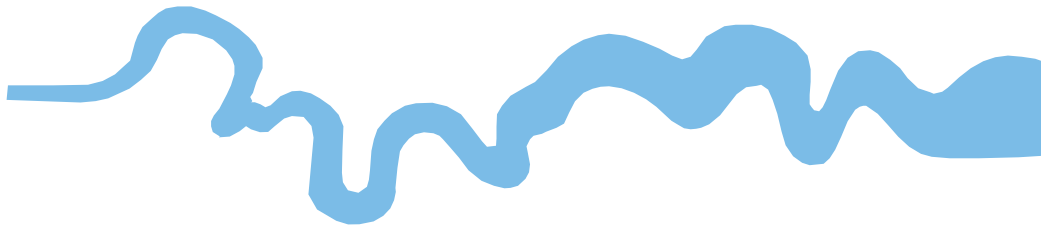


T V A S



NORTH MIDLANDS

**36 - 38 High Street, Whitchurch,
Shropshire**

Building Recording

by Gareth Davey

Site Code: HSW17/139

(SJ 5412 4158)

**36 - 38 High Street, Whitchurch,
Shropshire**

**Building Recording
For New Park Commercial**

by Garreth Davey

Thames Valley Archaeological Services Ltd.

HSW 17/139

August 2017

Summary

Site name: 36 - 38 High Street, Whitchurch, Shropshire

Grid reference: SJ 5412 4158

Site activity: Building Recording

Date and duration of project: 3rd –10th July 2017

Project manager: Steve Ford

Site supervisor: Garreth Davey

Site code: HSW 17/139

Summary of results: The building forms part of Whitchurch High Street and is recorded as a former house before being used as a café and then most recently a shop. The house has 17th century origins with 18th century remodelling and reworking to the façade. The building retains some of its early features including a 17th century oak L-shaped staircase and a circa 19th century cast iron grate on the first floor.

Location of archive: The archive is presently held at TVAS, Stoke-on-Trent in accordance with TVAS digital archiving policies.

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www.tvas.co.uk/reports/reports.asp.*

Report edited/checked by: Steve Ford	✓	07.07.17
Steve Preston	✓	04.08.17

36 - 38 High Street, Whitchurch, Shropshire Building Recording

By Garreth Davey

Report 17/139

Introduction

This report details the results of a building recording at 36 - 38 High Street, Whitchurch, Shropshire, (SJ 5412 4158) (Fig 1). The work was commissioned by Mr David Rose of New Park Commercials, 47 Bury New Road, Prestwich, Manchester, M25 9JY.

Planning consent, including listed building consent (16/05526/FUL) has been granted from North Shropshire District Council for remodelling, remedial and extension works at the Grade II listed building. The consent is subject to conditions which require an archaeological watching brief and building recording. This report documents the results of the building survey. This is in accordance with the Department for Communities and Local Governments *National Planning Policy Framework* (NPPF 2012, para 141).

The fieldwork was undertaken by Garreth Davey on 3rd July and 10th July 2017 and the site code is HSW 17/139. The archive is presently held at TVAS Stoke-on-Trent in accordance with TVAS digital archiving policies.

Location, topography and geology

The building 36-38 is located on the south-western side, halfway along the High Street which is central to Whitchurch town (Fig. 1 and 2). The building is in a row of terraced buildings and is bonded on both sides so side elevations are not accessible. The site lies at approximately 100m above Ordnance Datum and the underlying geology is recorded as Wilkesley Halite Member stone and mudstone with overlying superficial deposits of Devensian Glaciofluvial deposits of sand and gravel (BGS, 2017).

Historic Background

The building is located in the historic centre of Whitchurch. There are over 50 grade II listed buildings within a 500m radius of the site. The building is recorded in the Shropshire Historic environment record (HER Number 12588) which details the property as follows;

‘A house, latterly café and now shop. Dated 1677 at rear, remodelled in the late C18. Rendered, probably over brick, with brick addition to rear. Probably incorporating timber framing. Plain tile roof, hipped to right. 3 storeys over basement. Moulded stone string course between first and

second floors, moulded cornice, and parapet with moulded coping. Integral brick end stack to left (top rebuilt c. 1900) on dressed grey sandstone base. 2 bays; tripartite glazing bar sashes with stone cills and slightly segmental heads. Shop-front of c. 1900 with pair of plate-glass windows, central recessed pair of half-glazed doors with engraved glass, flanking panelled pilasters, and deep fascia. Wrought-iron sign bracket between second-floor windows. C18 three-storey addition at rear with plat band.

‘Interior: ground floor remodelled c. 1900 with Fulgoni's Café on ground floor and first floor to front. Ovolo-moulded beams with ogee stops to first- and second-floor rooms. Elaborate oak L-plan staircase of c. 1677 with half landings, angled balustrades to full landings, pulvinated closed string, rectangular-section balusters, grip handrail, and square newel posts with bulbous finials and pendants. Flight from ground floor removed during c. 1900 remodelling and attic flight altered at some time to turn 90deg in opposite direction. First-floor front room: fireplace of c. 1690-1700 to right with bolection-moulded architrave, pulvinated frieze and moulded cornice. Probably c. 1900 Seventeenth Century style carved wooden fireplace to left with figures, pilasters, frieze with guilloche ornament, and carved cornice. Room formerly 2 but now divided by folding screen of c. 1900. Dado rail. Half-glazed café door of c. 1900. C19 cast-iron grate to first floor. Ground-floor top-lit rear room of c. 1900 with husk swags in frieze. Basement with pair of C17 ovolo-moulded beams. Although the facade of the range has been altered, probably in the late C18 (windows etc), the heavy moulded string course and cornice probably date from the C17, suggesting that the building has always been of brick construction, perhaps with timber-framed internal walls only.

‘A 3-storied structure with a complicated roofline. At first floor level the N room has a bolection-moulded fireplace in the W wall, while that in the S room has Jaobeian-type carving. Roundels are incorporated in the frieze, and on the jambs are two carved heads, one of which bears a distinct resemblance to Van Dyck's portrayals of Charles I. At second floor level the main rooms have ovolo-moulded spine-beams with cyma stops. A section of the roof space where the axis is at right-angles to the High Street appears to incorporate a former agricultural building. The roof truss has a king-post rising from the tie-beam and there are two lateral struts from the king-post to the principal rafters. In the E wall of this roof section are 2 stone triangular ornamental pieces which mask the ends of beams from another section of the building. They have an ecclesiastic appearance and incorporate a type of roll-and-hollow moulding. Possibly they came from one of the churches. The staircase and the fireplace details suggest a date of c.1670-80.

Methodology

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments (RCHME 1996) for a level 2 record. The survey comprises a summary statement of the buildings type, purpose, materials and dates, so far as these are apparent from visual inspection, a sketch plan and basic photographic record of the exterior and interior. Access problems limited the detail of the survey, these include the lack of floors throughout the building and only minimal scaffold temporary surfaces to the rear. There were no ladders or staircases to access the cellar.

Description

External (Fig. 3)

The building is of three storeys to the front with additional rooms in the roof space to the rear. It is brick build, laid in a common bond, and bonded with cement mortar. The front of the building has been rendered whilst the rear remains bare red brick.

Within the front elevation (north-east facing, Pl. 1) is the glazed shop front with a pair of windows on each floor above. The shop front consists of the recorded glazed wooden framed windows with a central recessed entrance area with tiled floor and further glazed windows and two half glazed doors. The first and second storey windows are located symmetrically on the face of the building and are of a shallow arch shape with white painted wooden sash frames. The first storey windows have 10 panes, however each has had one removed and a vent added in place. The second storey windows have 15 panes. Windows throughout the building have sustained considerable damage and many glass panes are missing or have been covered over.

Centrally between the windows on the second storey is an ornate wrought iron bracket and sign reading Currys. Horizontal decorative moulded stone cornices are also present between the first and second storeys and also second storey and attic levels. The building appears to have a plastic horizontal guttering that feeds into an older cast iron downpipe on the northern side. The roof of the front was not visible.

Within the rear elevation (south-west facing, Pl. 2) the ground floor has had several reworking and there is a pair of windows on each floor above. The first and second floor windows consist of brick arch frames however the windows themselves have been latterly replaced by rectangular wooden units painted white with the arch shaping in filled with common bonded brick coursing. The windows are located slightly off centre to the south. Visible alterations to the first floor include removal of smaller arch window which has been entirely in-filled and the addition of an external door, presumably opening onto an access staircase (not evident). Alterations to the ground floor rear elevation are numerous with additions and removals of doors and windows and very little of the wall looks to be original. A number of external extensions also look to have been present however these are also no longer present. The door frames to the rear are simple wooden construction, hinged on the northern side. The ground floor door is part glazed, though the glass has been damaged and the second storey door appears to be of a plywood fabric. The rear guttering is fabricated from plastic piping both horizontally and vertically, however the downpipe only extends to the top of the ground floor. The roof appears to be clad in dark roof tiles.

Internal

Ground Floor (Fig.4, Pls 3 to 8)

The ground floor of the building is a large open space with no internal divisions saves for a small w/c. The walls are of brick construction using a common bond pattern however the rear wall has areas of alteration evident by the use of newer bricks and also breeze blocks. The floor is a flat concrete screed throughout and the ceilings are no longer present. There is evidence for two possible former doorways, two on the northern wall. In the southern

corner there is evidence for a possible former fireplace however this has been brick filled. There is also evidence that a straight staircase was on the northern wall. This was likely during the period of use as a café for accessing the first floor. Access to the cellar appears to be through a single concrete hatch just inside the back door however access was not possible.

First Floor (Fig. 4, Pls 9 to 12)

The first floor is subdivided into three rooms and two corridors. The front of the building is a single large room (Room 1) the entire width of the building with a dado rail and a central dividing wooden screen (Pl. 10). It is likely that the folding screen replaced an original wall and that the room was built as two separate rooms. Within the large room there are two fireplaces. The first is centralised on the eastern wall and has a wooden carver surround (Pl. 9). This is recorded in the building listing as being of c. 1690 – 1700 in origin. The second fireplace is located on the dividing wall between the front and rear rooms, central in relation to the former second room extents. This fireplace also has a carved wooden surround and is recorded in the building listing as being of Seventeenth Century style carved wood of c. 1900. Due to access it was not possible to get close enough to either fireplace to confirm these dates at this time. There is a half glazed door in the southern corner of the room complete with sign writing; however the glass panelling is damaged and the writing is illegible.

The rear of the building is divided into two rooms with a corridor to the outside of both. The southern corridor is constructed of wooden panelling with partial glazing and connects the half glazed door into Room 1 to the latterly added external door as detailed previously. The corridor has a door into Room 2 where the oak staircase starts (Pl. 11). This room is likely to have served as a hallway. The staircase in Room 2 is the lowest level of the oak staircase and at this level it is a straight stair with ornate banisters to both sides.

The northern corridor is of brick construction and connects Room 1 with the door at the back of Room 3 with a window to the rear. Room 3 contains cast iron range which has a symmetrical design with oven space to the left and right and a single ring atop both side however the doors to the ovens and central piece are missing (Pl. 12). The back of the stove top and chimney are constructed of brick which has been blackened. Several high level cupboards are also present, one of which appears to be constructed into a former window detailed on the rear elevation. Construction methods and materials are unclear throughout as the rooms remain decorated with a plaster and wallpaper layer.

Second Floor (Fig. 5, Pls 13 to 16)

The second floor is subdivided into five rooms and two possible corridors. Rooms 4 and 5 are located to the front of the building, and are of an equivalent size to one another. The rooms are directly above Room 1 and the fireplaces within these rooms are located directly above those in Room 1. Room 4 has a fireplace centralised on the eastern wall however no surround survives (Pl. 13), and Room 5 has evidence for former log burning type fitment, however this is no longer present. Rooms 6 and 7 are located to the rear of the building and are of irregular shapes formed around the middle landing of the oak staircase. Room 6 has a side window which has been reduced in size but no further features whilst Room 7 has a covered over fireplace above the cooking range of Room 3. Room 8 is a small room with no internal features however the decorative wall paper suggest that it was likely used for more than storage (Pl. 16).

Third Floor and Roof space (Fig. 6, Pls 17 – 24)

The third floor consists of 3 rooms, one large room to the front and two to the rear. Room 9 is a large open room using the apex roof space over the front of the building where the roof is support by a single kingpost truss (Pl. 17). A pair of ornamental roll and hollow moulded stone pieces mask the beam ends on the eastern wall (Pl. 18). There is a small doorway on the western wall though it is unclear where this goes. Based upon its location, it is possible that it may link to the adjoining building but this is only speculation.

Rooms 10 and 11 are built into the rear roof space and are both irregular in shape, being shaped around the top and final section of the oak staircase (Pl. 19). Rooms 10 and 11 are separated by wooden panelling built into the roof truss (Pls 21 and 22). A number of carpenter's marks are evident on the joists supporting the former floor (Pl. 24).

Conclusion

Whilst the building preservation is generally poor and the floors have largely been removed, the building retains a number of its historic features that are documented in its official listing description including the 17th century oak staircase, a number of fireplaces and the range cooker all within the upper floors.

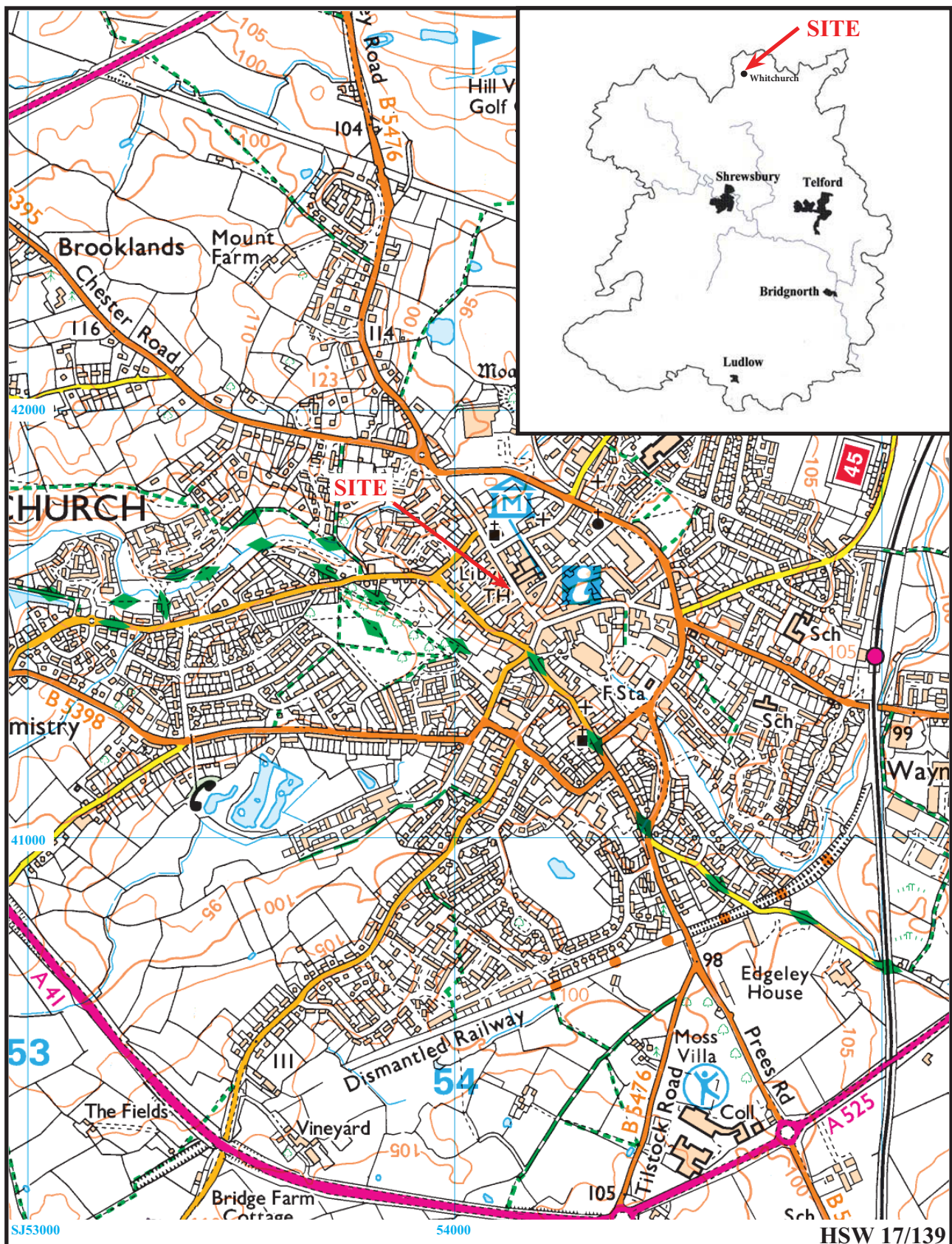
References

BGS 2017, *British Geological Survey*, <http://www.bgs.ac.uk>
NPPF 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London
RCHME 1996, *Recording Historic Buildings: a descriptive specification*, 3rd edn, Royal Commission on Historic Monuments (England), London

Appendix 1. Photographic Catalogue

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1		External Front	South	Front elevation
2		External Front	Southwest	Front elevation (PI 1)
3		External Front	West	Front elevation
4		External Rear	Northeast	Rear elevation
5		External Rear	Northeast	Rear elevation (PI 2)
6		External Rear	Northeast	Rear elevation
7		External Rear	Northeast	Rear elevation
8		Interior Groundfloor		Upshot of missing floors.
9		Interior Groundfloor		Upshot of missing floors. (PI 8)
10		Interior Groundfloor		Upshot of missing floors.
11		Interior Groundfloor		Upshot of missing floors.
12		Interior Groundfloor	Southwest	Groundfloor back and w/c
13		Interior Groundfloor	East	Groundfloor front (PI 3)
14		Interior Groundfloor	West	Groundfloor back (PI 4)
15		Interior Groundfloor	Northwest	Groundfloor front
16		Interior Groundfloor	South	Groundfloor Fireplace? (PI 5)
17		Interior Groundfloor	Northeast	Groundfloor Doorway? (PI 6)
18		Interior Groundfloor	Southwest	Groundfloor repair
19		Interior Groundfloor	Northeast	Ground floor staircase and door (PI 7)
20		Interior Room 1	East	Room 1 view to south fireplace (PI 9)
21		Interior Room 1	Northwest	Room 1 view to west fireplace
22		Interior Room 1	Northeast	Room 1 dividing screen (PI 10)
23		Interior Corridor 1	Southwest	Half glass door
24		Interior Corridor 2	Southwest	Wooden panelling corridor
25		Interior Room 2	Northeast	Room 2 wooden panelling
26		Interior Room 2	Northeast	Room 2 staircase (PI 11)
27		Interior Room 2	Southwest	Room 2 back wall
28		Interior Room 3	Southwest	Room 3 back wall
29		Interior Room 3	Northwest	Room 3 Range cooker (PI 12)
30		Interior Room 3	Northwest	Room 3 rear door
31		Interior Corridor 2	North	Shot into corridor
32		Interior First Floor Staircase	East	Shot into landing area

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
33		Interior Room 4	East	Room 4 view to fireplace (PI 13)
34		Interior Room 5	Northeast	Room 5
35		Interior Room 5	Northeast	Room 5 view to fireplace
36		Interior Room 5	Northwest	Room 5 view to fireplace
37		Interior Room 6	Southwest	Room 6 backwall (PI 14)
38		Interior Room 6	Northeast	Room 6 door
39		Interior Room 6	Southwest	Room 6 backwall
40		Interior Room 7	West	Room 7 (PI 15)
41		Interior Room 7	Northwest	Room 7 blocked fireplace
42		Interior Room 8	North	Interior of room 8 (PI 16)
43		Interior Room 9	North	Attic space and roof trusses (PI 17)
44		Interior Room 9	Northeast	Attic space and roof trusses
45		Interior Room 9	Southeast	Attic space and roof trusses
46		Interior Room 9	Southeast	Roof truss ornate support (PI 18)
47		Interior Room 9	Northwest	Attic space door
48		Interior Room 1	Southwest	Room 10 interior
49		Interior Room 10	Southwest	Room 10 wooden dividing wall (PI 21)
50		Interior Room 10	West	Room 10 door
51		Interior Room 10	West	Room 10 staircase end
52		Interior Room 10	West	Room 10 staircase end (PI 19)
53		Interior Room 10	West	Room 10 staircase end
54		Interior Room 10	Northeast	Room 10 staircase end
55		Interior Room 10		Room 10 builders marks
56		Interior Room 11		Room 11 builders marks (PI 24)
057		Interior Room 11	West	Room 11 wooden dividing wall
58		Interior Room 11	South	Room 11 wooden dividing wall (PI 22)
59		Interior Room 11	Northwest	Room 11 window (PI 23)
60		Interior Room 11	East	Room 11 staircase block (PI 20)

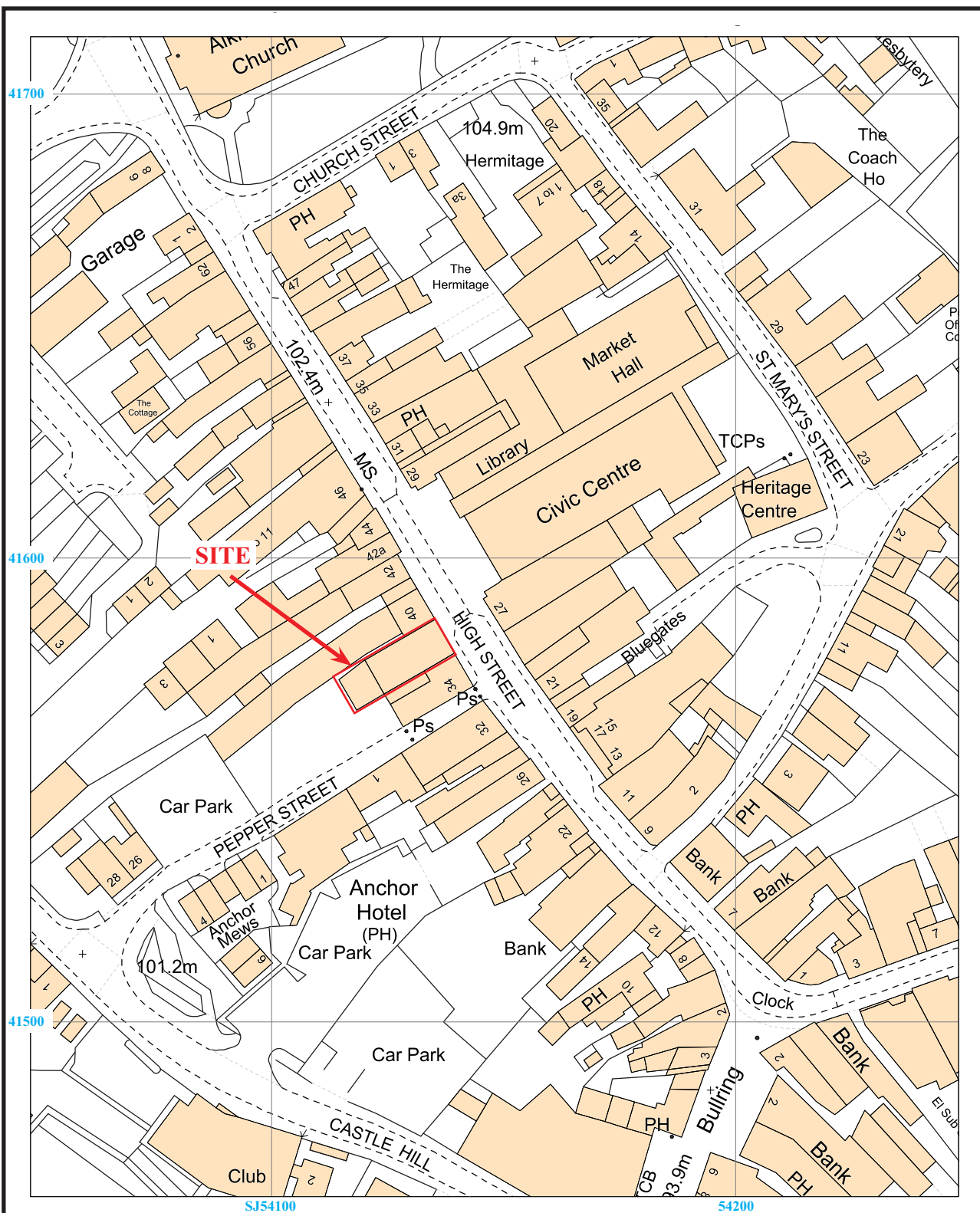


**36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording**

Figure 1. Location of site within Whitchurch and Shropshire.

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**36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording**

Figure 2. Detailed location of site within Whitchurch.

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North-east (front) elevation



South-west (rear) elevation

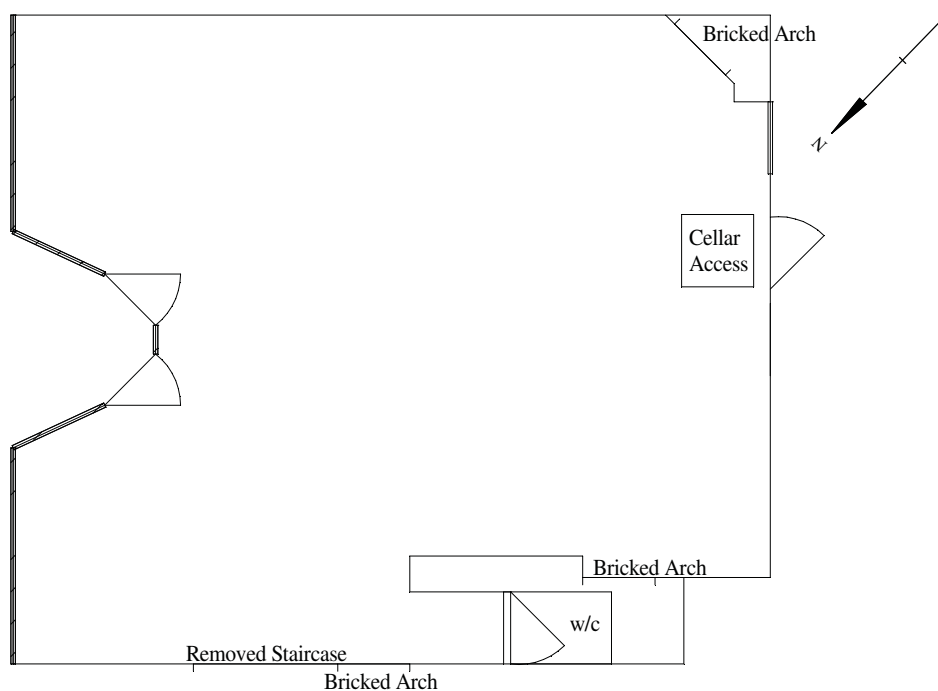
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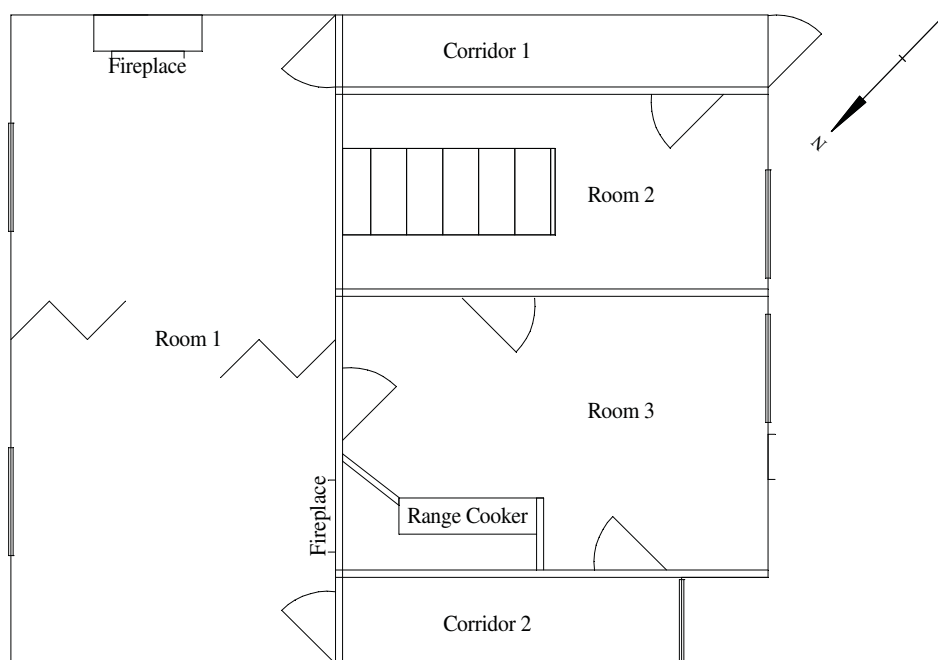
Figure 3. Elevations.



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Ground floor plan



First floor plan

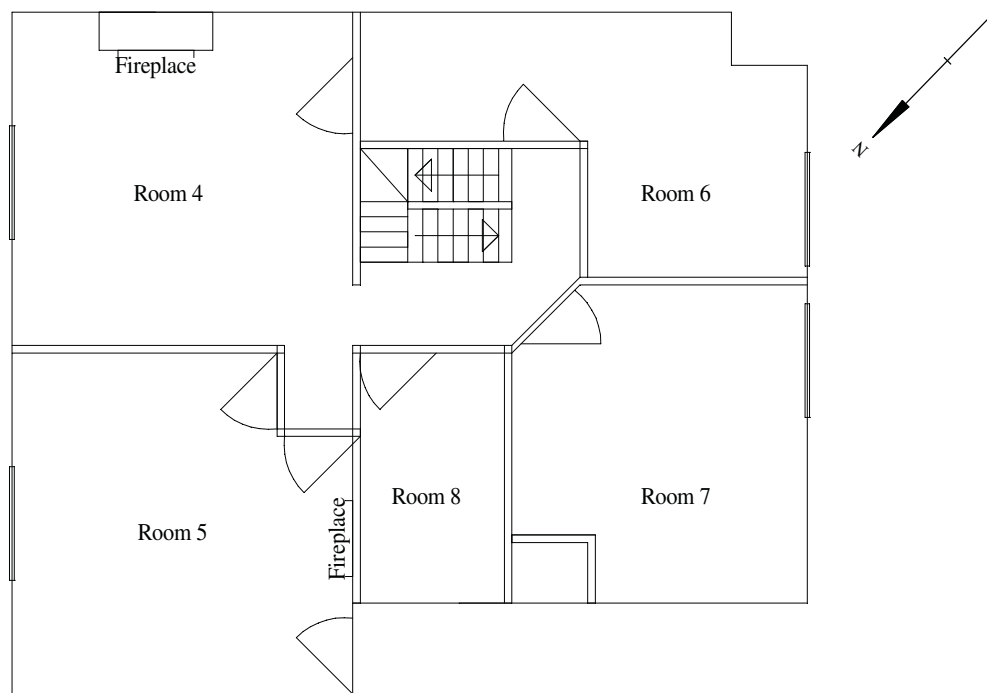
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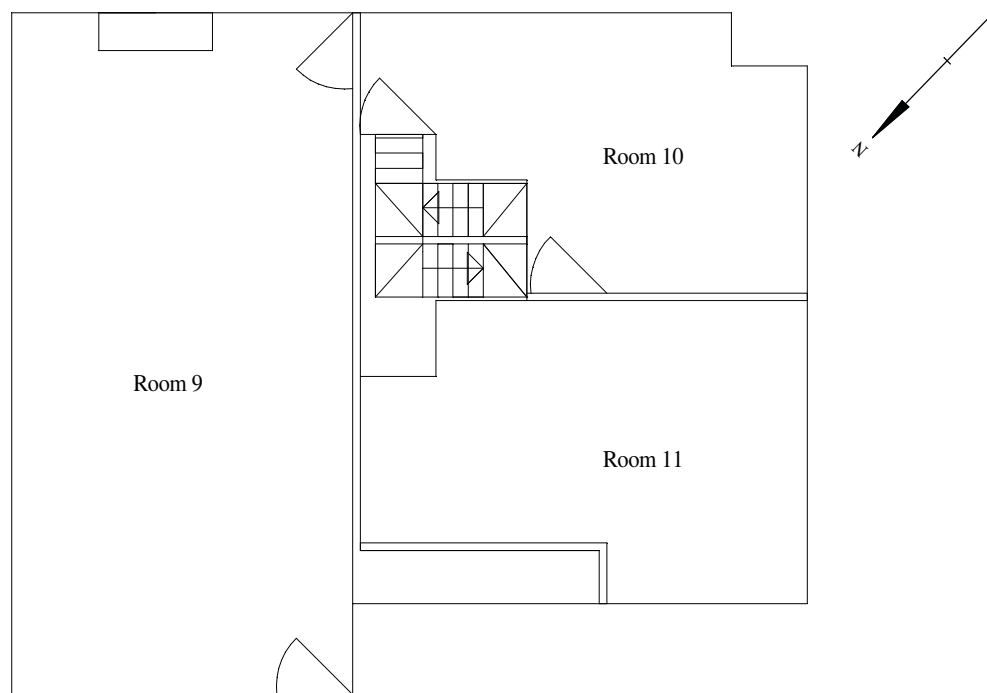
Figure 4. Floor plans



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Second floor plan



Third floor and roof space plan

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**36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording**

Figure 5. Floor plans



THAMES VALLEY
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Plate 1. Front elevation, looking southwest.



Plate 2. Rear Elevation, looking northeast.



Plate 3. Ground floor, looking east.



Plate 4. Ground floor, looking west.

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**36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording**
Plates 1 to 4.





Plate 5. Ground floor possible fireplace, looking south.
Scales 2m.



Plate 6. Ground floor possible doorway, looking north-east. Scales 2m.



Plate 7. Ground floor former staircase, looking northeast.
Scales 2m.

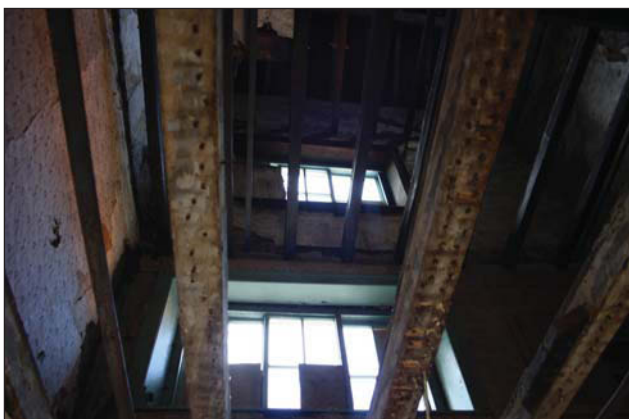


Plate 8. Ground floor missing ceilings, looking upwards.

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**36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording**
Plates 5 to 8.





Plate 9. Room 1 south fireplace, looking east.



Plate 10. Room 1 dividing screen, looking northeast.



Plate 11. Room 2 staircase, looking northeast.



Plate 12. Room 3 Range cooker, looking northwest.

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**36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording
Plates 9 to 12.**





Plate 13. Room 4 fireplace, looking east.



Plate 14. Room 6, looking southwest.



Plate 15. Room 7, looking west.



Plate 16. Room 8, looking north.

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36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording
Plates 13 to 16.





Plate 17. Room 9 roof space and trusses, looking north.



Plate 18. Room 9 truss support, looking southeast.



Plate 19. Room 10 stair bannister, looking west.



Plate 20. Room 11 staircase box, looking east.

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36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording

Plates 17 to 20.





Plate 21. Room 10, looking southwest.



Plate 22. Room 11, looking south.



Plate 23. Room 11, looking northwest.



Plate 24. Room 11 joiners markings, looking downwards.

HSW 17/139

36-38 High Street,
Whitchurch, Shropshire, 2017
Building Recording
Plates 17 to 20.

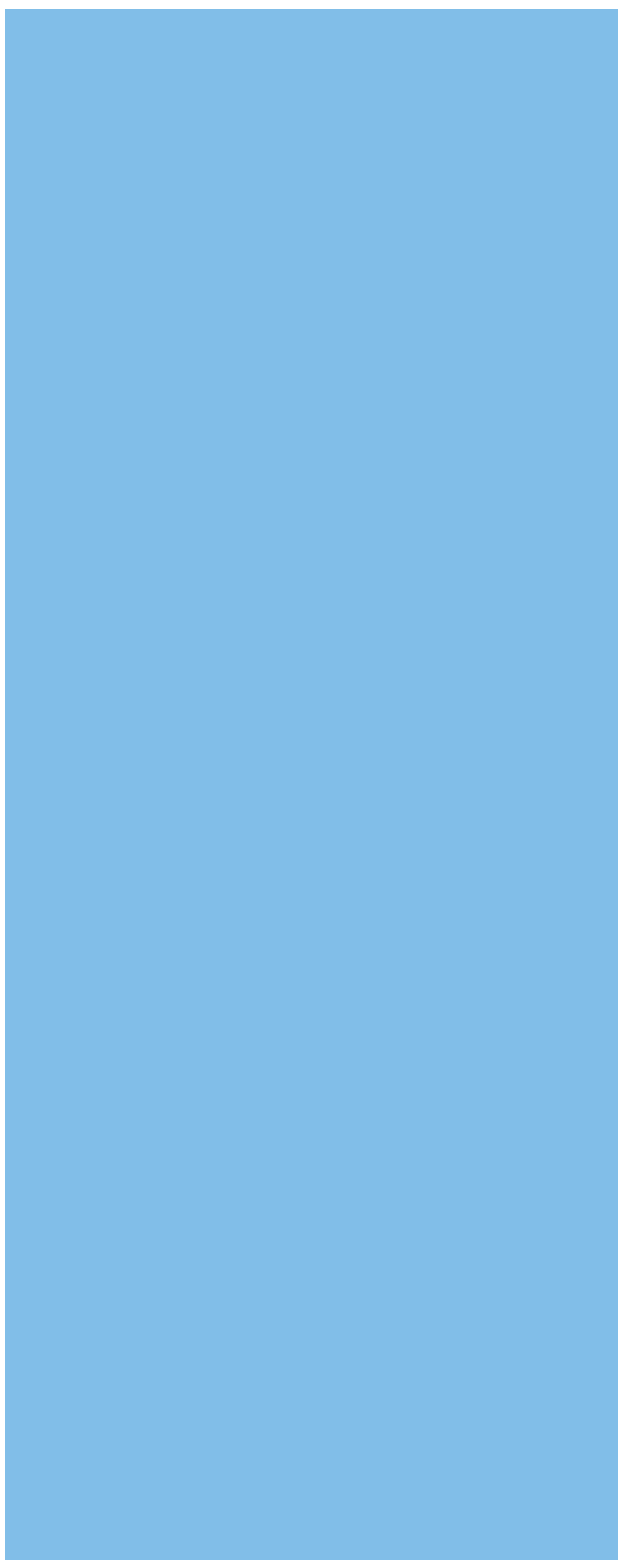
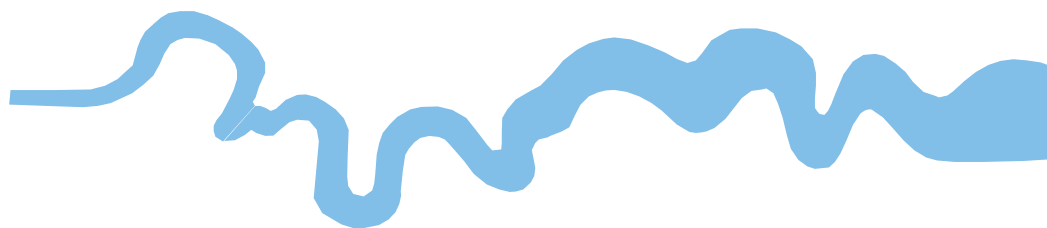


TIME CHART

Calendar Years

Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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