



**BASTION MEWS, HEREFORD**  
*Historic building assessment*



**Hereford Archaeology Series 776  
(SMR 45145)**

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**This report is produced by**

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## ***Cover picture***

*Bastion House and the line of the City Wall bounding the northeast side of the site*

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# Bastion Mews, Hereford

## Historic Building Assessment

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January 2008

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# Bastion Mews

## HEREFORD

### *Historic Building Assessment*

NGR SO 5120 4010

SMR 45145

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#### 1. Summary

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*Archaeological Investigations Ltd was commissioned by Mr Z Dutton-Thompson to undertake a Historic Building Assessment of properties at Bastion Mews in Hereford (Fig. 1). The site lies in the Hereford Area of Archaeological Importance close to the site of the medieval Byesters Gate. The line of the medieval city wall runs along the eastern side of the site.*

*Four buildings were considered in detail, the remaining structures being recent or temporary in nature. These were Rowberry and Sons Butcher Shop (formerly no.1 Commercial Square, latterly No. 37 Commercial Square/Street), Cartridge world (13 Union Street), Papaya (18 Commercial Street) and Bastion House.*

*Number 18 Union Street appears to have been built between 1800 and 1836, and number 13 is probably late 19<sup>th</sup> century in date. Number 37 Commercial Square was built just before 1848 and is the remaining terrace of a row of five, the other four demolished to make way for the Hereford inner ring road (Bath Street widening) in 1967. Bastion House is likely to be similar in date.*

*Historically and architecturally the most significant of these would appear to be Bastion House, which was most probably built by Leonard Johnson from the demolished remains of the city prison, and as a 19<sup>th</sup> century ashlar stone-built structure is unusual in Hereford City. Leonard Johnson also built one of the other buildings studied at 37 Commercial Square, a sole surviving property from a row of 5 terraces (four demolished in 1967). However, this property is much altered both internally and externally from its original design. Both these building were built around 1848. The other two buildings studied, numbers 13 and 18 Union Street, have also undergone major internal and external alteration. The first of these includes structures spanning from the beginning of the 19<sup>th</sup> century into the late Victorian period, the second dating from the early 19<sup>th</sup> century. This latter (no. 18) does not appear to retain any visible original features in its façade.*

*One other structure of significance was considered – this being the rebuilt line of the city wall. This is a Scheduled Ancient Monument. The above ground portion is of 19<sup>th</sup> century date, probably reconstructed around 1848 when the Bastion was demolished and this part of the city redeveloped. The Scheduling for this also encompasses the east end of Bastion House.*

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## 2. Introduction

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As a result of the proposed to submit of a planning application to Herefordshire council by Mr Zane Dutton-Thompson, Archaeological Investigations Ltd was commissioned to undertake a historic building assessment at Bastion Mews in Hereford. The site lies on the western site of Bath Street and to the south of Union Street, east of the city centre (Fig. 1). The medieval city defences, parts of which are a Scheduled Ancient Monument, run along the eastern side of the site, which also lies within the Hereford Area of Archaeological Importance. Underlying geology consists of old fluvio-glacial gravels overlying Old Red Sandstone.

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## 3. Historical and Archaeological Background

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Previous work on the site includes a desk top survey undertaken in 2002 which concentrated on the buried archaeology; geotechnical testing (Geotechnical Engineering, 1998) and an archaeological evaluation undertaken in late 2007 (Crooks *et al*). The latter exercise demonstrated that there were no stratified archaeological deposits in the areas investigated.

The part of the site fronting Union Street was formerly occupied by the City Prison, which stood behind Bye Street Gate. This was demolished in the mid 1800's and replaced by a terrace (Rowberry and Son being the one surviving property) behind which Bastion House was built around the same time. Prior to this the city wall appears to have been dismantled because the bastion that once stood facing Bath Street disappears from maps post dating 1836. Further more detailed documentary discussion forms part of the study of the site below.

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## 4. Aims and objectives

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The aim of the project was to provide sufficient information to enable the Local Planning Authority and conservation officer to arrive at a decision with respect to the development proposals for the site.

The objectives were to:

- Assess the physical remains of the buildings on the site
- Collect documentary information relating to the site
- Produce a report combining this information.

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## 5. Method

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The following repositories were consulted:

- Hereford Record Office
- Hereford Reference Library
- Archaeological Investigations Ltd's library and maps
- Derek Foxton's photographic collection

The following sources were used:

- Trade directories
- Census records
- Aerial and ground photos
- Historic maps
- Deeds, architect's drawings and sales particulars

The site was visited on three occasions. Photographs were taken of general external views and internal detail. In some cases measurements were made to allow comparison of floor plans. Notes were made with respect to the construction and rough phasing of the buildings.

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## 6. Results

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### 6.1 37 Commercial Square (Formerly G. Rowberry Butcher)

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#### 6.1.1 Description

This is a mid-19<sup>th</sup> century building that was formerly the south end of a row of terraces constructed on the east side of the site of Bye Street Gate. These appear on Curley's map of 1856 (Fig. 5) but are not present on Brailey's 1806 map (Fig. 2), which appears to still show structures associated with the former gatehouse. At the time of Curley's map the property was occupied by Thomas Bomford a Grocer and Cornfactor (PO directory). The 1890 directory records Rowberry as a butcher.

The building itself is brick (Plate 3a) with a much altered and painted facade (Plate 4b). The lower section has a modern shop-front inserted and a stairwell now runs from ground to first floor from the front right of the building, being a later addition for when the upstairs was converted to flats (Plate 6c). The original location of the stairs was at the back of the building, parallel to Union Street.

At basement level there is an extensive stone-walled cellar (Plate 5). A niche with brick quoins in its upper portion and a similarly configured coal chute adorn the front wall of this (Plates 5c and 5d). Within the cellar brick walls and timber trusses support the floor above. At the rear there is a single vaulted section (half width) with an arched, stone-shelved recess next to it (Plates 5b and 5a). The stone walls are continuous around the whole cellar and match the footprint of the early 19<sup>th</sup> century building. They appear to be too extensive to be medieval. It would appear that a gas fuelled boiler once sat in the front of the cellar; all that remains are the mounting block and timber screens on either side, as well as the remnant of a pipe feeding it (Plate 5e).

Additional buildings have been added to the rear during the 20<sup>th</sup> century, and these predominantly hold meat safes of differing ages (Plates 6e and 6f). Upstairs many of the original windows survive as do cornices in some of the rooms. The roof was altered with its ridge being reset at right angles to the original in 1967 when the remainder of the run of terraces to its east was demolished to accommodate the ring road (Plates 4a and 4b). A window was also inserted on the north side at this time. An indication of the possible internal layout can be gleaned from architect's plans of 1936 (Fig. 8).

Architecturally the building has been much altered and there is little to commend it with the exception of a few interesting cellar details and a rather narrow door (probably inserted) on the ground floor into

what was most probably originally an under stairs cupboard. The original façade was designed to be part of a run of terraces, the easternmost mirroring properties on the other side of Bath Street (Plates 3b and 6a). With the loss of these the original architect's design has also been lost, the change in roof providing an almost regency effect on what is otherwise a smart, but typical Victorian building.

### **6.1.2 Historical information**

Historically G. Rowberry - Butcher (no. 37 Commercial Square) is the last remnant of a terrace that formed part of Leonard Johnson's redesign for the area around the former Bye Street Gate to create Commercial Square. From a deed in the Hereford Record Office (Appendix 1) it would appear that this dates from just before 1848 (rather than the 1855 date published elsewhere). *Three freehold messuages* are referred to in this deed, these will be discussed in more detail later. One of them appears to contain the row of terraces ending at number 37. On Curley's 1856 survey the name Johnson is written across this terrace indicating he still owned it. From an 1856 Post Office directory it has been established that Thomas Bomford occupied this property at that time, and the 1848 Schedule of deeds refers to a Bomford occupying one of the messuages. The two other occupiers mentioned in the Schedule are Edmund Bradley and Keay. In 1844 the former appears to have been a cabinet maker on Widemarsh Street. With respect to the latter there are two references to Keay in Commercial Square from 1856; Edward a Grocer, and Robert a Draper. Whilst these early directories do not give the house number, the 1868 directory for Hereford lists Thomas Bomford at 37 Commercial St and referring back to the 1851 census there is a Thomas Bomford and his wife Elizabeth recorded as living in Commercial Square with their three children, nephew and a servant. In the same census we find Edmund Bradley, his wife, 7 children and a servant in the next property, with Robert Keay, his son Edward, wife and daughter in the property after that. The fourth terrace was occupied by the builder John Morgan and the last by Edward Keay. No other properties are listed as being on Commercial Square, and this is also the case at the time of the 1861 census. It therefore appears that the 1848 Schedule of deeds refers to the row of terraces starting with what is currently Rowberry and Son Butchers, then occupied by the Bomfords (cornfactors and grocers). In 1851 these are numbered as 1, 2, 3, 4 and 5 Commercial Square, at a later date they were renumbered continuous with Commercial Street, in fact the 1861 census lists them under Commercial Street.

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## **6.2 13 Union Street (currently Cartridge World)**

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### **6.2.1 Description**

This was probably built about 1800, although it is now much altered both internally and externally. It appears on the 1856 map (Fig. 5) as a building fronting Union Street with small additions, probably lean-to's at its rear. By 1886 (Fig. 6) the stable block has been added in place of these. The building also has an extensive cellar, the size of its footprint. This had been used as part of a cafe that once stood on the site (Dutton-Thompson *perscom*).

At first floor and above the layout of the building is much altered where it had been converted into flats and offices. Access is now from a flight of stairs with an external doorway at the west end of the stables. It is clear from studying the outside wall at the point where the stables meet the original building that they butted onto the earlier structure.

The façade of the building is simple in its design (Plate 4c), the lower part containing a modern shop window. The roof is hipped with a dormer projecting towards the road. The historic value of the building has reduced because of the nature of the alteration it has undergone internally (the original internal circulation and layout are almost completely lost), as well as alterations to its windows and the introduction of a modern dormer on the second floor west wall. The west wall is of very poor quality construction.

### **6.2.2 Historical information**

The earliest direct reference identified in a quick scan of the local directories is in 1856 when John Derry a blacksmith and bell hanger is listed for the property. He is listed in the Hereford Trade Directory for 1847 and also in the 1841 census for Union Street and appears to have occupied the building at least until 20<sup>th</sup> September 1870 when the freehold was auctioned off as Lot 17:

*“All that messuage or Dwelling House with Blacksmiths shop, outbuildings and yard – situate and being No. 13 Union Street in the city of Hereford-now in the occupation of Mr John Derry, as yearly tenant at the yearly rent of £21”* [Hereford Record Office M5/13/75].

Taylor’s map (Fig. 2) does not show a building at this location, however, by 1806 an L-shaped building has appeared just to the south of the prison, the long section lying in a similar position to that occupied by no. 13 on later maps. By 1836 (Fig. 3) the footprint has reverted back to a typical row, running to the southeast from a frontage on Union Street.

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## **6.3 18 Union Street (currently Papaya)**

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### **6.3.1 Description**

A small brick-built cottage of probable early 19<sup>th</sup> century date (Plate 8a), much altered both inside and out, particularly at the entrance where the floor of the first floor room has been removed to provide a two storeys high space. The roof appears to have been replaced recently. A sales particular for the property refers to a cellar (Fig. 7) although there is no physical access to one at present. The later outbuildings flank one side of the narrow tenement plot to the rear of the property.

### **6.3.2 Historical information**

The early history of this property is fairly elusive. Comparison with the 1756 map by Taylor (Fig. 2) would indicate that the plots are slightly wider on this early map, and although it can not be wholly relied upon dimensionally, the relative plot sizes should be fairly indicative. Brailey’s 1806 map (Fig. 2 inset) is similar in detail to Taylor’s, and again it suggests that 18 Union Street had not been built in its present form at this date. However, by Wood’s map of 1836 (Fig. 3) it appears to be present as the modern day dimensions of the front part of the building match the footprint on the map, the extension to its rear is not present at this date (Plate 8b). By Curleys map of 1856 (Fig. 5) the extensions at the rear have been built, it is also indicated that the property was occupied by the Constables. There is an Elizabeth Constable recorded in Union Street in both the 1841 and 1851 census’s.

In terms of the later occupants of the property the 1871 census has William Brookes (Ostler) with Emma his wife, Sarah his daughter and two lodgers (Richard Lambe – plumber, Elizabeth Hope – Dressmaker). The 1881 census lists William Keene, telegraph linesman, and his wife, with John Murrey, a Janitor, boarding there. In 1913 number 17 and 18 Union Street were sold (Fig. 7), despite a cellar being mentioned there is no indication of a hatch on the 1<sup>st</sup> edition map (Fig. 6) or an access to one now. It was occupied by Martin James a second-hand clothes dealer in 1913.

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## **6.4 Bastion House**

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### **6.4.1 Description**

A stone built three-storey house with basement (Plates 7a and 7c). It appears to have originally been designed with a front entrance halfway along its southeast side into a central stair-well of full building width (the stairs no longer survive, the space now being used for shower rooms for the flats on each



floor). With the exception of the basement and upper storey only the southeast elevation was fenestrated and this is divided into three bays, the central one occupied by the stairs as mentioned above, those to either side containing accommodation of one room on each floor. Both sets of rooms were heated (Plate 7b) originally by stacks at the northwest corner and south east end, the latter now missing its upper part. The upper floor contained half height windows, with lintels at roof plate level (unfortunately access was not obtained but it might be assumed that the original access was via the central stair well rather than through the east gable as at present). At basement level there are a number of openings of various date. In this case it is difficult to define this as a true basement because at least half its height is above the current ground level. However, it is clear that the door mentioned above was intended as the main residential entrance. The current access to the basement is down a short flight of steps, external to the building at its west end. There is a small window next to this doorway. On the inside of the basement there is evidence for a blocked door on the front (southeast) elevation with a timber lintel. There are also two blocked openings on the rear external elevation. One of these appears to be original with an arched stone head, the other is set slightly higher up and would appear to be a later insertion – perhaps to enter a building that was built against this wall at a later date.

The structure has been built against a stone-faced wall that lies on the line of the city defences (Plates 8e and 8f). The rear face of this wall (Plate 9e) is a mixture of brick and stone construction and the front face is devoid of the coursing observed in other stretches of the original city walls. However, this wall does appear to predate the erection of Bastion House as the latter butts it and the chimney flue has been constructed against the inside face of this wall. There is an arched support for this in the basement. A vertical construction break occurs about 3m from the city wall line along the back of Bastion House. This commences at approximately the first floor level and continues up in line with the new gable position at second floor level. On the northeast face where the building continues above the top of the stone-built city wall, the wall has been constructed in brick with stone quoins. However, there are numerous construction breaks and apparent blocked openings on this face. Currently at this location there is a veranda providing access to the upper floor. Originally the roof line at this end of the building was lower (Plate 2b), which would explain the vertical construction break and mixture of use of building materials mentioned above. It is also notable from this photograph that the current wall on the line of the city wall is higher than it was in the 1950s.

#### **6.4.2 Historical information**

Historic maps were consulted in an initial attempt to establish the date at which Bastion House was built and occupied. On John Wood's 1836 map (Fig. 3) the building is not present and the bastion and the prison are still standing. The 1843 tithe map (Fig. 4) does not show many buildings, although the City Prison is still mapped but it has clearly been built by the date of Curley's map in 1858 (Fig. 5).

In the 1851 census there is a reference to Bastion Place occupied by a widow Elizabeth Braithwaite her two daughters and a servant. This appears in the listing before John Derry (who we already know from the directories to be of 13 Union Street). Four properties up the listing prior to this (no. 13) are Hannah Smith and Lucinda Webb, both dressmakers. In the 1841 census both Hannah Smith and Lucinda Webb appear again (Hannah with a 2 year old daughter) but this time they are only three properties higher up the list, so it seems probable that Bastion Place as it was first known was built in the decade between 1841 and 1851. In the census of 1871, the Braithwaites are recorded as still living in Union Street, but the name of the property is now Bastion House. It would appear from the census that the Braithwaites were a retired farming family (the mother Elizabeth recorded as a widow in 1851 and retired farmer in 1861). The two daughters (Elizabeth and Dorothea) were both school teachers by 1861 at the ages of 35 and 31 respectively. They had one servant living with them. Their mother may have died by 1871 as she is no longer recorded living there then. By 1879 the Braithwaites appear to have left the house and according to Kelly's directory a John Osbaldeston Hunt esquire occupied the premises. Whilst the directories do not elucidate his occupation he is mentioned in the court listing in

the 1885 directory. In the 1881 directory there is also a John Hunt listed as being resident at 14 Union Street (the Dispensary), his job - spirit merchant.

It is interesting to note from Curley's 1858 (Fig. 5) survey that a planned sewer ran up the alley between numbers 13 and 14 Union Street to a small extension tagged on the rear face of Bastion House. This links in with the position of the inserted door noted in the rear face of the building and was probably an earth closet that had been attached to the building and accessed from the stairwell inside. The Alley appears to have been the access to what was at that time Bastion Place. The access to the house appears to have always been down this narrow alley which had a gate at its far end. By 1886 the residence was situated in a pleasantly laid out garden with steps running straight up to the front door, those to the basement running straight down to the present entrance, the steps in both cases at 90° to their current orientation. The area in front of the house had a privately walled front garden (probably raised – from steps shown on the map). The land that contained the extension for the toilet had by this date been almost completely covered by other structures. Another plot of land to the south of this was also laid out as gardens and appears to have been accessed from a passage running between 21 and 22 Union Street.

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## 7. Discussion

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### 37 Commercial Square

This building, built c.1848, has been substantially altered both internally and externally. Some original partitions survive at first and second floor level, but the internal circulation has been predominantly redesigned and modern divisions inserted. Externally the original row of five terraces has been reduced to a single detached dwelling and the roof line altered by 90 degrees to provide an almost classical façade. Its intended design was quite progressive at the time it was built in the mid 19<sup>th</sup> century. It was previously intended to mirror numbers 73/75 Commercial Road, however, this connection was lost in 1967 when the east end of the row was demolished. Probably the most historically significant aspect of the building is that it was built by Leonard Johnson who also built the Hereford Union Workhouse, new City Gaol and Berrows house (formerly a flour mill for Rev John Venn) on Bath Street (Whitehead 1995 and 2002). It was also occupied for more than a century by Rowberry Butchers. However, it was not originally a butchers as the Bomfords who occupied it after it was built were grocers.

### 13 Union Street

A building has occupied this site since at least 1806 on what was originally an area of open space in front of the city gate and adjacent to the City Prison. However, although the building probably dates from 1800 its original appearance appears to have been revamped in the late 19<sup>th</sup> century with the insertion of new windows and possible rebuilding of some sections of wall since then. In the early-mid 19<sup>th</sup> century this property was occupied by the blacksmith John Derry; at a later date directories indicate that behind it there was a stable block (that still survives today); between the two a stepped construction break on the east face whose configuration suggests that the building nearest the road is later than the one behind it. The construction break, only apparent at first floor level, occurs at a point where a two-storey (blue) building meets the three-storey structure fronting the street on the north side. The extent of the cellars appears to match the footprint of the three storey building fronting Union Street. The style of the fenestration is mid/late 19<sup>th</sup> century. So the plot now contains a much altered c. 1800 building with a small extension behind it that appears on both the 1856 and 1836 maps. The blue extension is therefore most probably early 19<sup>th</sup> century in date. The stable block which joins its east end is late 19<sup>th</sup> century in date, first appearing on the 1886 map filling a gap between two earlier structures (the one to its southeast now mostly demolished).

The internal circulation and layout of these buildings is very much altered and clumsy. The blue extension now acts as a link block between the building at the front and the stable block behind at first floor level. The ground floor runs through the two buildings nearest the street. There is no internal access from the ground floor to those above. An external door at the west end of the former stable block provides first floor access to the second floor flat at the front of the building above first floor offices, and a studio occupying the loft space of the former stables. The ground floor of the stables has been divided into individual retail units with modern shop fronts inserted.

The buildings as they stand lack historic coherence and integrity, the southwest wall of the building fronting Union Street demonstrating an alarming lack of care in its construction.

### **18 Union Street**

The plot appears to have been occupied by a building with a similar footprint to the one currently there from the early 19<sup>th</sup> century, with buildings added to its rear towards the middle of that century. It may be that the shell of the original building is still present, however, the current façade is unlikely to be original, nor is the present roof. The internal circulation has been very dramatically altered. The structure lacks historic coherence and integrity.

### **Bastion House**

A stone-built structure of mid 19<sup>th</sup> century date, possibly built from the demolished remains of the former City Prison that stood behind Bye Street Gate. The building appears at around the same time that the notable local architect Leonard Johnson built the terrace fronting Commercial Square (for which he must have demolished the prison). This strongly indicates that the structure was built by him. The structure, like many around it, has lost its original internal circulation with access to the flats on each floor now being external. The east end of the roof space has also been much altered. Despite these alterations the building retains its original appearance and form. It is also notable that historically the building had almost always had structures built up against its rear face, at least until the ring road was built.

Stone built, 19<sup>th</sup> century, residential properties are not common in Hereford, and this one is particularly prominent on the inner ring road. It is worth noting that it was originally called Bastion Place and the east end of the building lies within a Scheduled Ancient Monument and therefore alterations to this structure would require Scheduled Monument Consent.

### **City wall**

It is acknowledged that the stone and brick wall that now follows the former line of the city wall is not original. Clearly a bastion was removed at the time Bastion House was built and the present wall probably dates from that period when it formed the rear of the iron foundry to its east. The wall was probably refaced (at least in part) when the ring road was built in 1967. The wall line is significant with respect to the fact that it is a visual representation of the city's former history even if it is not the original structure, and as such it is a Scheduled Ancient Monument and would require consent before any alterations could be carried out on it.

### **Other properties**

Most of the other properties within the proposal site are either sheds or modern single storey constructions and do not have any historic architectural value. The most interesting feature is the corrugated tin roof that once covered an agricultural sales area for seed potatoes. This has lost its original legs and is currently supported by two modern structures.

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## 8. Conclusion

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The study considered four buildings in some detail. Historically and architecturally the most significant of these would appear to be Bastion House, which was most probably built by Leonard Johnson from the demolished remains of the city prison, and as a 19<sup>th</sup> century ashlar stone-built structure is unusual in Hereford City. Leonard Johnson also built one of the other buildings studied at 37 Commercial Square, a sole surviving property from a row of 5 terraces (four demolished in 1967). However, this property is much altered both internally and externally from its original design. Both these buildings were built around 1848. The other two buildings studied, numbers 13 and 18 Union Street, have also undergone major internal and external alteration. The first of these includes structures spanning from the beginning of the 19<sup>th</sup> century into the late Victorian period, the second dating from the early 19<sup>th</sup> century. This latter (no. 18) does not appear to retain any visible original features in its façade.

One other structure of significance was considered – this being the rebuilt line of the city wall. This is a Scheduled Ancient Monument. The above ground portion is of 19<sup>th</sup> century date, probably reconstructed around 1848 when the Bastion was demolished and this part of the city redeveloped. The Scheduling for this also encompasses the east end of Bastion House.

It is recommended on the basis of the above study that should 37 Commercial Street or 13 Union Street be affected by any development proposals then a Level 2 record (English Heritage Standards and Guidance) would be required of those parts of the structures affected. Should Bastion House be affected then this would warrant a level 3 record and further research to confirm its architect/builder. Whilst no. 18 Union Street does not warrant any further recording, it is recommended that should its cellar be exposed during the course of development then this should be inspected and a quick record made.

At present it is the author's understanding that Scheduled Monument Consent would be required for alterations to Bastion House and the City Wall.

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## 9. Bibliography

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**Appendix 1: Transcript of schedule relating to Commercial Square 1848**

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Dated 3<sup>rd</sup> June 1848

Mr Leonard Johnson  
With  
William Dowding Esq

**Copy Draft**  
**Memorandum of**  
Deposit of Title Deeds and  
Agreement to execute a  
Mortgage for securing £300 &  
Interest.  
To G

**Humfrys Hereford**

**20 June 1848.**

Made two fein copies for  
signature

Tho<sup>s</sup> Guy

**6<sup>th</sup> Nov 1848**

Made two fein copies  
For signature as affected  
In red Ink

Tho<sup>s</sup> Guy

**A Schedule** of the several  
Deeds and writings relating to the three newly  
erected Freehold Messuages situate in  
Commercial Square (formerly part of Union  
Street) in the parish of saint Peter in the city  
of Hereford in the several occupancy of  
Keay Bomford and Edmund  
Bradely the property of cllr <sup>1</sup> Leonard Johnson.

**2<sup>o</sup> July 1845** Attested Copy of an Indenture of Teoffment <sup>2</sup>  
Between The Mayor Aldermen and Burgegeses of the city & Boro <sup>3</sup>  
of Hereford of the first part Arthur Lennox Esq. ( commonly  
called Lord Arthur Lennox) James Miles Gaskell and  
William Forbes Mackenzie Esquires Three of the Right  
Honorable the Lords Commifsioneries of Her majestys Treasury  
of the second part John Morgan of the said city  
of Hereford Builder of the third part Benjamin  
Mills of the same city Grocer of the fourth part  
and Richard Johnson of the same city Gentleman of the 5<sup>th</sup> part.

**13<sup>th</sup> August**

**1845** Indenture made between thes<sup>d4</sup> John  
Morgan of the first part the said Leonard Johnson  
of the second part and Richard Leech of the said  
city of Hereford of the third part.

1

I the undersigned Leonard Johnson of the city  
of Hereford Builder do hereby acknowledge that I have  
this day deposited the several Deeds and writings men<sup>d 5</sup>  
in the Schedule abovementioned with Willaim Dowding of Ailstone  
Hill within the liberity of the City of Hereford Gentleman  
In consideration of the sum of £500 this day lent and  
advanced by him to me and which said sum of £500 is  
also secured by my Promising Note bearing date this day  
and payable to the said William Dowding or order on  
demand And I hereby agree that said Deeds and  
Writings shall be and remain a security unto the said  
William Dowding his Exors Admors & afss<sup>5</sup> for the payment  
of the said sum of £500 with Interest for the same after  
the rate of £5 per centium per annum And herethere  
promise and agree at my own costs and charges when thereunto  
required by the said William Dowding his Exors Admors or  
assigns<sup>5</sup> effectually to convey and assure the piece or parcel of  
ground conveyed to me by the lastly abovementioned Indenture  
and the three several messuages or dwellinghouses erected by me

on part of the same ground and all the rights members easm<sup>t</sup> 6  
and appurtenances to the same Premises belonging onto and  
in the use of the said William Dowding his heirs and assigns  
by way of mortgage And subject to Redemption on payment by  
me my Heirs Executors Admors or Afss<sup>5</sup> unto the<sup>d</sup> 4 William  
Dowding his Exors Admors or afss<sup>5</sup> of the<sup>d</sup> 4 sum of £500 and  
Interest after the rate aforesaid and that the said mortgage

2

shall contain all such covenants conditions provisoes  
Power of state and other clauses as the counsel of the said  
William Dowding his Exors Admors or assigns<sup>5</sup> shall reasonably  
Advise or require **And** thereby agree that the said William  
Dowding his Exors or Admors<sup>7</sup> shall not be obliged to receive  
The saod principal sum until the expiration of six calendar  
Months after notice in writing shall have been given to him  
his Exors or Admors<sup>7</sup> by me my Heirs Exors or Admors<sup>7</sup> of my  
or their intention to pay up the same **Provided Always**  
that if the<sup>d</sup> 4 William Dowding his Exors Admors or assigns<sup>5</sup>  
shall at any time hereafter require me to make and execute  
to him or them an actual legal mortgage pursuant to the  
agreement hereinbefore contained that them and in that case  
I shall be at liberity forthwith to pay up the<sup>d</sup> 4 principal  
Sum without giving any such notice as last aforesaid  
**In witness** ashereof I shall hereunto set my hand this third  
day of November 1848

Leonard Johnson

Witness

William Humfriss

3

APPENDIX

1 Concillor

2 Feoffment

3 Borough

4 the aforesaid

5 Executors, Administrators and/or Assigns

6 easements

7 Executors, Administrators

**Appendix 2:** Names, occupations and addresses of those listed on Deeds of exchange and mortgage of land at Commercial Square, Hereford, 1848.

	<b>Pigot &amp; Co.'s Directory of Derbys, Dorset ... , 1842</b>	<b>Pigot &amp; Co.'s Directory of Berks, Bucks ... , 1844. [Part 2: Hants to Wilts, &amp; Wales]</b>	<b>Post Office Directory of Herefordshire, 1856</b>	<b>History, Topography &amp; Directory of Herefordshire, 1858 Cassey</b>	<b>Slater's Directory of Glos, Herefs, Mon, Shrops, &amp; Wales, 1859</b>
Bomford, Thomas.			Grocer and Corn Factor. Commercial Sq.	Grocer. Corn and flour dealer. Commercial Sq	Grocer and Corn Factor and Dealer. Commercial Sq
Bradley, E.		Cabinet maker and upholsterer. Widemarsh Street.			
Dowding. William. Esq.	Gentlemen. Ayleston Hill.	Gentlemen. Ayleston Hill			
Gaskell, James Miles. Esq.					
Johnson, Leonard. Cllr			Counsellor for Ledbury		
Johnson, Richard. Esq. Alderman of Hereford.	Attorney. Notary, proctor and town clerk. St Owen Street	Attorney. Notary, proctor and town clerk. St Owen Street	Attorney. Notary, proctor and town clerk. St Owen Street	Attorney. Notary, proctor and town clerk. St Owen Street	Attorney. Notary, proctor and town clerk 12 St Owen Street.
Keay, Edward.			Grocer. Commercial Sq.	Grocer. Commercial Sq	Grocer and tea dealer. Commercial Sq
Keay, Robert,	(Travelling)Draper and Tea Dealer. New Street.	(Travelling)Draper and Tea Dealer. New Street.	Draper Commercial Sq.	Draper Commercial Sq	Draper Commercial Sq
Leach Richard.	Painter, Plumber and Glaizer. Bye Street.				
Lennox, Arthur. Esq.					
MacKenzie, William Forbes. Esq.					
Mills, Benjamin.			Auctioneer and maltester. Broad Street	Auctioneer and maltester. Broad Street	
Morgan, John			Builder. St Owen Street	Builder. St Peters Street	



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## Appendix 3 – Trade directories

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### **Hereford Trade directory, 1847 (Hunt & Co.)**

(there are no house numbers for this)

#### Beer retailers

James Bubb  
John Walker

#### Shoemakers

James Howard

#### Butchers

Thomas Day  
Joseph Nash

#### Clothes dealers

(Second hand) Jas. Lewis

#### Coopers

Evan Bound

#### Corn & Flour dealers

John Beach

#### Dairy men

Robert Dix

#### Eating House

Elizabeth Bishop

#### Flys & c. for Hire (owners)

William Clifford  
Howard James

#### Dealers in grocery and sundries

Edward Lewis

#### Inns & Pubs

Jolly Angler, (William Dutton)  
White Horse (James Price)

#### Lock and whitesmiths & bell hangers

John Derry

#### Pawnbrokers

Samuel Exon

#### Solicitor

William Built

#### Stone Mason

George Green

#### Tailor

Philip Jones  
James Lewis  
Thomas Mrrgan  
Evan Williams

#### Public Schools

National (Boys) Master Robert Carpenter  
St. Peter's Sunday School, Mistress Mrs  
Cross  
Miss Venns (Girls), Mistress Emma Dutson

## Commercial Directory for Hereford, 1867 (Hunt & Co)

### BASTION MEWS, Union Street, Commercial Street

	1867	1879	1909	1928/29
<b>37 Commercial St/ Square</b>			W. Rowberry, butcher	George Rowberry, butcher
<b>13 Union Street/ Bastion Mews</b>	John Derry, blacksmith & bell hanger	Benjamin F Witcomb, butcher	S. Beeson, vet  Hereford Dispensary	Cresswell Junior, Motor garage.  Hereford Dispensary  Hfd. City education offices and juvenile employment bureau
<b>14 Union Street</b>	James Jones, Eating house			
<b>15 Union Street</b>	Charles Smith, butcher	Isaac Baker, Greengrocer		
<b>16 Union Street</b>	Mrs Elizabeth Bruton, Boot & shoemaker			Alfred Chesterton
<b>17 Union Street</b>		Charles Baylis	Benjamin Davies, grocer	J Martin, watch maker  Mrs Caroline Martin, Second hand clothes dealer
<b>18 Union Street</b>				

<b>19 Union Street</b>	Ralph Morris, Boot & shoemaker	Robert Harvey, corn dealer	Mrs Emma Witherstone, haulier,  St. Peter's National School	Ernest Vaughan, coach painter
<b>20 Union Street 20 a</b>	Thomas Morgan, butcher	Thomas Morgan, butcher		Mrs Parker  Haring Bros Ltd. iron mongers
<b>21 Union Street</b>	William Cliford, cab proprietor, plasterer			Mrs Taylor, St. Peter's Council School
<b>22 Union Street</b>	Richard Johnson, tailor & woollen	Richard Johnson, tailor & woollen	Albert Beach, tailor	Sidney Rogers, grocer

	draper	draper		
<b>23 Union Street</b>	John Gollins, Superintendent of public baths.  Miss Ann Harding, mistress of St. Peter'			Richard Wood
<b>24 + 25 Union Street</b>	Angler's Inn, Henry Magners	Angler's Inn	Angler's Inn	Angler's Inn, Mark Griffin
<b>26 Union Street</b>	William Neat, blacksmith  Edwin Peahe, saddler & harness maker	George Grist, shopkeeper	Edwin Errington, shopkeeper	Thomas Evans, hairdresser
<b>27 Union Street</b>	John Piper, grocer	Thomas Lewis, grocer	Mrs Caroline Hughes, Shopkeeper	Miss Joanna Carey, confectioner
<b>28 Union Street</b>	John Piper, grocer	Thomas Lewis, grocer	Mrs Elizabeth Price, refreshment rooms	Herbert Phillips, dining rooms
<b>29 Union Street</b>	Mrs Mary Parker, shop keeper	Benyamin Cosbon Davies, shopkeeper	Mrs Eliza Lee, tobacconist	Fred Colcombe, newsagent
<b>30 Union Street</b>	Thomas Baily, coach builder  Miss Sarah Bate Smith, mistress of St. Peter's girls school		Exchange and Mart (furniture)	Harding Bros. Ltd. ironmongers
<b>31 Union Street</b>	Mrs Mary Built		Gittings & Son, Undertakers	Mrs E Parvey
<b>No number</b>	Alfred Davies, Furniture broker	Charles A Stephens, painter	Thomas Barnett, basket manufacturer	

**1909** 34, Union Street, New Harp pub

**1909** 3 a (near St. Peter's church) Richard Wood, clothier

	<b>1950/51</b>	<b>1954</b>	<b>1960</b>	<b>1967/68</b>
<b>37 Commercial St/ Square</b>	George Rowberry & Sons, butcher	George Rowberry & Sons, butcher	George Rowberry & Sons, butcher	Rowberry & Sons, butcher
<b>13 Union Street/ Bastion Mews</b>	Swift Taxi service  The Citizen, Evening paper  British Red Cross Society, Miss B M Hughes	Swift Taxi Service  The Citizen, Evening paper  R Tyman, tailor  S E Jones, accountant  M Pobiego, gents hairdresser  Mary Hatton, School of Dancing	Swift Taxi Service  R Tyman, tailor  S E Jones, accountant  Marlo Gents, hairdresser  L Purnell, upholstery  Studio 37, The Muriel,  Robbins Dancing Club  P W Hutchings, Organ builder	
<b>14 Union Street</b>	British Red Cross Society, Miss B M Hughes	Child guidance centre & speech therapy department	Child guidance centre & speech therapy department	
<b>15 Union Street</b>		Child guidance centre & speech therapy department	Child guidance centre & speech therapy department	
<b>16 Union Street</b>	Alex de Wardt, art dealer	National Savings Association  Chadds of Hereford Ltd. Office	The Citizen, Evening Newspaper	
<b>17 Union Street</b>	J Martin, watch maker	J Martin, watch maker	Rayner & Keeler Ltd. Optician	
<b>18 Union Street</b>	Mrs C Martin, Second hand clothes dealer	Mrs C Martin, Second hand clothes dealer	C Martin, modern clothing	Helen Martin
<b>19 Union Street 19 a</b>	Ernest Vaughan	Mrs E Vaughan		Richard A Carr  Jessie Edwards  Jessica, Hairdresser
<b>20 Union Street</b>	Sydney J Michael	L J Green	Leonardo's Café	

<b>20 a Union Street</b>	Harding Bros. Ltd., iron mongers, branch showroom  St. Peter's school, junior girls	Harding Bros. Ltd., branch showroom, iron mongers  St. Peter's school, junior girls	Harding Bros. Ltd., branch showroom, iron mongers  St. Peter's school, junior girls	J Hyde, Wool Shop
<b>21 Union Street</b>				
<b>22 Union Street</b>	Sidney Rogers, grocer  Miss F E Field, art needle work dealer	Neilds Woodshop	Neilds Woolshop (in the 1960 directory it says WOOL shop – typo in 1954??)	Neilds Woolshop
<b>22 a</b>		S Rogers	S Rogers	
<b>23 Union Street</b>	John Harreld, apartments	John G Harreld, apartments	John G Harreld, apartments	Gladys Harreld
<b>24 + 25 Union Street</b>	Angler's Inn	Angler's Inn	Angler's Inn  Keary Arms, off license	Angler's Inn, Norman Leyshon
<b>26 Union Street</b>	Thomas P Evans	T G Brown, gents hairdresser		Joshua Jones
<b>27 Union Street</b>	Winefride Crowley	Winefride Crowley		
<b>28 Union Street</b>	Cecil E Baxter	Cecil E Baxter		
<b>29 Union Street</b>	Alfred Edmunds  Harding Bros. Ltd. warehouse	W Davies, watch & clock repairers  Harding Bros. Ltd. warehouse		
<b>30 Union Street</b>				
<b>31 Union Street</b>	F G Daley, grocer and provisions	F G Daley, grocer and provisions		A H Baggott, baker
<b>No number</b>	S Rogers, grocer			

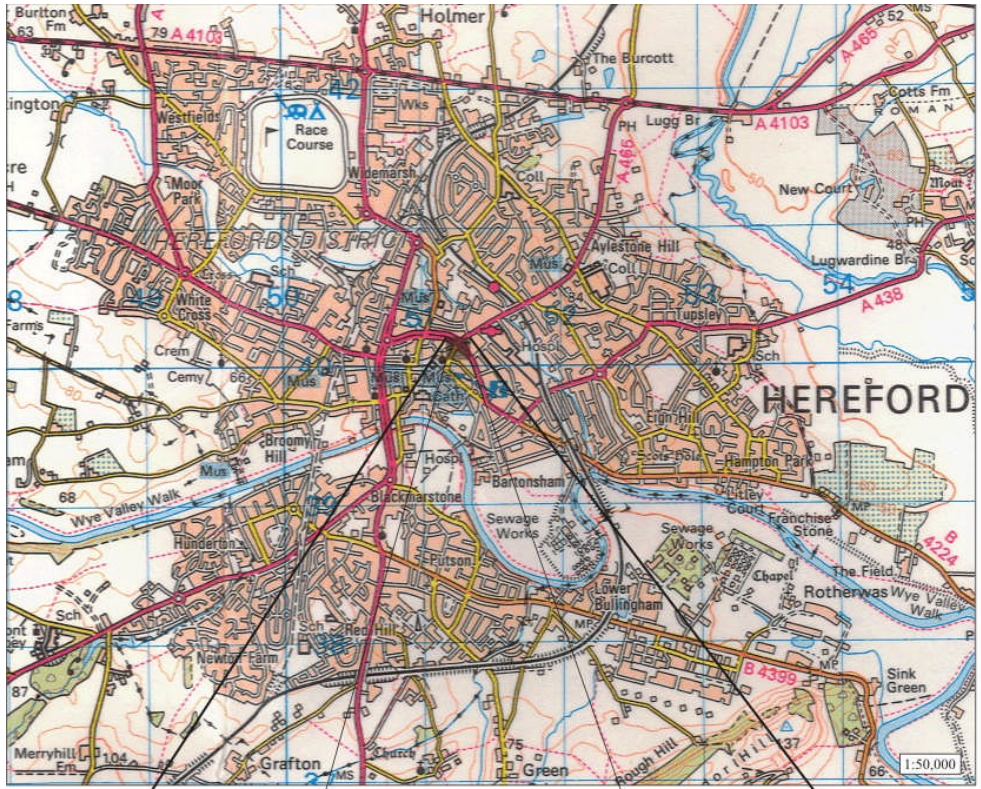
**1909** 34, Union Street, New Harp pub

**1909** 3a (near St. Peter's church) Richard Wood, clothier

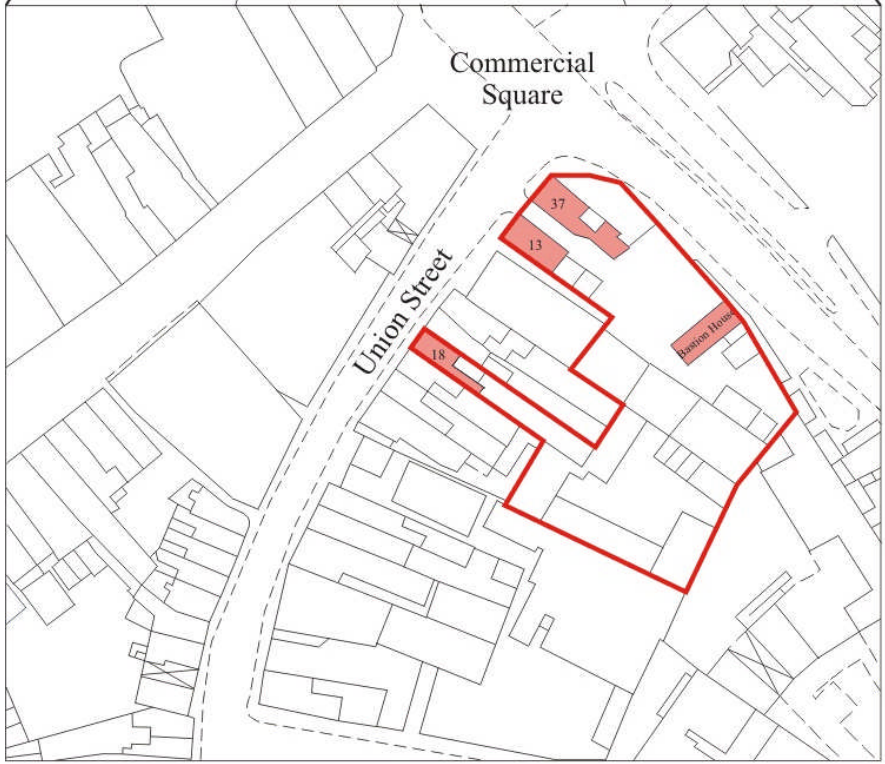
**1954** 45 Commercial St/Union Street, Singleton & Cole Ltd. Confectioner & tobacconist

**1954** 34, Commercial Street R J Wood, furniture dealers

**1960** 44 Commercial Street/Union Street; Slatters, grocer



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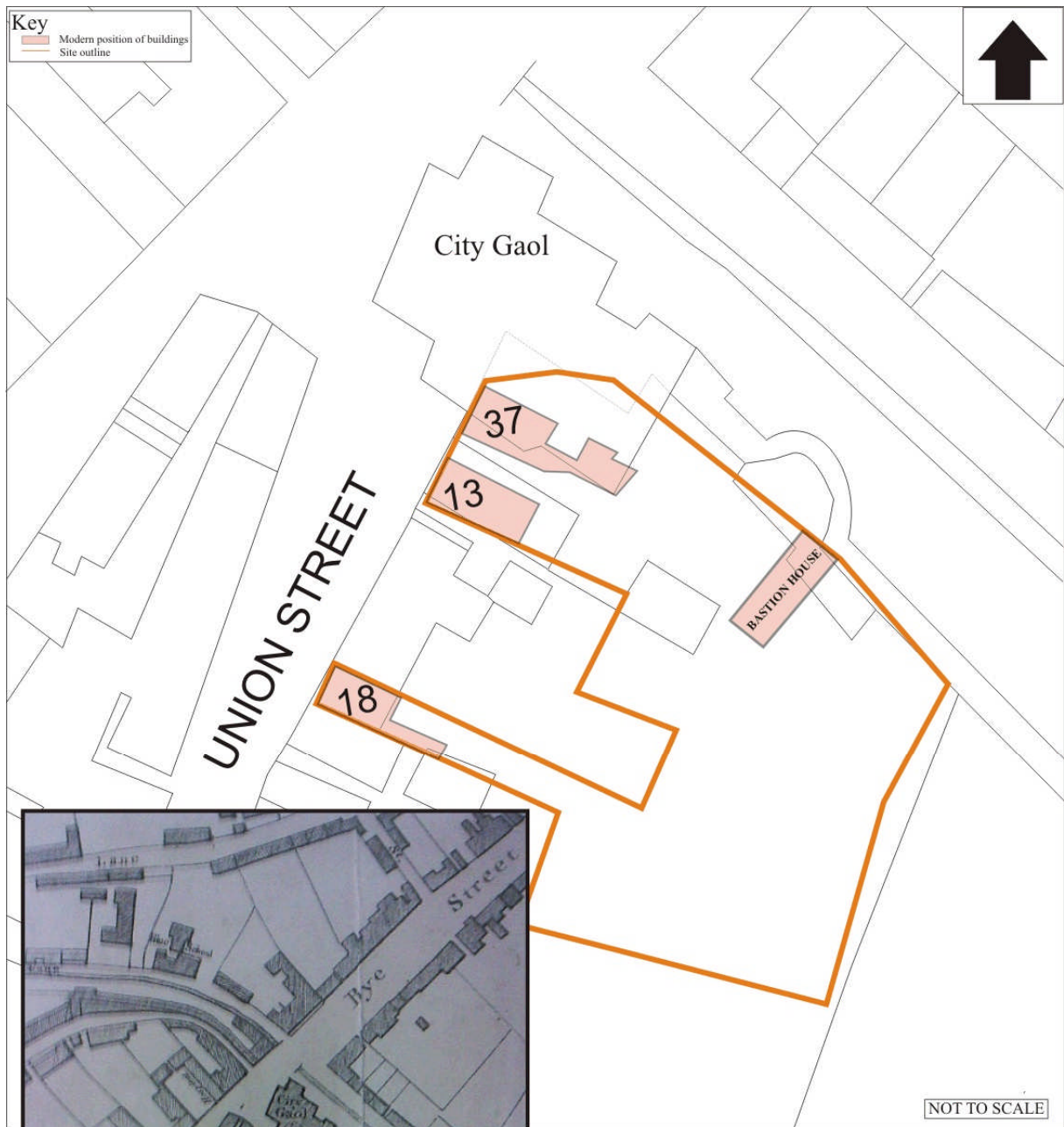
Site location map (Study area outlined in red)

Figure 1



Extract from Taylors 1757 map of Hereford with overlay of modern buildings, and inset Braileys map of 1806.

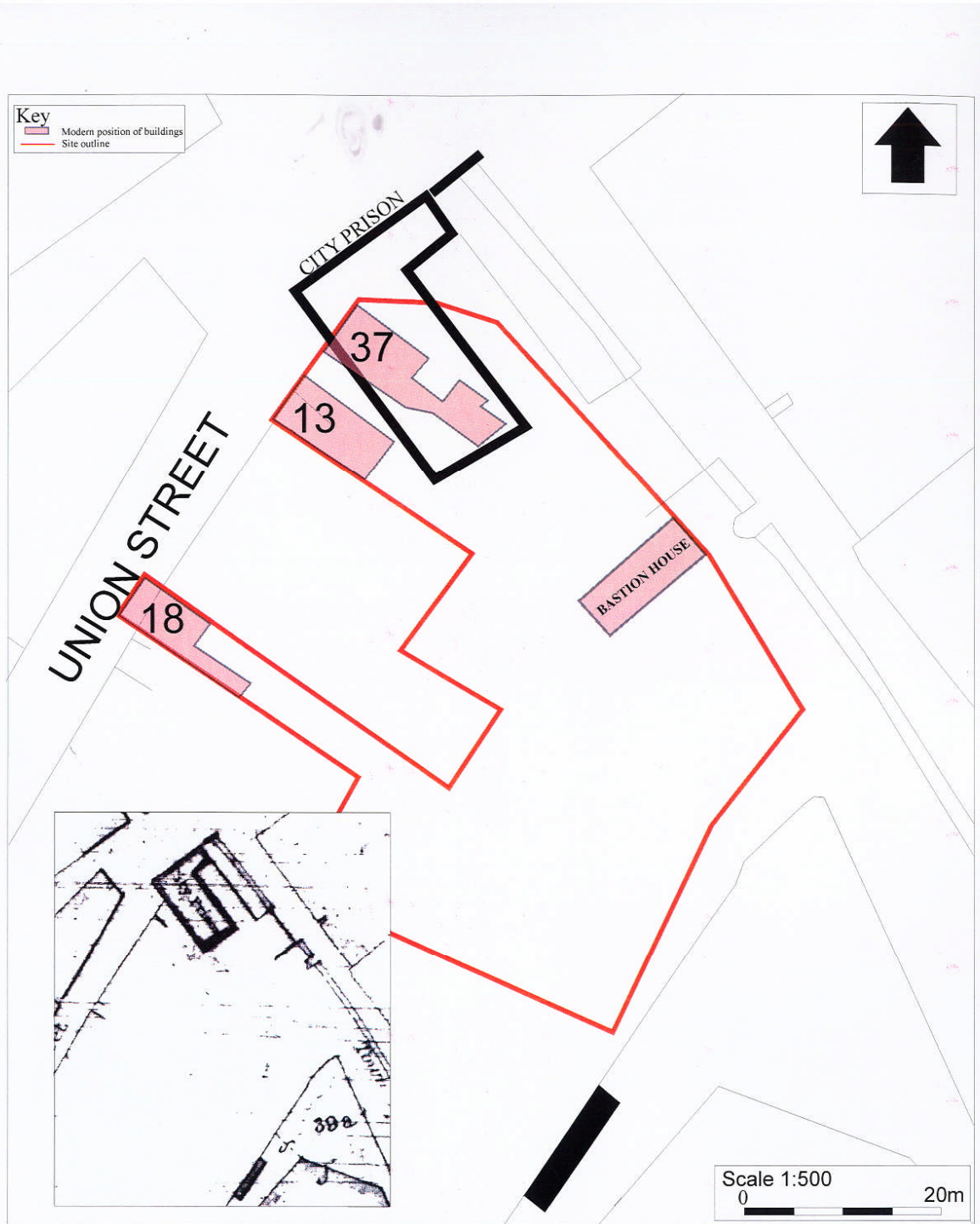
Figure 2



Extract from Wood's 1836 map of Hereford.

Figure 3





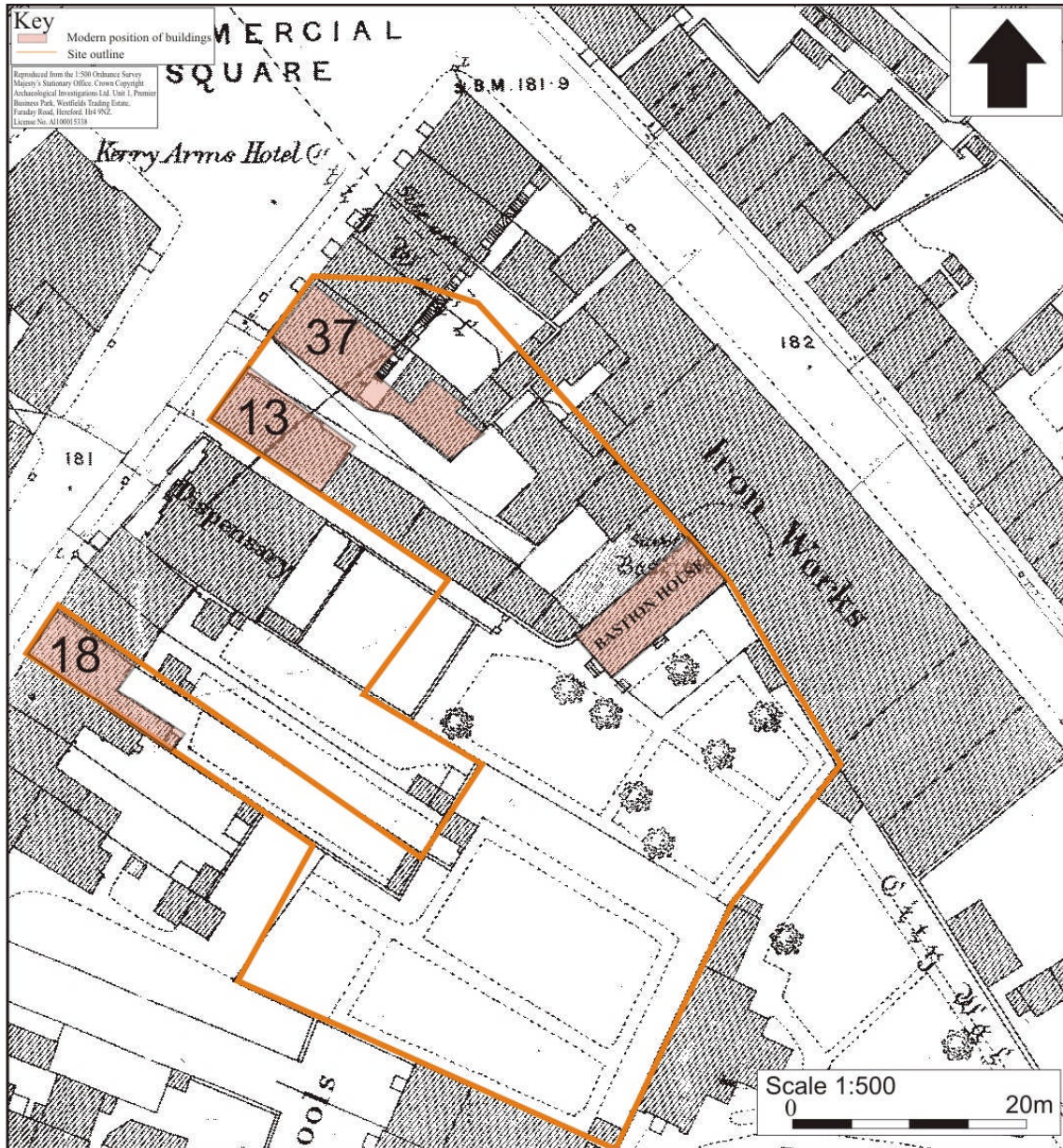
Extract from St Peter 1843 map of Hereford.

Figure 4



Curley's 1856 map with modern overlay.

Figure 5



1886 Ordnance Survey map showing the site and those structural elements surviving within it

Figure 6

**LOT 2. The Conveniently Placed**

**Shop and Dwelling House,**

being No. 17, Union Street, let to Mrs. Smith, Confectioner and Tobacconist, consisting of a well-lighted Shop, Sitting Room, Kitchen, 4 Bedrooms, Cellar and W.C., with Garden in the rear.

These Premises are let on a ~~quarterly~~<sup>monthly</sup> tenancy and produce a Net Yearly Rental of £26, payable monthly.

**LOT 3. The adjoining**

**Shop and Dwelling House,**

being No. 18, Union Street, let to Mrs. Martin, Wardrobe Dealer, consisting of a convenient Shop, Sitting Room, Kitchen, 3 Bedrooms, Cellar, and W.C., with Garden in the rear.

THIS LOT is let on a Monthly Tenancy, producing a Net Yearly Rental of £21, payable monthly.

BOTH HOUSES are brick-built with slate and tile roofs, and always command good punctual Tenants.

*Solicitors* : MESSRS. LAMBE, CARLESS & SON, Hereford.

**LOT 4.**

**AT WESTFIELDS.**

**A Brick-built and Slated Detached Cottage Villa,**

KNOWN AS

**"EBENEZER HOUSE,"**

being No. 18, Highmore Street, let to Mr. Jenkins on a Monthly Tenancy, at a Rental of £18 per annum. The Landlord paying the Poor Rate and the Tenant the Water Rate.

THE HOUSE has Entrance Passage, Parlour, Living Room well supplied with cupboards, &c., Kitchen with Cooking Grate, Pantry, and 4 Bedrooms, Detached Wash House, and W.C.

ADJOINING is a Paved Yard and a large Flower, Fruit and Vegetable Garden, having a Prolific Collection of Culinary and Dessert Fruit Trees. In the rear is a Paddock with double Piggery, Cow House and Fowl House.

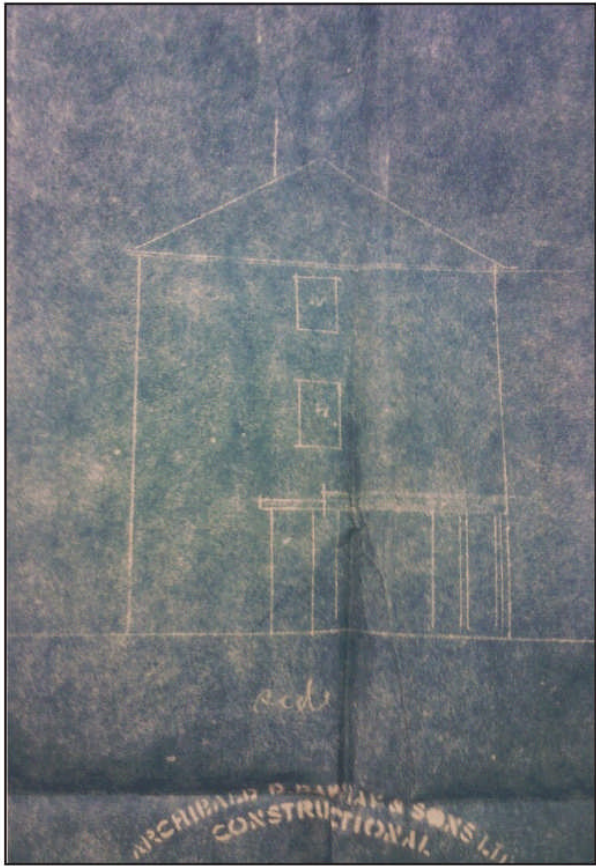
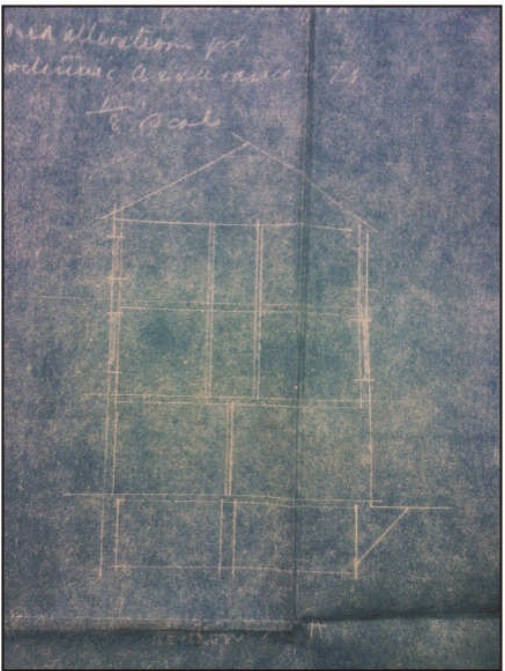
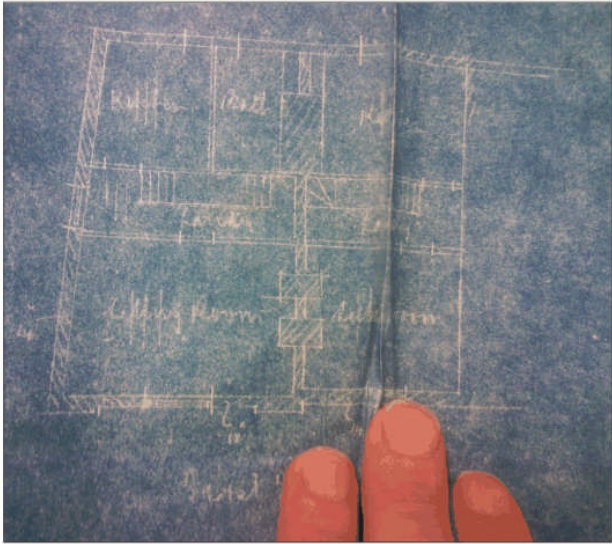
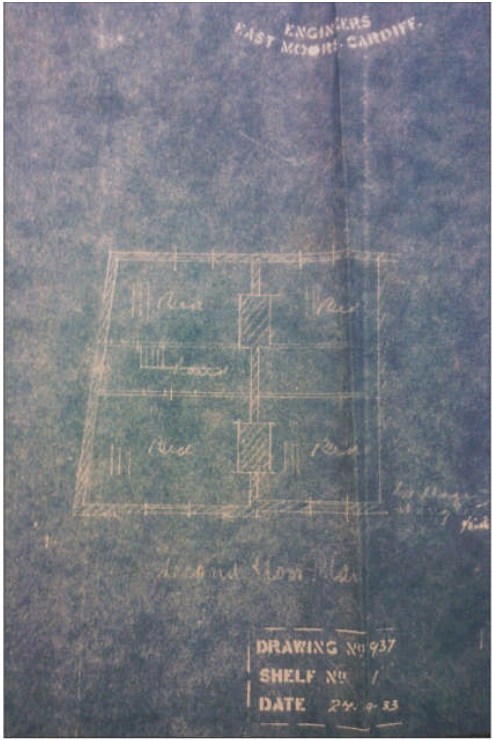
THE ENTIRE PROPERTY contains upwards of HALF-AN-ACRE.

Gas and Town Water is laid on. The Gas Fittings do not form part of the Property.

*Solicitors* : MESSRS. GWYNNE JAMES & SON, Hereford.

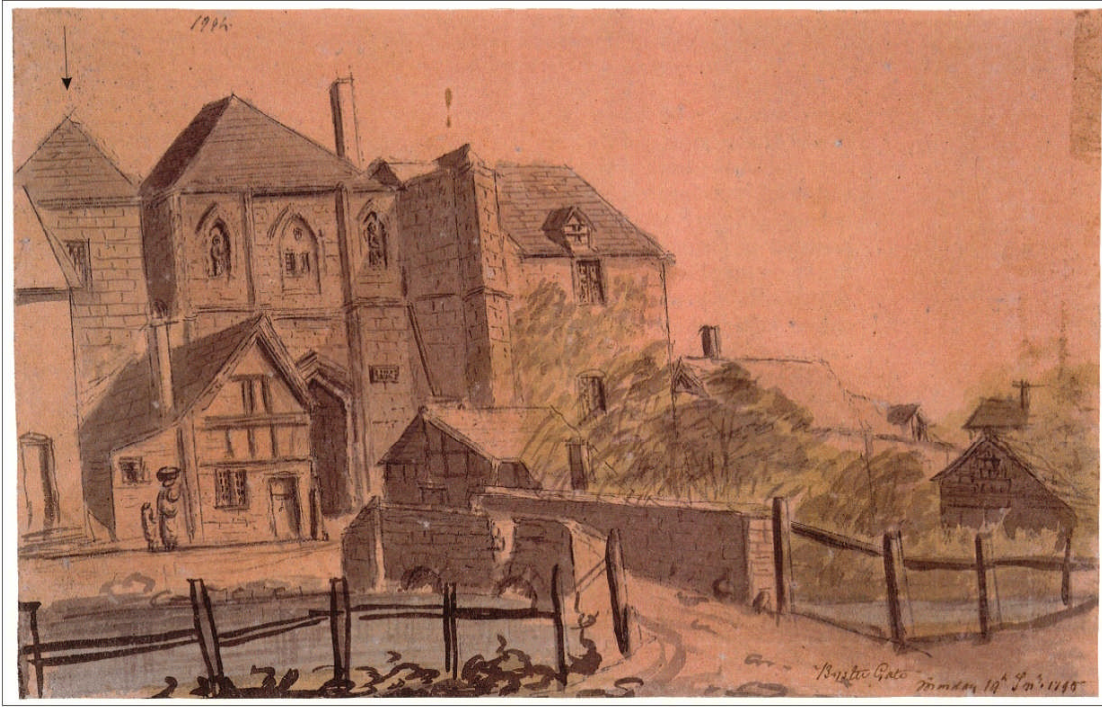
*TO VIEW the several Lots apply to the Respective Tenants, and for FURTHER PARTICULARS to the Respective Solicitors, or THE AUCTIONEER, 17, High Street, HEREFORD.*

*Jakeman and Carver, Printers, Hereford.*



Alterations to 33-34 Commercial Square, 1936  
 (Reproduced with the kind permission of Hereford Record Office K21/454)

Figure 8



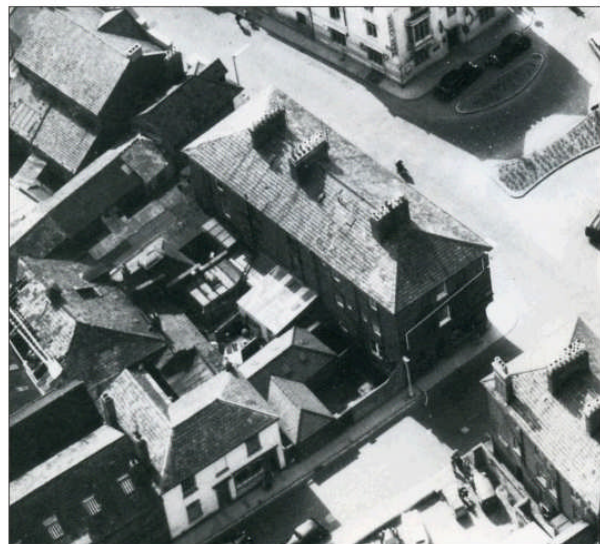
'Bysters Gate' by James Wathen 1795, the building marked with an arrow was probably the City Prison



a. Aerial photograph by Donovan Wilson (c.1958-1961)  
*Courtesy of The Derek Foxton Archive*



b. Detail of Bastion House



c. Detail showing 1-5 Commercial Square



a. Rear view of Prudential Assurance building on corner of Bath St (Pre 1967)  
*Graham Roberts Survey - Hereford City Council*



b. Leonard Johnson's urban landscape (Pre 1967). Looking SE along Bath St, Old Mill in background. *Graham Roberts Survey - Hereford City Council.*



c. The Iron Foundry by Bastion Mews. Looking SE along Bath St (Pre 1967).  
*Graham Roberts Survey - Hereford City Council*





a. G. Rowberry & Sons and Eustace Price. Photograph taken by a student of J. Hillaby (mid 1960's). The roofline of Rowberry and Son is different from its current one.

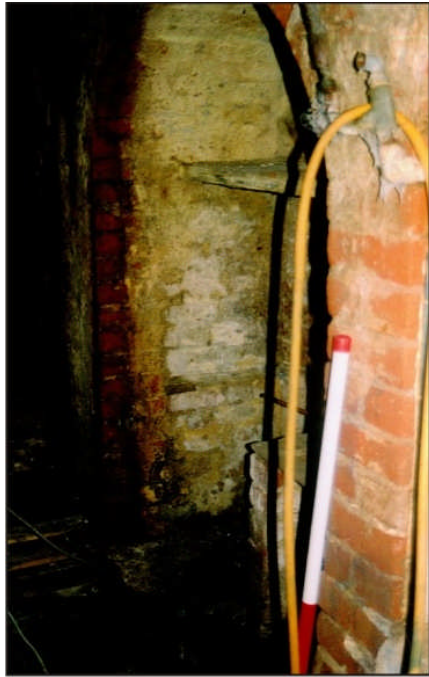


b



c

The same buildings in 2007.



a. Alcove with stone shelves



b. Vaulted alcove



c. Niche in cellar wall

## G. Rowberry & Sons Cellars



d. Coal Shute



e. Gas boiler mounting



a. 71/2 Commercial Road, also by Leonard Johnson



b. Lantern roof light at rear of property



c. Inserted stairwell



d. Corridor linking to rear of property



e. Meat safe beneath lantern roof light



f. Meat safe at the rear of the main shop



g. View from rear of property looking SE

## G. Rowberry & Sons

# Bastion House



a. Bastion House



b. 1st floor left hand room  
fire place



c. Bastion House



d. Original access to Bastion house



a. 'Papaya' (18 Union St)  
- front elevation



b. 'Papaya' (18 Union St)  
- rear elevation



c. Corrugated tin roof over 'Dinosaw Market'  
(Former seed potato sales shed)



d. The tin shed with Bastion House in the background



e



f

City wall



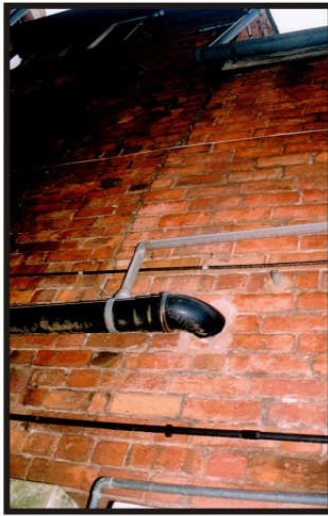
a. Rear of no. 13 Union Street



b. First floor of the stables behind no. 13 Union Street



c. Roof beams above no. 13 Union Street



d. Construction break at first floor level in passage wall by number 13 Union St



e. Wall on the line of City Wall to the north of Bastion House



f. Rear of Rowberry Butchers