearths whereas the hearth at No. 18 is a mid-20th century replacement. In all of the cottage's decoration is simple comprising late 20th century carpet and painted walls.
- 4.5.7 A doorway in the west wall leads through to a similar sized room, which in Nos. 16 and 20 Chesil Street functions as a dining room, however, in 18 Chesil Street this room serves its likely original function as the kitchen (**Plate 47**). As in the front room, a central fireplace is located on the north wall of No.s 16 and 18 Chesil Street and on the south wall of 20 Chesil Street.
- 4.5.8 At the western extent of 20 Chesil Street, the 1963 extended lean-to extension comprises a kitchen with bathroom to the west (**Plate 42**). At 18 Chesil Street, the extension has been adapted during the late 20th century with a short lobby area with doorway out into the yard located to the east of a shower room and toilet. As mentioned previously, the extension at 16 Chesil Street retains its original arrangement although the kitchen occupies what would originally have been the scullery.
- 4.5.9 Access to the first floor is via a straight flight with winder staircase leading to two modest rooms of equal size situated to the east and west. No. 18 Chesil Street retains its original layout with the first floor occupied by two bedrooms (**Plate 48**), which still have their original cast iron fireplaces. No. 20 Chesil Street also maintains the two bedrooms at first floor level (**Plates 44-45**) albeit with blocked fireplaces, however, at 16 Chesil Street, the eastern bedroom has been converted into a bathroom (**Plates 54-55**).
- 4.5.10 An examination of the roof structure above 18 Chesil Street found that construction was simple comprising no trusses with two purlins embedded within the opposing walls, which supported the common rafters. All the timbers comprised machine cut softwood.
- #### **4.6 Cellar Beneath 16 Chesil Street**
- 4.6.1 The description of the property is based on the 2012 survey with no further inspection carried out during the most recent recording exercise in September 2019.
- 4.6.2 The cellar beneath no. 16 Chesil Street is divided into two unequal parts with a larger chamber to the rear (west) and a smaller chamber situated at the front (east) of the building.

Between the two chambers is a narrow stairwell/passageway with access to the ground floor above via a narrow hatch situated in a cupboard below the stairs of the house. Alternative access into the rear chamber is via an entrance hatch in the rear yard approximately 2 m to the west of the rear of the cottage.

Rear Chamber

- 4.6.3 Access into the rear chamber from the garden is via a hatch surrounded by a raised brick plinth of approximately 0.5 m in height covered in a sheet of heavy board (**Plate 39**). The plinth shows signs of several phases of repair including numerous modern extruded bricks, concrete blockwork and Portland cement. Removal of the board reveals a straight flight of nine brick steps measuring on average 0.26 m in depth, which leads down to the western end of the rear chamber. Entrance to the rear chamber was blocked in September 2019.
- 4.6.4 The relatively long and narrow rear chamber is roughly rectangular in plan measuring 7.01 m (23 ft) in length (at its greatest extent), 2.7 m (8 ft 10") in width and 1.83 m (6 ft) in height at the centre of the chamber. In general, the walls of the chamber are constructed from chalk rubble blocks with brick and tile. A brick barrel vault forms the roof above with a rammed earth floor below (**Plates 56-57**).
- 4.6.5 The north and south walls within the western part of the rear chamber are largely obscured with the exception of the upper 0.28 m due to the presence of wide 'benches' comprising single brick thick retaining walls which hold a mixture of loose garden soil and occasional rubble and are partially covered with sheets of asbestos and rusted steel. The retaining walls measure c.0.7 m in height and are crudely constructed from a single row of frogless red brick with Portland cement suggesting a 19th – 20th century date (**Plate 58**). An examination of the loose infill found that it comprised greyish brown silty clay with frequent small chalk and flint fragments. This was similar to the composition of the top soil found in the rear garden of the property. A small number of archaeological artefacts were identified within the loose infill including ceramic building material, iron, pieces of clay pipe and creamware pottery, which appeared to be of 18th – 20th century date. None of the finds were retained for further analysis.
- 4.6.6 The removal of the loose infill material on both sides (north and south) of the rear chamber at the western end allowed for 1m representative sections of the cellar walls to be exposed for analysis and photography. In general, the rear chamber walls appear to be constructed from random rubble chalk blocks, which typically measured 0.25 m in length and 0.15 m in height (**Plate 59**) with occasional brick and tile. The binder comprises a buff-coloured gritty lime mortar although many of the joints are obscured by poorly executed repointing in dark grey Portland cement, indicating a 20th century repair episode. Exposed on the west wall and at the western end of the south wall are several large, semi-coursed, squared chalk blocks measuring up to 0.54 m in length and 0.37 m in height (**Plate 60**). The relatively small number of these larger blocks in comparison with the size and composition of the rest of the wall suggests that they may have been reused from an earlier building.
- 4.6.7 The eastern end wall of the rear chamber is rather obscured due to remnant render on the north side and by the presence of a timber workbench on the south side (**Plate 61**). However, it is possible to discern that the wall comprises a mixture of random rubble chalk blocks with lime mortar, which has been given added stability with the presence of a brick lacing course. The wall features a central opening with brick arch and red brick dressings on the northern side. The southern side of the opening appears to have been partially reconstructed in brick to approximately 1.5 m in height. Viewed from the other side of the wall, the height of the arched opening is greater than that of the present brick vault indicating that the vault is a later addition (**Plate 62**).

- 4.6.8 The west wall of the chamber is constructed from a mixture of chalk blocks and red brick. Several of the chalk blocks are particularly large with the biggest measuring 0.54 m in width and 0.34 m in height (**Plate 63**). The northern side of the wall comprises a mixture of chalk blocks and brick, which is laid in no particular bond and comprises bricks of different sizes. The wall has been repointed in Portland cement during the 20th century, which has obscured any phasing that may once have been apparent. The picture is somewhat confused and it is impossible to tell whether the present entrance is original or a later creation. The red brick with blue flared headers and pale lime mortar, which is present on the northern side of the entrance at the top of the wall, is suggestive of 18th – early 19th century work, although below this height, the picture is once again confused due the presence of dark grey pointing, which has obscured any phasing which may once have existed.
- 4.6.9 It appears clear that the eastern part of the rear chamber was once separated from the main part of the chamber to the west. This is due to the lack of ‘benches’ against the north and south walls and by the exclusive presence of painted cement render in this area, which also covers the vault. In addition, the line of a former brick partition wall (since removed) is visible within the south side of the brick vault. The subsequent removal of this brick partition wall may have been responsible for the collapse of a small portion of the vault in this location. Evidence to suggest that the eastern part of the rear chamber once comprised a paint workshop comes from the frequent paint splashes and trial patches of different colours on the rendered walls and vault and from the presence of a wooden workbench situated against the south wall (**Plate 57**).
- 4.6.10 The vault of the rear chamber is constructed from handmade red brick in Flemish bond with pale-coloured fine lime mortar visible in places. The bricks measure approximately 0.19 m (7½”) in length and 0.06 m (2½”) in height and appear to be of 18th – early 19th century date. A small area of collapse has occurred at the top of the vault in the area of the former paint workshop partition wall and elsewhere occasional bricks appear to have fallen out of the vault following the leaching out of the lime mortar binder over time. Compacted soil and rubble were visible above the area of collapse, which in addition, reveals that that the vault is of one brick length (0.2 m) in thickness. A narrow gap is present where the vault butts up to the east and west walls of the rear chamber indicating that it post-dates these walls (**Plate 64**).

Passageway/Staircase

- 4.6.11 Access through the entrance in the east wall of the rear chamber leads immediately to a narrow passageway measuring 0.85m in width situated between the east wall of the rear chamber and the west wall of the front chamber. The walls of the passageway are of red brick in no particular bond and are partially obscured by remnant limewash. The northern section of the passageway is occupied by a straight flight with winder stair, which extends for eight steps partially up to the height of the ground floor and ends adjacent to the start of a vaulted passageway. At the top of the flight the steps are constructed from handmade frogless red bricks of likely 18th - 19th century date (possibly reused), however, the steps further down appear to have been reconstructed or repaired and re-treaded using machine-made, frogless red bricks of late 19th - 20th century date and concrete (**Plate 65**). A close examination indicates that the bricks of the steps butt up t both side walls of the passageway indicating that they are a later addition. It is not known whether further brick steps originally continued up to the height of the ground floor and have subsequently been removed or whether there were wooden steps extending the final distance to the hatchway, which have either not survived or been removed.

- 4.6.12 Approximately half way up the brick staircase, an entranceway to the east provides access into the front chamber. An examination of the brickwork of the opening reveals that it has been crudely cut through the west wall of the front chamber indicating that access to this chamber was not originally intended and is a later creation.
- 4.6.13 Beyond the top step of the staircase a brick vaulted passageway continues to the south for a further 2.9m before stopping a short distance within the adjacent property footprint (18, Chesil Street), although the passageway is inaccessible as it has been almost entirely filled with a mixture of loose soil and demolition debris (**Plate 66**). Above the brick arch, a capping layer of dark concrete measuring 0.05 m thick is visible, which in turn has been covered in further soil and demolition debris. This section of broken concrete suggests that the vaulted passageway was backfilled and then capped with concrete. This is likely to have occurred during the creation of the present terraces in 1914-18 to prevent access from the cellar of 16, Chesil Street under the neighbouring property of 18, Chesil Street to the south after the new property boundaries were established. The 1914 sale particulars refer to “a very large cellarage” below the Dwelling House and it is possible that this passageway led to a further chamber(s) which, if it survives, currently lies below the properties to the south. Recent geophysical survey data (Wessex Archaeology 2019) suggests that if a cellar existed to the south then it has been comprehensively backfilled.

Front Chamber

- 4.6.14 The front chamber comprises a rectangular space measuring 3.35 m (11 ft) in width and 2.97 m (9 ft 9”) in length. This space comprises the same footprint as the front room of the ground floor above indicating that it most likely dates from the construction of the terraces in 1914-18. Despite this it appears that the north and east walls of the chamber appear to be reused from the earlier building, which formerly occupied the site.
- 4.6.15 The north wall is largely constructed from red brick in no particular bond with several squared stone blocks and flint nodules present (**Plate 67**). Repointing in cement has obscured evidence for any phasing and the north wall is partially obscured behind the fireplace support, which dates to 1914-18 and is constructed from red brick with hard pinkish coloured cement.
- 4.6.16 The east wall is constructed from red brick and lime mortar, although its significance derives from the presence of a remnant feature from the previous building which occupied the Site which consists of a raised brick plinth and cheeks, which originally would have supported a former coal or barrel chute in this area. An examination of the early 20th century photograph and sketch of the front of the former building (**Plates 69-70**) occupying the Site suggests that a loading hatchway was situated at this approximate location to allow for deliveries directly from the pavement.
- 4.6.17 The south wall of the front chamber forms the party wall between numbers 16 and 18 Chesil Street (**Plate 68**) and is constructed from uncoursed random rubble chalk blocks with occasional flint and brick, reinforced with a brick lacing course near the base of the wall. The top c.0.4 m of the wall steps in and is constructed from red brick with hard, pale pink coloured cement. The same red brick and pink coloured cement is to be found in the west wall of the front chamber, which comprises a 9” (0.23 m) solid wall in English bond with the exception of the southernmost section, which is constructed similarly to the south wall consisting of chalk random rubble with red brick forming the top 0.4 m.

4.7 Garden Walls to the rear of 14-20 Chesil Street

4.7.1 As part of the original 2005 planning condition, the Archaeologist for Winchester City Council required that a visual record be made of four walls, which divide and border the gardens at 14-20 Chesil Street prior to their demolition, alteration or obscuration by redevelopment works. The description of the walls is based on the 2009 survey supplemented with photographs taken during the most recent recording exercise in September 2019.

4.7.2 The location of the walls (Walls 1-4) is illustrated in **Figure 1**, and a brief description follows below.

Wall 1

4.7.3 Wall 1 runs for c.39 m roughly east-west. The wall varies in height from 2.06 m high at the eastern extent dropping down to 1.56 m approximately 16 m to the west. During inspection, the wall was partially obscured by vegetation (**Plate 71**). Vegetation still covered the majority of the wall during the 2019 survey.

4.7.4 The eastern c.20 m of the wall comprises red brick with no coherent bond with a mixture of probable late 16th - 17th century smaller red bricks with pale pinkish sandy mortar, (visible in places where the modern cementitious pointing has fallen out). Some later repairs would appear to have taken place in the 19th century and the lack of coherent bond suggests that sections of wall are likely to have been repaired or rebuilt on occasion. To the west of this area, the remaining wall is constructed from 18th - 19th century red brick in English Bond with pale mortar. The entire wall is topped with brick on edge and pointed in hard cementitious mortar, which has fallen out in places.

4.7.5 Within the wall are two blocked former openings. A blocked arched entranceway measuring approximately 1.8 m in height and 0.9 m in width is located approximately 7 m from the eastern end, with blue 19th century bricks forming an arch (**Plate 72**). Approximately 9 m from the western end of the wall, a 1 m wide opening has been inserted. This has subsequently been blocked in brick with cement, probably during the mid-late 20th century.

Wall 2

4.7.6 Wall 2 runs roughly east-west for approximately 14 m from the north-western corner of the Workshop (to the rear of 14 Chesil Street) (**Plate 73**). The wall is partially collapsed at the western end; however, a 5 m intact section exists at the eastern extent measuring 2.06 m in height. The wall appears to be of mid-late 20th century construction consisting of machine extruded, frogged, red brick with Portland cement. The wall is principally of English bond with occasional flint or reused stone blocks. The top course is brick on end. The wall appears rough and unfinished on the southern side.

Wall 3

4.7.7 Wall 3 runs roughly east-west for approximately 33 m and measures approximately 1.10 m in height and 0.23 m (9") in thickness (**Plate 74**). During the inspection, sections of the wall were heavily obscured by vegetation growth which had remained in place during the 2019 survey.

4.7.8 Construction is of random rubble flint panels with supporting brick piers, top course and coping bricks of probable 19th-century date. Late 20th century consolidation works on the north, and the south side has involved the mass use of unsightly and unsympathetic Portland cement, which now obscures most of the fabric of the wall (**Plate 75**).

Wall 4

- 4.7.9 Wall 4 runs roughly east-west for approximately 32 m and measures approximately 1.6 m in height and 0.23 m (9") in width) (**Plate 76**).
- 4.7.10 As with Wall 3, construction is of random rubble flint panels with supporting brick piers, top course and coping bricks bonded with lime mortar, which is of probable 19th century date.

5 DISCUSSION

5.1 St Peter's Church

- 5.1.1 Analysis of the building combined with documentary research has revealed that internally, the main part of the church was divided up in the 1960s with stud walls to create an auditorium to the north, with a store/work room in the south-west corner and a foyer/bar in the south-east corner. To the south, the Bell Tower functions as an entrance and toilets with the former vestry in use as a dressing room. Access into the vestry was originally only possible through the Bell Tower to the east where an existing window in this position was removed. This was supplemented in the 1960s by an additional entrance in the north wall of the vestry, which leads into the store/work room.
- 5.1.2 As discussed previously, parts of the church were documented in May 2012 as a result of potential impacts from an earlier set of proposals. The current proposals at 14-20 Chesil Street will have no impact to the fabric of St Peter's Church.

5.2 14-20 Chesil Street

- 5.2.1 A search of the available historical documents has discovered that the site has had a long history of occupation with buildings existing on the site from at least the medieval period onwards. The present buildings, which date from the early 20th century comprise modest and functional 'two-up, two-down' cottages and a coal merchant's premises reflecting the working nature of this part of Winchester during the early 20th century.
- 5.2.2 An examination of the cottages indicated that some adaptation and change has occurred over the years, although many original features have survived. The areas for greatest diversification are found in the ground floor rear extensions, which have all developed separately over the years. No. 14 Chesil Street has also undergone modest change with a large part of the first floor converted from storage to domestic use during the early 20th century. The rear workshop behind No. 14 Chesil Street has undergone the most change having been converted from a stable to a garage and then latterly into a workshop.

5.3 Cellar beneath 16 Chesil Street

- 5.3.1 While the recording exercise has provided a comprehensive record of the early 20th century structures above ground, examination of the cellar beneath 16 Chesil Street has shed some light on the earlier buildings that previously occupied part of the Site for which we only have scant remains.
- 5.3.2 Analysis of an early 20th century photograph and sketches of the gabled and jettied property, which formerly occupied 18-20, Chesil Street, suggests a 15th –16th century date for this building, however, the adjoining building to the north (occupying the present site of 16 Chesil Street), which lies parallel to the street, appears to be a later construction of possibly late 17th – 18th century date. This concurs with analysis of the rear cellar chamber walls, which, despite the presence of several large chalk blocks, feature reused brick and tile along with brick lacing courses, which is indicative of post-medieval date. Despite this, the large chalk blocks do suggest reuse, possibly from an earlier cellar chamber, which was

extended or adapted. Analysis of the north and east walls of the front chamber similarly suggest a late 17th century – 18th-century date for construction.

- 5.3.3 An examination of the brick vault, which rests upon the chalk block walls of the rear chamber, suggests that this was likely constructed in the 18th – early 19th century. The present vault likely replaced an earlier one and is certainly later than both east and west walls, which it crudely butts up to. Also, the vault is lower than the top of the brick arched entrance at the eastern end of the chamber, indicating that it is not original.
- 5.3.4 While it likely served as a beer or wine cellar during its period as part of the Brewer's Arms, the rear chamber appears to have changed use during the 20th century with the eastern part of the chamber partitioned off and used as a paint workshop. To the west of the paint workshop, it is not known to what purpose the brick 'benches' were used, although they may have been used for storage. The structures, which were partially covered in asbestos or thin metal sheets at the time of the site visit, may originally have supported slabs of slate or marble, which have subsequently been removed.

6 ARCHIVE STORAGE AND CURATION

6.1 Preparation and deposition of the archive

- 6.1.1 In line with current best practice (e.g. Brown 2011), on completion of the project, a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.
- 6.1.2 The digital record will be archived with the Archaeology Data Service (ADS) and conform to their deposition requirements (ADS 2013 and online guidance).
- 6.1.3 The final report will be supplied to the Winchester Historic Environment Record (HER) with digital spatial data to locate the site.
- 6.1.4 An OASIS online record (<http://oasis.ac.uk/pages/wiki/Main>) will be created, with key fields completed, and a .pdf version of the final report submitted. Subject to any contractual requirements on confidentiality, copies of the OASIS record will be integrated into the relevant local and national records and published through the Archaeology Data Service ArchSearch catalogue.
- 6.1.5 The archive resulting from the project will be prepared and archived with the Winchester Museum and the museum code AY690.

7 COPYRIGHT

7.1 Archive and report copyright

- 7.1.1 The full copyright of the written/illustrative/digital archive relating to the project will be retained by Wessex Archaeology under the *Copyright, Designs and Patents Act 1988* with all rights reserved. The client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification. The archive repositories will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use conforms to the *Copyright and Related Rights Regulations 2003*.



7.1.2 Information relating to the project will be deposited with the Historic Environment Record (HER) where it can be freely copied without reference to Wessex Archaeology for the purposes of archaeological research, or development control within the planning process.

7.2 Third party data copyright

7.2.1 This document, the historic building record report and the project archive may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of such material.



REFERENCES

Bibliography

Green R. D., undated, *A History of St Peter's Church, Chesil Street, Winchester*, Winchester Dramatic Society

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon, Historic England

James, T. B., 1992, *Winchester - A Pictorial History*, Phillimore

Keene, D, 1985, *Survey of Medieval Winchester (ii)*, Oxford Press

Wessex Archaeology, 2009a, *14-20, Chesil Street, Winchester, Hampshire, Archaeological Evaluation Report*, WA Ref. no. 70530.03 unpublished client report, January 2009

Wessex Archaeology, 2009b, *14-20, Chesil Street, Winchester, Hampshire, Historic Building Recording*, WA Ref. no. 70531.01 unpublished client report, February 2009

Wessex Archaeology, 2012a, *Cellar beneath 16, Chesil Street, Winchester, Hampshire, Historic Building Record*, WA Ref. no. 70532.01 WINCM: AY381 unpublished client report, February 2012

Wessex Archaeology 2012b, *St Peter's Church, Chesil Street, Winchester, Hampshire: Historic Building Record*, WA Ref. no. 70531.02 unpublished client report, May 2012

Documentary sources

Held at Hampshire Record Office

110M84W/1 1893 Ink sketch of Chesil Street by Percy Thomas

W/C11/2/9584 Building Control documents dating to 1963 regarding 20 Chesil Street, showing plans of ground floor including extension to lean-to bathroom

W/K4/1/7/1 1736 Engraving of the East prospect of the city.

9M89W/25 Deeds relating to property at 16/18 Chesil Street, Winchester, also known as 'The Brewers Arms', including a feoffment dated 18 Apr 1682 and a schedule of deeds covering the period 1682-1914

12M49/A81/6 Sale particulars of a 17th century house and cottage in Cheese hill Street, Winchester, the house, until recently known as The Brewers Arms. 16 March 1914.

Photographs and sketches held at Winchester Museums Service

WINCM:A.10 - Pencil and crayon drawing. 'The Weirs and Soke House from the Itchen River' by C.B. Phillips. 1902

WINCM:A.51 - Pencil and crayon drawing. 'St Peter's Church and Backs of Chesil Street Houses from the Weirs' by C.B. Phillips. 1896

WINCM:A.52 - Pencil and crayon drawing. 'St Peter's Church, Chesil Street' by C.B. Phillips. 1902

WINCM:A.225 - Watercolour. 'The Weirs' by Beatrice Olive Corfe. 1897



WINCM:A.346 - Coloured print. 'St Peter's Cheesehill' by Wilfrid Ball. 1907

WINCM:A.594 - Watercolour. 'Soke House and St Peter Chesil' by Beatrice Olive Corfe. 1899

WINCM:PWCM 8920 - view of St Peter's Church, Chesil Street, Winchester looking south-west, c. 1880

WINCM:PWCM 8921 - view of St Peter's Church, Chesil Street, Winchester looking north-west, c. 1880

WINCM:PWCM 10137 – St Peter Chesil Street, c.1935

Cartographic Sources

Held at Hampshire Record Office

1610 John Speeds Map of Hampshire

1750 William Godson's Map of Winchester

1873 Ordnance Survey map of Hampshire sheet LXI.XIII.XX

1897 Ordnance Survey map of Hampshire sheet LXI.XIII

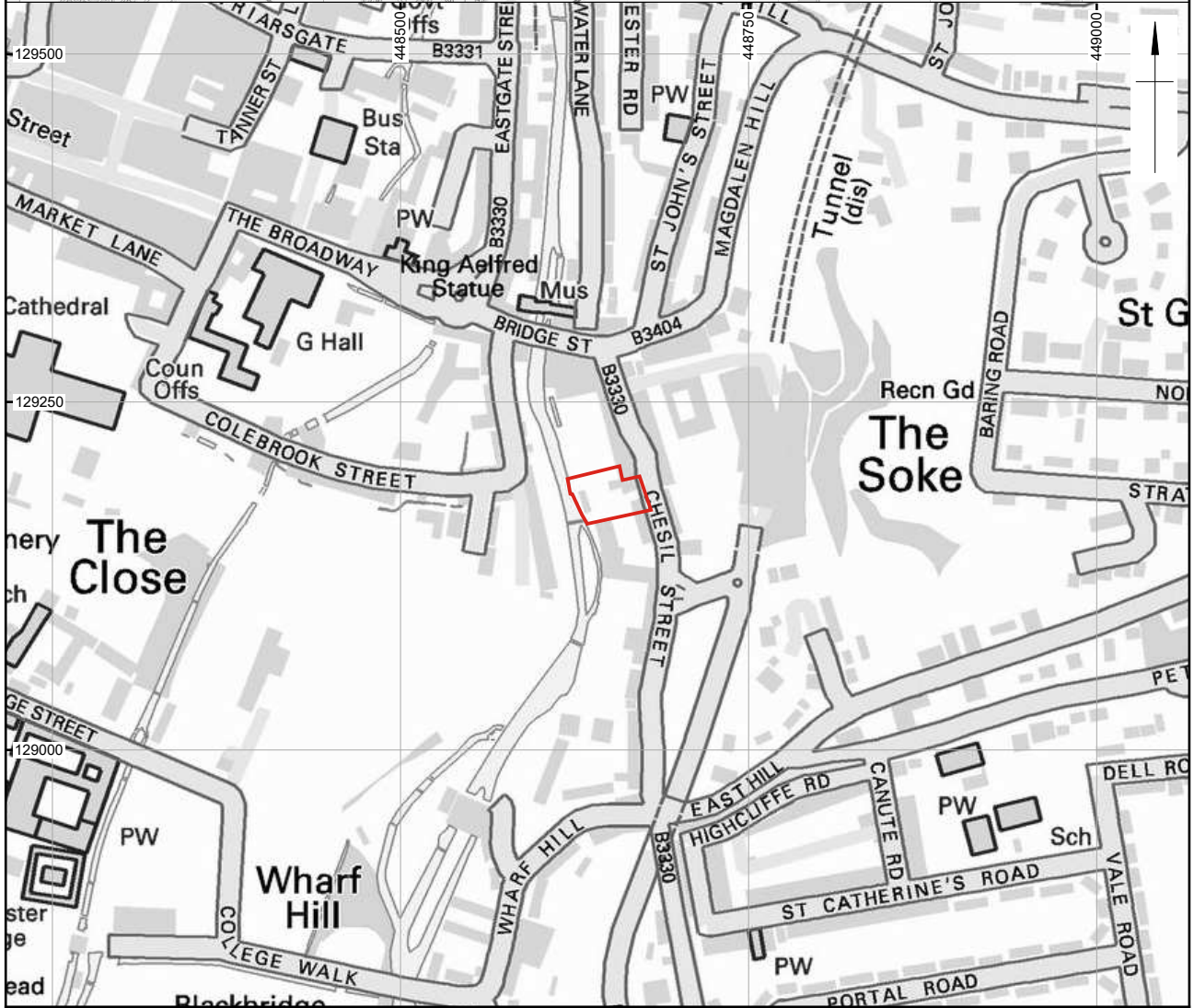
1909 Ordnance Survey map of Hampshire Sheet LXI.XIII.XX

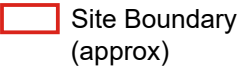
1932 Ordnance Survey map of Hampshire sheet LXI.XIII.XX

1953 Ordnance Survey map

1969 Ordnance Survey map

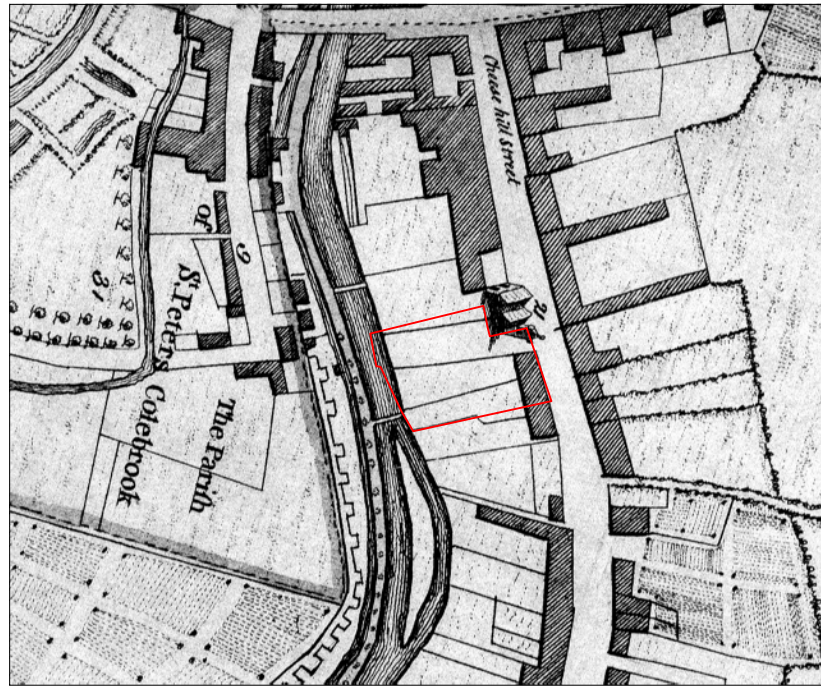
2004 Ordnance Survey explorer 132



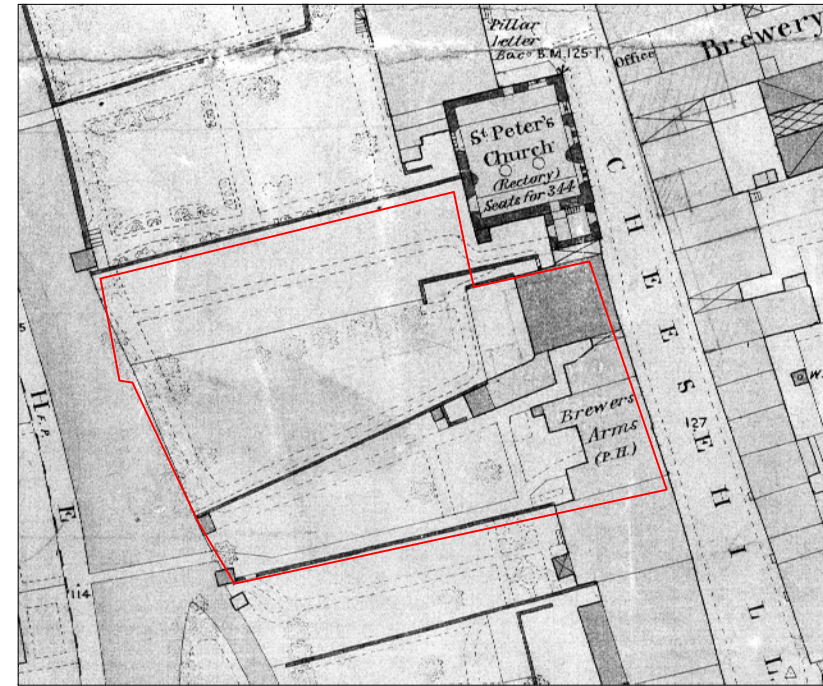
| | | | | |
|---|---|--|------------------|----|
|  | Contains Ordnance Survey data © Crown Copyright and database right 2019. This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 17 October 2019 | Revision Number: | 0 |
| | Scale: | 1:5000 | Illustrator: | TP |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_01 | | |

Site Location

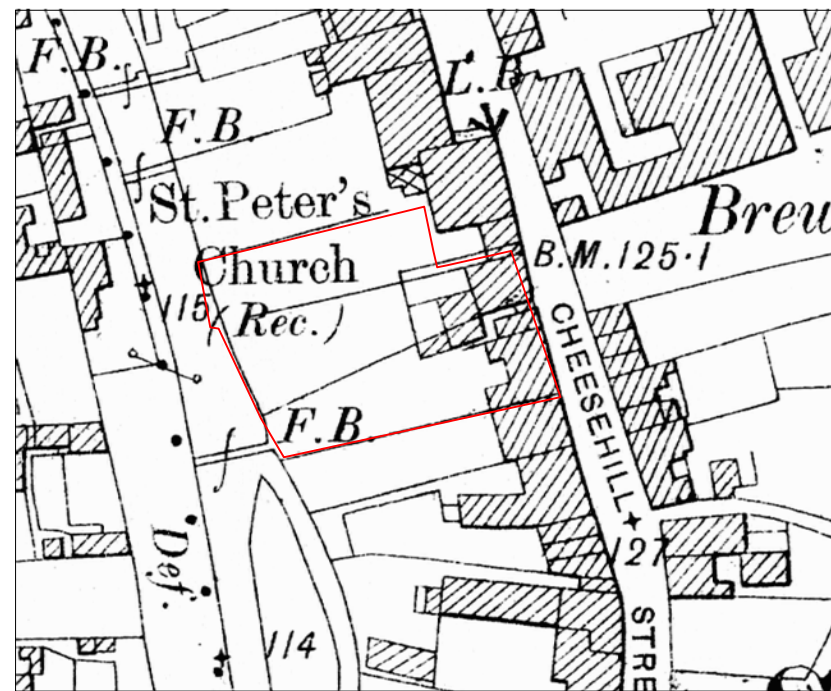
Figure 1



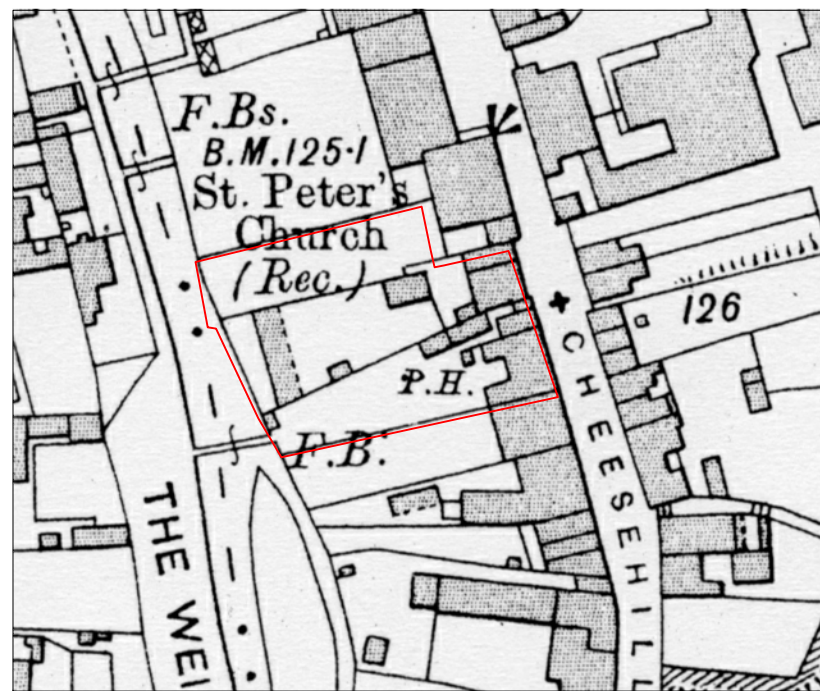
A. 1750 Godson's map of Winchester



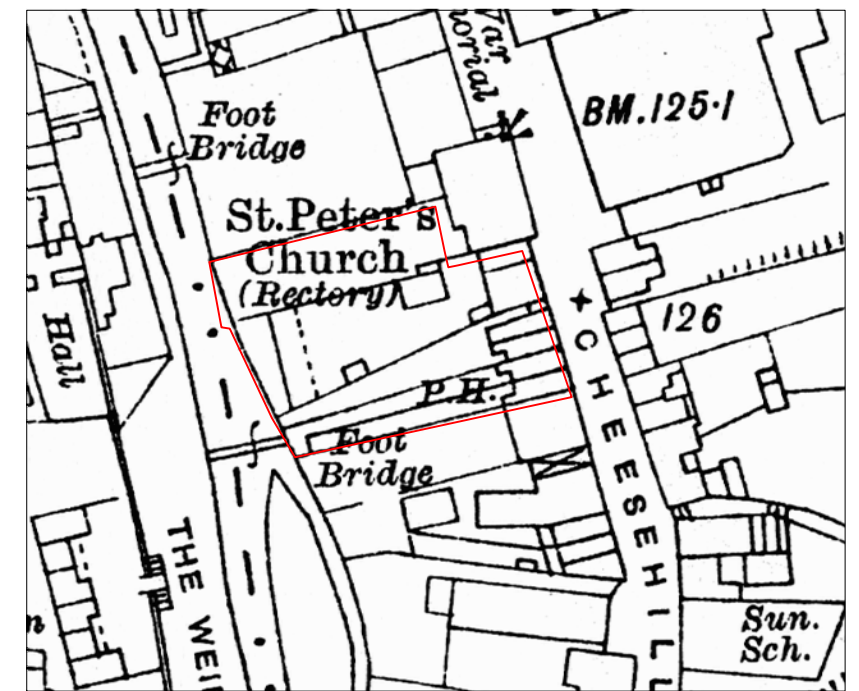
B. 1871 1st Edition Ordnance Survey map



C. 1897 2nd Edition Ordnance Survey map



D. 1909 Ordnance Survey map



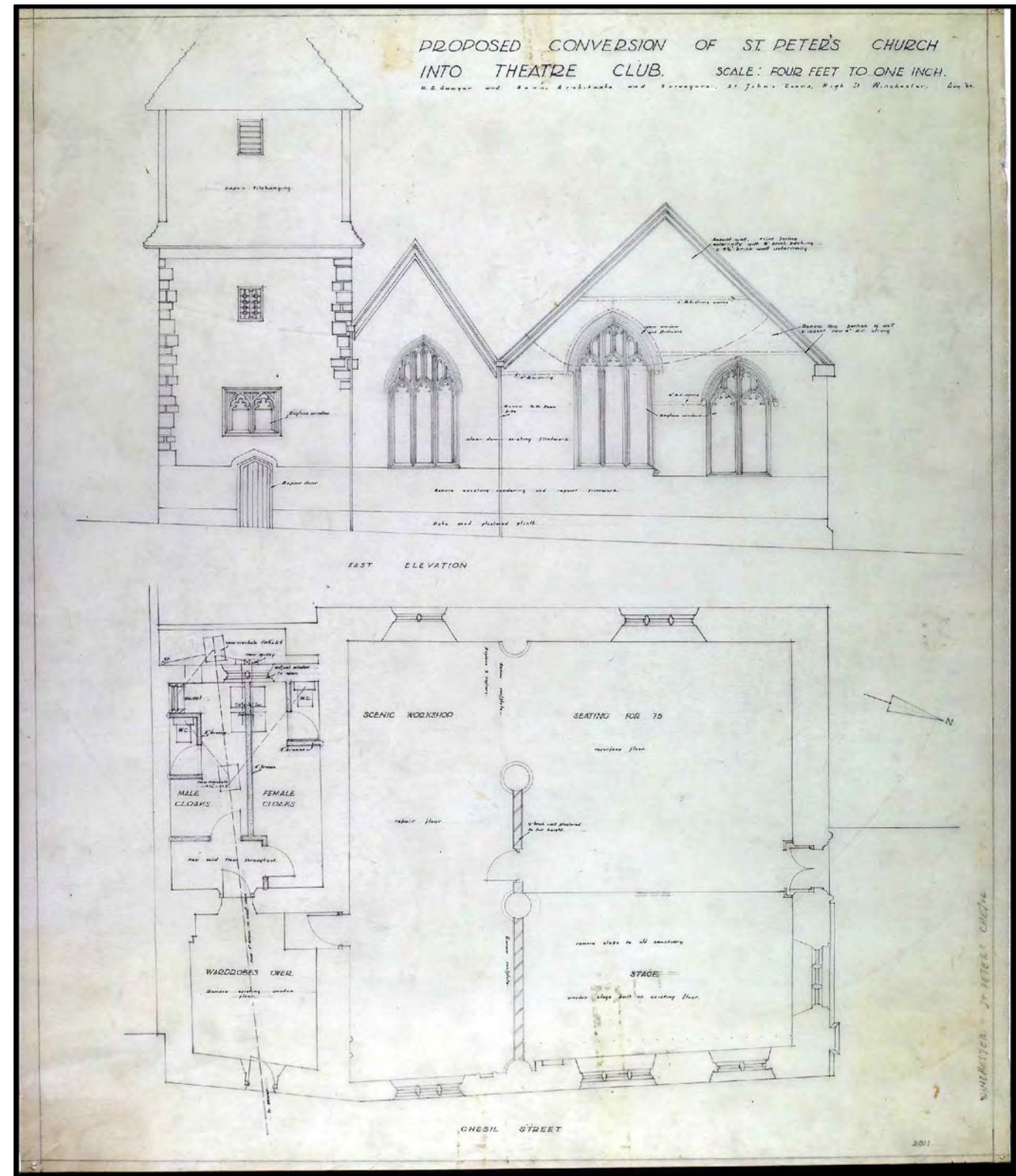
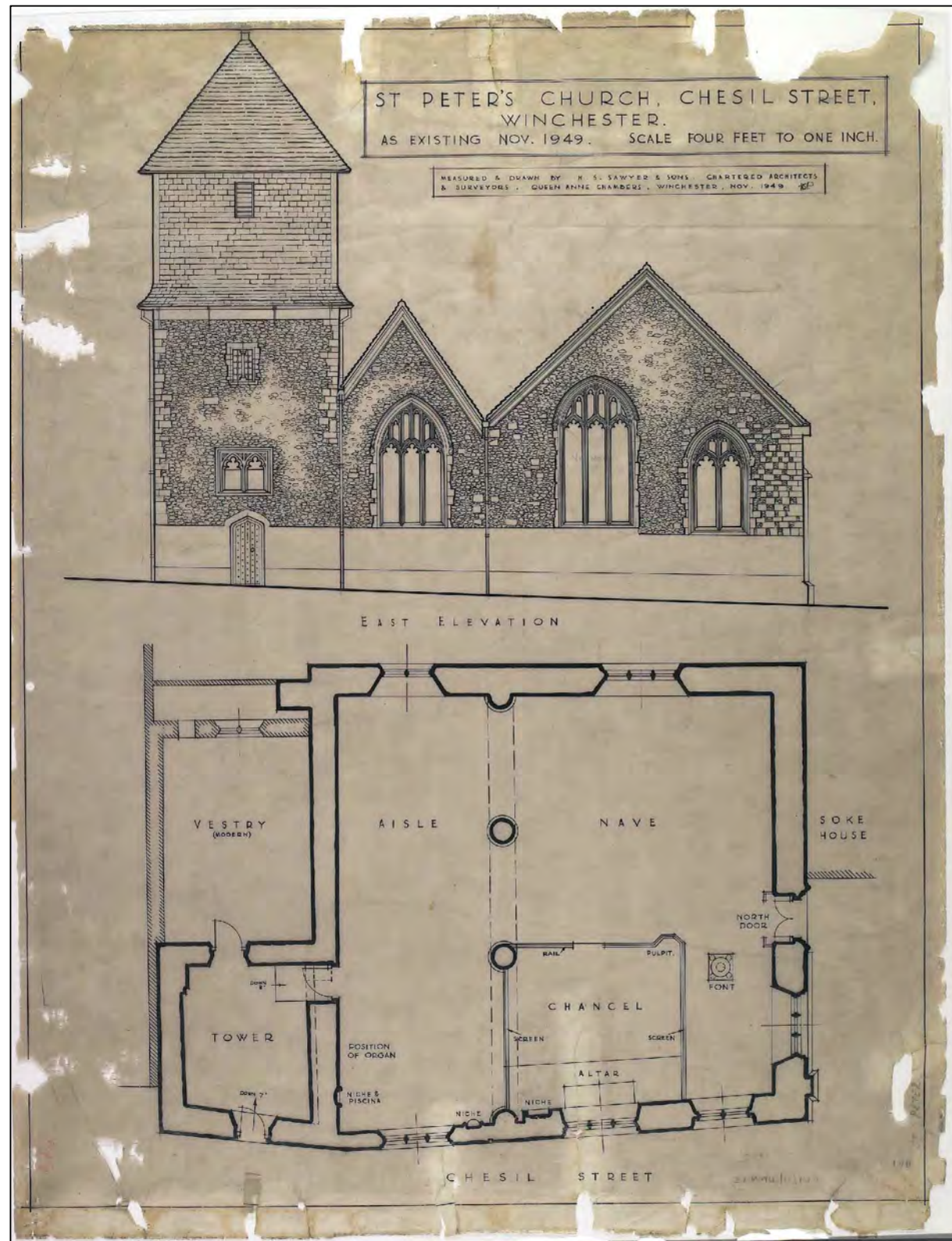
E. 1932 Ordnance Survey map



This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Site (approx.)

| | | | |
|--------|--|------------------|----|
| Date: | 16/10/2019 | Revision Number: | (|
| Scale: | Not to scale | Layout: | TP |
| Path: | \\projectserver\wessex\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_01 | | |



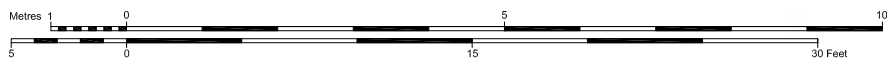
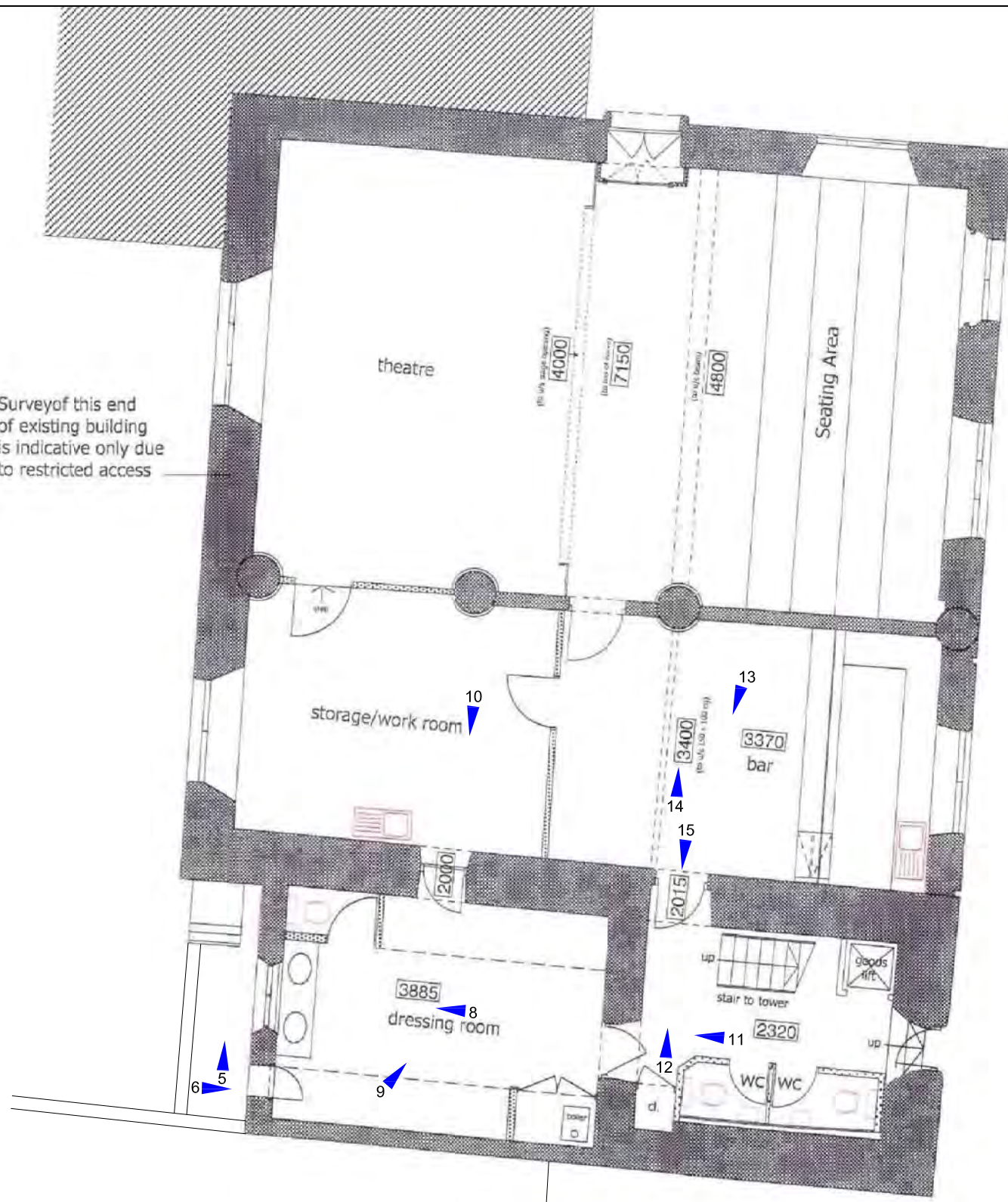
This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|--|------------------|----|
| Date: | 01/10/2019 | Revision Number: | 0 |
| Scale: | Not to scale | Layout: | TP |
| Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_01 | | |

1949 and 1960 Plans of St Peters Church

Figure 3

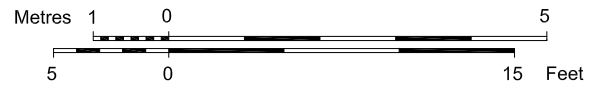
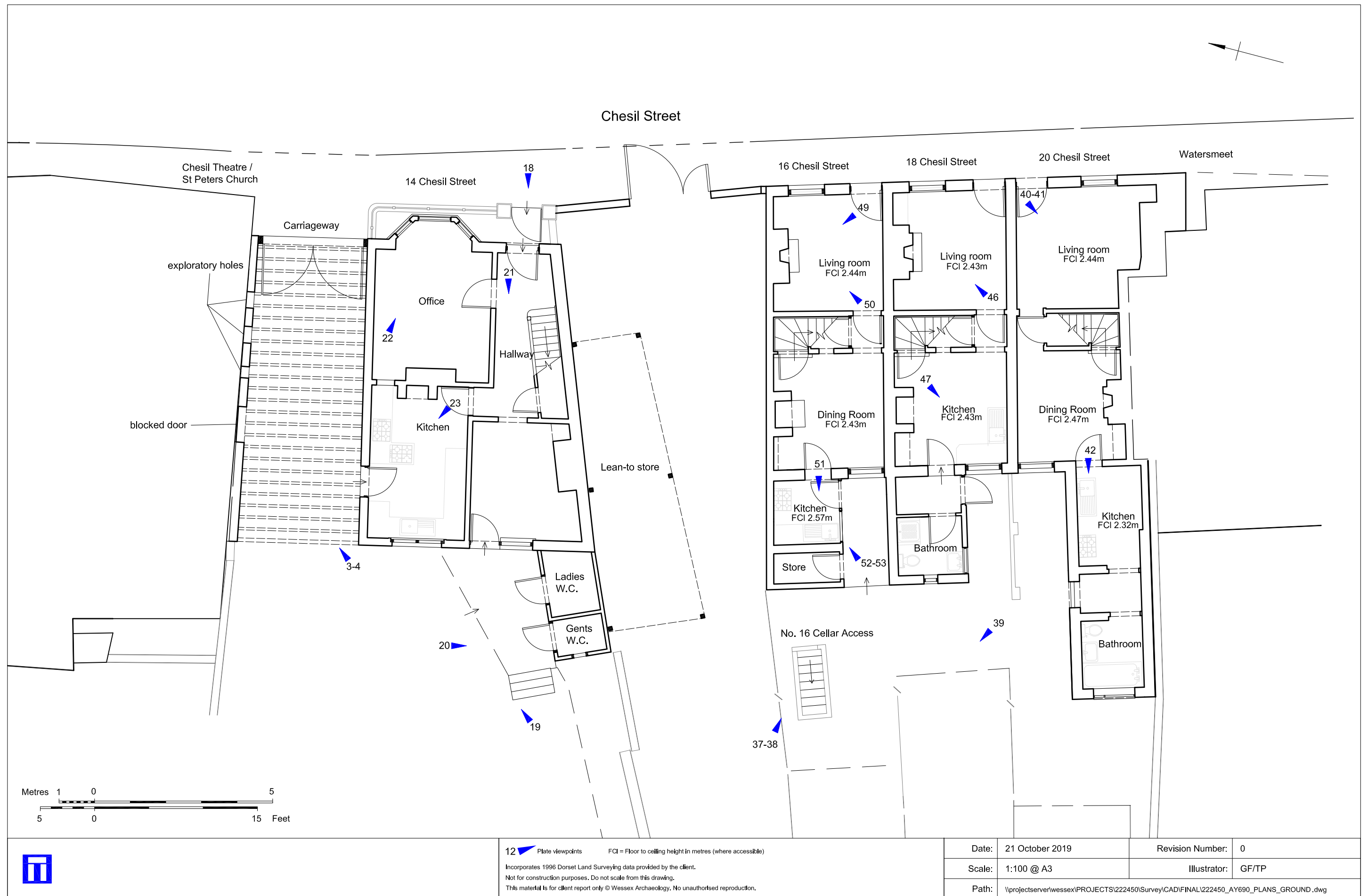
NB. Survey of this end of existing building is indicative only due to restricted access



12 Plate viewpoints

Drawing adapted from former client supplied data. Not for construction purposes. Do not scale from this drawing. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|---|------------------|-----|
| Date: | 21 October 2019 | Revision Number: | 0 |
| Scale: | 1:100 @ A3 | Illustrator: | MJR |
| Path: | \\projectserver\wessex\PROJECTS\222450\Survey\CAD\FINAL\222450_AY690_ChurchPlan.dwg | | |

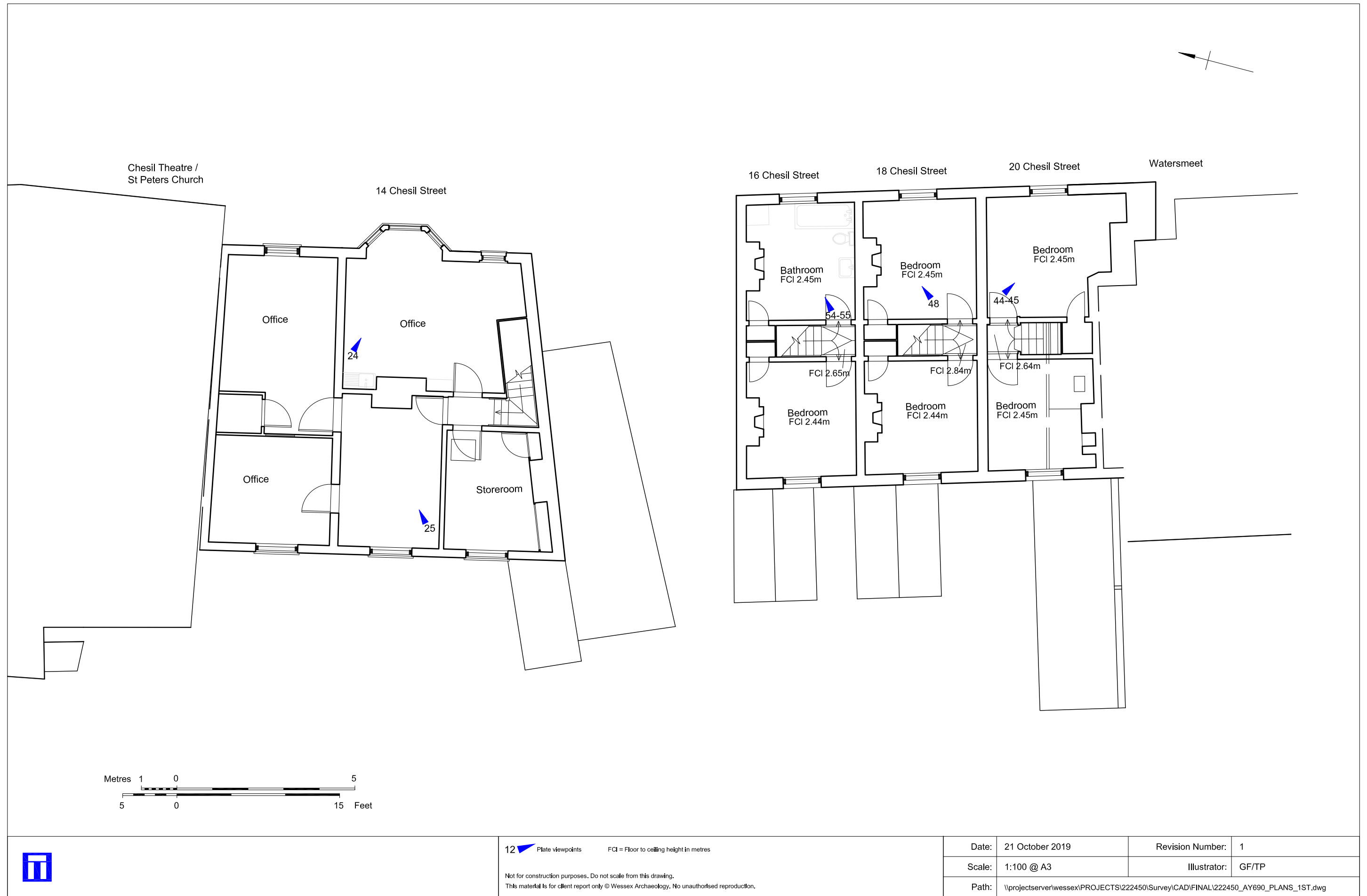



12 Plate viewpoints FCI = Floor to ceiling height in metres (where accessible)
 Incorporates 1996 Dorset Land Surveying data provided by the client.
 Not for construction purposes. Do not scale from this drawing.
 This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|---|------------------|-------|
| Date: | 21 October 2019 | Revision Number: | 0 |
| Scale: | 1:100 @ A3 | Illustrator: | GF/TP |
| Path: | \\projectserver\wessex\PROJECTS\222450\Survey\CAD\FINAL\222450_AY690_PLANS_GROUND.dwg | | |

14-20 Chesil Street: Ground Floor Plan

Figure 5



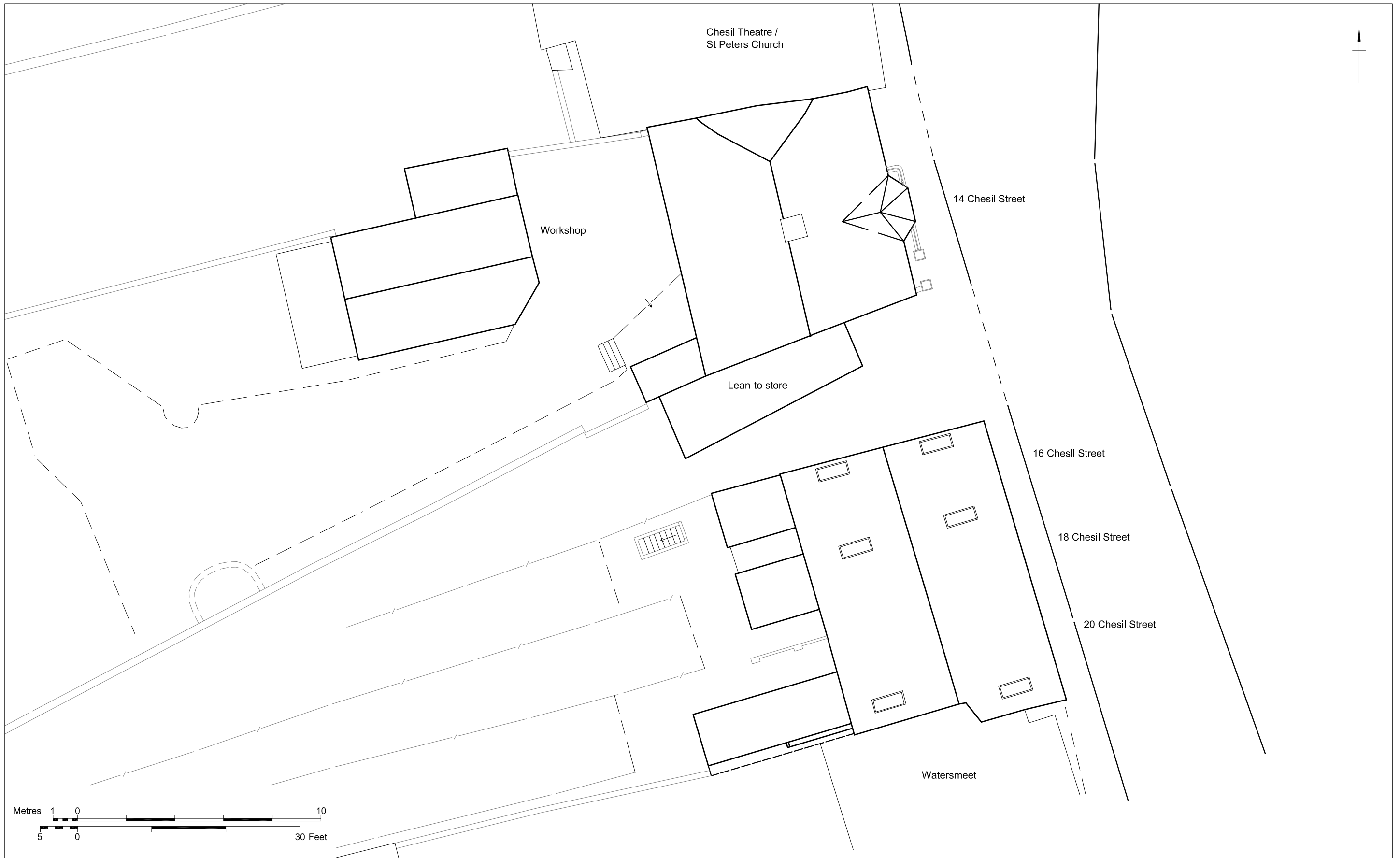
12  Plate viewpoints FCI = Floor to ceiling height in metres

Not for construction purposes. Do not scale from this drawing.
 This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|--|------------------|-------|
| Date: | 21 October 2019 | Revision Number: | 1 |
| Scale: | 1:100 @ A3 | Illustrator: | GF/TP |
| Path: | \\projectserver\wessex\PROJECTS\222450\Survey\CAD\FINAL\222450_AY690_PLANS_1ST.dwg | | |

14-20 Chesil Street: First Floor Plan

Figure 6



Not for construction purposes. Do not scale from this drawing.
 This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|---|------------------|----|
| Date: | 21 October 2019 | Revision Number: | 0 |
| Scale: | 1:150 @ A3 | Illustrator: | GF |
| Path: | \\projectserver\wessex\PROJECTS\222450\Survey\CAD\FINAL\222450_AY690_PLANS_ROOF.dwg | | |

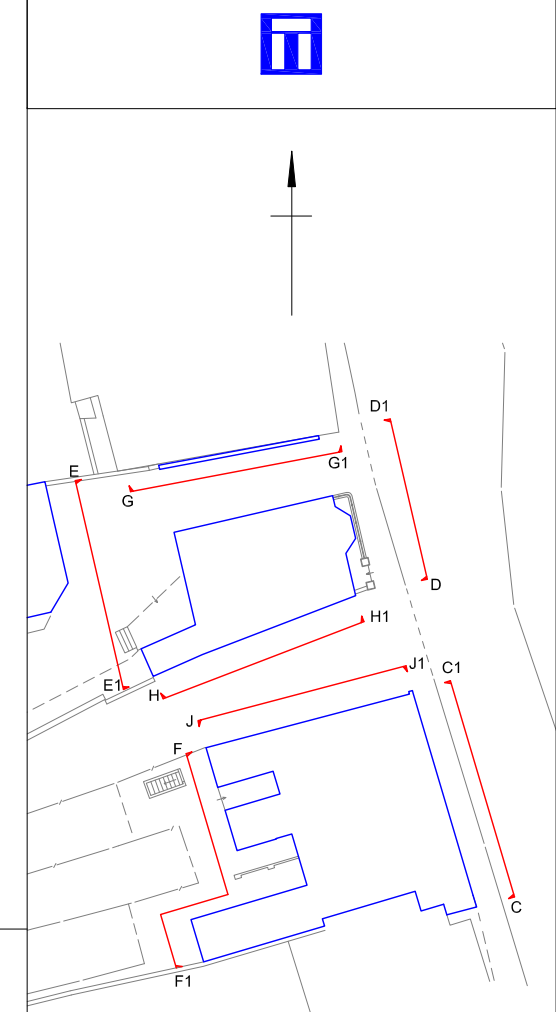
14-20 Chesil Street and workshop: Roof Plans

Figure 7



D

D1



C

C1



37.95 elevation in metres aOD

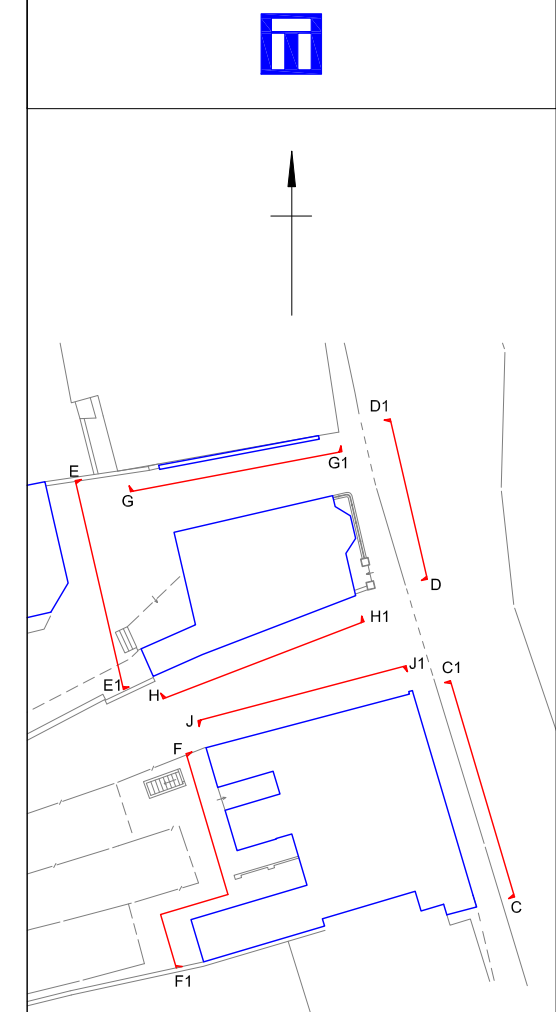
Historical record. Not for construction purposes.
This material is for client report only © Wessex Archaeology.
No unauthorised reproduction.

| | |
|------------------|---|
| Date: | 21 October 2019 |
| Revision Number: | 0 |
| Scale: | 1:100 at A3 |
| Illustrator: | GF |
| Path: | \\projectserver\wessex\PROJECTS\222450\ |

Survey\CAD\FINAL\222450_AY690_ELEVS_WORKSHOP.dwg

14 and 16-20 Chesil Street : East (Front) Elevations

Figure 8



--- conjectured
 37.95 elevation in metres aOD

Historical record. Not for construction purposes.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

| | |
|------------------|---|
| Date: | 21 October 2019 |
| Revision Number: | 0 |
| Scale: | 1:100 at A3 |
| Illustrator: | GF |
| Path: | \\projectserver\wessex\PROJECTS\222450\ |

Survey\CAD\FINAL\222450_AY690_ELEVS_WORKSHOP.dwg

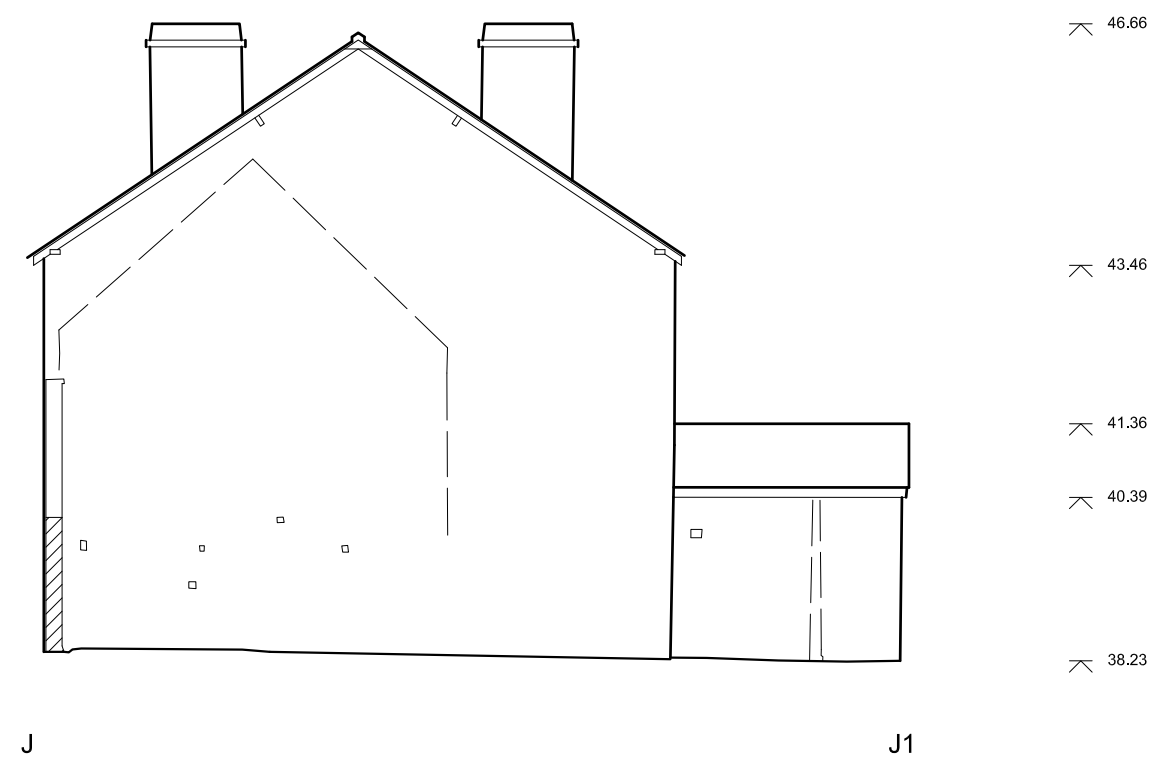
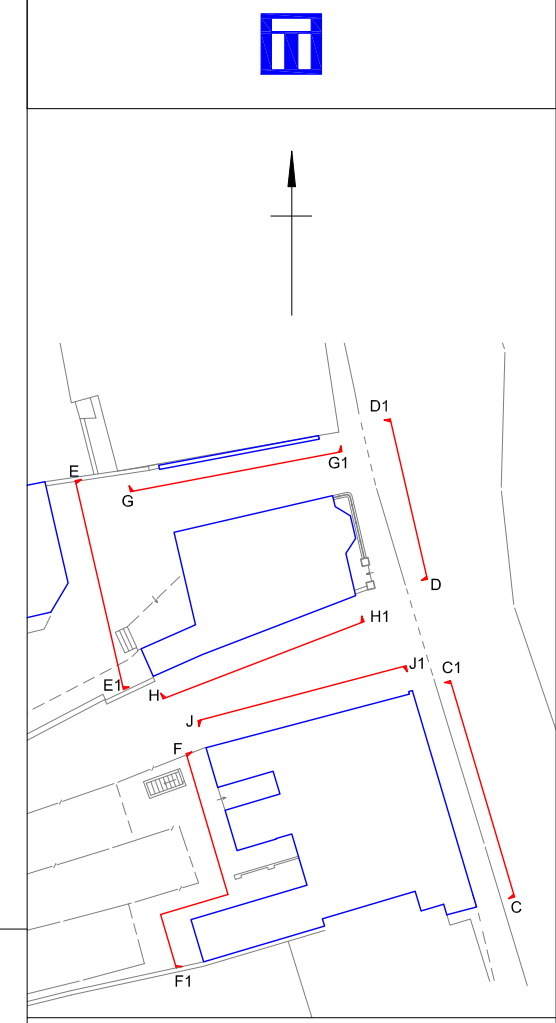
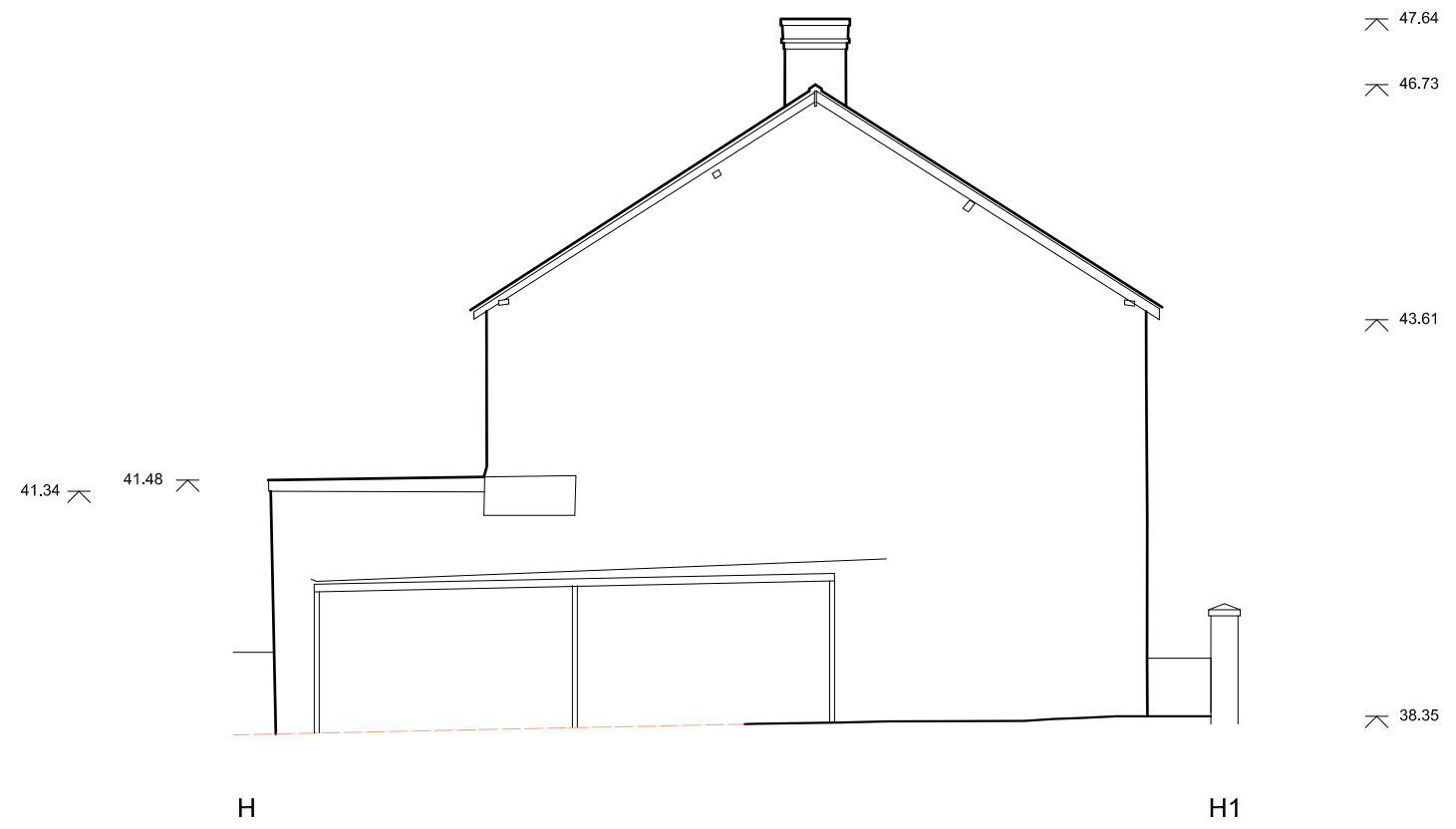
14 and 16-20 Chesil Street : West (Rear) Elevations



Figure 9



14 Chesil Street and St Peters Church: Cross-sectional elevation through carriageway

Figure 10



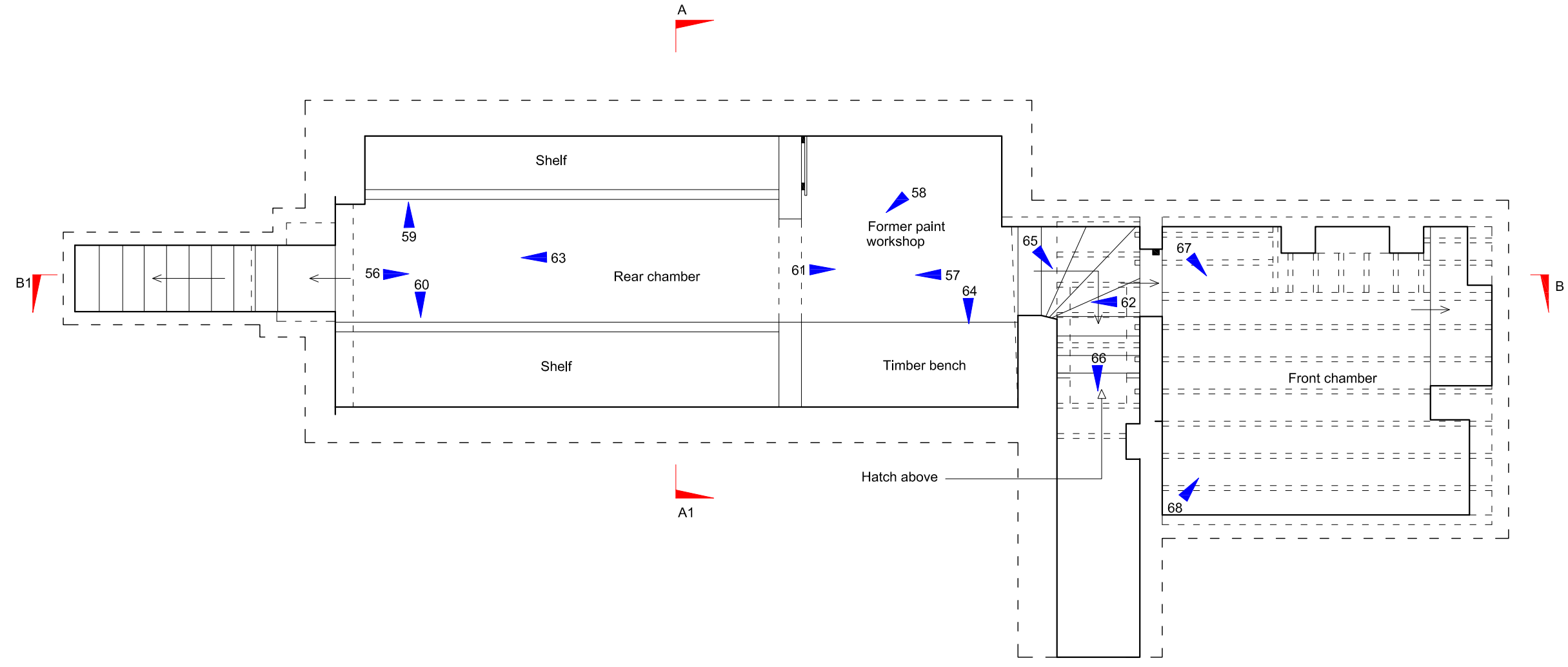
 conjectured
 37.95 elevation in metres aOD

Historical record. Not for construction purposes.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

| | |
|------------------|---|
| Date: | 21 October 2019 |
| Revision Number: | 0 |
| Scale: | 1:100 at A3 |
| Illustrator: | GF |
| Path: | \\projectserver\wessex\PROJECTS\222450\ |

14 Chesil Street: South Elevation; 16 Chesil Street: North Elevation

Figure 11

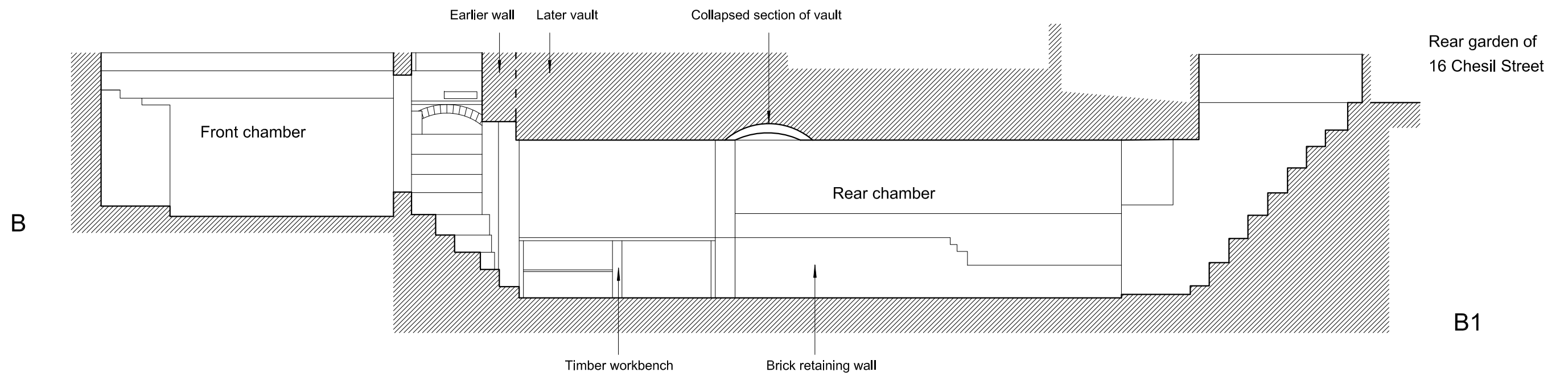
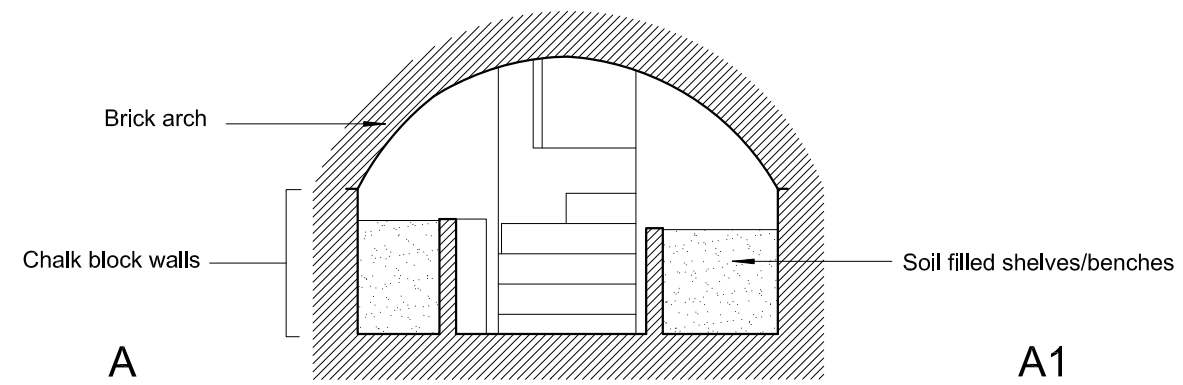


12 Plate viewpoints B1 B Section lines
 Not for construction purposes. Do not scale from this drawing.
 This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|---|------------------|-------|
| Date: | 22 October 2019 | Revision Number: | 0 |
| Scale: | 1:50 @ A3 | Illustrator: | GF/TP |
| Path: | \\projectserver\wessex\PROJECTS\222450\Survey\CAD\FINAL\222450_AY690_CELLAR.dwg | | |

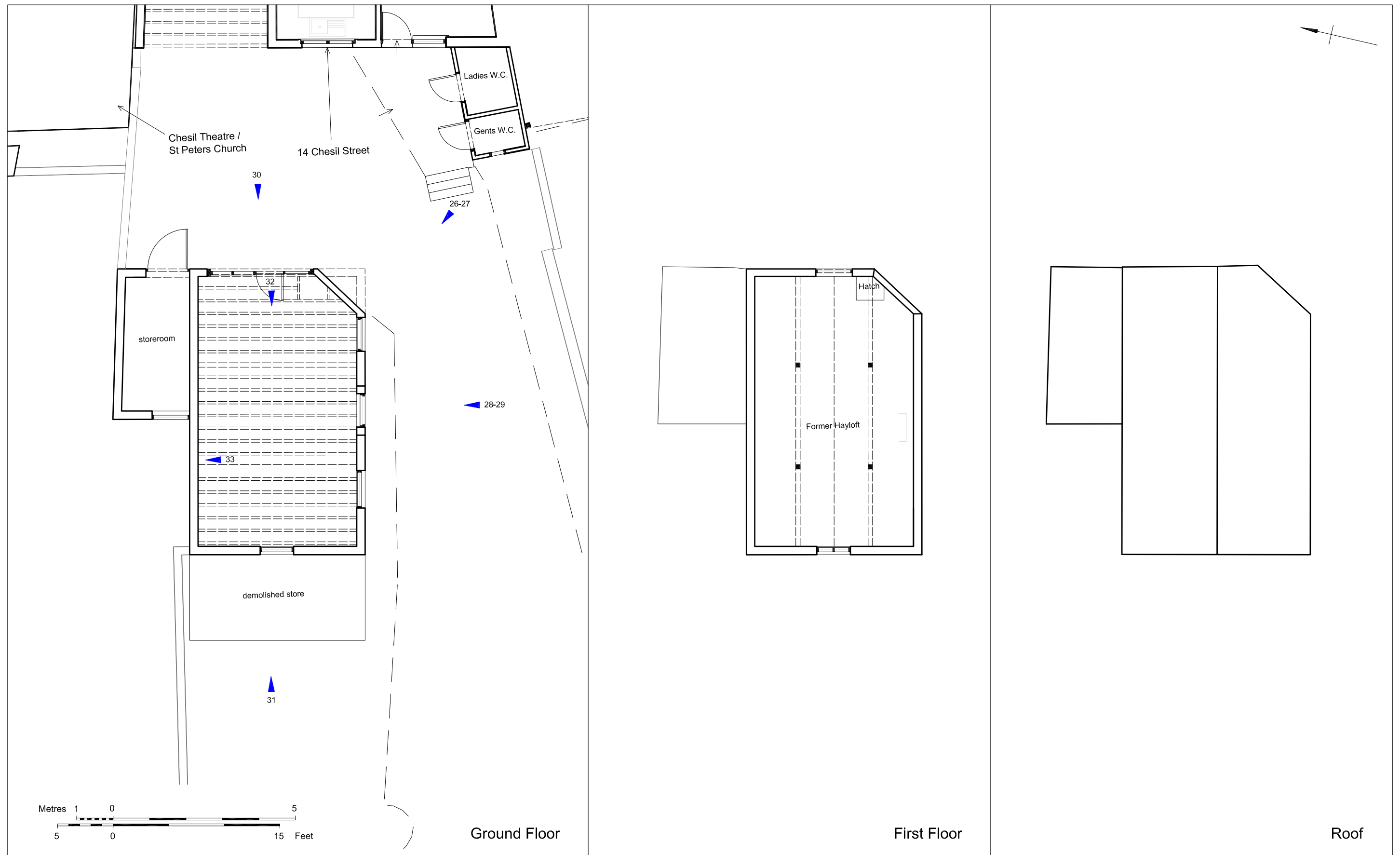
16 Chesil Street Cellar: Floor Plan

Figure 12



Not for construction purposes. Do not scale from this drawing.
 This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|---|------------------|-------|
| Date: | 22 October 2019 | Revision Number: | 0 |
| Scale: | 1:50 @ A3 | Illustrator: | GF/TP |
| Path: | \\projectserver\wessex\PROJECTS\222450\Survey\CAD\FINAL\222450_AY690_CELLAR.dwg | | |

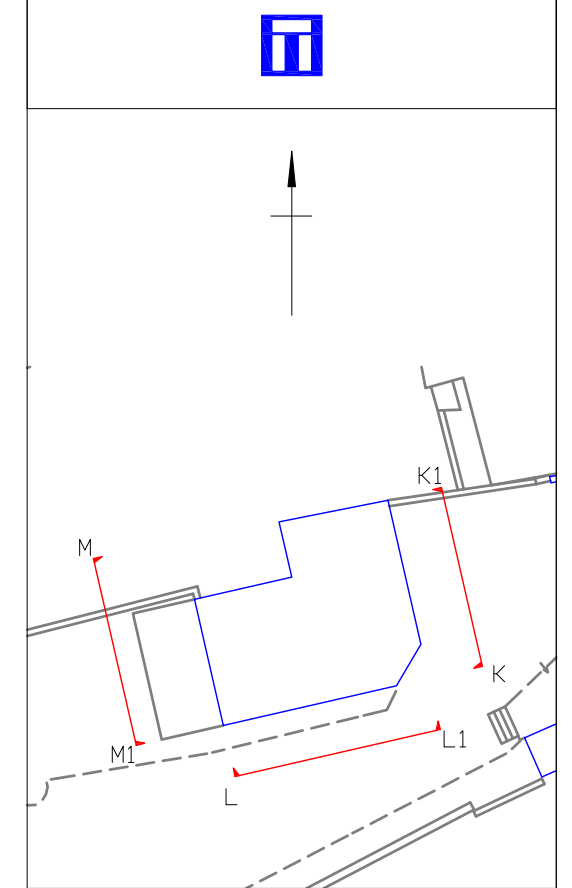
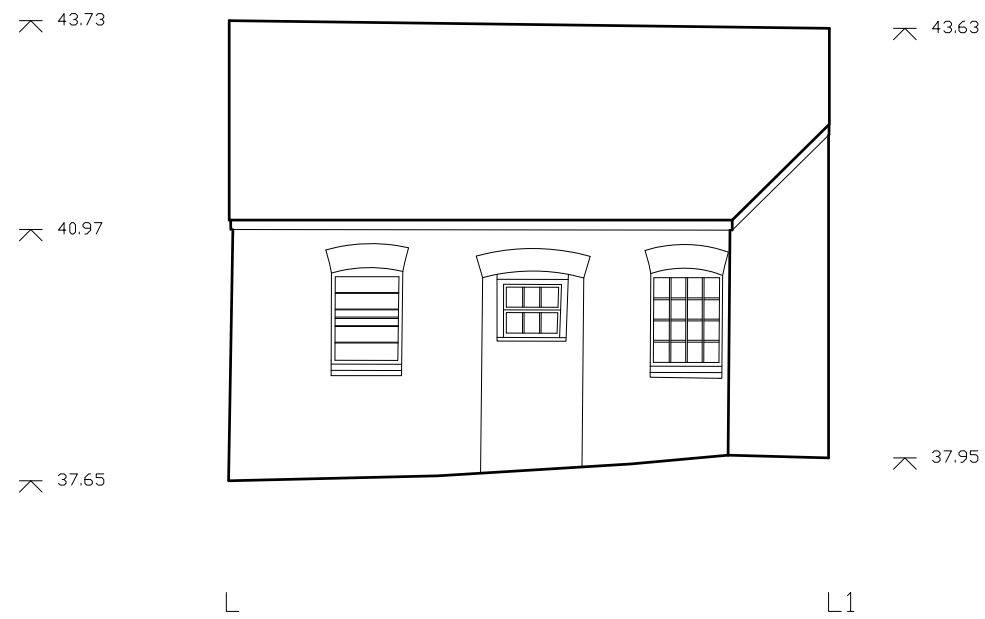
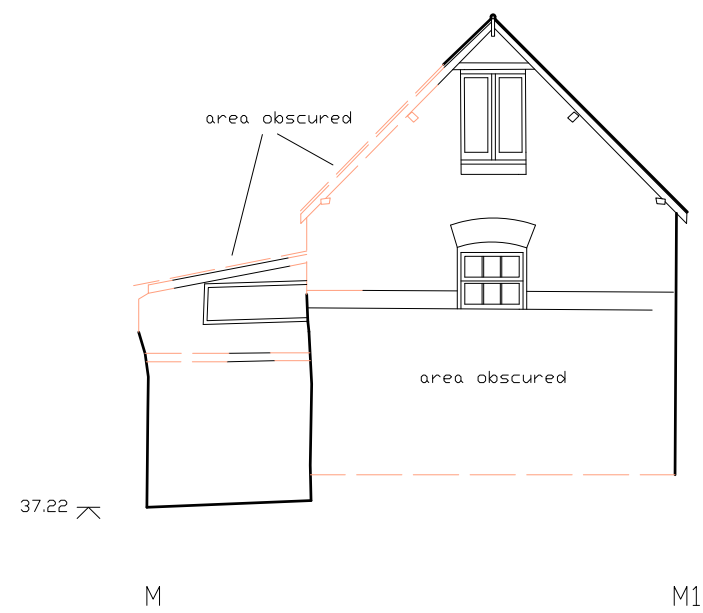


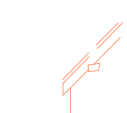
 12  Plate viewpoints
 Incorporates 1996 Dorset Land Surveying data provided by the client.
 Not for construction purposes. Do not scale from this drawing.
 This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

| | | | |
|--------|---|------------------|-------|
| Date: | 22 October 2019 | Revision Number: | 0 |
| Scale: | 1:100 @ A3 | Illustrator: | GF/TP |
| Path: | \\projectserver\wessex\PROJECTS\222450\Survey\CAD\FINAL\222450_AY690_PLANS_WORKSHOP.dwg | | |

14-20 Chesil Street: Workshop Floor and Roof Plans

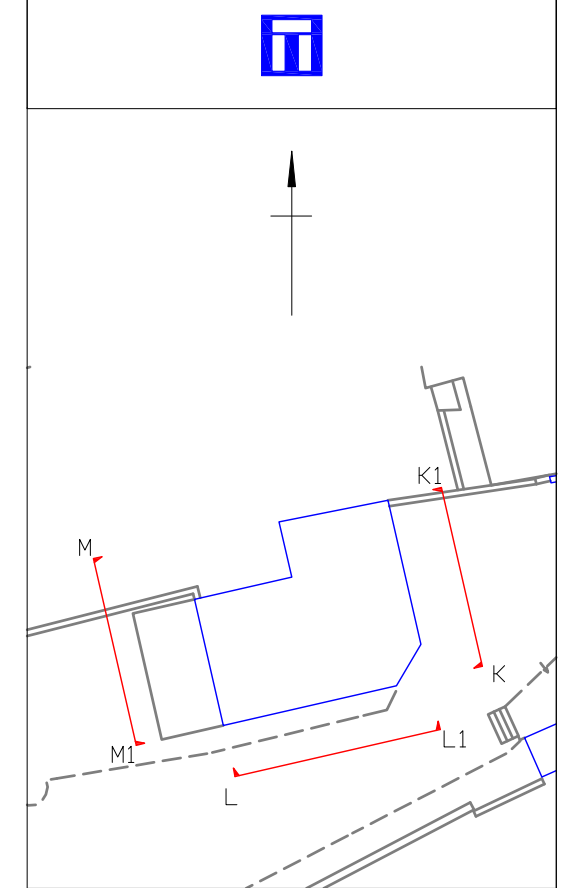
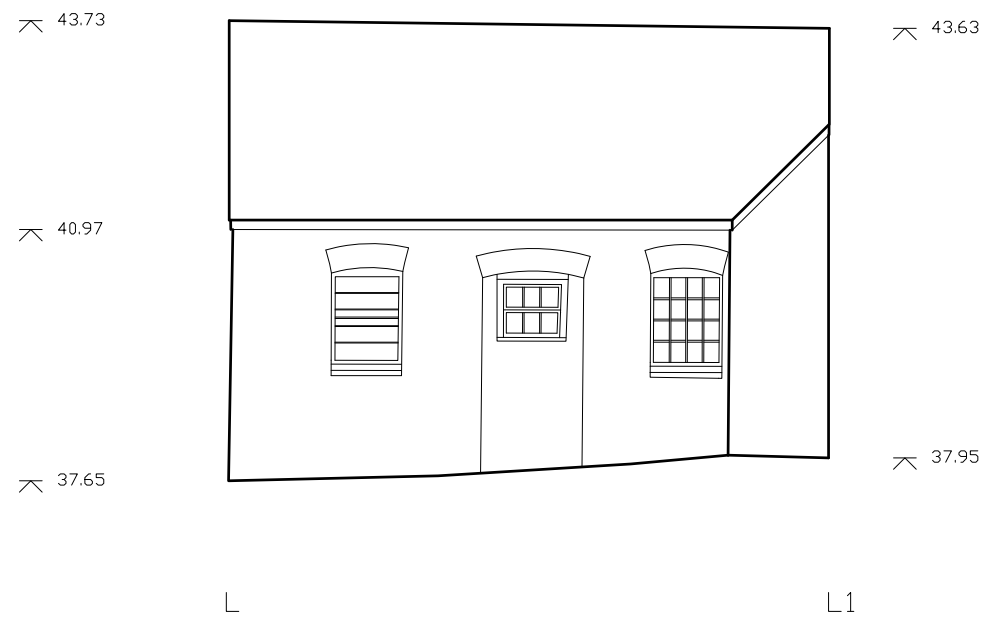
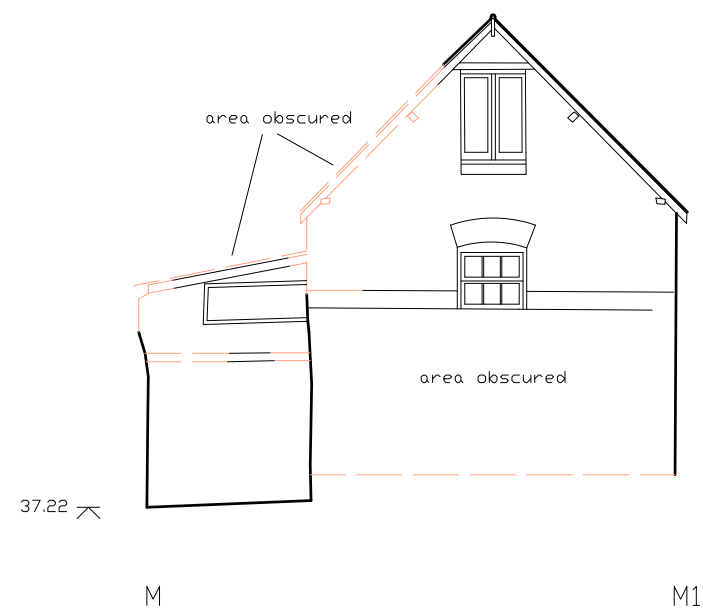
Figure 14

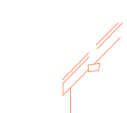


 conjectured
 37.95 elevation in metres aOD

Historical record. Not for construction purposes.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

| | |
|------------------|---|
| Date: | 22 October 2019 |
| Revision Number: | 0 |
| Scale: | 1:100 at A3 |
| Illustrator: | GF |
| Path: | \\projectserver\wessex\PROJECTS\222450\ |



 conjectured
 37.95 elevation in metres aOD

Historical record. Not for construction purposes.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

| | |
|------------------|---|
| Date: | 21 October 2019 |
| Revision Number: | 0 |
| Scale: | 1:100 at A3 |
| Illustrator: | GF |
| Path: | \\projectserver\wessex\PROJECTS\222450\ |



Plate 1: Photograph dated c.1880 showing former industrial building at 14 Chesil Street adjoining St Peter's Church



Plate 2: Sketch dated to 1899 of the rear of St Peter's Church and The Stoke (by C.B. Phillips)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | | |



Plate 3: Blocked entrance in the north wall of the covered carriageway at 14 Chesil Street (2012)



Plate 4: Block entrance and exploratory holes in the north wall of the covered carriageway at 14 Chesil Street (2019)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 5: The Vestry viewed from the west



Plate 6: Access hatch in the west wall of the Vestry (2012)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | | |



Plate 7: External space to the west of the former Vestry (2012)

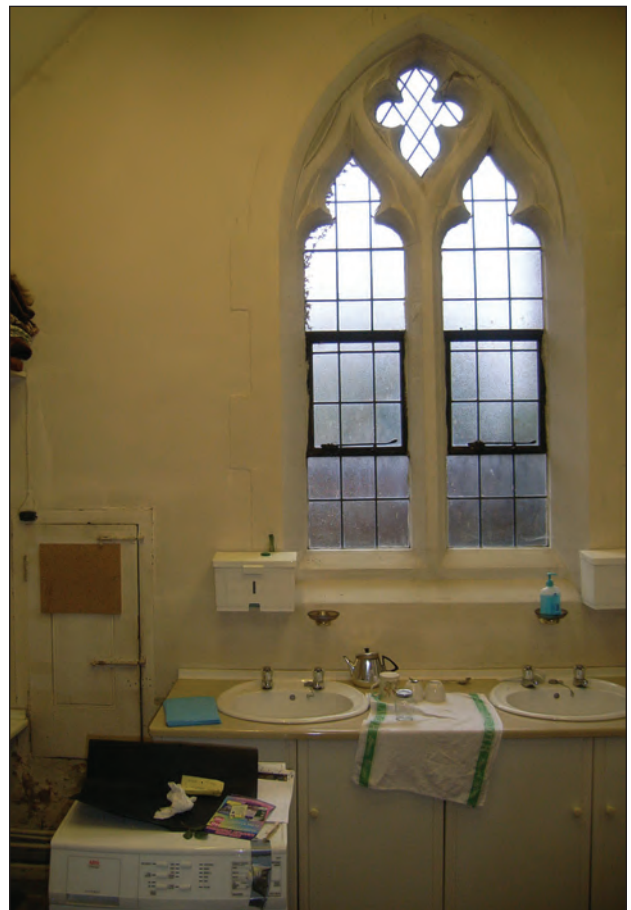


Plate 8: Interior west wall of the former Vestry viewed from the east (2012)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | | |



Plate 9: Former Vestry/Dressing Room viewed from the south-west (2012)



Plate 10: South wall of the Store/Work Room viewed from the north (2012)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 11: West wall of the Bell Tower viewed from the east (2012)



Plate 12: North wall of the Bell Tower showing arched doorway (2012)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 13: Bar/Foyer viewed from the north-west (2012)



Plate 14: North wall of the Bar/Foyer viewed from the south (2012)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | | |



Plate 15: Four centre arched doorway leading into the Bell Tower (2012)



Plate 16: East elevation of 14 Chesil Street (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 17: East elevation of 14 Chesil Street and St Peter's Church (2019)



Plate 18: Front gates and entrance to 14 Chesil Street (2009)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | | |



Plate 19: Rear elevation of 14 Chesil Street (2009)



Plate 20: Rear toilet block adjoining 14 Chesil Street (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 21: 14 Chesil Street: hallway and staircase (2009)



Plate 22: 14 Chesil Street: living room (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 23: 14 Chesil Street: kitchen (2009)



Plate 24: 14 Chesil Street: first floor large office (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 25: 14 Chesil Street: first floor office (2009)



Plate 26: Rear workshop viewed from the south-east (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 27: Rear workshop viewed from the south-east (2019)



Plate 28: Rear workshop: south wall showing blocked central doorway (2009)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | | |



Plate 29: Rear workshop: south wall showing blocked central doorway (2019)



Plate 30: Rear workshop: east elevation (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 31: Rear workshop: west elevation with dilapidated lean-to (2009)



Plate 32: Rear workshop: ground floor interior (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 33: Rear workshop: putlog hole on north wall (2009)



Plate 34: 16-20 Chesil Street: front elevation (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 35: 16-20 Chesil Street: front elevation (2019)



Plate 36: 16-20 Chesil Street: front elevation showing scar of former building at 16a Chesil Street (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates.ai | |



Plate 37: 16-20 Chesil Street: rear elevation showing ground floor extensions (2009)



Plate 38: 16-20 Chesil Street: rear elevation showing ground floor extensions (2019)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 39: View of the rear gardens of 16-20 Chesil Street, viewed from the southwest (2019)



Plate 40: 20 Chesil Street: front room (2009)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 41: 20 Chesil Street: front room (2019)



Plate 42: 20 Chesil Street: rear extension kitchen with bathroom to the west (2009)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 43: 20 Chesil Street: rear extension (2009)



Plate 44: 20 Chesil Street: front bedroom (2009)


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | |



Plate 45: 20 Chesil Street: front bedroom (2019)



Plate 46: 18 Chesil Street: front room (2009)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 47: 18 Chesil Street: kitchen (2009)



Plate 48: 18 Chesil Street: east bedroom on the first floor (2009)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 49: 16 Chesil Street: front room (2009)



Plate 50: 16 Chesil Street: front room (2019)



| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | |



Plate 51: 16 Chesil Street: rear kitchen extension (2009)



Plate 52: 16 Chesil Street: rear extension (2009)

| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |

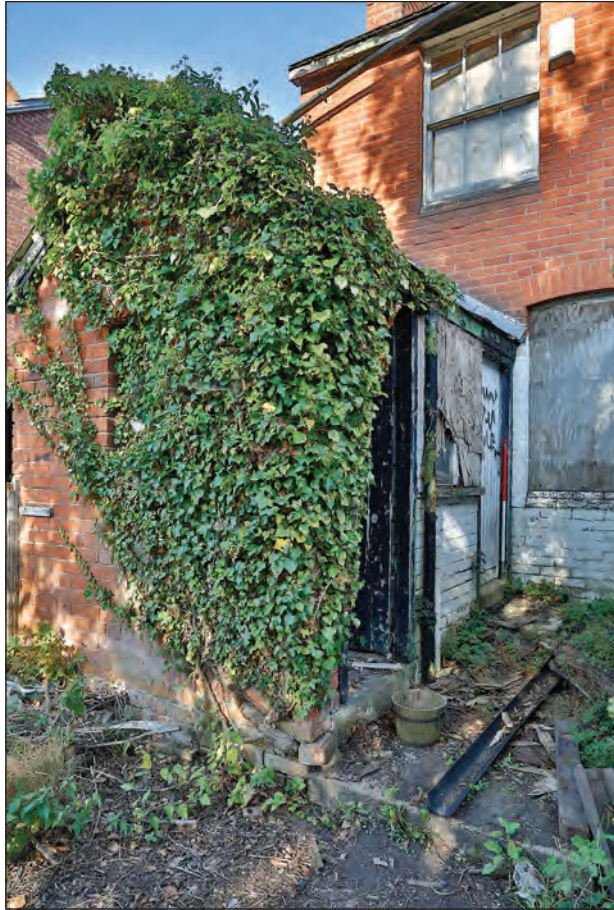


Plate 53: 16 Chesil Street: rear extension (2019)



Plate 54: 16 Chesil Street: bathroom (2009)


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 55: 16 Chesil Street: bathroom (2019)



Plate 56: Rear chamber viewed from the west


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 57: Rear chamber viewed from the east



Plate 58: Brick 'bench' running along part of south wall of rear chamber


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 59: Exposed north wall of rear chamber



Plate 60: Exposed south wall of rear chamber


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 61: East wall of rear chamber



Plate 62: Entrance to rear chamber from the east showing lower height of vault


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 63: West wall of rear chamber



Plate 64: Narrow gap between vault and east wall


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 65: Straight flight with winder stair viewed from the north-west



Plate 66: Top of the staircase with blocked passageway beyond


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | |



Plate 67: Front chamber viewed from the south-west



Plate 68: Front chamber viewed from the west


| | | | | |
|---|---|---|------------------|----|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | | |
| | Date: | 07/10/2019 | Revision Number: | 0 |
| | Scale: | Not to scale | Illustrator: | ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | | |



Plate 69: Sketch dated 1902 of the front of 14-20 Chesil Street



Plate 70: Photograph of 1913 showing the present building at 14 Chesil Street adjacent to older properties at 16-20 Chesil Street


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | |



Plate 71: Wall 1 viewed from the south-east 1



Plate 72: Wall 1 viewed from the south-east 2


| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | |



Plate 73: Wall 2 viewed from the north-west



Plate 74: Wall 3 viewed from the north-west



| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | |



Plate 75: Wall 3 viewed from the north



Plate 76: Wall 4 viewed from the north

| | | | |
|---|---|---|--------------------|
|  | This material is for client report only © Wessex Archaeology. No unauthorised reproduction. | | |
| | Date: | 07/10/2019 | Revision Number: 0 |
| | Scale: | Not to scale | Illustrator: ND |
| | Path: | X:\PROJECTS\222450\Graphics_Office\Rep figs\HBR\2019_10_07\222450_Plates_2.ai | |



APPENDICES

Appendix 1: 16-20 Chesil Street - 1914 Sale Particulars (HRO Ref: 12M49/A81/6)

Particulars and Condition of Sale of a valuable freehold property comprising:

A 17TH CENTURY HOUSE AND COTTAGE

Adjoining, situate in Cheesehill Street, to which it possesses a frontage of 56 feet with a good depth existing to the River Itchen over which there is a back entrance and footbridge.

The house, recently known as “THE BREWER’S ARMS” contains 7 rooms, some of which are panelled in Old Oak with Oak Beams.

It is now vacant and possession may be obtained on completion. The cottage is let on a weekly tenancy

Messrs. Simmons & Sons have received instructions from Messrs. J. May & Co. Ltd to sell by Auction at the “GEORGE HOTEL”, Winchester on Monday, March 17th 1914 at 4 o’clock.

Particulars

An interesting old Freehold Property comprising a brick built and tiled

DWELLING HOUSE WITH COTTAGE

adjoining, situate nearly opposite the Great Western Railway Station in Cheesehill Street, Winchester, to which it possesses an extensive frontage of 56 feet or thereabout with considerable depth.

The House until recently known as “THE BREWER’S ARMS” is an antique gabled structure of the 17th century with a number of old Oak Beams and a quantity of Fine Old Panelling with Oak Doors used in some of the rooms

The accommodation comprises: 3 sitting rooms, 4 Bedrooms, Kitchen, Scullery, E.C. and a very large Cellarage.

Adjoining is a 4 roomed Cottage of similar character with a side entrance and now let to Mr Tooms on a weekly tenancy of 3/6 per week.

The Landlord and Tenant’s fixtures are included in the purchase. A Quick rent of 2/- per annum has been received from Mr Cooper, the adjoining occupier for the privilege of using the footbridge over the River.

The Property occupies a good position in the ancient City of Winchester, with a long frontage to a Main Street, and affords a suitable site for the erection of a Business Premises.



Appendix 2 – Warren’s Directory of Winchester

| Year | Modern street number | Occupant |
|-------------|-----------------------------|--------------------------------------|
| 1893 | 14 Cheesehill St | Unknown |
| | 16 | Arthur Early (Brewer’s Arms) |
| | 18 | ditto |
| | 20 | W. Murrant |
| 1903 | 14 Cheesehill St | Unknown |
| | 16 | Foddy (Brewer’s Arms) |
| | 18 | ditto |
| | 20 | Miss Murrant |
| 1913 | 14 Cheesehill St | Herbert Tombs, Mrs Feuster, A. Early |
| | 16 | G. Beckingham (Brewer’s Arms) |
| | 18 | ditto |
| | 20 | Unknown |
| 1915 | 14 Cheesehill St | Mrs H. Tombs, A. Early & Sons, |
| | 16 | Void |
| | 18 | Void |
| | 20 | Void |
| 1918 | 14 Cheesehill St | A. Early & Sons (Coal Merchant) |
| | 16 | William Morely |
| | 18 | Henry Copley |
| | 20 | Mrs Morely |
| 1934 | 14 Chesil St | A. Early & Sons |
| | 16 | Fred Collis |
| | 18 | Henry Copley |
| | 20 | Mrs Morely |
| 1942 | 14 Chesil St | A. Early & Sons |
| | 16 | Frederick James Collis |
| | 18 | Henry Copley |
| | 20 | A. Alford |
| 1953 | 14 Chesil St | A. Early & Sons (Coal Merchant) |
| | 16 | Fred Collis |
| | 18 | Mrs Emma Copley |
| | 20 | Mrs Iris Whittaker |
| 1964 | 14 Chesil St | A. Early & Sons (Coal Merchant) |
| | 16 | Fred Collis |
| | 18 | Mrs H Brind |
| | 20 | Michael Kilroy |
| 1974 | 14 Chesil St | A. Early & Sons (Coal Merchant) |
| | 16 | Fred Collis |
| | 18 | Mrs H. Brind |
| | 20 | Daniel F O’Leary |



Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk