



STANDING BUILDING RECORD

**Outbuilding to rear of
No. 17 West Street
Leominster
Herefordshire**

**NGR SO 4956 5897
Report No. BA0408WEWS
SMR NO. 48017**

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REPORT SPECIFICATION

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1. Non-Technical Summary

The original 17th century building appears to have been a dwelling and/or workshop similar in design and function to others situated in West Street.

The building has since undergone several phases of repair and alteration, particularly during the 19th century, when it was extensively rebuilt.

Of the original features, the well-preserved roof still survives relatively intact. The gable ends were probably weatherboarded but it is not clear whether the existing weatherboarding is original.

There is clear evidence of an additional bay to the south, now demolished, the masonry possibly being reused in the construction of the rectangular building located immediately to the southwest, which appears to be of early 19th century date.

2. Introduction

Border Archaeology was instructed by Mr John Ballard of Benchmark Projects Ltd to undertake a Standing Building Recording of an outbuilding located to the rear of No. 17 West Street Leominster Herefordshire (NGR SO 4956 5897).

The site-specific criteria were agreed after consultation by Neil Shurety of Border Archaeology with Julian Cotton of Herefordshire Archaeology.

This programme of archaeological work followed usual on-site procedures complying with standards set by the Health and Safety Executive (HSE).

Copies of this report will be submitted to John Ballard, Herefordshire Archaeology and the county Sites and Monuments Record (SMR).

2.1 Methodology

A Level 2 building survey was undertaken in accordance with Planning Policy Guidance 15 (PPG 15) and standards set by the Royal Commission on the Historical Monuments of England. This level of recording includes an annotated written description of the interior and exterior of the building where original features are present and a photographic survey of all significant features relating to the construction of the building.

Primary and secondary documentary sources (where applicable) were used in order to assess the historic importance of the building(s). Prior to photographic recording, a number of building phases were identified, with dating based upon structural features such as walling and roof type.

3. General Building Plan

The outbuilding stands on the S side of West Street 15m to the S of No. 17 and has been designated a Grade II Listed Building (LBS number: 459849). It is orientated N-S and shows clear evidence of an additional bay to the S, now demolished. The masonry from this demolished bay may have been reused in the construction of a rectangular building located immediately to the SW, which appears to be of early 19th century date.

The outbuilding appears to form part of a group of 17th century buildings situated along West Street and used mainly as shops and dwellings.

The building is of random sandstone rubble construction with later red brick inserts (the specific bond type could not be identified owing to the irregularity of the brickwork). A single storey structure with continuous loft (attic storey), it has a rectangular two-room ground plan divided by a 19th century brick partition wall (apparently incorporating timber framing (**Fig. 15**) that may represent an earlier wall). Sections of exposed timber framing are also visible throughout the building.

The plain ceramic peg-tiled roof (**Figs. 1 & 3**) is hipped and steeply pitched, suggesting the original roofing may have been thatch. Two prominent gable dormer windows are situated in the roof space, the frames of which are of simple rough sawn heavy timber (**Fig. 1**). The N and S gable ends are partly clad in parallel-faced single-lapped and possibly original weatherboarding terminating at the eaves (**Figs. 1 & 3**).

The W elevation has two regular door openings inserted with heavy wooden surrounds, the N door opening having an early 20th century steel sliding door added (**Fig. 5**). This leads into a single room (N end) measuring 7.30m x 7.40m (Room 1). Another entrance located at the S end of the W elevation leads into a room measuring 3.5m N-S x 6.50m E-W (Room 2). Both rooms contain the remains of an upper gallery floor comprising common joists supported by bridging beams. The building at present has an earthen floor, although there is evidence that the floor was paved with flagstones, at least in part (**Fig. 19**). The W and E internal elevations contain evidence of blocked windows (**Figs. 7 & 8**).

The removal of the attic floor has exposed the original framework of the roof and a series of trusses (post-crucks) are visible comprising a tie beam, angled struts and horizontal collar. Mortise-and-tenon joints secured by wooden dowels are used throughout (**Fig. 10**). Other components of the truss include heavy principal rafters supporting large trenched purlins (**Fig. 11**). Evidence that these purlins once continued through to the now demolished S part of the building can be seen on the external S-facing elevation. The roof structure is relatively well preserved and appears to be of 17th century date (EH Listed Buildings Online database; Herefordshire Archaeology SMR).

4. Building Sequence/Phasing

A detailed inspection of the building revealed at least three phases spanning the 17th to the 20th century.

Phase 1: The well-preserved roof structure strongly suggests a 17th century date for the building. The weatherboarded N gable and the two prominent dormer windows in the W elevation may be original features, as is the attic floor, which would have been lit by the two dormer windows in the W elevation. The floor may, however, have been repaired during the 19th century. The S gable is not original but appears to have been built after the collapse or demolition of the southernmost bay in the 19th century.

The two-room ground plan, delineated initially by a wooden partition rebuilt in brick some time in the 19th century, also seems to be original. An additional bay to the S, possibly incorporating an external chimneystack, appears to have collapsed during the first half of the 19th century.

The use of the building at this time is not known but it could have functioned as a dwelling and/or workshop.

Phase 2: At some point during the first half of the 19th century, the S bay of the building collapsed or was demolished, with the masonry apparently being reused in the construction of a rectangular building situated immediately SW of the outbuilding. At about the same time, the thatch appears to have been removed and the building re-



roofed with plain ceramic peg tiles. The rest of the structure was substantially repaired and altered, as evidenced by the extensive use of red brick in the exterior walls, the interior partition wall and the rebuilt S dormer. This phase of extensive repair and alteration may possibly be connected with the construction of the building now known as No. 17 West Street.

Phase 3: The final phase occurs in the 20th century, when a waterproof membrane was added to the exterior of the dormer windows and a sliding steel door to the N door within the W elevation. During this period, the building appears to have been used largely as a storehouse.

5. Summary

Originally a 17th century structure, probably a dwelling and/or workshop similar in design and function to others situated within West Street, the building has undergone several phases of repair and alteration particularly during the 19th century, when it was extensively rebuilt.

Of the original features, the well-preserved roof still survives relatively intact. The gable ends appear to have been weatherboarded, although it is not clear whether the existing cladding is original. The S gable end was rebuilt after the collapse or demolition of the southernmost bay of the building, probably in the first half of the 19th century.

6. Copyright

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7. Bibliography

Pevsner, N. (1963) *The Buildings of England Herefordshire*. Penguin Books.

RCHME *An Inventory of the Historical Monuments in Herefordshire, Vol 3, North West* (London 1934)



Fig 1: Exterior W elevation of Building 1



Fig. 2: Exterior S-facing wall showing bonding



Fig. 3: N elevation showing pitch of roof & weatherboarding



Fig. 4: W elevation showing collapse of dormer window



Fig. 5: W. Elevation showing 20th century sliding door & timber frame

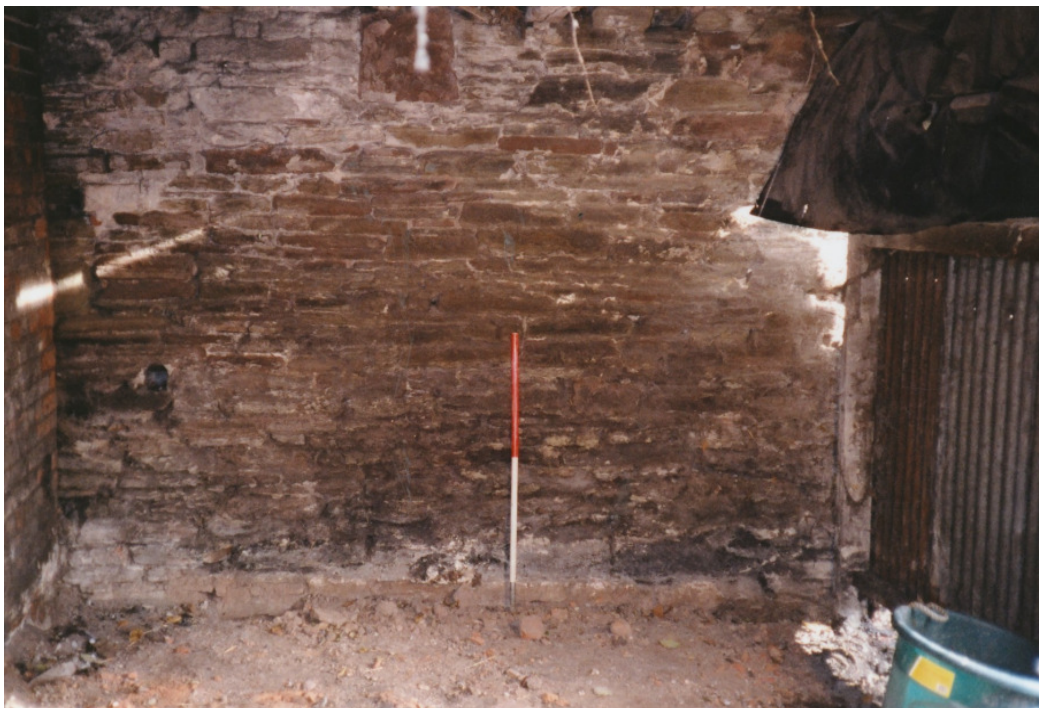


Fig. 6: N-facing interior wall Room 2



Fig. 7: Room 1 E-facing wall with blocked window



Fig. 8: Room 1 W-facing wall with blocked window



Fig. 9: Room 2 showing remains of gallery floor



Fig. 10: Room 1 showing roof structure



Fig. 11: Room 2 showing roof structure



Fig. 12: Room 2 showing detail of roof structure



Fig. 13: Room 1 N-facing interior wall



Fig. 14: Room 1 detail of N-facing interior wall



Fig. 15: Room 1 detail of N-facing interior wall showing blocked doorway



Fig. 16: S-facing interior wall



Fig. 17: Room 2 N-facing interior wall



Fig. 18: Building 2 E-facing wall showing composite structure



Fig. 19: The evidence suggests the floor was paved with flagstones