

## Standing Building Recording Survey

for

**BGD Property Ltd**

concerning

Former Rosswyn Hotel  
16-19 High Street  
Ross-on-Wye  
Herefordshire HR9 5BZ

**October 2016**



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*Cover: View looking E showing the front (W-facing) elevation of the Rosswyn Hotel*

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## 1 Executive Summary

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The results of this programme of standing building recording, supplemented by detailed documentary research, on the former Rosswyn Hotel at Nos. 17 & 17A High Street (both Grade II Listed Buildings) and the unlisted former shop premises at Nos. 18 & 19 High Street has revealed evidence of several phases of construction and rebuilding, ranging in date from the late 16<sup>th</sup> -early 17<sup>th</sup> century up to the mid-late 20<sup>th</sup> century.

- No. 17 High Street

Documentary evidence for the history of the property at No. 17 High Street prior to the mid-18<sup>th</sup> century is extremely scarce and consequently one must principally rely on the evidence of the extant fabric. It appears likely that No. 17 was originally constructed in the late 16<sup>th</sup> or early 17<sup>th</sup> century as a three storeyed townhouse of a two-unit, wide frontage type, built around a large central chimneystack which has remained partially intact, in spite of substantial later alterations. Surviving sections of coursed rubble masonry in the N-S and E walls of the building can also be assigned to this initial phase of building activity, together with a large fireplace on the E side of the chimneystack and the remains of a stone walled cellar extending beneath the frontage of the building.

In the early 18<sup>th</sup> century, it appears that the frontage of the house (which was probably of timber framed construction) was entirely rebuilt in brick, together with the southern bay of the rear (S-facing) elevation. The open pedimented doorcase, modillioned eaves cornice and moulded flush box framed sash windows (with extant thick moulded glazing bars at second floor level) can probably be assigned to this phase of activity. The impressive newel framed staircase with a moulded handrail and twisted balusters (which appears to have reused fabric from an earlier staircase in the same location) may also be dated to the early 18<sup>th</sup> century, together with the rectangular barrel vaulted cellarage to the rear of the building.

A tertiary phase of building activity, datable to the mid to late 19<sup>th</sup> century (when the property was known as Chepstow House) is represented by alterations made to the two front rooms at first floor level (which appear to have been used as drawing rooms) with the insertion of an elliptical pilastered archway and the addition of a three light transom to two of the sash windows.

Shortly after the Second World War, Nos. 17 & 17A was converted into the Rosswyn Hotel and extensive alterations were made to the house, both externally and internally, during the mid to late 20<sup>th</sup> century. At ground level, the covered passageway which formerly ran from the street to the rear of the building was removed at some time between c.1950 and 1960. The rear elevation of the building was also extensively altered, with the replacement of the majority of the windows. The interior of the building was substantially refurbished with the provision of additional accommodation and bathroom facilities. The existing rectangular brick outbuilding ranges to the rear of No. 17, housing lavatories and storage rooms, appear to have been added at some time after 1960, based on cartographic and photographic evidence.

- 17A High Street

The earliest fabric appears to be represented by the stone walled cellar with joisted ceiling located beneath the frontage of the house, which appears to be of similar date to the cellar beneath No. 17 and may be assigned a 17<sup>th</sup> century date. It was presumably associated with a timber framed building in this location, fronting onto the street, of which no other visible remains have survived.

Subsequently, it appears that the timber framed building associated with this cellarage was demolished and replaced with the existing three storeyed, two-unit townhouse of brick construction, with a narrow street frontage projecting somewhat awkwardly into the street. In contrast to the façade of the adjoining house of No. 17 High Street, with its impressive open pedimented doorcase, this house was originally accessed via a side entrance located within a passageway running between No. 17A and No. 18.

Although the treatment of the façade appears to be superficially similar to No. 17, with its modillioned eaves cornice and projecting quoins, the windows at first and second floor level have segmental arches with slightly recessed box sashes and thinner glazing bars, suggestive of a later date, possibly mid to late 18<sup>th</sup> century. Internally, little architectural detailing associated with this phase of construction has survived although the exposed roof trusses within the attic space are likely to be of 18<sup>th</sup> century date.

A later phase of building activity, datable to the mid-late 19<sup>th</sup> century, appears to be represented externally by alterations to the fenestration of the rear elevation of No. 17A and the construction of the detached L-shaped building to the rear of No. 17A. Internally, the central newel staircase can probably be assigned a mid-late 19<sup>th</sup> century date and probably represents the replacement of an earlier flight of stairs in the same location.

As with No. 17, extensive alterations were made to the internal arrangements of No. 17A during the mid to late 20<sup>th</sup> century following its conversion into the Rosswyn Hotel after the Second World War. The passageway separating Nos. 17 and 17A was removed and the ground floor of the building converted into a hotel reception and offices. The rooms at first and second floor level were extensively refurbished to provide hotel accommodation and almost all extant fixtures and fittings date from this period. The attic space appears to have been left relatively unaltered since the late 1940s and consequently more original features (including the roof trusses and close studded timber framing) has survived in this area.

- 18 & 19 High Street

Within the SE corner of the building, the remains of a curved masonry wall and an exposed section of close studded timber framing supported on a dwarf stone wall probably represent the earliest surviving fabric, which could be of 18<sup>th</sup> century date or possibly earlier. A portion of the rear (E-facing) wall appears to be of timber framed construction with brick and lath and plaster infill, which may be assigned an 18<sup>th</sup> century date. The front elevation of Nos. 18 & 19 appears to be of early to mid-19<sup>th</sup> century date, including segmental arched sash windows at first and second floor level while the glazed street frontage and fascia appear to be of late 19<sup>th</sup>-early 20<sup>th</sup> century date.

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## 2 Introduction

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Border Archaeology Ltd (BAL) was instructed by Guy Drummond Esq. of BGD Property Ltd, Homme Farm, Hom Green Ross-on-Wye Herefordshire HR9 7TF to carry out a programme of Standing Building Recording in connection with the proposed conversion of the Rosswyn Hotel Nos. 16-19 High Street Ross-on-Wye HR9 5BZ to create two retail shop units and 11 residential units (8 × 1 bed, 2 × 2 bed and 1 × 3 bed) and erection of 7 × 2 bed dwellings (*fig. 1*) (Herefordshire Council Planning Application Nos. P150234/F & P150242/F).

In order to ensure that the fabric which forms part of the special architectural or historical interest of the building is preserved by record where it would be lost as a result of the proposed works, a programme of Standing Building Recording in accordance with current government guidance and Policy HBA 1 of the Herefordshire Unitary Development Plan and the National Policy Planning Framework was stipulated in the Listed Building Consent (condition 7) and the Planning Permission (condition 8) relating to this application.

Copies of this report will be submitted to the client, to Roland Harris Esq. (Herefordshire Council) and to the Herefordshire Sites and Monuments Record.

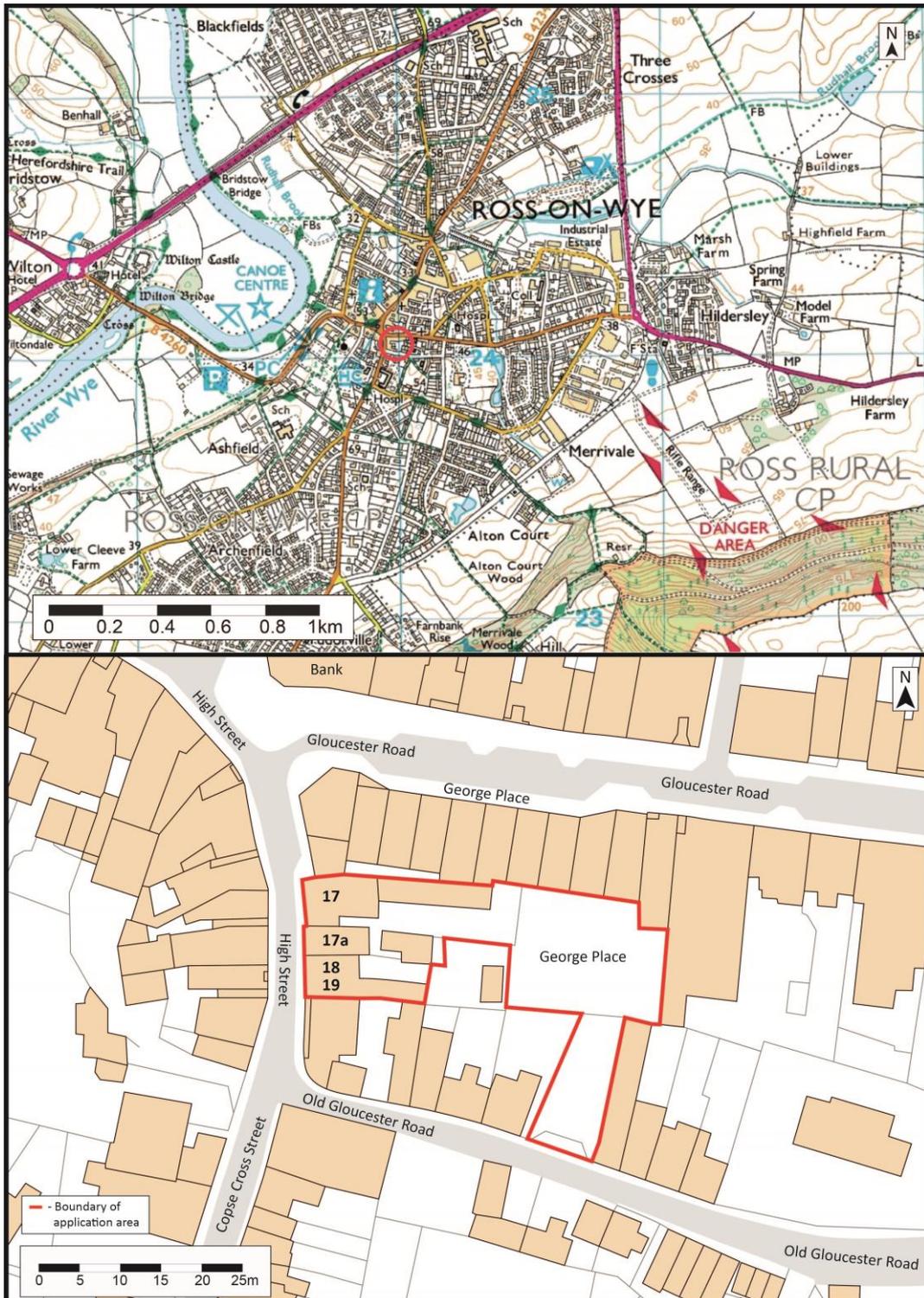
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## 3 Site Description

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The site is located on the E side of the High Street within the historic Herefordshire market town of Ross-on-Wye and also lies within the Ross-on-Wye Conservation Area. The site consists of two components, namely:

- 1/ the former Rosswyn Hotel, comprising Nos. 17 and 17a High Street, both of which are Grade II Listed buildings
- 2/ an unlisted two-storey building of 19<sup>th</sup> -century date to the S which was formerly divided into two shops at ground level (Nos. 18 & 19 High Street).



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Fig. 1: Site location plan (with boundary of application area marked in red)

## 4 Site Specific Historical Background

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### 4.1 Medieval to c.1840

The site at Nos. 16-19 High Street is located within the historic core of the market town of Ross-on-Wye, a settlement of Anglo-Saxon origin that was in the possession of the bishops of Hereford at the time of the Domesday Survey (1086) and which developed as a planned borough under episcopal patronage from the early 12<sup>th</sup> century onwards.

The site lies within the southern end of an elongated block of medieval burgage tenement plots extending roughly from N to S along the E side of the Brookend Street, Broad Street and High Street. Its southernmost extent appears to be defined by the course of Old Gloucester Road. This block of burgage tenement plots (HER 19937) is considered to form the eastern component of the original planned borough of Ross as laid out by the bishops of Hereford at some point during the 12<sup>th</sup> century. The eastern boundary of this block of tenement plots followed the rear boundary of the site at Nos. 16-19 High Street and also marked the historic division between the borough of Ross and the neighbouring manor of 'Ross Foreign'.

Based on analysis of the existing site boundaries, it appears that No. 17 occupied a double burgage plot, while No. 17A occupied a single plot and the adjacent properties at Nos. 18 & 19 High Street also comprised a double plot. Documentary evidence (discussed in more detail below) further suggests that the two houses at Nos. 17 & 17A High Street, while they appear to have originated as separate dwellings and indeed remained as such until the mid-20<sup>th</sup> century, were almost certainly under the same ownership by the mid-18<sup>th</sup> century.

The early history of the properties at Nos. 17-19 High Street is extremely difficult to trace before the mid-18<sup>th</sup> century. Although there are property deeds and rent rolls for Ross borough dating back to the late 13<sup>th</sup> century which provide information on the ownership of individual burgage plots, it is impossible to conclusively identify any of these plots with the present site. In the absence of any early property records, it is necessary to utilize later 18<sup>th</sup>-19<sup>th</sup> century records, including the land tax assessments for Ross borough, the poor rate assessment of 1823 (and its accompanying map) and the census returns for 1841 to 1911, as well as trade directories and local newspaper records.

The earliest documented evidence for ownership of the site occurs in the Land Tax Assessment for Ross Borough dated 1747, which records two adjacent properties held by Richard Cator and William Powell and Jonathan Gill, both owing rent of 16s 6d (HARC Ref. Q/RI/3/14/1). Cator's property may be identified with No. 17 High Street while it appears likely that Powell & Gill's adjacent landholding can be identified with Nos. 17A, 18 & 19.

Little is known about these individuals, although it is possible that Richard Cator was a descendant of the wealthy timber merchant and Quaker John Cator, who is documented as holding property in the High Street and elsewhere in Ross on Wye during the 17<sup>th</sup> century (Manning, 2002, 10-11).

By 1752, Richard Cator's property was in the possession of one William Wood, while the adjacent property was held by William Powell and Jonathan Gill's widow. The next surviving land tax assessment, for 1776, records that William Wood was now in possession of two adjoining houses, assessed at 16s 6d and 5s 6d respectively while the neighbouring property listed as being in the possession of Widow Gill and Thomas Gill, was only assessed at 11s. The evidence of the 1776 assessment therefore suggests that William Wood had acquired part of the adjacent property belonging to the Gills, which may be identifiable with 17A High Street.

At some point between 1776 and 1783, it appears that William Wood ceded part of his property to Thomas Wood, who was almost certainly William's son. The 1783 land tax assessment (Plate A) lists the larger of the two properties (assessed at 16s 6d) as being in the possession of Thomas Wood, while William continued to hold the smaller property himself (assessed at 5s 6d).

Proprietors	Occupiers	£	s	d
Mr Vaughan	Himself	"	4	"
Mr Hooton	Himself	"	16	8
Sam Partridge	Wm Pope	1	6	"
Tho Wood	Himself	"	16	6
Wm Wood	Himself	"	5	6
Tho Phipps	Himself	"	11	"
Sam Sew	Thos Jones	"	16	8
Henry Marsh	void	"	3	0
John Payer	John Buxton	"	5	"
Stratford Collins	John Thomas	"	"	"
John Bond	Wm Cowmedon	"	3	"

Plate A: Extract from the 1783 land tax assessment for Ross on Wye listing Thomas Wood and William Wood in residence (probably at Nos. 17 & 17A High Street) and Thomas Phipps occupying the adjoining house to the S  
(Reproduced by courtesy of Herefordshire Archives and Record Centre)

William Wood appears to have died at some time between 1791 and 1795, as the land tax assessment for the latter year shows Thomas Wood as holding both properties, now assessed at a total of £1 2s. Whereas little is known about William Wood, Thomas Wood is relatively well documented; he is recorded as a 'woolstapler' (wool merchant) and maltster and appears to have held land in Bridstow, just outside of Ross (HARC Ref. AW28/9/19). It is possible that he may have been carrying on a business started by his predecessor William Wood. The Ross tax assessments which continue up to 1799 show that Thomas Wood continued to occupy both houses at least until the end of the 18<sup>th</sup> century.

By no later than 1783, it appears that the adjacent property previously recorded as belonging to Widow Gill and Thomas Gill had been purchased by Thomas Phipps. Phipps appears to be identifiable with a pumpmaker (maker of canal locks) of the same name who is documented as a resident of Ross during the late 18<sup>th</sup>-early 19<sup>th</sup> century

and owned several properties in the vicinity of Old Gloucester Road/Dean's Hill, including a workshop and yard. Phipps have remained in ownership of the property until the end of the 18<sup>th</sup> century, the 1799 land tax assessment records Thomas Phipps as the occupant together with a Mr Seymour.

No land tax assessments for Ross have survived for the years 1800 to 1810, however other sources indicate that the two houses owned by Thomas Wood changed ownership during these years. In 1804, Thomas Wood was declared bankrupt and his property in Ross was sold by auction. A sale advertisement in the Gloucester Journal, dated 1<sup>st</sup> October 1804, refers to 'all those substantial buildings in the town of Ross, lately occupied by Mr Thomas Wood, in which he carried on the business of a woolstapler and maltster, consisting of two dwelling houses, wool-house, warehouse, malthouse, stable and garden'. It appears likely that the two dwelling houses referred to in this sale advertisement correspond to Nos. 17 & 17A and it would further imply that there were outbuildings to the rear of these properties.

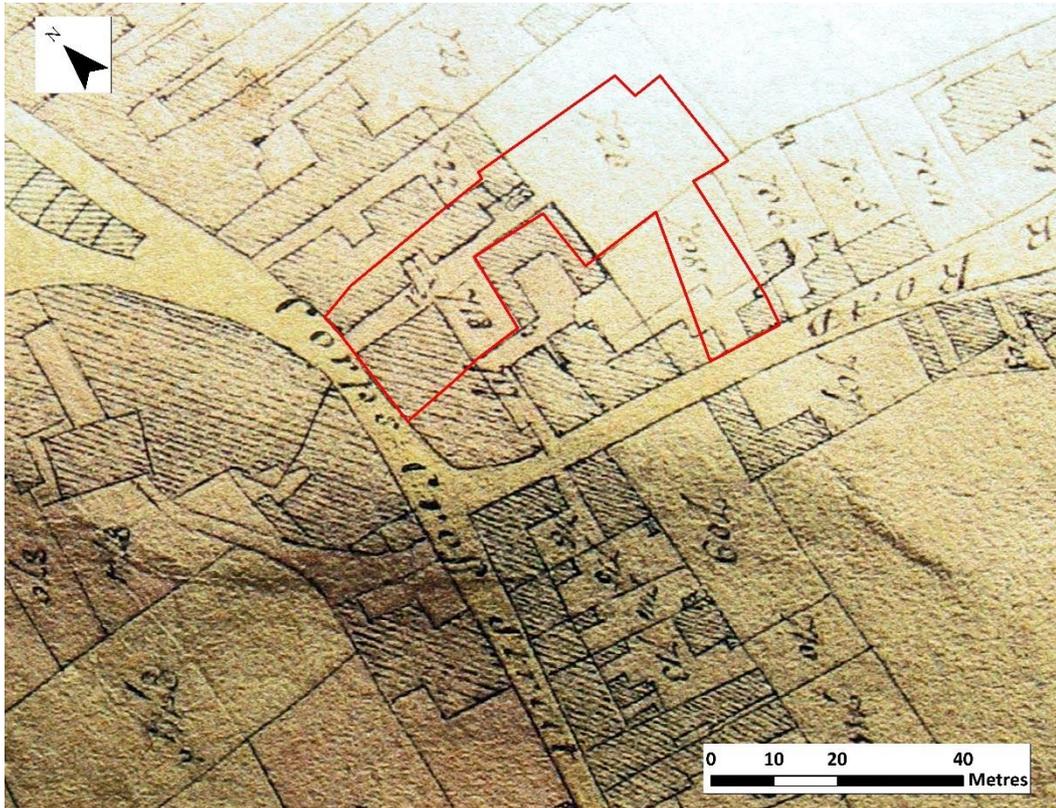
Wid <sup>o</sup> Preece	9 <sup>o</sup>	Pa <sup>r</sup> Preece	3-0
St. Jenkins	2 9 <sup>o</sup>	Wm. Humphreys & Co	2-10
St. Vaughan	2 9 <sup>o</sup>	James & Sons	4-
Geo. Roberts	2 9 <sup>o</sup>	Self & Alice	16-8
St. Preece	George Inn	T. Meredith	1-6-0
St. Powell	2 9 <sup>o</sup>	London & Co	1-2-0
Thos. Phipps	2 9 <sup>o</sup>	Self & Seymour	11
St. Baynham	Nag's Head	Thos. Bennett & Co	1-0-2
Thos. Bowers	House & Garden	Self & Co	1-3
Wm. Dwyer	9 <sup>o</sup>	Self	2-7
St. Beaman	9 <sup>o</sup>	9 <sup>o</sup>	10-8

Plate B: Extract from the 1811 land tax assessment for Ross on Wye recording two houses (identifiable with Nos. 17 & 17A High Street) then in the possession of John Powell and the adjacent two houses to the S occupied by Thomas Phipps (Reproduced by courtesy of Herefordshire Archives and Record Centre)

The next surviving land tax assessment for Ross, dated 1811, records that the two houses formerly belonging to Thomas Wood (and assessed at £1 2s) were now in the hands of John Powell Esq. of Fawley Court. Significantly, the land tax assessment specifically describes the adjoining property (Nos. 18 & 19) as comprising two houses, which were still owned by Thomas Phipps and occupied by Phipps and Seymour (as in 1799) and assessed at a total of 11s as previously. The evidence of the 1811 assessment is of especial importance as it clearly places the two pairs of houses held by John Powell and Thomas Phipps between the George Inn to the N and the Nag's Head Inn to the S (Plate B).

The next surviving land tax assessment for 1817 again records John Powell as holding two houses which were in the occupation of himself and Alicia Beeston, the youngest daughter of John Stratford Collins, a prominent local lawyer and landowner. Thomas Phipps's two houses were now occupied by himself and his son Richard (a glazier and plumber) and three further tenements are recorded between these two houses and the Nag's Head Inn. It is likely that these additional tenements were situated to the rear of Phipps's property.

A plan of the town and parish of Ross on Wye surveyed by Thomas Wakeman in 1823 for the purposes of the poor rate assessment provides the earliest topographically detailed plan of the buildings on the site, although the depiction of buildings is somewhat lacking in detail and divisions between individual properties are not clearly indicated (*fig. 2*).



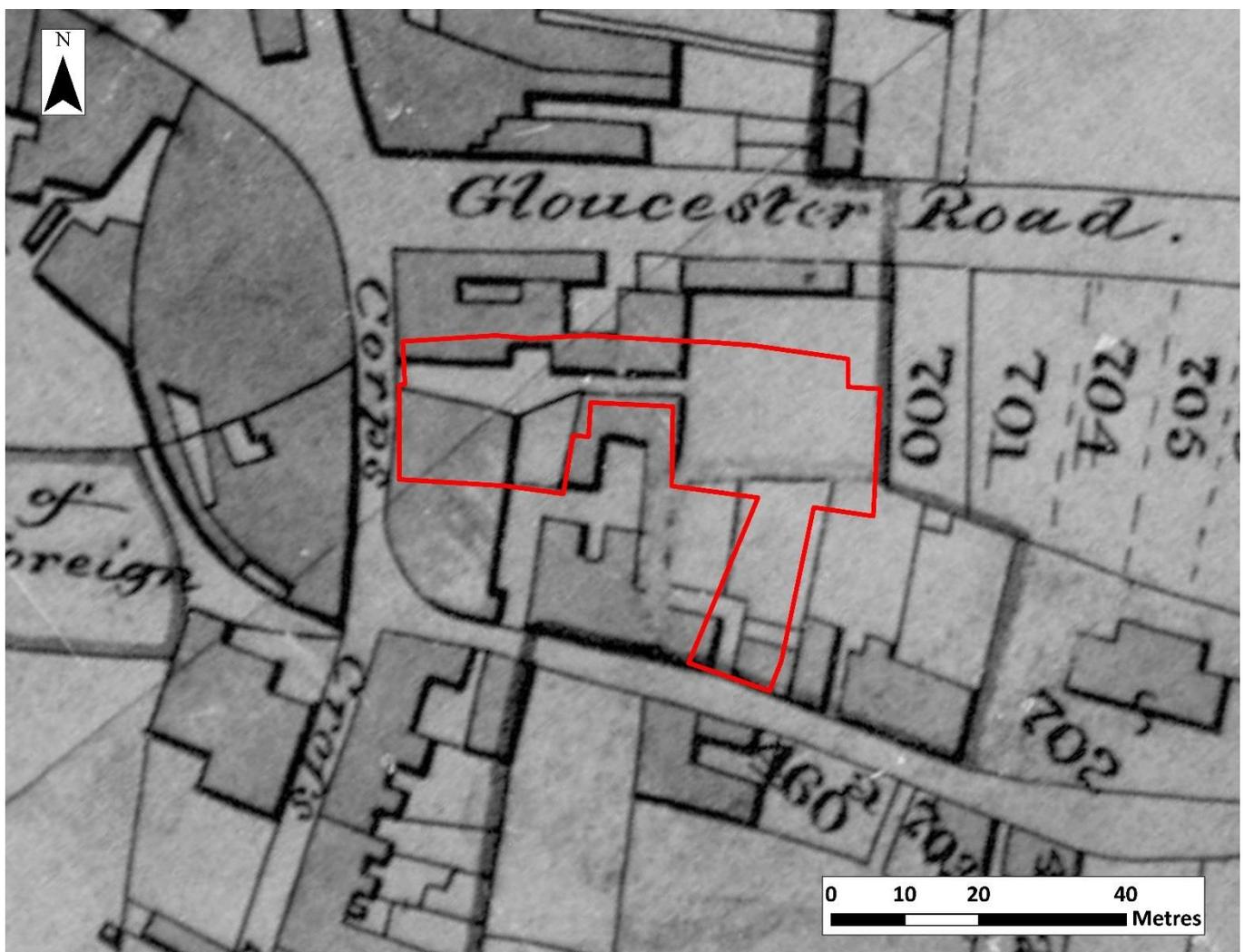
*Fig. 2: Extract from Thomas Wakeman's map of the parish of Ross (1823)  
(Reproduced courtesy of Miss Elizabeth Okell)*

The northernmost building (No. 17) appears to have been attached to two other houses (Nos. 15 & 16 High Street) lying immediately to the S of the George Inn and is shown as a narrow rectangular block extending to the rear of the street (marked as Copse Cross Street, not High Street), with a separate rectangular outbuilding indicated further to the E. Significantly, a passageway is depicted extending to the rear of the street frontage separating No. 17 from the adjacent property to the S (17A) which is shown in somewhat schematic fashion as forming part of a block of tenements with Nos. 18 & 19 extending S towards the Nag's Head Inn at the junction of Copse Cross Street and what is now known as Old Gloucester Road. This right of way between 17 & 17A is marked on a RCHME survey of 1930 as a covered passage and still existed in the late 1940s, however it appears to have been blocked up permanently at some time between c.1950 and 1960.

Unfortunately, although the 1823 map does assign numbers to individual properties, these numbers do not occur the written survey or terrier accompanying the map (compiled ten years later in 1833), which only details the numbers for properties in Ross Foreign, rather than Ross Borough. However, by means of comparing this terrier with the land tax assessments (which continue up to 1830) it is possible to establish that Nos. 17 & 17A were still

in the possession of John Powell and are both described as comprising a 'house and garden', the larger dwelling being in the occupancy of Alicia Beeston while the smaller was occupied by a Mr Webb. The two properties to the S (identifiable with Nos. 18 & 19) were owned and occupied by Richard Phipps and Thomas Phipps respectively, the latter property is referred to as having a stable.

In 1825, significant changes to the topography of the study area occurred with the establishment of the new Gloucester Road to the N of the site. The tithe map of Ross, surveyed in 1840 (NA Ref. IR 30/14/184), depicts the changes which resulted from the construction of the new Gloucester Road, including the partial reconstruction of the George Inn (*fig. 3*). However, the layout of the buildings at Nos. 17-19 High Street, as shown on the tithe map, differs little from that recorded on Wakeman's map of 1823.



*Fig. 3: Extract from the tithe map for Ross parish (1840)  
(Reproduced by courtesy of the National Archives)*

## 4.2 c.1840-1940

For reasons of clarity, the discussion of the history of the properties at Nos. 17 & 17A High Street and Nos. 18 & 19 High Street will be considered separately

### 4.2.1 Nos. 17 & 17A High Street

Information on the ownership and occupancy of the Nos. 17 & 17A High Street during the period 1840-1920 is chiefly derived from the census returns, trade directories and local newspaper records. It appears that the ownership of Nos. 17 & 17A remained in the hands of the Powell family of Fawley Court through the second half of the 19<sup>th</sup> century, passing from John Powell Senior (who died in 1834) to his eldest son John and thereafter to Henry Edward Powell (d.1863) and then to his youngest son William Henry Powell, a surgeon.

The Powells appear to have leased the two houses to a succession of tenants during this period, including Alicia Beeston (who resided there until her death in 1849), Alice Lee a china dealer (who resided at the property in 1851), Thomas West (curate of Ross) and John Henry Skyrme a solicitor (in residence at the time of the 1861 census) and John Innell a local auctioneer and tax collector (who remained in occupancy from 1871 to 1885).

Of these individuals, by far the most noteworthy is John Henry Skyrme, a wealthy solicitor and landowner in Ross who rose to prominence in local society during the late 1850s- 1860s. Skyrme's fortunes appear to have been closely associated with the Powell family of Fawley Court; he administered the estate of Henry Edward Powell after his death in 1863 and had close family and business connections with William Henry Powell, who inherited the Fawley Court estate after his brother's death and was married to Skyrme's sister Elizabeth.

Skyrme appears to have established his practice in the High Street by no later than 1861 (at No. 17A High Street) and rose swiftly to a prominent position in local society. He died suddenly in 1873 and it soon emerged that he had committed numerous frauds against the townspeople of Ross; a report in the Birmingham Post memorably describes how 'scarcely had the grave been closed...before a strong revulsion of feeling ran through the town. People began to find that they were victims of fraud. Forgeries turned up at once of an astounding character - sham mortgages, suppression of deeds, sales of property previously mortgaged, involving ruin to numerous families'.

By no later than 1885, William Henry Powell appears to have taken up residence at both Nos. 17 and 17A High Street. Powell had worked as a surgeon in Ross since 1855 and had retired to Chasedale House, a newly built mansion on the southern outskirts of town, in about 1870. Local newspaper reports indicate that Powell, who was appointed as executor of John Skyrme's will, was engaged in protracted legal proceedings with his brother in law's creditors during the late 1870s.

By no later than 1885, William Henry Powell came out of retirement and opened up a new practice in the town at No. 17 High Street, together with a younger surgeon named William Elliott Price. Coinciding with Powell's move to 17 High Street, it appears that the house was renamed as 'Chepstow House', the earliest reference to Chepstow House occurs in Kelly's Directory of Herefordshire for 1885, which lists Powell as resident at the

property. The partnership between Powell and Price was dissolved in February 1890, according to an entry in the London Gazette, however it appears that the two doctors remained on amicable terms, since the 1891 census shows William Henry Powell in residence at the property together with his wife and several relatives, together with William Elliot Price. Powell appears to have retired in 1891 and William Elliott Price continued to reside at Chepstow House, practicing a surgeon there until his death in 1903 at the early age of 47.

By 1901, the census returns show that William Elliot Price, then aged 45, was in sole occupancy of Chepstow House, while the adjoining property No. 17A was occupied by Elizabeth Mills, a spinster aged 89. Price died on 1<sup>st</sup> January 1903 after a long illness and it appears that his practice at Chepstow House was taken over by another surgeon, Dr Archibald Campbell.

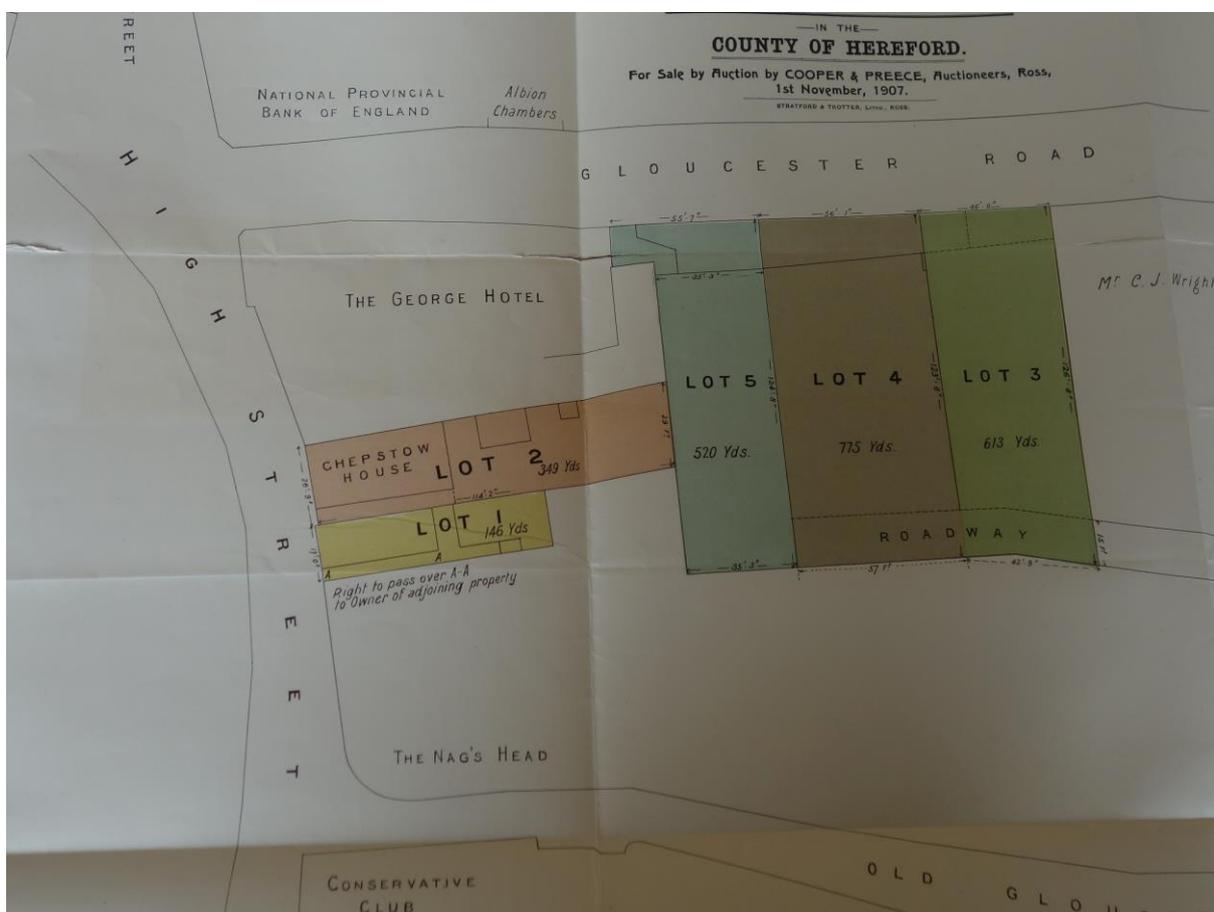


Fig. 4: Extract from the 1907 sale catalogue for Chepstow House and the adjacent dwelling house (No. 17A High Street)  
(Reproduced by courtesy of Herefordshire Archives and Record Centre)

Chepstow House and the adjoining property appears to have remained in the ownership of William Henry Powell who died on 21 March 1905 aged 73 years old. Following Powell's death, it appears that both properties were put up for sale by the trustees of his estate. The sale catalogue for this estate (fig. 4), dated 1<sup>st</sup> November 1907, provides a detailed description of Nos. 17 & 17A High Street (HARC Ref. M5/28/23). It describes Chepstow House as a 'Most Desirable Private Residence...occupied by Dr Campbell under a lease expiring on 24<sup>th</sup> June 1908. The

house contains Entrance Hall with massive Oak Staircase; Dining Room and Drawing Rooms; Study, fitted with fine specimens of Carved Oak; Seven Bed and Dressing Rooms, Bathroom and W.C.; with excellent Domestic Offices and good Cellarage and there is a small Garden. There is a land tax of 10s 5d on this Lot.' No. 17A is described as a 'well-built and conveniently arranged Dwelling House and Premises...occupied by Miss Freame Watkins on a Yearly Tenancy at the low annual rent of £20. The property is well adapted for conversion into Business Premises. This lot is subject to a Land Tax of 5s 3d. The owner of No. 18 High Street has a right to pass over the passage dividing the two properties.'

Chepstow House continued to be occupied as a surgery until the early 1940s. Dr Archibald Campbell is recorded in residence at Chepstow House in the 1911 census and continued to practice as a surgeon there until the late 1920s. Following his retirement due to the ill-health, Campbell moved from Chepstow House and local newspaper records and post office directories show that his medical practice (and the occupancy of the house) was taken over by another doctor, Charles Langley-Owen, who was still in residence at Chepstow House until 1943. The dwelling house at No. 17A was still occupied by Miss Watkins and four relatives at the time of the 1911 census. It appears that by the early 1920s, the property was occupied by Mr Francis, a car parts salesman and local newspaper records show that it was still being used as a car parts shop until the early 1930s.

In 1930, Chepstow House (but not the adjacent house at No. 17A) was briefly surveyed by the Royal Commission on Historic Monuments in England (RCHME) as part of their Inventory of historic buildings in Herefordshire (RCHME, 1932; *fig. 5*). It was subsequently designated as a Grade II listed building, together with No. 17A, in 1972.

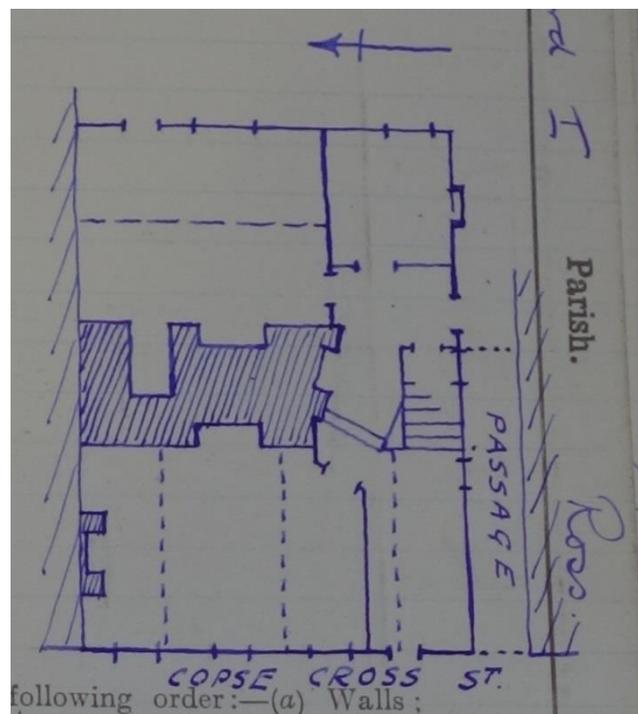


Fig. 5: Plan of Chepstow House (No. 17 High Street) contained in the RCHME survey notes compiled in 1930  
(Reproduced by courtesy of the Historic England Archive)

The RCHME survey of 1930 is of considerable value as it shows the layout of No. 17 prior to the extensive alterations made to the building after the Second World War, when it was converted from being a private residence into a hotel. It is described as 'a rectangular building of c.1700 built round a central chimneystack, part of the S and E walls are built in stone which may have formed part of an earlier building'. The W front is described as being 'refaced with modern brick' while 'the E front retains some mullioned window frames of c.1700'. The survey mentions that 'in the S wall within the passage (between Nos. 17 & 17A) a window has been inserted in the site of a former doorway'. The description of the staircase assigns it a date of c.1700 but mentions that it 'has a moulded rail and newels with acorn pendants reused from a mid-17<sup>th</sup> century stair'. Of particular interest is the description of the 'considerable amount of early 17<sup>th</sup> century woodwork' in the ground floor room in the SE corner of the house, including moulded panelling, a carved frieze and overmantel. It is likely that this can be identified with the carved panelling referred to in the 1907 sale catalogue for Chepstow House.

At some point towards the end of the Second World War, it appears that either Chepstow House and/or the adjoining house at No. 17A was requisitioned by the Army for accommodation for servicemen. After 1945, the government apparently paid a large sum in compensation for damage caused when, during a fuel shortage, the soldiers had burnt the stairs to keep warm. It is unclear whether this relates to the great staircase (as most of the fabric appears to have remained intact although clearly some treads have been replaced and sections of the balusters appear to have been relocated) or to the late 19<sup>th</sup> century staircase in the adjoining house.

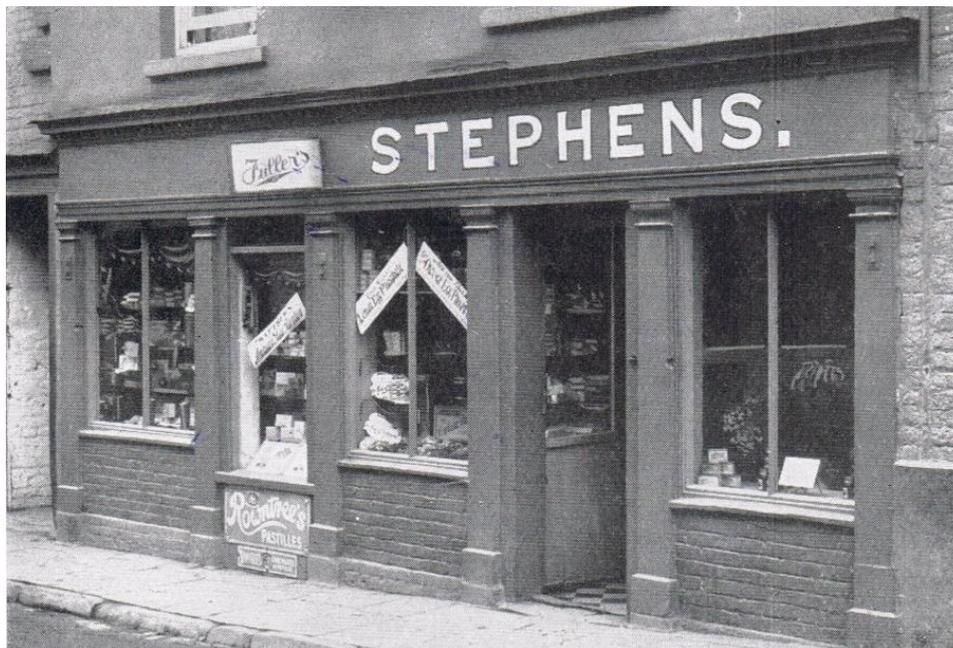


*Plate C: Photograph of 1930 showing the carved overmantel and frieze of early 17<sup>th</sup> century date formerly at Chepstow House (Reproduced by courtesy of the Historic England Archive)*

#### 4.2.2 18 & 19 High Street

The 1841 census records that the two houses at Nos. 18 & 19 High Street (which were then recorded as situate in Copse Cross Street) were then occupied by Walter Watkins, a boot and shoemaker and Richard Phipps, a plumber and glazier, respectively. It would appear that Richard Phipps, who was then aged 60, had moved into No. 19, the house formerly occupied by his father Thomas Phipps who died at some point between 1833 and 1841. Richard Phipps died in 1848 and it appears that the house at No. 19 was then occupied by a baker and grocer named Charles Jackson, although the ownership of the property probably remained in the hands of the Phipps family.

At the time of the 1851 census, the house at No. 18 was occupied by Walter Watkins 'shoemaker', his housekeeper and two servants while the adjoining property at No. 19 was occupied by Charles Jackson 'baker', his wife, daughter and niece. Watkins died suddenly in 1852, at the age of 65, and it appears that Jackson took over the occupancy of No. 18, while the adjacent premises was taken over by Thomas Phipps, a plumber and glazier who appears to have been a son of the late Richard Phipps. The 1861 census records Charles Jackson, baker and grocer in residence at No. 18 with his wife and daughter while No. 19 was occupied by Thomas Phipps 'plumber and glazier' together with his wife Mary. It is noteworthy that, for the first time, these properties are described as lying in the High Street and not within Copse Cross Street.



*Plate D: Photograph of Nos. 18 & 19 High Street taken c.1910  
(Reproduced courtesy of Herefordshire Archives and Record Centre)*

By no later than 1871, Jackson had vacated the premises at No. 18 which were recorded in the census as being occupied by John Thomas (a tallow chandler and grocer) and his family while No. 19 was still occupied by Thomas Phipps and his wife. John Thomas and Thomas Phipps were still in occupation of the two premises at the time of the 1881 census.

By the time of the 1891 census it appears that No. 18 was occupied by a labourer named George Kinsman and his family while No. 19 was now occupied by a carpenter named Richard Davis and his wife Agnes (who appears to have been a relative of Thomas Phipps) and their family. By no later than 1901, it appears that both Nos. 18 & 19 were in the possession of Albert Stephens a dairyman and shop keeper and had been converted into a single shop premises described in an advertisement of c.1910 as a 'dairy and refreshment rooms'. An early photograph of the premises taken c.1910 shows that the existing glazed street frontage with its large fascia board and pilasters was in place by that date (*Plate D*). Albert Stephens appears to have vacated the premises and sold his stock in 1912 although it appears that Nos 18 & 19 remained in use as a restaurant and tea rooms at least until the 1930s.

#### 4.2.3 Map Regression Analysis (OS 1<sup>st</sup>-4<sup>th</sup> edition maps)

The OS 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> edition maps (dated 1887, 1904, 1928 and 1937 respectively) were examined to determine changes in the layout of the buildings at Nos. 17-19 High Street between the late 19<sup>th</sup> century and the Second World War. The results of this map regression are detailed in the table below

<b>Date</b>	<b>Description</b>
<b>1886</b>	The OS 1 <sup>st</sup> edition 25-inch map of 1887 ( <i>fig. 6</i> ) shows No. 17 as a rectangular building oriented E-W with a small L-shaped annexe attached to the rear. Immediately to the E of this small annexe is a rectangular building (possibly a stable or barn) extending along the N boundary of the site. The layout of the house and outbuildings appear essentially to be identical to that shown on the 1840 tithe map. However, whereas the tithe map shows a right of way between Nos. 17 and the adjoining property (No. 17A) to the S, the OS 1 <sup>st</sup> edition map marks a narrow covered passageway between the two properties. The house at No. 17A is depicted as a long rectangular structure with a small annexe to the rear connecting it to an L-shaped building (which can be identified with the existing detached 'cottage' to the rear of No. 17). The E-W oriented passageway between Nos. 17A and No. 18 is shown on the OS 1 <sup>st</sup> edition map. The division between the two narrow properties at Nos. 18 & 19 High Street is clearly indicated on the 1887 map; an L-shaped structure is marked within the yard to the rear of No. 18 while No. 19 is shown as an elongated rectangular building oriented E-W.
<b>1904</b>	The OS 2 <sup>nd</sup> edition map of 1904 ( <i>fig. 7</i> ) shows that the layout of the house and outbuildings at No. 17 had remained largely unchanged since 1887 although a detached, roughly square structure had been erected to the E of the long rectangular outbuilding range at the rear of the property. A covered passageway oriented N-S is shown separating No. 17A from the L-shaped building to the rear. A rectangular lean-to structure oriented E-W is marked on the N side of this L-shaped building, which appears to have been built since 1886. Within the yard to the rear of No. 18, two new buildings are marked on the OS 2 <sup>nd</sup> edition map and the L-shaped structure marked in this location on the OS 1 <sup>st</sup> edition map appears to have been demolished.
<b>1928 &amp; 1937</b>	The OS 3 <sup>rd</sup> edition map of 1928 and 4 <sup>th</sup> edition map of 1937 ( <i>figs. 8 &amp; 9</i> ) both show that the layout of the houses and associated outbuildings at Nos. 17 -19 High Street had remained largely unchanged since 1904.

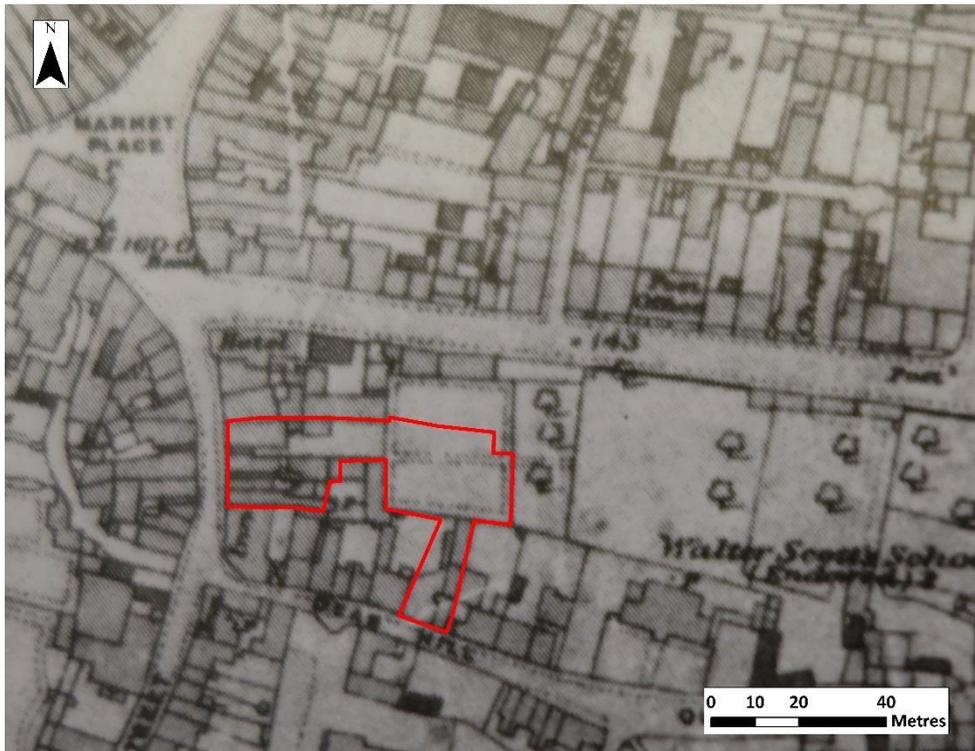


Fig. 6: Extract from the OS 1<sup>st</sup> edition map of 1887  
(Reproduced by courtesy of Herefordshire Archives and Record Centre)

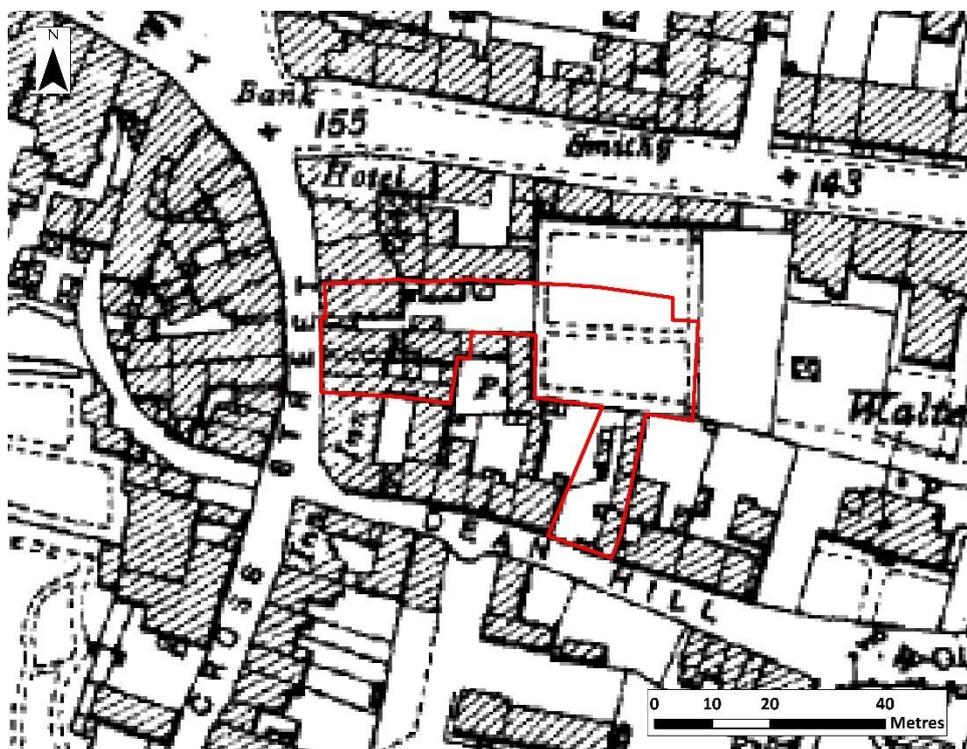


Fig. 7: Extract from the OS 2<sup>nd</sup> edition map of 1904  
(Reproduced by courtesy of Herefordshire Archives and Record Centre)

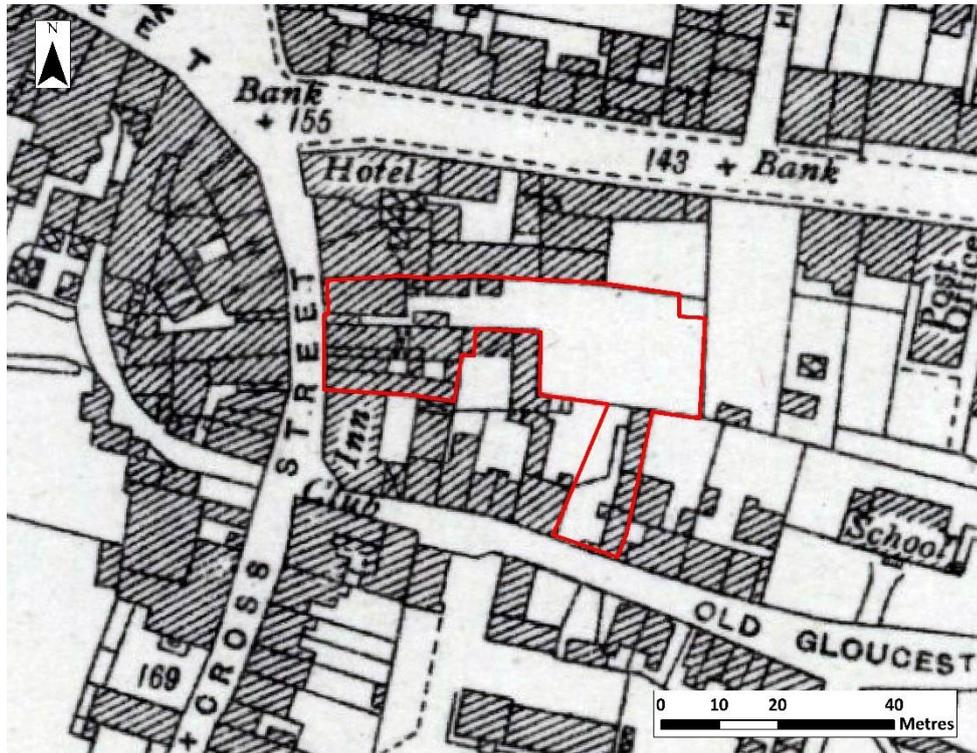


Fig. 8: Extract from the OS 3<sup>rd</sup> edition map of 1928  
(Reproduced by courtesy of Herefordshire Archives and Record Centre)

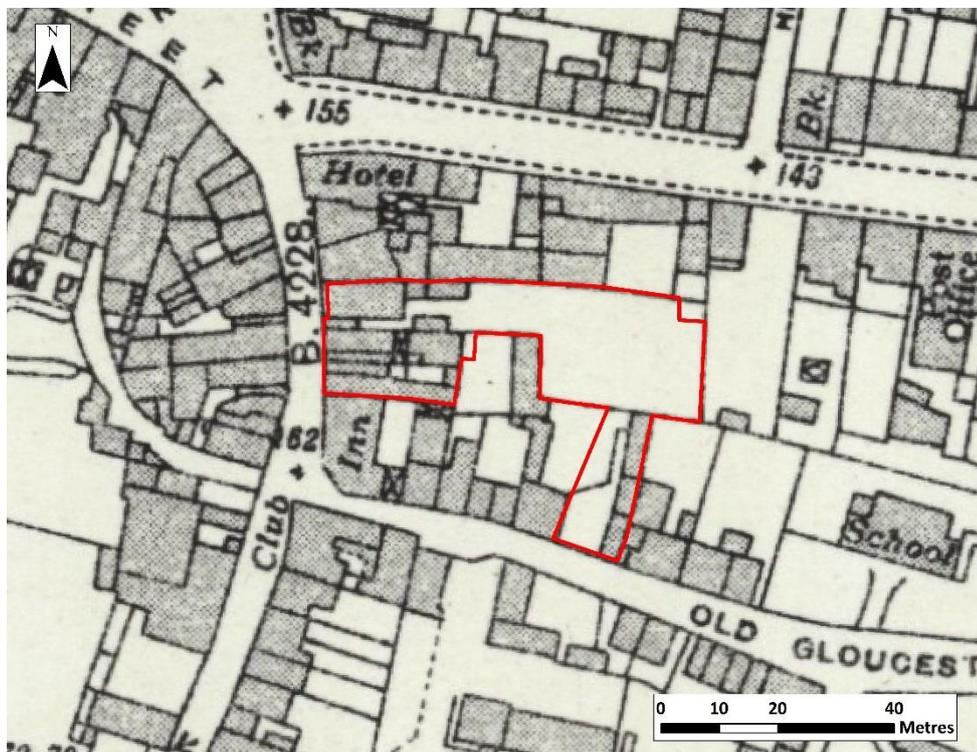


Fig. 9: Extract from the OS 4<sup>th</sup> edition map of 1937  
(Reproduced by courtesy of Herefordshire Archives and Record Centre)

### 4.3 c.1945 to present

Shortly after the Second World War, it appears that Chepstow House was purchased by Mr R.L. Skinner and converted into the Rosswyn Hotel. The earliest documented reference found to the hotel is in the Ross Town Guide of c.1946 and newspaper entries dated 1947 mention the provision of furniture for the hotel. Significantly a photograph of the exterior building contained in an advertisement of c.1948 shows that the door to the right of the pedimented doorcase, providing access to the passageway which originally ran between Nos. 17 and 17A, had not yet been removed and replaced with the present sash window (*Plate E*).



*Plate E: Photograph taken from advertisement of c.1948 showing the exterior of the Rosswyn Hotel  
(Reproduced by courtesy of Herefordshire Archives and Record Centre)*

At ground level, the covered passageway which formerly ran from the street to the rear of the building (separating Nos. 17 & 17A) was removed at some time between c.1950 and 1960. The existing rectangular brick outbuilding ranges to the rear of No. 17, housing lavatories and storage rooms, appear to have been added at some time after 1960 and before 1969, based on comparison between a photograph of the rear of the hotel taken shortly after the demolition of the George Hotel in 1960 (*Plate F*) and an OS 1:2500 map of 1969 which shows the layout of the outbuildings largely resembling their current extent.

The interior of the Rosswyn Hotel underwent a substantial programme of refurbishment during the early 1970s, which exposed further evidence of historic fabric, in particular the fireplace on the E side of the central chimneystack which apparently was concealed behind seven earlier fireplaces and a brick wall (Hurley, 2001, 93).

The cellarge beneath Nos. 17 & 17A was also extensively refurbished to accommodate a bar and restaurant, revealing additional evidence of historic fabric. The rear elevation of the building was also extensively altered, with the replacement of the majority of the windows and the insertion of fire escape doors at first and second floor level. Considerable alterations were also made to the internal arrangements of the hotel to provide additional accommodation and bathroom facilities. The hotel was seriously damaged as a result of a fire which occurred in November 2004 and although some work was undertaken to repair and consolidate parts of the building, it has remained closed since that date.



*Plate F: Extract from a photograph taken in 1960 showing the rear of the Rosswyn Hotel following the demolition of the George Hotel and Nos. 14 & 15 High Street*

*(Reproduced by courtesy of Herefordshire Archives and Record Centre)*

Nos. 18 & 19 remained as shop premises throughout the second half of the 20<sup>th</sup> century, being used for a time as a confectioner's shop and café at ground floor level with the rooms on the first and second floors being let as holiday accommodation. It continued in use as shop premises until 2006 and has been closed since that date.

## 5 Standing Building Recording Survey

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### 5.1 Methodology

Following advice received from Roland Close Esq., Herefordshire Council regarding the scope of the programme of Standing Building Recording, a recording to Historic England Level 3 standard was stipulated for the two Grade II listed buildings (Nos. 17 & 17A) and a Level 2 recording for the unlisted adjacent building (Nos. 18 & 19).

#### 5.1.1 Nos. 17 & 17A High Street (former Rosswyn Hotel)

The standing building survey of the two Grade II listed buildings, Nos. 17 and 17A High Street, Ross on Wye, was undertaken to a Level 3 record as detailed in the latest Historic England guidance document, *Understanding Historic Buildings – A guide to good recording practice* (Historic England 2016), which sets out guidance on the recording of historic buildings and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 3 is defined as follows:

‘... An analytical record, and will comprise an introductory description followed by a systematic account of the buildings origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support an historical analysis’ (Historic England 2016, 26).

The survey comprises the following components:

1. High-resolution digital photography (using a 20 MPX camera), all with suitable scales, of the following.

- All external elevations
- All internal room spaces and roof structures (where accessible)
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building
- Photographs illustrating the buildings relationship to surrounding buildings and setting

2. A drawn record to Historic England Level 3 consisting of:

- A phased plan of the building, with photo locations clearly marked, and a location plan related to the national grid. This may be based on an existing survey plan
- Annotated elevation drawings. These may be based on existing elevation drawings
- Appropriate additional illustrations that help support findings and the interpretation of the buildings
- Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.)

### 3. A detailed written report including:

- The structure's National Grid Reference (NGR) and address
- A note of any statutory & any non-statutory designations, such as inclusion on the local list
- The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
- A table of contents and a list of illustrations or figures
- Where considered appropriate, a summary account of the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners are given if known
- An introduction detailing the project background, together with a statement of objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives
- Acknowledgement of copyright, where applicable
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where these exist
- An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis
- Full bibliographical references

#### 5.1.2 Nos. 18 & 19 High Street

The survey of the adjacent building at No. 18 & 19 High Street was undertaken to Level 2 as defined in the Historic England guidance document, *Understanding Historic Buildings – A guide to good recording practice* (Historic England 2016, 26). Due to the fact that the interior of this building was in an extremely poor condition (due to the removal of the internal walls and floors) and the upper floors could not be safely accessed, this programme of recording was restricted only to the safely accessible parts of the building at ground-floor level.

Level 2 is described as follows:

'This is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use but will not discuss in detail the evidence on which these conclusions are 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'.

The survey comprises the following:

#### 1. High-resolution colour digital photographs (using a 20 MPX camera), with suitable scales, of the following

- All external elevations
- All internal room spaces and roof structures (where accessible)

- Details of any surviving architectural or functional fixtures, fittings and features relating to either the function or development of the building
- Photographs illustrating the buildings relationship to surrounding buildings and setting.

2. A drawn record to Historic England Level 2 comprising the following:

- A plan of the building, with photo locations clearly marked, and a location plan related to the national grid
- Annotated elevation drawings (using existing architects' drawings)
- Appropriate additional illustrations that help support findings and the interpretation of the building
- Additional illustrations of extant dateable fixtures and fittings (mouldings, catches, hinges, latches etc.)

3. A detailed written report comprising:

- The structure's National Grid Reference (NGR) and address
- A note of any statutory & any non-statutory designations, such as inclusion on the local list
- The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location
- A table of contents and a list of illustrations or figures
- A summary statement describing the form and function of the building (both historically and at present), with evidence for its date and sequence of development
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where these exist

**Table 1: List of Plates**

1	View looking NE showing the principal W-facing elevation of No. 17 High Street
2	View looking E showing detail of lower portion of front (W-facing) elevation of No. 17 High Street with open pedimented doorcase and flush box frame sash windows
3	View looking W showing rear elevation of No. 17 High Street with single storey modern outbuilding to right of picture
4	View looking W showing rear elevation of Nos. 17 & 17 A High Street with outbuilding to rear of No. 17 in foreground
5	View looking WNW showing S-facing elevation of modern single storey brick outbuilding to rear of No. 17
6	View looking W showing modern rear entrance to No. 17 with earlier doorway and mullioned and transomed casement window in S elevation (to right of picture)
7	Internal view showing detail of mullioned and transomed window in S wall, lighting the staircase between ground and first floor level Plate 8
8	View looking E showing front (W-facing) elevation of No. 17A High Street
9	View showing fenestration of rear (E-facing) elevation of No. 17A High Street, partially concealed by scaffolding
10	View looking W along covered passageway between Nos. 17A & 18 High Street, showing timber framed walls with brick infill
11	View looking WNW showing moulded doorway set in S wall of covered passageway between No. 17A & No. 18
12	View looking NE showing front (W-facing) elevation of former shop premises at Nos. 18 & 19 High Street

13	View looking E showing detail of glazed shop frontage at Nos. 18 & 19 High Street with segmental arched windows above
14	View looking W showing rear elevation of No. 18 High Street
15	View looking W showing rear (E-facing) elevation of outbuilding to rear of No. 19 High Street
16	View looking WSW showing N-facing elevation of detached building to the rear of No. 17A High Street with a modern bow window inserted
17	Internal view looking W showing steps leading down to brick vaulted cellarage
18	Internal view looking E showing brick barrel vaulted cellarage (with hooks inserted in the vaulted ceiling) and stone flagged floor
19	Internal view looking NW showing archway to earlier part of cellar, constructed of roughly coursed rubble masonry walls and partly obscured by later brick vault
20	Internal view looking NW showing N wall of earlier cellarage, constructed of roughly coursed sandstone masonry and cut from the natural bedrock
21	Internal view looking S showing cellarage beneath the frontage of No. 17 High Street and modern brick passage leading to No. 17A
22	Internal view looking E showing brick vaulted passage in E wall of cellarage beneath No. 17
23	Internal view looking W showing the ground floor hallway of No. 17
24	Internal view looking E towards newel framed staircase at ground floor level
25	View looking E showing detail of broad elliptical moulded arch above staircase
26	Internal view looking E showing detail of floor treads & acorn pendants on newel staircase between ground and first floor
27	Internal view showing detail of moulded handrail and twisted balusters of newel staircase
28	Internal view looking ESE showing passageway beneath staircase at ground floor level
29	Internal view looking S showing interior of public bar with earlier doorway to left of modern glazed door
30	Internal view looking W showing blocked windows in W wall of public bar (with sashes largely removed)
31	View looking N showing N wall of public bar with segmental arched fireplace
32	View looking E showing E wall of public bar with vertical construction break indicated between coursed rubble masonry and modern brickwork, with modern flat arched opening inserted to left of picture
33	Internal view looking W showing deep recessed fireplace on E (rear) side of central chimneystack
34	View looking E showing masonry wall to E of central chimneystack, of coursed sandstone rubble construction with brick infill, pierced with two door openings
35	View looking S showing room to SE of central chimneystack with timber framed partition wall & doorway to right
36	Internal view looking W showing partition wall in W wall of room to SE of central chimneystack
37	Internal view looking S showing S wall of room to SE of central chimneystack with projecting brick fireplace and heavily plastered walls above
38	Internal view looking E showing E wall of room to SE of central chimneystack, of brick and rubble masonry construction, with the remains of a moulded sash framed window with thick glazing bars
39	Internal view looking S showing large elliptical archway in NW room at first floor level
40	Internal view looking W showing sash windows with 3-light transoms in NW room at first floor level
41	Internal view looking N showing blocked up fireplace in NW room at first floor level
42	Internal view looking E showing exposed ceiling beams & cupboard alcove in E wall of NW room at first floor level
43	Internal view looking N showing elliptical archway in SW room at first floor level
44	Internal view looking WNW showing sash windows in SW room at first floor level
45	Internal view looking W showing fireplace in NE room at first floor level, partially reconstructed in brick
46	Internal view looking W showing W wall of inglenook to right of fireplace in NE room at first floor level with

	exposed timbers
47	Internal view looking E showing NE room at first floor level with modern casement window in E wall
48	Internal view looking E showing interior of SE room at first floor level with a two light casement window inserted in the E wall in place of an earlier mullioned window
49	Internal view looking W showing section of balustrading associated with stairs leading to second floor landing
50	Internal view looking NW showing blocked fireplace (concealed by wallpaper and plasterboard) in N wall of NW room at second floor level
51	Internal view looking W showing sash windows with thick glazing bars in NW room at second floor level
52	Internal view looking WSW showing sash windows with thick glazing bars in SW room at second floor
53	Internal view looking W showing E wall of NE room at second floor level
54	Internal view showing detail of chimneystack and exposed truss revealed in cupboard within NE room at second floor level
55	Internal view looking E showing main compartment of attic with section of exposed brick gable wall to right
56	Internal view showing upper stages of central chimneystack in attic space of No. 17
57	Internal view looking W showing detail of roof truss in attic space of No. 17
58	Internal view looking up the dog-leg staircase leading from the basement to the ground floor of No. 17A
59	Internal view looking W showing partially reconstructed W wall of cellarge beneath No.17A
60	Internal view looking S showing arched recess with brick barrel vault in SW corner of cellarge beneath No. 17A
61	Internal view looking E showing detail of stone vaulted chamber located beneath the cellar staircase at No. 17A
62	Internal view looking S along modern corridor at ground floor level within No. 17A
63	Internal view looking W showing reception room on W side of corridor within No. 17A, with partially intact sash window with thick glazing bars
64	Internal view showing dog-leg staircase at ground floor level within No. 17A
65	Internal view looking S showing ground floor room at E end of No. 17A with exposed ceiling beams
66	Internal view looking E showing broad floorboarded landing at first floor level within No. 17A
67	Internal view looking W showing 6-pane sash window and exposed ceiling beams in first floor W bedroom
68	Internal view looking N showing blocked fireplace to right of modern wardrobe in first floor W bedroom
69	Internal view looking E showing exposed ceiling beams in first floor E bedroom
70	Internal view looking W showing interior of front bedroom to W of the second floor landing
71	Internal view looking E showing interior of bedroom to E of second floor landing
72	View looking N showing flight of stairs leading to half-landing between Nos. 17 & 17A, with moulded hand rail and balusters
73	Internal view looking N showing jewelled post carrying a transverse beam located above the doorway leading from No. 17A to No. 17, to the left of which is a flight of stairs leading to the attic space of No. 17A
74	Internal view looking S showing partition wall and lath and plaster ceiling to right of chimney flue
75	View looking S showing S gable wall of compartment in first floor attic
76	View looking W showing W wall of compartment within first floor attic with late 1940s newspaper cuttings attached to walls
77	View looking E showing plank and batten doorway set within lath and plaster partition wall, leading to main compartment within first floor attic
78	View looking W showing lath and plaster partition wall at W end of main compartment within first floor attic
79	View looking W showing detail of roof trusses within compartment of first floor attic
80	Internal view looking W showing timber framed partitions with brick infill marking the division between Nos. 18 & 19 High Street
81	View looking W showing remains of close studded timber framed partition resting on dwarf stone wall

82	View looking SE showing large vertical timber post to N of dwarf stone wall
83	Internal view looking W showing jowelled post and section of timber framing with lath and plaster infill
84	Internal view looking ENE showing interior of annexe in SE corner of No. 19 with masonry walls concealed beneath thick plaster, with a section of timber framing with jowelled corner post visible to left of picture
85	Internal view looking E showing ground and upper floor of Nos. 18 & 19 with evidence of lath and plaster partitions
86	Internal view looking N showing curved masonry wall and possible cellarge in SE corner of No. 19
87	View looking E showing brick fireplace in E wall of ground floor living room of detached building to rear of No. 17A
88	Internal view looking E showing fireplace in ground floor lobby with cast iron oven of late 19th century date

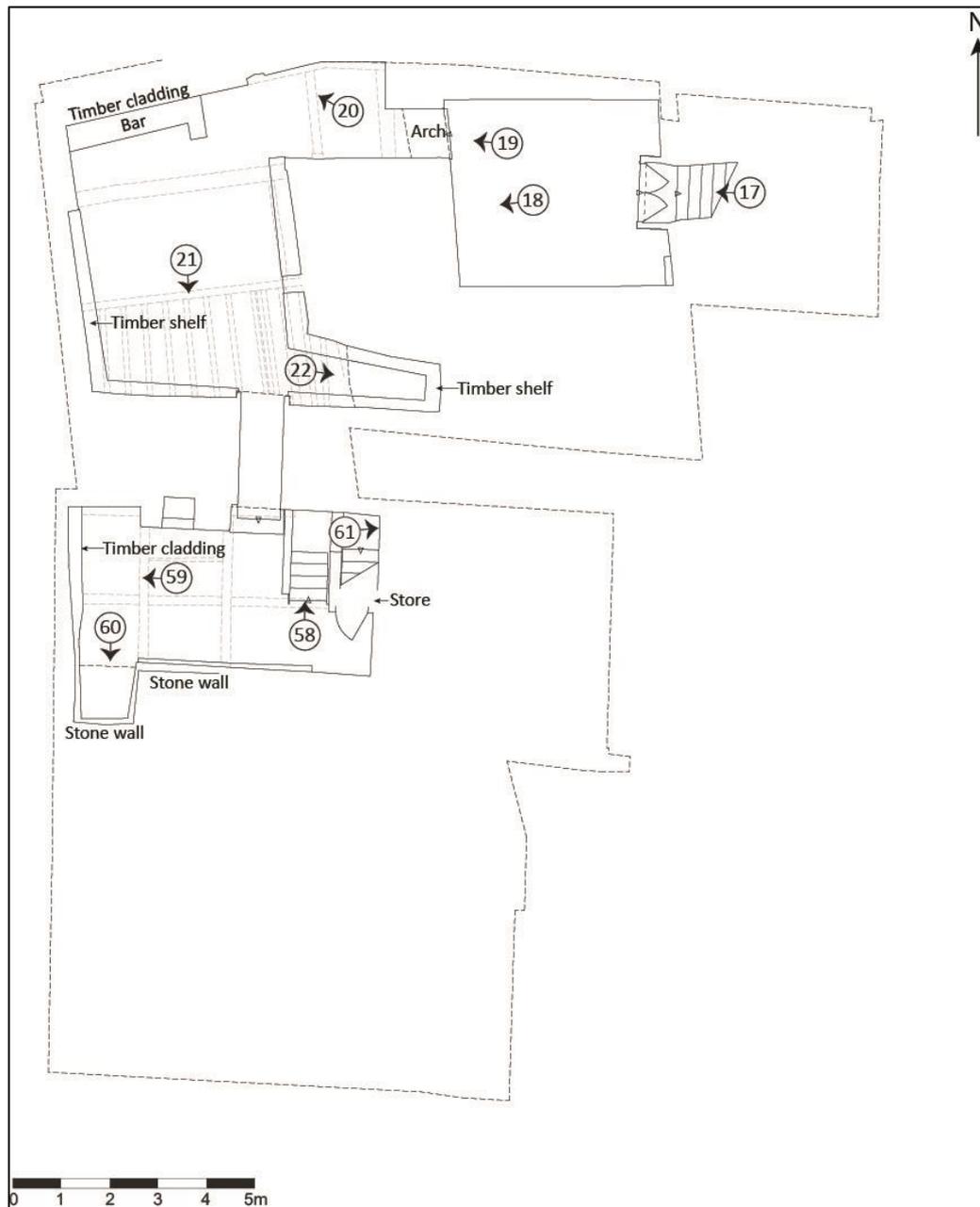


Fig. 10: Annotated plan of basement of Nos 17 & 17A High Street showing location of photos taken

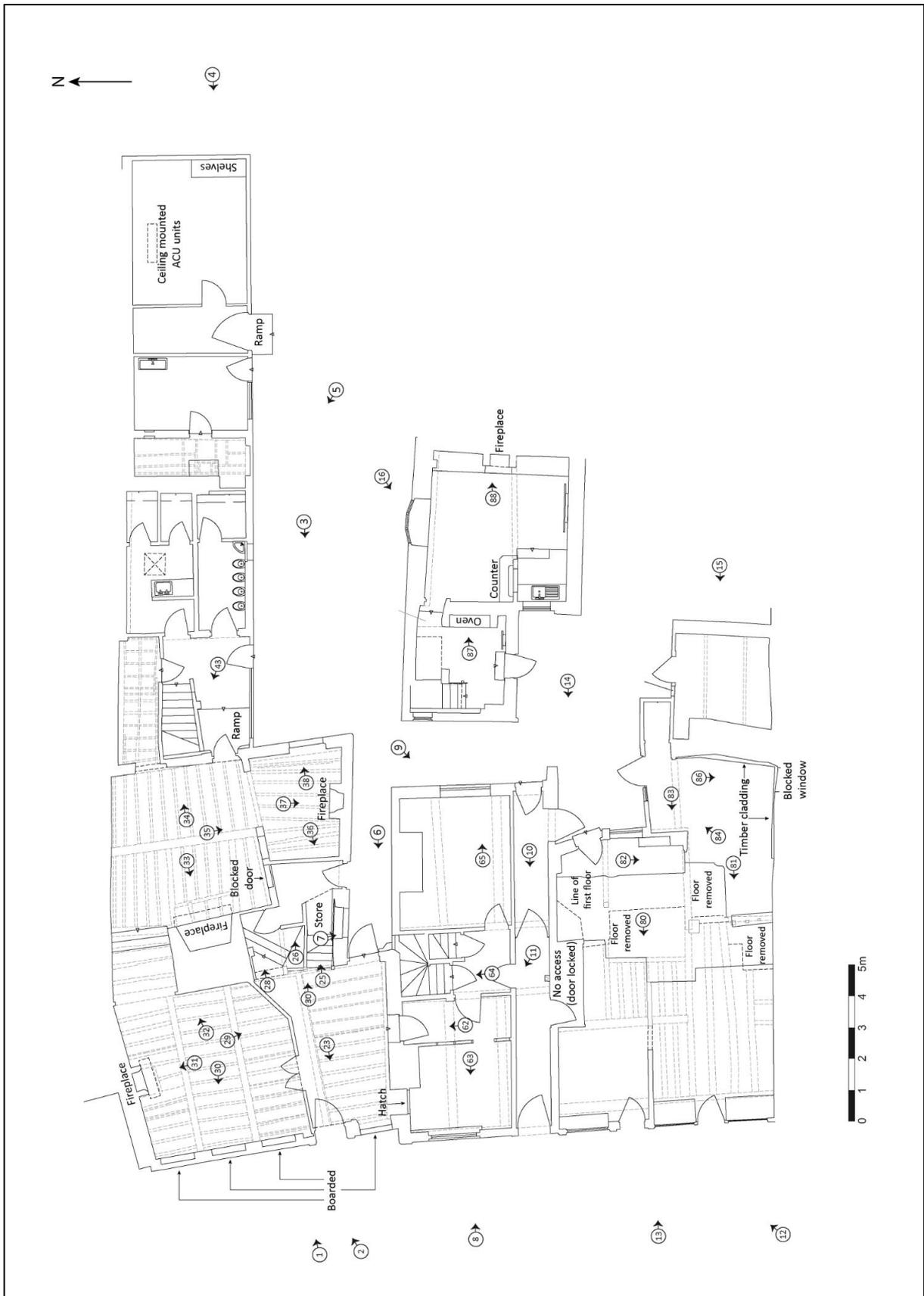


Fig. 11: Annotated plan of ground floor of Nos 17-19 High Street showing location of photos taken

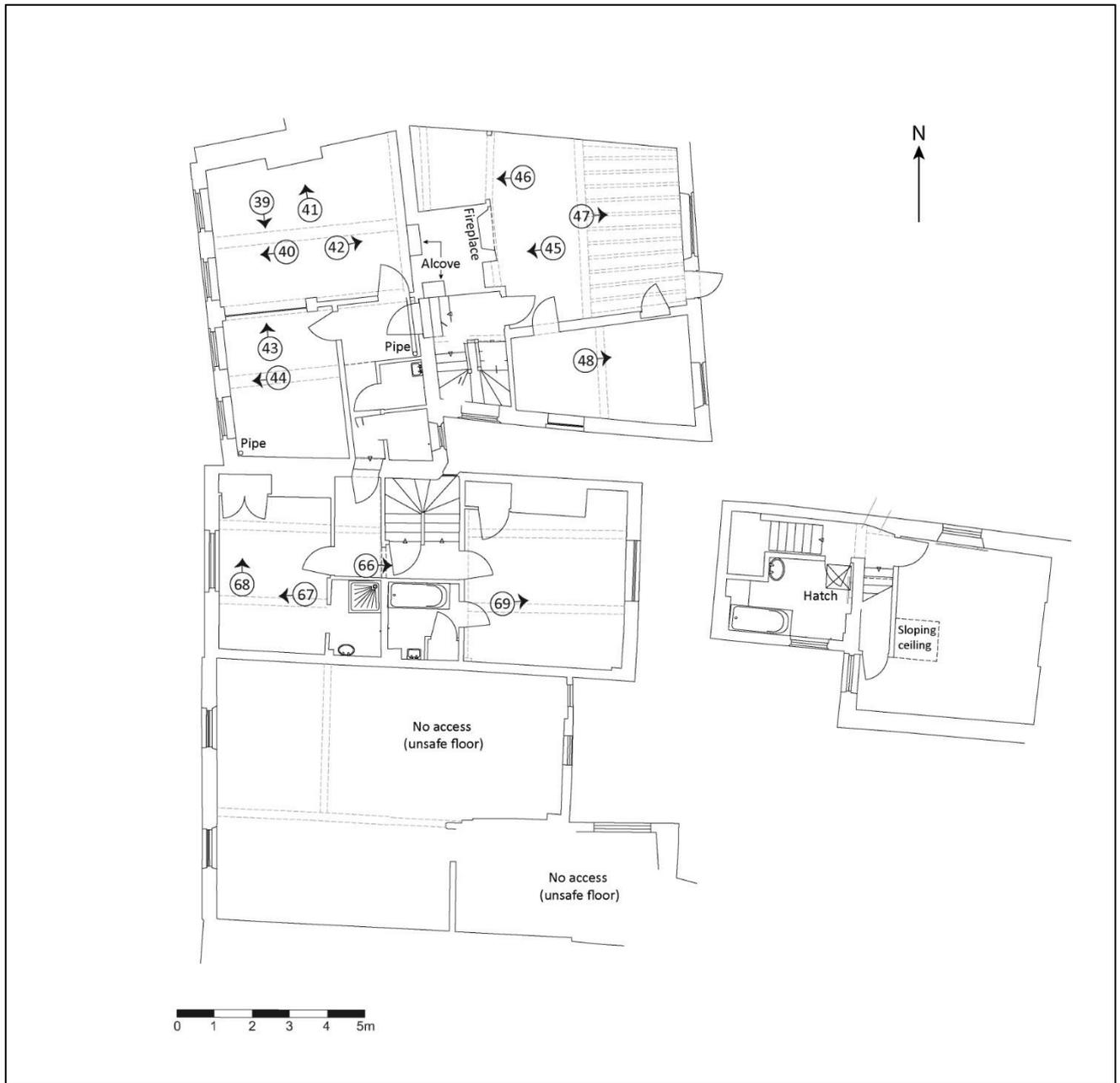


Fig. 12: Annotated plan of first floor of Nos 17 & 17A High Street showing location of photos taken

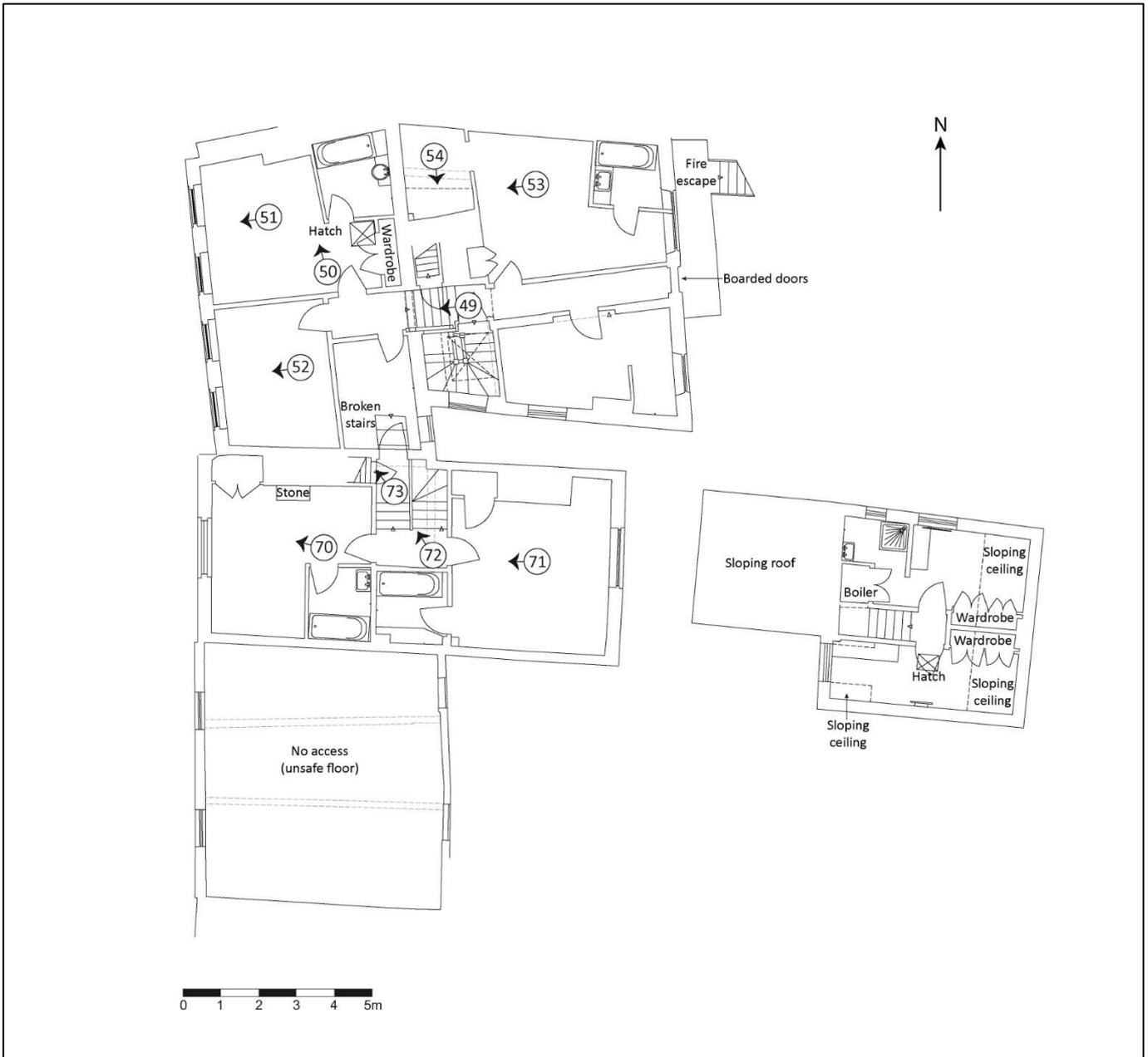


Fig. 13: Annotated plan of second floor of Nos 17 & 17A High Street showing location of photos taken

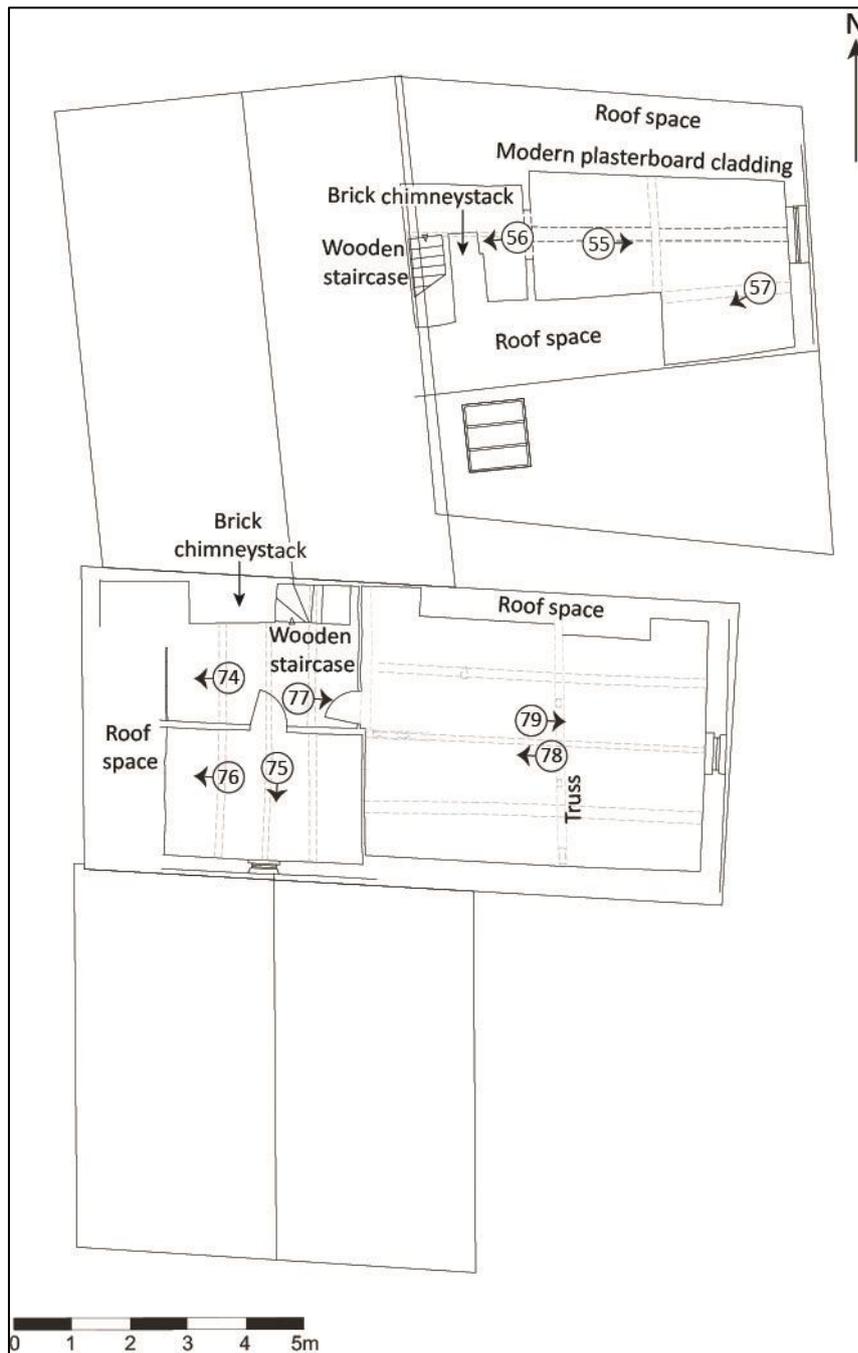


Fig. 14: Annotated plan of attic space in Nos. 17 & 17A showing locations of photos taken

## 6 Structural Description and Phasing

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### 6.1 General Building Plan

The site is located on the E side of the High Street within the historic Herefordshire market town of Ross-on-Wye and also lies within the Ross-on-Wye Conservation Area. The site consists of two components, namely:

1/Nos. 17 & 17A High Street (the former Rosswyn Hotel) both of which are Grade II listed buildings

The listing description for Nos. 17 & 17a (as contained in the National Heritage List for England) reads as follows:

'No. 17 Formerly Chepstow House, C17, 3 storeys. Colourwashed brick and stone. Rusticated quoins. 4 sash windows with flat arches, architraves and keyblocks. Doorway has open pediment, pilasters and entablature blocks. Interior said to have C17 staircase, room with reset C17 panelling with carved frieze and overmantel. C17 panelled doors (NHLE No. 1098712; NGR: SO 59961 24071).

No. 17a: C18. Painted brick (originally part of Rosswyn Hotel) 3 storeys. 1 window, wide 16-pane sashes, segmental heads, keyblocks, moulded cases, sill. Sash on ground floor with moulded case. Passageway door to side. Projecting brick quoins. Moulded eaves cornice with modillions (NHLE No. 1179469; NGR: SO 59960 24064).

2/Nos. 18 and 19 High Street, formerly shop premises with holiday accommodation at first floor level.

### 6.2 External Description – 17 High Street

No. 17 High Street stands to a height of three storeys and is of brick and rubble masonry construction with pitched and gable ended roofs, covered with slate.

The principal front (W-facing) street frontage of 17 High Street is three storeys high and is four bays wide, of brick construction painted in white except for the rusticated quoins, window architraves and the doorcase at ground level which are painted black (*Plate 1*). The principal entrance to the house at ground level is situated to centre-right of the façade and consists of a doorcase with an open pediment with flanking pilasters, entablature blocks and consoles (*Plate 2*).

To the left of the entrance are three 12-paned glazed sash windows with flush moulded box frames and thin glazing bars (now boarded-up) under gauged brick flat arches, the architraves, sills and keyblocks are painted black. To the right of the entrance is a single 12-pane sash window which appears similar in form to the other windows but in fact is a late 20<sup>th</sup> century insertion which replaced an earlier flat headed doorway in this location which is visible on a photograph of the Rosswyn Hotel taken in the late 1940s. This doorway originally led to a passageway which ran between Nos. 17 & 17A and which was blocked up when the two buildings were substantially altered in the 1970s.



Plate 1: View looking NE showing the principal W-facing elevation of No. 17 High Street

The fenestration at first floor level exhibits evidence of considerable alteration. The two left hand windows consist of two 15-paned glazed sashes under gauged brick flat arches; these originally appear to have been 12 paned sash windows but were altered with the lowering of the sills and the addition of a three light transom at the top of both windows. The two right hand windows consist of 12-paned glazed sashes under gauged brick flat arches. The second storey fenestration consists of four 12-paned glazed sash windows under gauged brick flat arches which extend up to the moulded eaves cornice with modillions.



*Plate 2: View looking E showing detail of lower portion of front (W-facing) elevation of No. 17 High Street with open pedimented doorcase and flush box frame sash windows (the window to the right of the doorway is a modern replacement)*

The rear (E-facing) elevation of the building stands to a height of three storeys with attic space and has a steeply pitched slate roof with an adjoining catslide roof to the S. The exterior of the elevation is rendered but portions of the render have been removed towards the base, revealing that the wall is of faced in red brick (laid in Flemish bond) resting on a coursed ashlar stone plinth.

The ground floor is largely concealed by a single storey rectangular building of brick construction and whitewashed externally, with a flat roof (covered with bitumen over plyboard) housing toilets and storerooms which appears to be entirely of late 20<sup>th</sup> century date.



*Plate 3: View looking W showing rear elevation of No. 17 High Street with single storey modern outbuilding to right of picture*



*Plate 4: View looking W showing rear elevation of Nos. 17 & 17 A High Street with outbuilding to rear of No. 17 in foreground*

This building appears to have replaced an earlier gabled outbuilding range which is still visible on a photograph taken in 1960 around the time of the demolition of the George Inn. Originally there was a passageway running E-W between Nos. 17 & 17A, however part of this passageway was removed when the doorway to the right of the principal entrance was blocked up at some time between 1950 and 1960.



*Plate 5: View looking WNW showing S-facing elevation of modern single storey brick outbuilding to rear of No. 17*

The fenestration of the rear elevation has been subject to considerable mid-late 20<sup>th</sup> century alterations, as evidenced by the insertion of flat-headed doorways at first and second storey level providing access to an external wooden stairway/fire escape. The existing windows are largely modern PVC casements with the exception of the attic window, a flat headed, 6-paned leaded casement window and a single 8-paned casement window at second storey level, both of which could be of early to mid- 20<sup>th</sup> century date. The RCHME survey of 1930 mentions mullioned window frames of c.1700 in the E-facing elevation but no trace of these windows appears to have survived.

The N-facing elevation is only partially visible from the High Street and is externally cased in modern buff-coloured brick up to the first floor level, above which it is rendered with framed signage of late 20<sup>th</sup> century date attached. No fenestration is visible. Prior to 1960, No. 17 was adjoined on its N side by a three storeyed house and shop (No. 15/16 High Street) which was demolished together with the nearby George Inn in 1960 to make way for the existing row of 11 shops (known as George Place) which currently occupy the corner of the High Street and Gloucester Road (Morris, 1980, 93; Hurley 2001, 63). Internal examination of the exposed N wall at

ground and first floor level shows that the wall is constructed of brick towards the street frontage and of coursed rubble stone to the rear.



*Plate 6: View looking W showing modern rear entrance to No. 17 with earlier doorway and mullioned and transomed casement window in S elevation (to right of picture)*

The S-facing elevation is partially visible from the rear of Nos. 17 and 17A. A plan of the building surveyed by the RCHME in 1930 indicates that there was originally a covered passageway which originally ran E from the street frontage to the rear of the property, separating Nos. 17 & 17A. This passageway appears to have been removed at some point between 1950 and 1960 when the internal arrangements of both properties at ground floor level were significantly reorganized (presumably associated with its conversion into a hotel). The elevation is heavily rendered although portions of render have been removed to reveal roughly coursed rubble masonry at ground level. A single flat headed doorway with a moulded wooden door frame is located roughly midway along the elevation, the glazed door itself appears to be a modern replacement (*Plate 6*).



*Plate 7: Internal view showing detail of mullioned and transomed window in S wall, lighting the staircase between ground and first floor level*

Above and to the left of this doorway is a mullioned and transomed casement window with leaded lights and a wooden sill which lights the staircase leading from ground to first floor level (*Plates 6 & 7*). Above this window is another mullioned and transomed window lighting the staircase landing at first floor level; however, this window is glazed with frosted glass and the glazing bars are evidently of modern date. To the right of this window, a two light glazed window of modern date has been inserted at first floor level.



*Plate 8: View looking E showing front (W-facing) elevation of No. 17A High Street*



*Plate 9: View showing fenestration of rear (E-facing) elevation of No. 17A High Street, partially concealed by scaffolding*

### 6.3 External Description - 17A High Street

The front (W-facing) elevation of 17A High Street projects slightly forward of No. 17. It stands to a height of three storeys and is two bays wide, of brick construction (laid in Flemish bond) and externally whitewashed, with projecting brick quoins which are painted black.

At ground floor level is a plain-flat headed doorway with a plank and batten door which leads to a covered passageway extending to the rear of the property, between No. 17A and Nos. 18-19. To the right of this doorway is a wide flat-headed six paned sash window set within a flush moulded case, above which is a moulded fascia board carried on three thin fluted pilasters (*Plate 8*).

The fenestration at first and second floor level respectively consists of a 6-paned box frame sash window with thin glazing bars and a modern 6-paned casement (replacing an earlier sash framed window). Both windows are set in slightly recessed moulded cases within segmental arched, gauged brick openings with keyblocks and sills painted black. The keyblock for the first floor window is moulded, whereas that for the second floor window is flush with the wall. Immediately above the second floor window is a moulded eaves cornice with modillions, similar in form to No. 17.

The rear (E-facing) elevation of No. 17A is gabled and rendered externally. The fenestration consists of wide segmental arched windows on the ground, first and second floors, lit by tripartite casements at ground and first floor level (*Plate 9*), while the original window frame of the second floor window has been replaced by a 6-paned PVC casement. Inserted in the apex of the gable is a single-light pentagonal window; the glazing has been removed although the internal wooden frame of the window remains intact.

The N-facing elevation is rendered and wholly devoid of fenestration. The S-facing elevation has a single light, flat headed glazed window inserted in the apex of the gable. At ground floor level (within the covered passageway separating No. 17A from Nos. 18-19 to the S), there are exposed rectangular timber framed panels with brick infill, coated in whitewash (*Plate 10*). Located roughly midway along the elevation is a plank and batten door with cast iron door straps and studs, set within a flat-headed, moulded wooden architrave (*Plate 11*).



*Plate 10: View looking W along covered passageway between Nos. 17A & 18 High Street, showing timber framed walls with brick infill*



*Plate 11: View looking WNW showing moulded doorway set in S wall of covered passageway between No. 17A & No. 18*

## 6.4 External Description – 18 & 19 High Street

The front (W-facing) elevation of Nos. 18 & 19 High Street is three storeys in height and two bays wide, of brick construction, the upper storeys rendered with a glazed double-shop frontage at ground floor level. The upper part of the elevation is coated in a dull green render (*Plate 12*).



*Plate 12: View looking NE showing front (W-facing) elevation of former shop premises at Nos. 18 & 19 High Street*

The shop frontage consists of three plate glass windows set within wide flat-headed openings with wooden sills, between which are two flat-headed doorways. It appears from early 20<sup>th</sup> century photographs that the plate glass windows originally had vertical glazing bars and that there were originally six intervening Tuscan pilasters along the full width of the elevation; of these only four have survived, the pilasters flanking the doorway to No. 19 having been removed.



*Plate 13: View looking E showing detail of glazed shop frontage at Nos. 18 & 19 High Street with segmental arched windows above*

Early 20<sup>th</sup> century photographs appear to show that there was originally only one doorway to the shop frontage, namely the door to No. 19, the present doorway to No. 18 represents a modern insertion, replacing a window which is shown on photos of c.1910 and 1930. Above the shop front is a moulded fascia board which runs the full width of the elevation (*Plate 13*). The fenestration at first and second floor level consists of two four paned windows set within segmental arched openings with wooden sills. Three of the windows are sashes but the sash frame for the right hand window at first floor level has been replaced with a modern casement.

The rear elevation of Nos. 18 & 19, which is in a very dilapidated condition, is of tiered construction with a slightly recessed uppermost storey. The exterior is heavily rendered but appears to be of timber framed construction with sections of brick and lath and plaster infill. The fenestration at ground and upper storey level appears to be of modern date (*Plate 14*).

Projecting eastwards from the rear elevation of No. 19 is a gabled block which probably housed a kitchen with bedroom above. The upper stages of the N-facing wall of this structure are of brick construction, with a modern 3 paned casement window inserted (possibly replacing an earlier window). The E-gable wall appears largely to be constructed of coursed sandstone rubble masonry with a projecting chimneystack, the upper stages of which

have been largely rebuilt in brick at some point during the 19<sup>th</sup> century. Attached to the E end of the gabled block is a small rectangular outbuilding with a catslide roof of probable 19<sup>th</sup> century date (*Plate 15*). The N and S walls are of brick construction, laid in English Garden Bond, and appear to have been extensively renewed at some point during the 20<sup>th</sup> century, while the E gable end wall is constructed of roughly coursed rubble masonry with brick infill.



*Plate 14: View looking W showing rear elevation of No. 18 High Street*



*Plate 15: View looking W showing rear (E-facing) elevation of outbuilding to rear of No. 19 High Street*

## 6.5 External Description – Detached Building to rear of No. 17A High Street

The detached L-shaped gabled building to the rear of No. 17A appears to have been constructed at some point in the mid-late 19<sup>th</sup> century; it is first shown on the OS 1<sup>st</sup> edition 25 inch map of 1887. The building stands to a height of two storeys and is of brick construction, externally rendered with a pitched slate roof (*Plate 16*). Substantial alterations to the building were made in the late 20<sup>th</sup> century when it was converted into accommodation for the owner of the hotel. All the extant window and door openings appear to be of late 20<sup>th</sup> century date, including a bow window with a leaded casement in the N-facing wall. Evidence of an external stairway was noted against the W elevation of the building, possibly associated with a lean to structure in this location which is marked on the OS 1<sup>st</sup> edition map.



*Plate 16: View looking WSW showing N-facing elevation of detached building to the rear of No. 17A High Street with a modern bow window inserted*

## 6.6 Internal Description – No. 17 High Street

### 6.6.1 Basement

The cellarage is accessed by a flight of stone steps (which appear to have been renewed) leading down from the modern outbuilding to the rear of the main house to the cellar entrance, which consists of a roughly hewn low archway (*Plate 17*). The archway leads into a roughly square cellar with a low brick barrel vault which appears likely to be of 18<sup>th</sup> century in date.



*Plate 17: Internal view looking W showing steps leading down to brick vaulted cellarage*

The walls of the cellar (of rubble sandstone masonry) and the brick vaulted roof are all coated in thick whitewash. Two rows of four cast-iron hooks have been inserted in the vaulted ceiling of the cellar, probably for hanging carcasses (*Plate 18*). The flooring of the compartment mostly consists of rectangular stone flags although some of the flagstones have been replaced by modern red ceramic tiles in the vicinity of a modern gas heater attached to the W wall of the cellar,



*Plate 18: Internal view looking E showing brick barrel vaulted cellarage (with hooks inserted in the vaulted ceiling) and stone flagged floor*

Located in the NW corner of the compartment and partly obscured by the brick vaulted roof is a low arched doorway cut into the thickness of the W wall, providing access to a passageway leading to a much larger, roughly L-shaped cellar compartment which extends beneath the entire frontage of the building (*Plate 19*). The walls of this compartment are constructed of roughly hewn sandstone slabs and are cut directly into the natural sandstone bedrock (*Plate 20*) while the ceilings are of beam and joist construction and appear to have been heavily renewed in the mid-late 20<sup>th</sup> century (*Plate 21*). This portion of the cellar must predate the brick vaulted compartment but its precise date remains unclear, it probably dates from the 17<sup>th</sup> century although an earlier date cannot be entirely ruled out.

No architectural detailing was noted which could help to precisely establish the date of construction, although it is worth noting that this part of the cellar appears to lie beneath the front portion of the building which appears to have been reconstructed in brick during the 18<sup>th</sup> century. Located in the SE corner of the cellar is a deep recessed passageway, blocked at the E end, with a low brick barrel vault of probable modern date (*Plate 22*).



*Plate 19: Internal view looking NW showing archway to earlier part of cellar, constructed of roughly coursed rubble masonry walls and partly obscured by later brick vault*



*Plate 20: Internal view looking NW showing N wall of earlier cellarage, constructed of roughly coursed sandstone masonry and cut from the natural bedrock*



*Plate 21: Internal view looking S showing cellarage beneath the frontage of No. 17 High Street and modern brick passage leading to No. 17A*



Plate 22: Internal view looking E showing brick vaulted passage in E wall of cellarage beneath No. 17

Extensive alterations have been made to the cellar (when it was converted to use as a bar/restaurant area during the late 20<sup>th</sup> century); the lower portions of the walls are concealed by modern timber panelling, a bar was constructed in the NW corner of the cellar and brick walls have also been inserted in several places. The concrete screed flooring appears wholly to be of modern date. The ceiling, of timber beams and joists, has been extensively renewed throughout, although a number of heavily smoke blackened beams could possibly be of earlier date. No evidence was noted for a hatchway leading from this part of the cellar to the ground floor. A modern square vaulted passage of brick construction has been inserted in the S wall of the cellar, connecting No. 17 with No. 17A.

### 6.6.2 Ground Floor

The ground floor of No. 17 has been subject to extensive alterations during the mid to late 20<sup>th</sup> century, associated with its conversion into a hotel and public house, which have significantly changed its internal layout. Of these changes, probably the most significant is the removal of that portion of the S external wall which originally separated the ground floor from the passageway running between Nos. 17 & 17A, and the incorporation of that part of the passageway into the ground floor hallway of the hotel.

The front entrance to the house from the High Street leads into a hallway with a timber joisted ceiling and a planked floor, the walls have all been heavily rendered.



Plate 23: Internal view looking W showing the ground floor hallway of No. 17

Directly opposite the front entrance at the E end of the hallway is a framed newel staircase of probable late 17<sup>th</sup> or early 18<sup>th</sup> century date (*Plate 24*). The staircase, which extends from ground to second floor level, is of open string type with moulded brackets supporting the treads, some of the treads have evidently been replaced as some are moulded whereas others are not (*Plate 25 & 26*). The stair also has a moulded handrail with turned and moulded balusters and square newel posts with acorn pendants (*Plates 26 & 27*). The RCHME survey of the house (taken in 1930) suggests that these newel pendants are reused from an earlier, mid-17<sup>th</sup> century staircase. Immediately to the left of the staircase is a short flight of steps leading to a passage beneath the stairs, which is currently used for storage but also leads to a doorway in the S wall of the building (*Plate 28*).



*Plate 24: Internal view looking E towards newel framed staircase at ground floor level*



*Plate 25: View looking E showing detail of broad elliptical moulded arch above staircase*



*Plate 26: Internal view looking E showing detail of floor treads and acorn pendants on newel staircase between ground and first floor*



*Plate 27: Internal view showing detail of moulded handrail and twisted balusters of newel staircase*



*Plate 28: Internal view looking ESE showing passageway beneath staircase at ground floor level*

The hallway is separated from the public bar by a thin partition wall which tapers slightly to the NE to meet a substantial rubble masonry wall, forming the back end of a large central chimneystack. A partition wall is marked on the RCHME survey plan of 1930, indicating that it was in existence prior to the conversion of the dwelling into a hotel, however the existing partition wall, of thin studded timber framing with plasterboard infill, is evidently a modern replacement. The partition wall is completely plastered on the side facing the hallway and a pair of glazed doors leading to the bar is clearly a modern insertion. This modern glazed door appears to have replaced an earlier flat headed doorway located at the E end of the partition wall facing the staircase. This blocked doorway is not visible from the hallway but the opening can be seen from within the front bar (*Plate 29*).



*Plate 29: Internal view looking S showing interior of public bar with earlier doorway to left of modern glazed door*

The public bar area has been stripped of most of its fixtures and fittings associated with its former usage as a hostelry, with the exception of some modern timber panelling along the lower portions of the W and N walls. The ceiling of the bar, which has evidently been much renewed, is of chamfered beam and joist construction. The W and N walls of the public bar are of brick construction, laid in Flemish bond and appear to be of 18<sup>th</sup> or possibly early 19<sup>th</sup> century date (*Plate 30*). The removal of the interior panelling along the N wall has clearly exposed the vertical construction break demarcating this later brickwork from the earlier rubble masonry of the section of wall extending to the rear of the building (*Plate 31*). Located against the N wall is a projecting brick chimney flue with a small segmental arched brick fireplace. The fireplace surround and grate have been removed.



*Plate 30: Internal view looking W showing blocked windows in W wall of public bar (with sashes largely removed)*



*Plate 31: View looking N showing N wall of public bar with segmental arched fireplace*

The E wall of the public bar is of brick and coursed rubble masonry construction and forms part of a substantial central chimneystack around which the house originally appears to have been built. It appears to have been extensively altered since the RCHME survey of 1930. The RCHME survey marks a fireplace against the E wall which appears roughly to correspond to the location of the existing larger fireplace on the opposite side of the chimneystack. However, this fireplace appears to have been removed and the wall partially rebuilt in brick; the construction break between the brick masonry and the earlier stone masonry is clearly discernible in spite of the thick white plaster coating (*Plate 32*).



*Plate 32: View looking E showing E wall of public bar with vertical construction break indicated between coursed rubble masonry and modern brickwork, with modern flat arched opening inserted to left of picture*

Presumably contemporary with the removal of this fireplace, it appears that the existing broad rectangular opening was inserted, resulting in the removal of a solid masonry wall marked in this location on the RCHME survey and a passageway created leading down from the public bar to the rooms to the rear of the ground floor. The beams and joists of the passageway ceiling appear to be of a later date compared to the beams and joists of the ceiling within the room to the rear.



*Plate 33: Internal view looking W showing deep recessed fireplace on E (rear) side of central chimneystack*

The room on the E side of the central chimneystack is at a slightly lower level compared to its western counterpart; it is a large rectangular room with a partially tiled floor and appears originally to have been used as a kitchen, as evidenced by the broad, deep recessed fireplace in the W wall (*Plate 33; Fig. 15*). Apparently this fireplace was exposed during extensive renovations made in the early 1970s, hidden behind seven other fireplaces and a brick wall. The beam over the fireplace is evidently a modern replacement. The wall on the opposite side of the room, facing the fireplace is of coursed rubble masonry construction with evidence of brick infill. This wall is pierced with two door openings, but only the left hand opening is marked on the RCHME survey plan of 1930; the doorway on the right (leading directly to the modern lavatory block) appears to have been inserted in the place of a former window marked on the 1930 survey plan (*Plate 34*).

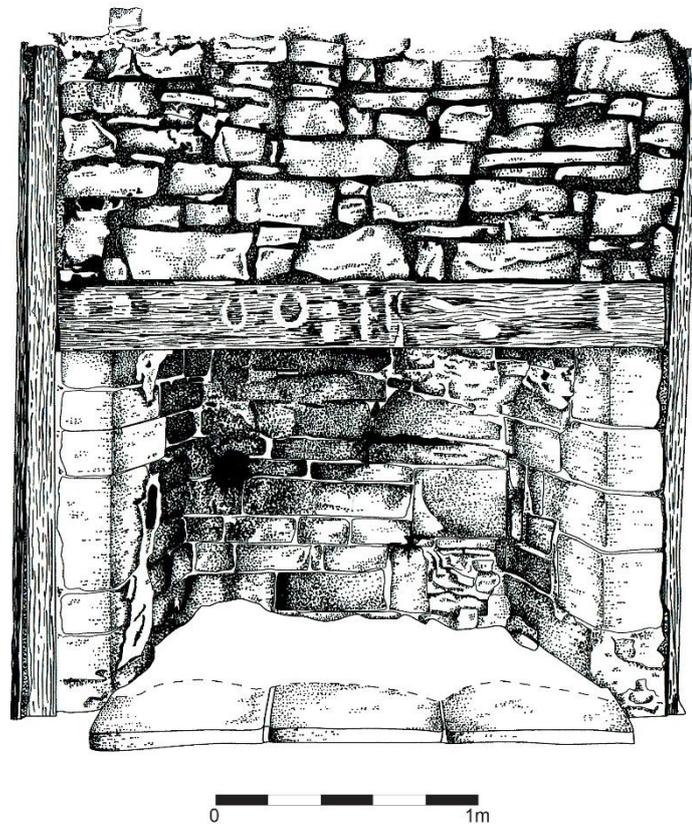
Immediately to the left of the fireplace, within the SE corner of the house, is a rectangular compartment screened off by an E-W aligned timber framed partition which appears to have partially been removed when renovations were made to the hotel in the early 1970s. The surviving portion of the partition wall has thin studding and red brick infill (*Plate 35*).



*Plate 34: View looking E showing masonry wall to E of central chimneystack, of coursed sandstone rubble construction with brick infill, pierced with two door openings*



*Plate 35: View looking S showing room to SE of central chimneystack with timber framed partition wall and doorway to right*



*Fig. 15: Drawing of deep recessed fireplace on E side of central chimneystack*

A flat headed doorway inserted on the right hand side of the partition led directly S from the former kitchen to the side entrance, giving access to the passageway which originally separated No. 17 from the adjacent house to the S (No. 17A). This doorway is marked on the RCHME survey of 1930, indicating that, at the very least, it predates the substantial alterations made in the early 1970s. The W wall of the room exhibits evidence of thin studded timber framing with brick infill. The RCHME survey marks a doorway in this wall which directly accessed the vestibule leading to the side entrance in the S wall; however the doorway and an adjoining section of the wall appears to have been removed and replaced with a modern timber framed partition with plasterboard infill (Plate 36).



*Plate 36: Internal view looking W showing partition wall in W wall of room to SE of central chimneystack*

The S wall of the compartment is of coursed rubble masonry construction, the upper portions covered in thick plaster. Projecting from the S wall is a brick segmental arched fireplace; the grate and surround have been removed (*Plate 37*). Until the fire of November 2004, this room appears to have contained a considerable quantity of carved panelling dated by the RCHME to the early 17<sup>th</sup> century, comprising an elaborate carved frieze over the fireplace in the S wall with five caryatid pilasters (both male and female, with finely detailed drapery) and two 'green man' masks with foliage beneath, as well as a carved overmantel and two flanking wall cupboards with further carved decoration. This woodwork was not *in-situ* and appears to have been installed by no later than the early 20<sup>th</sup> century, when this room was used as a study.



*Plate 37: Internal view looking S showing S wall of room to SE of central chimneystack with projecting brick fireplace and heavily plastered walls above*

The RCHME survey of 1930 noted parallels between these carved panels and those surviving in an early post-medieval farmhouse at Upton Court, Upton Bishop, Herefordshire (since removed) and suggests that they may have been brought from there. Another possibility is that they may have come from Fawley Court, the family seat of the Powells who are known to have owned No. 17 & 17A throughout most of the 19<sup>th</sup> century. Unfortunately, these carved panels appear to have been removed at some time after the fire of 2004 and no trace of them now remains.

The E wall of the room exhibits evidence of two phases of construction, the lower courses being of coursed rubble masonry while the upper stages are constructed of red brick laid in Flemish bond (*Plate 38*). Contemporary with the brickwork is a flat headed window with a moulded wooden surround; unfortunately, the glass and glazing bars have almost been entirely removed, but part of a thick sash frame (possibly of 18<sup>th</sup> century date) was noted.



*Plate 38: Internal view looking E showing E wall of room to SE of central chimneystack, of brick and rubble masonry construction, with the remains of a moulded sash framed window with thick glazing bars*

### 6.6.3 First Floor

The first floor is accessed from the square framed newel staircase, which leads onto a wide floorboarded landing located immediately S of the central chimneystack. The RCHME survey of 1930 refers to several panelled doors of late 17<sup>th</sup> century date on the first floor but unfortunately these appear to have removed, together with their surrounds. At the front of the building, accessed from the landing by a short flight of stairs, are two large rooms which were formerly linked by a broad elliptical archway with flanking plain moulded pilasters and spandrels which appears to have been inserted in the mid-19<sup>th</sup> century and was subsequently blocked up in the mid-late 20<sup>th</sup> century (*Plate 39*).

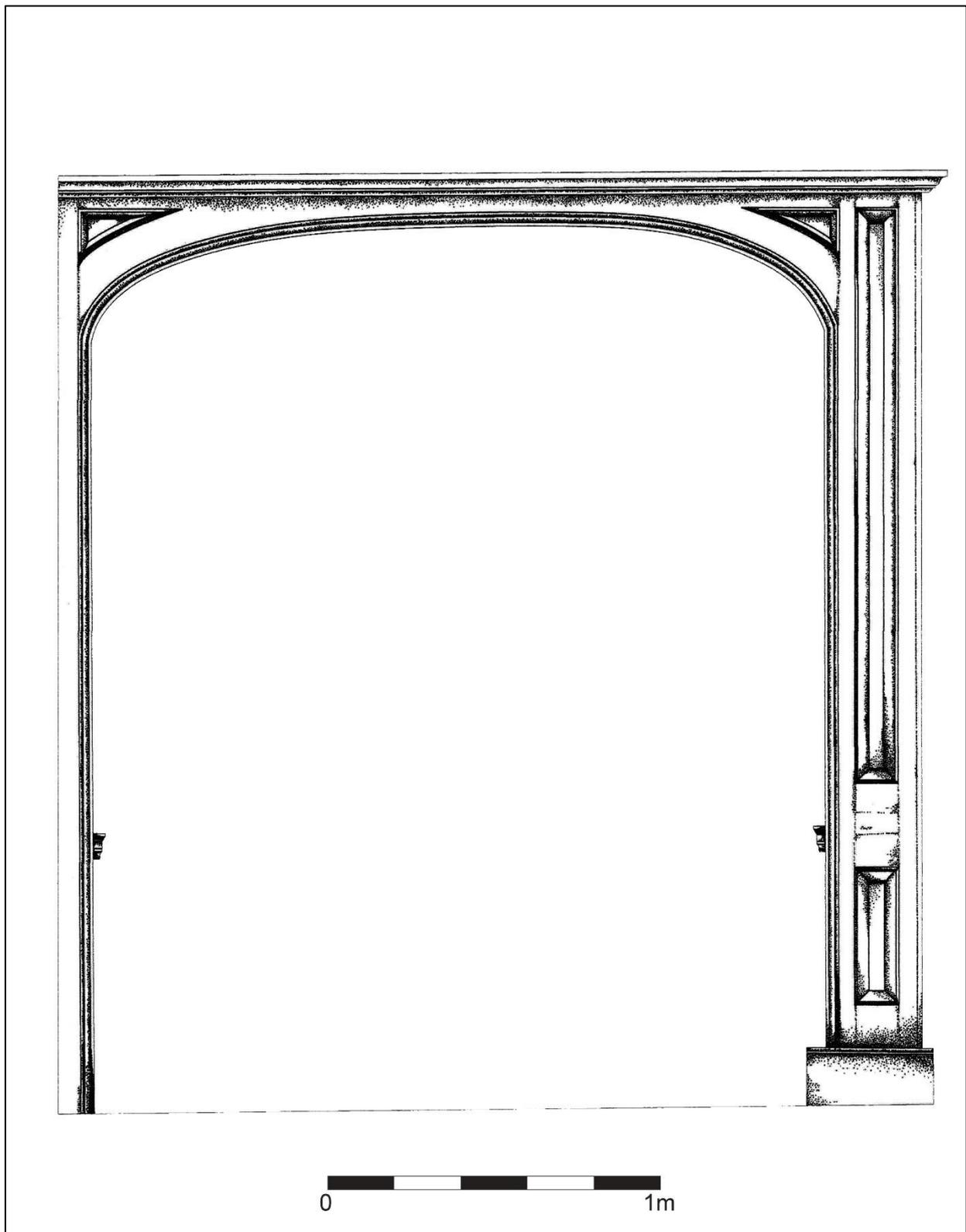
The larger, NW room is lit by two sash windows both of which were altered in the mid-19<sup>th</sup> century with the addition of a three-light transom (*Plate 40*). There is a moulded cornice and skirting board, both of which appear to be modern in date. Projecting from the centre of the N wall is a brick segmental arched fireplace which has been concealed by modern wallpaper, plasterboard and skirting board (*Plate 41*). A cupboard alcove has been inserted in the thickness of the W wall which appears to be of modern date. The ceiling is plastered but there are two large exposed beams oriented E-W across the centre of the ceiling and N-S along the E-wall, which appear to have been heavily renewed in recent years (*Plate 42*).



*Plate 39: Internal view looking S showing large elliptical archway in NW room at first floor level*



*Plate 40: Internal view looking W showing sash windows with 3-light transoms in NW room at first floor level*



*Fig. 16: Drawing of elliptical archway in SW room at first floor level*



*Plate 41: Internal view looking N showing blocked up fireplace in NW room at first floor level*



*Plate 42: Internal view looking E showing exposed ceiling beams and cupboard alcove in E wall of NW room at first floor level*

The SW room appears to have been reduced in size with the insertion of a partition wall oriented N-S subdividing it into two compartments, comprising a bedroom overlooking the street and a bathroom and W.C to the rear, with a narrow corridor leading S towards No. 17A. It is likely that these alterations were made when the house was converted into a hotel in the mid-late 20<sup>th</sup> century.



*Plate 43: Internal view looking N showing elliptical archway in SW room at first floor level*

As with the NW room, the ceiling is plastered with a plain moulded cornice and an exposed ceiling beam oriented E-W, however there is no fireplace, while the moulded skirting also appears to have been removed. Compared to its NW counterpart, the sash windows are also smaller, without the addition of the three light transom, and the moulding of the elliptical archway is slightly less elaborate (*fig. 16; Plates 43 & 44*).



*Plate 44: Internal view looking WNW showing sash windows in SW room at first floor level*

A doorway leads E from the landing to a large room in the NE corner of the first floor which was converted to use as a restaurant in the early 1970s. In contrast to the NW room, where the chimneystack and walls are concealed by wallpaper and plasterboard, the chimneystack and masonry walls are exposed and coated in whitewash. The floorboards have decayed in several places. Projecting from the E wall of the room is a deep recessed fireplace, the arch of the fireplace appears to have been reconstructed in brick with a low segmental brick arch, presumably replacing an earlier timber lintel. The right hand jamb of the fireplace, originally of stone construction, has been replaced with a vertical timber post (*Plate 45*).



*Plate 45: Internal view looking W showing fireplace in NE room at first floor level, partially reconstructed in brick*

To the right of the fireplace is a deep recess or inglenook with several exposed horizontal and longitudinal chamfered timbers (known as bond timbers) worked into the thickness of the wall to provide reinforcement (*Plate 46*). It is not clear when these were inserted, it is possible that they were introduced when the street frontage of the house was reconstructed in brick (during the 18<sup>th</sup> century), although it is possible that they predate this rebuilding. It is noteworthy that part of the N wall within the inglenook has been rebuilt in brick, contrasting with the remainder of the N wall which is of coursed rubble masonry construction.

The E wall is of brick construction with a 12-paned mullioned casement window with thin metal glazing bars which appears in its present form to be a modern insertion, replacing a broader mullioned and transomed window shown on a photograph of the rear of the Rosswyn Hotel taken in about 1960 (*Plate 47*). Above the window is a wooden lintel which appears to have been reused from an earlier window. The narrow flat-headed fire escape door to the right of this window is clearly of modern date and appears to have been inserted as part of the extensive alterations to the house made in the early 1970s; it is not shown on the 1960 photograph of the Rosswyn Hotel. It appears that the original window opening was broader and was partially blocked up as a result of the construction of the fire escape door.



*Plate 46: Internal view looking W showing W wall of inglenook to right of fireplace in NE room at first floor level with exposed timbers*



*Plate 47: Internal view looking E showing NE room at first floor level with modern casement window in E wall*

The S wall is of brick construction, coated in whitewash, and appears to have been inserted as part of the extensive alterations made to the house in the early 1970s, presumably replacing an earlier timber framed partition wall. Two doorways provide access to a narrow oblong room which appears to have functioned as a service room or storage area adjacent to the restaurant. The room is lit by two windows in the S and E walls.

The two light PVC framed window in the E wall is clearly of modern date and replaced a much broader window (probably a four-light mullioned window) which has been partially blocked up although the original window opening is still visible (*Plate 48*). The plaster of the S and E walls have been removed, revealing the construction break between the earlier coursed rubble masonry of the S wall and the brickwork of the rear (E-facing) wall which was probably added in the 18<sup>th</sup> century. The W wall is again largely concealed by plasterwork but appears to be of timber framed construction with lath and plaster infill.



*Plate 48: Internal view looking E showing interior of SE room at first floor level with a two light casement window inserted in the E wall in place of an earlier mullioned window*



*Plate 49: Internal view looking W showing section of balustrading associated with stairs leading to second floor landing*

#### 6.6.4 Second Floor

The section of the newel staircase leading from the first floor to the second floor exhibits some evidence of reconstruction, in particular the section of balustrading associated with the flight of stairs immediately leading up to the second floor landing appears to have been relocated from its original position, most likely when the existing partition wall with frosted glass windows associated with this flight of stairs was inserted in the early 1970s (*Plate 49*). The second floor has been subject to extensive alterations associated with its conversion into a hotel during the mid-late 20<sup>th</sup> century, which have resulted in earlier fabric either being concealed or removed altogether and the insertion of several new partition walls significantly altering the internal layout of this particular floor.



*Plate 50: Internal view looking NW showing blocked fireplace (concealed by wallpaper and plasterboard) in N wall of NW room at second floor level*

The newel staircase gives access to a wide floorboarded landing with doorways leading to two rooms to the NW and SW (overlooking the High Street) which have been subject to considerable modern alteration. The larger NW room has been heavily altered with the insertion of a bathroom and W.C. cubicle in the NE corner and a recessed wardrobe in the E wall (*Plate 50*). The walls are wallpapered while the floors are covered with linoleum although some floorboards have been exposed. The skirting appears to be entirely of modern date. A square hatchway in the ceiling in the NE corner of the room leads to the roofspace. A projecting section of the N wall almost certainly represents the location of a fireplace; however, it is completely concealed by modern wallpaper and skirting and appears partially to have been truncated by the insertion of the modern cubicle housing the bathroom and W.C.

The only surviving original features appear to be the pair of 12-paned flat headed sash windows in the W wall (overlooking the street) which have moulded architraves and thick moulded glazing bars suggestive of an 18<sup>th</sup> century date (*Plate 51*). Modern double glazing has been inserted over the sash windows although the original sash frames appear to have survived intact.



*Plate 51: Internal view looking W showing sash windows with thick glazing bars in NW room at second floor level*

The smaller SW room appears to have been reduced in size when a modern partition wall was inserted to create a corridor leading from the second floor landing across to No. 17A. In contrast to its NW counterpart, the wallpaper appears to have been largely removed exposing the rough plasterwork beneath. The skirting boards are modern although the floorboards (which are heavily decayed in places) could be of an earlier date. The most noteworthy features are the pair of 12-paned sash windows with thick moulded glazing bars identical to those in the NW room (*Plate 52*).

The rooms to the E of the landing have been heavily altered during the mid-late 20<sup>th</sup> century, again either concealing or removing much of the original fabric. A passageway has been created leading E from the second floor landing to a fire escape located at the rear of the building. Situated on either side of this passageway are two bedrooms; the larger NE room is lit by a single large 6 paned PVC casement window which has been partly truncated by the insertion of a modern cubicle for a bathroom and W.C. in the NE corner of the room (*Plate 53*). The walls are heavily plastered (probably recently) and the moulded skirting board appears to be a modern insertion; most of the floorboarding is concealed by linoleum although some exposed floorboarding may be of an earlier date.



*Plate 52: Internal view looking WSW showing sash windows with thick glazing bars in SW room at second floor level*



*Plate 53: Internal view looking W showing E wall of NE room at second floor level*

Located against the W wall is a projecting section of wall which corresponds to the location of the central chimneystack at ground and first floor level (Plate 53). There is no visible evidence for a fireplace against the W wall, however there is a deep recessed cupboard in the NW corner of the room which extends to the side of and beneath the chimney flue. A large longitudinal roof truss oriented E-W is visible adjacent to the chimney flue, as well as a section of lath and plaster panelling concealed beneath later plasterwork (Plate 54).



*Plate 54: Internal view showing detail of chimneystack and exposed truss revealed in cupboard within NE room at second floor level*

No architectural features of interest were noted in the SE room. Much of the wallpapering has been removed in this room, exposing rough plasterwork beneath. Sections of the floorboarding have also been exposed.

#### 6.6.5 Attic

The attic is accessed by a flight of wooden stairs directly leading up from the second floor landing. At the top of the stairs is an exposed section of the central chimneystack, the lower part of masonry construction while the upper tier appears to be brick-built, all heavily covered in a thick white render (Plate 56).

The main compartment of the attic is L-shaped in plan and the walls are concealed by modern plasterboard cladding except for a section of the cladding in the SE corner of the attic which has been removed to expose the

roof space and the brickwork of the E gable end wall (*Plate 55*). The room is lit by a 6-paned metal casement window which appears to be a mid-20<sup>th</sup> century insertion (it appears to have been in place by 1960).

Inspection of the visible roof space revealed it to be of open truss construction with the principal rafters connected to the horizontal tie beam and a linked by a single set of trenched purlins (*Plate 56*). The RCHME survey of 1930 suggests that some of the roof timbers may have originated from an earlier building but no definite evidence of reuse was noted. It was not possible to access the roofspace within the front portion of the building due to health and safety constraints.



*Plate 55: Internal view looking E showing main compartment of attic with section of exposed brick gable wall to right of picture*



*Plate 56: Internal view showing upper stages of central chimneystack in attic space of No. 17*



*Plate 57: Internal view looking W showing detail of roof truss in attic space of No. 17*

## 6.7 Internal Description – No. 17A High Street

### 6.7.1 Basement

The basement of No. 17A can be accessed either from a dog-leg staircase leading down from the central staircase of No. 17A or from a brick vaulted passageway leading S from the cellar of No. 17. Both the staircase and brick passageway appear, in their present form, to be of modern date (*Plate 58*).



*Plate 58: Internal view looking up the dog-leg staircase leading from the basement to the ground floor of No. 17A*

As was the case with No. 17, the cellarage appears to extend only beneath the front of the building. The walls are mostly clad with white plaster and modern timber panelling, associated with its usage as a cellar bar in the late 20<sup>th</sup> century. However, exposed sections of the cellar walls show them to be chiefly of coursed rubble masonry construction apart from the W-wall which has been partially rebuilt in brick (Plate 59). The ceiling is of beam and joist construction with evidence of re-used, heavily smoke blackened beams. A small arched recess with a low brick barrel vault has been inserted in the SW corner of the cellar (Plate 60).



*Plate 59: Internal view looking W showing partially reconstructed W wall of cellarage beneath No. 17A*



*Plate 60: Internal view looking S showing arched recess with brick barrel vault in SW corner of cellarage beneath No. 17A*

Beneath the modern staircase is a narrow passage which leads to a small oblong single-celled chamber, oriented E-W with a low stone vault (Plate 61). The function of this single-celled compartment is uncertain, it does not appear to lead to any other parts of the cellarge; it is possible that this may represent the so-called 'priest hole' which was reputedly identified during works on the hotel during the early 1970s.



*Plate 61: Internal view looking E showing detail of stone vaulted chamber located beneath the cellar staircase at No. 17A*

### 6.7.2 Ground Floor

The ground floor of No. 17A can be accessed from two locations, to the N from the hallway of the Rosswyn Hotel (which incorporates the former passageway leading between Nos. 17 & 17A) and to the S from the covered passageway running between No. 17A and Nos. 18 & 19, where the intact doorway leads directly onto the lobby and central staircase. From the hallway of the Rosswyn Hotel, a doorway leads S into a cross-axial corridor extending N-S through the ground floor (*Plate 62*). The ceiling appears to have been much renewed and is of beam and joist construction.



*Plate 62: Internal view looking S along modern corridor at ground floor level within No. 17A*

On the W side of this corridor is a tall glazed partition wall which is evidently a modern insertion, demarcating a room formerly used as the hotel reception office, as evidenced by a hatchway inserted in the thickness of the N wall. Few features of architectural interest were noted, the exceptions being a partially intact sash window with thin glazing bars of probable mid-19<sup>th</sup> century date (only the upper part of the sash frame has survived intact) and two exposed ceiling beams aligned E-W (*Plate 63*).



*Plate 63: Internal view looking W showing reception room on W side of corridor within No. 17A, with partially intact sash window with thin glazing bars*

To the E of the corridor is a doorway leading into a narrow entrance lobby, again devoid of architectural detailing. Immediately to the left of the doorway is a timber dog-leg staircase with a moulded open string and a modern hand rail providing access to the first and second floors (*Plate 64*), with an adjoining flight of steps leading down to the cellarage. Immediately facing the staircase is a flat headed plank and batten door in the S wall which directly leads to the passageway between No. 17 A and Nos. 18 & 19.



*Plate 64: Internal view showing dog-leg staircase at ground floor level within No .17A*

To the E of the lobby is a rectangular compartment currently used for storage, lit by a single 3-light casement window of mid-late 20<sup>th</sup> century date (*Plate 65*). The ceiling is plastered with moulded foliage decoration that appears to be of modern date and has two substantial exposed E-W aligned ceiling beams that appear to be heavily renewed. A projecting section of the N-wall probably represents a fireplace, however it was completely concealed by modern plasterboard and further hidden by beds and shelving stored in the room and could not therefore be investigated further.



*Plate 65: Internal view looking S showing ground floor room at E end of No. 17A with exposed ceiling beams*

### 6.7.3 First Floor

The staircase continues up to the first floor landing, lit by a small single light window in the thickness of the stairwell which is partially hidden by the stair treads. Immediately to the W of the stairway, a corridor provides access from the first floor landing to the adjacent house to the N (No. 17). The landing has moulded skirting and plain moulded doorways (the doors having been removed) leading to bedrooms situated to the E and W (*Plate 66*); no other architectural detailing of note was identified.



*Plate 66: Internal view looking E showing broad floorboarded landing at first floor level within No. 17A*

Leading off to the E and W of the first floor landing are two large bedrooms which have been subject to extensive late 20<sup>th</sup> century alterations; which appear either to have largely concealed or removed any internal features, fixtures or fittings of architectural interest. Within the front (W) bedroom, the most notable surviving features are the single 6-paned sash window with thin glazing bars, of probable early to mid-19<sup>th</sup> century date, the floorboarding and two exposed ceiling beams oriented E-W, which appear to have been heavily renewed (*Plate 67*). Against the N-wall is the site of a former fireplace which has been blocked up and concealed by modern plasterboard and skirting, immediately to the left of which is a recess for a modern wardrobe (*Plate 68*). A modern cubicle for a bathroom has been inserted in the SE corner of the bedroom.



*Plate 67: Internal view looking W showing 6-pane sash window and exposed ceiling beams in first floor W bedroom*

The rear bedroom to the E of the first floor landing has been even more systematically stripped of any original architectural features, fixtures and fittings (*Plate 69*). It is lit by a 6-paned metal casement window which is evidently a modern replacement. The walls are clad in modern plasterboard while the skirting also appears to be of modern date. Two exposed ceiling beams aligned E-W are visible, which appear to be continuations of the same ceiling beams visible in the front bedroom. A projecting section of the N wall with cupboard recesses on either side may represent a blocked fireplace and chimney flue but the actual fireplace appears to have been removed and concealed by modern plasterboard and wallpaper. A doorway in the SW corner of the room provides access to a modern bathroom and WC compartment which extends to the S of the first floor landing.



*Plate 68: Internal view looking N showing blocked fireplace to right of modern wardrobe in first floor W bedroom*



*Plate 69: Internal view looking E showing exposed ceiling beams in first floor E bedroom*

#### 6.7.4 Second Floor

The stairwell continues up to the second floor, the layout of which is similar to the first floor with a narrow second floor landing with moulded skirting and plain moulded doorways (the doors having been removed) leading to two bedrooms situated to the E and W of the landing.

As in the case of the first floor, the second floor has been subject to considerable alteration in the mid to late 20<sup>th</sup> century, which has resulted in the removal of the majority of original architectural features, fixtures and fittings, with the possible exception of sections of the floorboarding (although this has also been subject to modern renewal in places).



*Plate 70: Internal view looking W showing interior of front bedroom to W of the second floor landing*

The front bedroom to the W of the second floor landing has been extensively altered and clad in modern plasterboard and wallpaper. The skirting appears entirely to be of modern date. It is lit by a modern 6-paned PVC casement window which superseded an earlier 6-paned sash window of probable 19<sup>th</sup> century date (Plate 70). A deep recessed wardrobe in the N wall contains some earlier wallpaper of possible late 19<sup>th</sup>-early 20<sup>th</sup> century date. To the right of this wardrobe is the site of a former fireplace and chimney flue which has been completely concealed by modern plasterboard and wallpaper. A modern bathroom cubicle has been inserted in the SE corner of the bedroom.

The rear bedroom to the E of the first floor landing is largely devoid of architectural detailing. It is lit by a 6-paned PVC casement window which is evidently a modern replacement (*Plate 71*). The walls are clad in modern plasterboard and wallpaper while the skirting also appears to be of modern date. A projecting section of the N wall with cupboard recesses on either side may represent a blocked fireplace and chimney flue but the actual fireplace appears to have been removed and concealed by modern plasterboard and wallpaper. A doorway in the SW corner of the room provides access to a modern bathroom and WC compartment extending to the S of the first floor landing.



*Plate 71: Internal view looking E showing interior of bedroom to E of second floor landing*

A flight of wooden stairs with a moulded handrail and twisted balusters extends up from the second floor landing to a narrow half-landing, which leads to a doorway connecting No. 17A with the adjacent house at No. 17 (*Plate 72*). The handrail and balusters associated with this flight of stairs does not appear to be in-situ and suggests that the stairway and the doorway leading to No. 17, in their present form, are probably of modern date and were inserted to provide fire escape access between the two properties. Above this doorway is a substantial transverse beam carried on a vertical jowelled post; it is possible that this represents part of an external timber framed wall although no evidence of lath and plaster infill was observed (*Plate 73*).



*Plate 72: View looking N showing flight of stairs leading to half-landing between Nos. 17 & 17A, with moulded hand rail and balusters*



*Plate 73: Internal view looking N showing jowelled post carrying a transverse beam located above the doorway leading from No. 17A to No. 17, to the left of which is a flight of stairs leading to the attic space of No. 17A*

## 6.7.5 Attic

Leading off to the W of the half-landing is a steeply pitched flight of steps with winding treads climbing up to the attic space of No. 17A, accessed via a 3-panelled doorway positioned somewhat awkwardly against the N wall of the building (*Plate 73*). In contrast to the attic space of No. 17, where the roof timbers and floorboards have been significantly renewed and obscured by modern cladding, this attic has not been as heavily altered during the late 20<sup>th</sup> century and as a consequence, much more of the original roof structure and floorboarding, probably datable to the 18<sup>th</sup> century, has survived intact.



*Plate 74: Internal view looking S showing partition wall and lath and plaster ceiling to right of chimney flue*

The attic space is divided into three compartments. The landing has a steeply pitched ceiling with walls of lath and plaster and a pair of exposed purlins oriented N-S. Immediately E of the flight of stairs, against the N wall of the compartment is the upper portion of the chimney flue, the brick masonry of which is completely concealed by a thick greyish white plaster. At right angles to the chimney flue is a partition wall constructed of timber planking, above which is a pitched lath and plaster ceiling (*Plate 74*). Evidence of the roof structure was noted behind this partition wall; however, it was not possible to investigate more closely due to health and safety constraints.

To the S of the landing is a partition wall of lath and plaster (oriented E-W) with a centrally placed doorway with plank and batten door leading to a small oblong room. This compartment has side walls and a pitched ceiling of lath and plaster with a pair of roof purlins exposed. The floorboarding has been exposed in this room and may well represent original fabric. The S-facing gable end of the room is constructed of brick (laid in Flemish bond) with a single flat headed window of probable 18<sup>th</sup> century date (*Plate 75*). The wooden framing of the window

has remained intact although the glazing bars have been removed. Attached to the W wall of the compartment is a series of newspaper cuttings from the 'Sunday Pictorial' newspaper dated 1947.



*Plate 75: View looking S showing S gable wall of compartment in first floor attic*



*Plate 76: View looking W showing W wall of compartment within first floor attic with late 1940s newspaper cuttings attached to walls*

The main compartment, situated to the E of the landing, is accessed via a flat headed doorway (with 3-panelled door) set centrally within a timber framed partition wall with lath and plaster infill (*Plate 77*). Evidence of close studded timber framing is visible on the E-facing side of this partition wall. (*Plate 78*)



*Plate 77: View looking E showing plank and batten doorway set within lath and plaster partition wall, leading to main compartment within first floor attic*

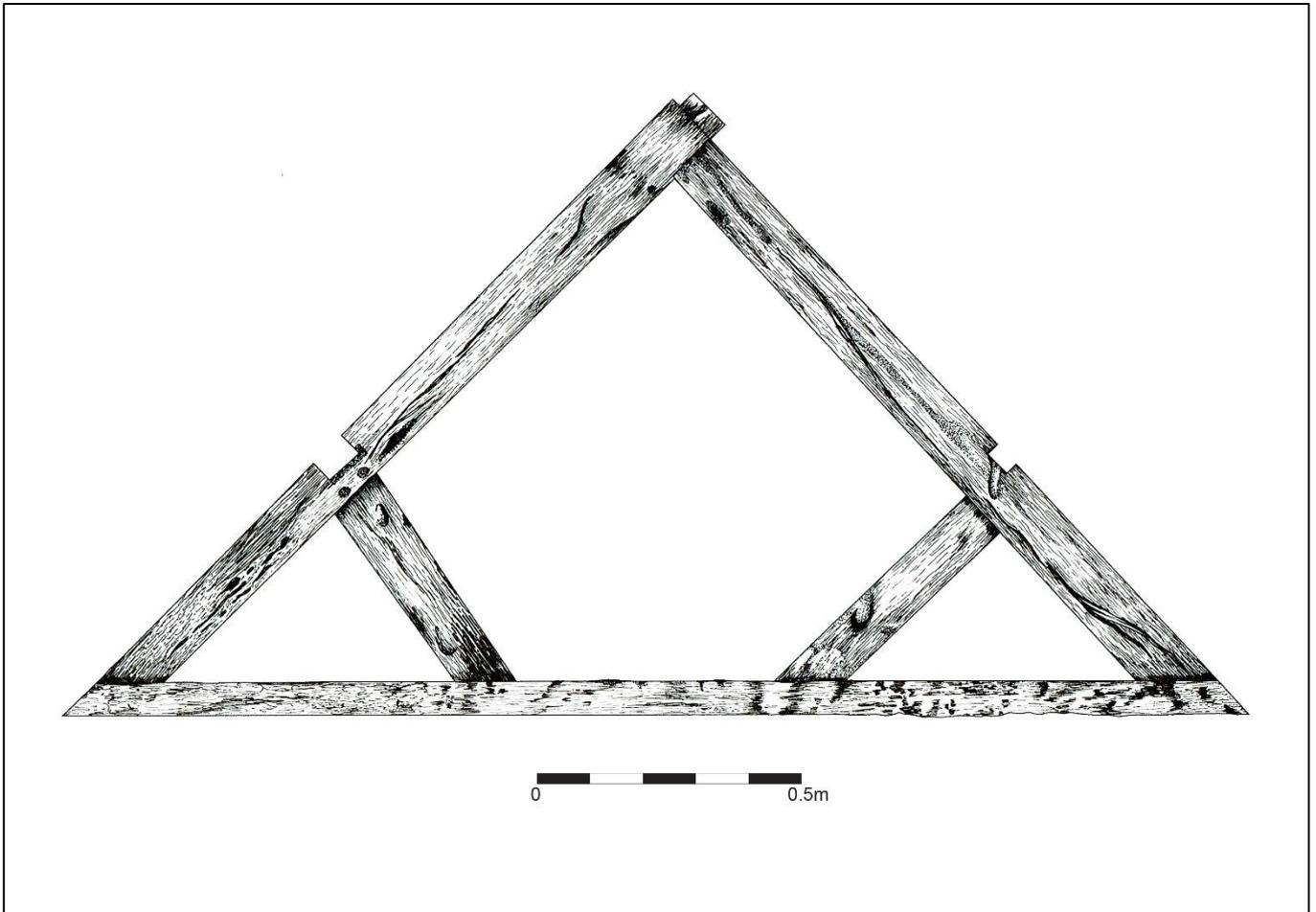
Within this compartment, the roof structure is fully exposed and is 3 bays in length (oriented E-W) with angled struts connecting the tie beam to the principal rafters (*Plate 79*). It is noticeable that the floorboards within the central and easternmost bays are oriented N-S while those within the westernmost bay are oriented E-W, it is possible that this change in direction may represent a construction break. The E gable wall is of brick construction, laid in Flemish Bond, and partially whitewashed. Inserted centrally in the wall is a pentagonal window opening, the wooden framing of which has been removed



*Plate 78: View looking W showing lath and plaster partition wall at W end of main compartment within first floor attic*



*Plate 79: View looking W showing detail of roof trusses within compartment of first floor attic*



*Fig. 17: Detail of roof truss in attic space of No. 17*

## 6.8 Internal Description Nos. 18 & 19 High Street

The former shop premises at Nos. 18 & 19 High Street could only be accessed at ground level as the interior has been completely gutted.

A centrally placed chimneystack within the building has been completely demolished and no trace of it remains. The ceilings and floorboards have been mostly removed, exposing the timber beams and joists, while most of the internal partition walls have also been removed at ground level and on the first and second floors, with steel columns and timber posts of recent date inserted to provide structural stability. With the exception of the glazed street frontage (of early 20<sup>th</sup> century date), all fixtures and fittings relating to its former use as a shop premises have been removed in their entirety.

The layout of the building is of two-unit type with a thin studded timber framed partition wall running E-W through the front portion of the building. Some vestiges of lath and plaster infill was noted, however most of it appeared to have been replaced by brick infill (*Plate 80*).



*Plate 80: Internal view looking W showing timber framed partitions with brick infill marking the division between Nos. 18 & 19 High Street*

Located towards the E end of the building is a short section of close studded timber framing attached to a timber sill plate, which in turn is carried upon a N-S aligned, roughly coursed dwarf stone wall which appears to have been heavily truncated (*Plate 81*).



*Plate 81: View looking W showing remains of close studded timber framed partition resting on dwarf stone wall*

Located immediately N of this dwarf stone wall is a substantial square timber post which extends the full height of the building, with slots for vertical and horizontal members, and is carried upon a square brick plinth of modern date (*Plate 82*). It is possible that this section of timber framing represents the original rear (E-facing) wall of the building, which is further suggested by a vertical construction break in the S wall, in line with the timber framing.



*Plate 82: View looking SE showing large vertical timber post to N of dwarf stone wall*

The existing E wall of the building is heavily clad in plaster but at its S end is an exposed section of close studded timber framing with lath and plaster infill with a substantial jowelled corner post which could be of 17<sup>th</sup> or 18<sup>th</sup> century date (*Plate 83 & 84*).



*Plate 83: Internal view looking W showing jowelled post and section of timber framing with lath and plaster infill*

Located in the SE corner of the building, projecting beyond the E wall, is a gabled annexe with roughly coursed rubble masonry walls on its S and E sides at ground floor level (*Plate 84*), the upper storeys appear partially to be of brick construction. Inspection of the exterior shows a chimneystack in this location, against the E gable wall, however no evidence of a fireplace was visible at ground level and has presumably been removed.

Removal of the floorboards in this area indicated that the E wall of this annexe curved slightly and extended beneath the existing ground level by at least 1.5m (*Plate 86*). It is possible that this represents evidence of a cellar, however its full extent could not be ascertained due to health and safety constraints; it only appeared to extend beneath this annexe and did not continue beneath the rest of the building. A narrow brick lean to extension was added to the NE corner of this annexe, housing a modern lavatory.

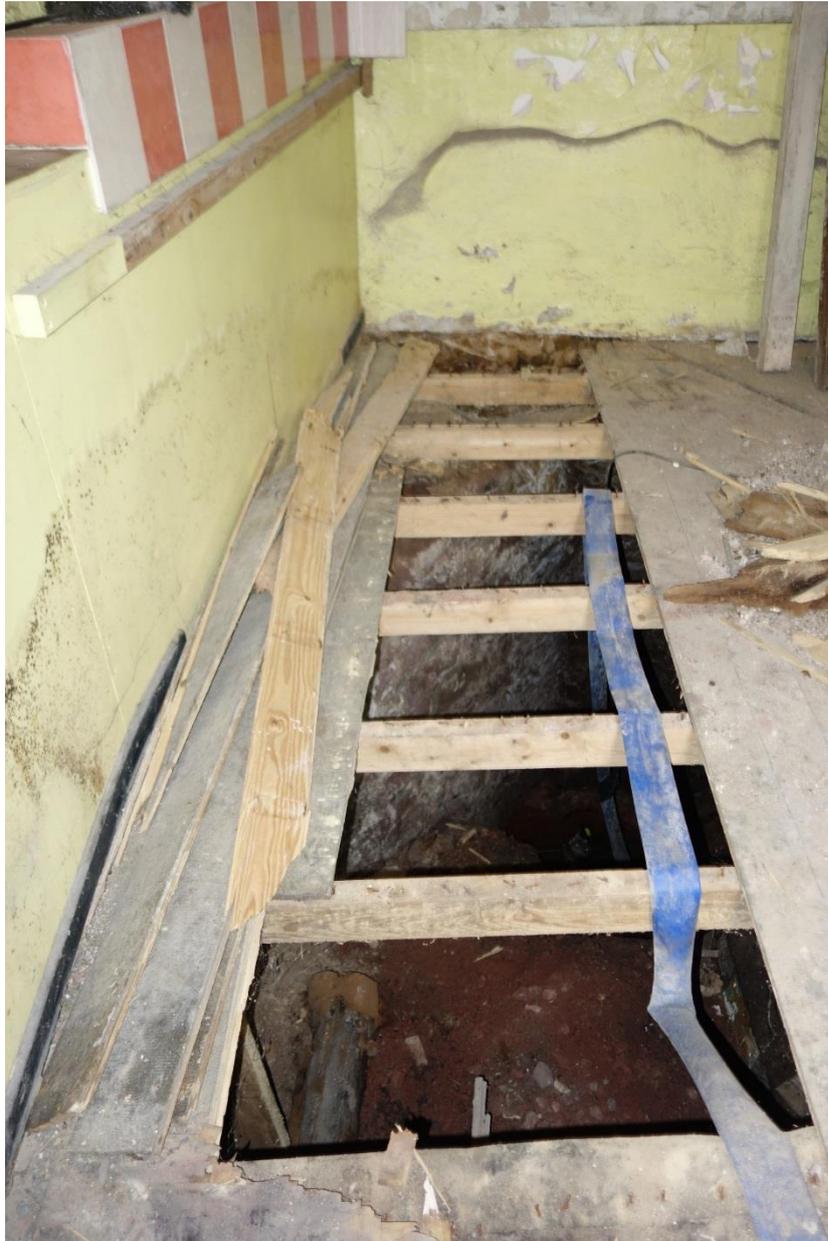
The rooms on the first and second floors could not be accessed and were therefore only viewed from ground floor level. Evidence of partially intact lath and plaster partition walls was observed on both the first and second floors (*Plate 85*).



*Plate 84: Internal view looking ENE showing interior of annexe in SE corner of No. 19 with masonry walls concealed beneath thick plaster, with a section of timber framing with jowelled corner post visible to left of picture*



*Plate 85: Internal view looking E showing ground and upper floor of Nos. 18 & 19 with evidence of lath and plaster partitions*



*Plate 86: Internal view looking N showing curved masonry wall and possible cellarage in SE corner of No. 19*

## 6.9 Internal Description - Detached building to rear of No. 17A

The detached building to the rear of No. 17A appears to be of late 19<sup>th</sup> century origin (it is first shown on the OS 1<sup>st</sup> edition map of 1887) but was converted in the late 1970s into accommodation for the hotel owner. Internally, the original internal arrangements of the building have been extensively altered and subdivided to form a three bedroomed house. Little evidence of original architectural detailing has survived; all the doors and skirting appear to be of late 20<sup>th</sup> century date. A brick segmental fireplace set in the E wall of the ground floor living room and a fireplace with cast iron oven set into the E wall of the ground floor lobby may be of late 19<sup>th</sup> century date (*Plate 87*)



*Plate 87: View looking E showing brick fireplace in E wall of ground floor living room of detached building to rear of No. 17A*



*Plate 88: Internal view looking E showing fireplace in ground floor lobby with cast iron oven of late 19<sup>th</sup> century date*

## 7 Discussion of Phasing

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### 7.1 No. 17 High Street (Rosswyn Hotel)

Evidence of four distinct phases of construction were identified within No. 17 High Street, ranging in date from the 17<sup>th</sup> century (or possibly earlier) through to the late 20<sup>th</sup> century.

#### 7.1.1 17<sup>th</sup> century

It appears that the building was originally of a two-unit wide frontage type, built around a substantial central chimneystack, a type of urban house plan which became increasingly common from the late 16<sup>th</sup>-early 17<sup>th</sup> century onwards (Brunskill, 2000, 128). The fact that the building appears to occupy a double burgage plot suggests that it probably replaced two earlier houses of medieval date which formerly occupied the site.

The central chimneystack appears originally to have had back to back fireplaces at ground floor level, based on the evidence of the RCHME survey of 1930. Of the two fireplaces marked on the RCHME survey plan, only the large E-facing fireplace has survived, which was probably associated with a kitchen and service rooms to the rear of the house. The W-facing fireplace was probably associated with a living room or parlour at the front of building but this appears to have been removed at some point during the mid-20<sup>th</sup> century.

Historically, there appears to have been two entrances to the building, one from the street frontage leading directly to the staircase lobby on the S side of the chimneystack, with a separate entrance located to the SE of the chimneystack, accessed from the covered passageway which formerly extended to the rear of the street frontage (between Nos. 17 & 17A).

The rear outer walls of the building, lying to the E of the central chimneystack, appear to have been built of stone, as evidenced by the coursed rubble masonry walls on the N, E and S sides of the building which are concealed by modern render and whitewash. It would appear that the front two bays of the building were originally of timber framed construction and that they were completely reconstructed in brick at some point during the early-18<sup>th</sup> century.

Also probably belonging to this primary phase of building activity is the stone-built cellarage, hewn into the natural sandstone bedrock, which extends beneath the front two bays of the house. While sections of the masonry walls of the cellar could possibly form vestiges of an earlier medieval structure, it appears far more likely that the cellarage is contemporary with the initial phase of construction (in the late 16<sup>th</sup> or early 17<sup>th</sup> century) especially as the cellar walls appear largely to respect the footprint of the existing building.

Cellars appear to have become increasingly common in urban houses from the late 16<sup>th</sup> century onwards, responding to an increasing need for additional storage for meat and other foodstuffs. In Fox and Raglan's classic study of Monmouthshire Houses, it was suggested that the increasing provision of cellarage reflected the need to provide storage of cider (Fox & Raglan, 1951-4, II, 134; Steane & Ayres, 2013, 117) and the evidence of probate

inventories from the early 17<sup>th</sup> century onwards certainly shows that the consumption of cider was becoming more common in both urban and rural households not only in Monmouthshire but also in Herefordshire (Hughes and Hurley, 2009, 166-69).

It was common for cellarage to be located beneath the parlour which would normally be located at the highest end of the site (usually the street frontage) with the kitchen being situated towards the lower end. The location of the cellarage below the parlour would also have the added benefit of providing this important apartment with the comfort (and warmth) of a boarded floor, as compared with rammed earth or stone flagged floors (Steane & Ayres, 2013, 117).

### 7.1.2 18<sup>th</sup> century

This phase of construction appears to be represented externally by the reconstruction of the whole of the W-facing elevation (fronting onto the High Street) and the southern bay of the rear (E-facing) elevation in brick. The existing street frontage certainly appears to be characteristic of an early 18<sup>th</sup> century date, with its open pedimented doorcase, modillioned eaves cornice and box frame sash windows.

The box sashes at ground floor level are flush with the wall and those at first and second floor level are only slightly recessed, suggesting an early 18<sup>th</sup> century date for this phase of construction. Although the glazing bars of the ground floor windows have been removed and those at first floor level appear to have been altered in the 19<sup>th</sup> century (with the addition of a 3-light transom to both of the left hand windows and the replacement of the original glazing bars), those at second floor level still retain their thick moulded glazing bars which are characteristically of early 18<sup>th</sup> century date.

Extensive alterations also appear to have been made to the interior of the house in the early 18<sup>th</sup> century. Internally, the most significant feature of this phase of activity is undoubtedly the framed newel staircase with elaborately carved newel post and twisted balusters to the S of the central chimneystack, which can probably be dated to the early 18<sup>th</sup> century. Evidence of reused woodwork indicates that it probably succeeded an earlier staircase, probably of mid-17<sup>th</sup> century date in the same location. The mullioned casement window lighting the staircase between ground and first floor level is probably contemporary with the staircase and may be assigned an early 18<sup>th</sup> century date.

The rectangular brick barrel vaulted cellar located to the rear of the building, to the E of the earlier stone cellarage, may also be assigned an early 18<sup>th</sup> century date. At ground floor level, the room lying to the SE of the central chimneystack with its close studded partition walls and brick fireplace may also be assigned an early 18<sup>th</sup> century date, contemporary with the reconstruction of the southern bay of the rear (E-facing) elevation in brick. The heavily truncated remains of a moulded box sash window in the E wall of this room probably date from the same period. This room appears to have been used in the late 19<sup>th</sup>-early 20<sup>th</sup> century as a study.

The roof trusses in the attic space within the rear part of the building also appear to date to the early 18<sup>th</sup> century. The panelled doors of early 18<sup>th</sup> century date at first floor level which are mentioned in the RCHME

survey of 1930 and the listed building description for No. 17 appear to have been removed in their entirety, presumably after the damaging fire of 2004.

### 7.1.3 Mid to late 19<sup>th</sup> century

This phase of construction, which may be dated to the mid to late 19<sup>th</sup> century, appears to be represented externally by the alterations made to the sash windows in the principal W-facing elevation at first floor level, with the insertion of three light transoms in the two left hand windows and the replacement of the original sashes with thinner glazing bars.

These alterations appear to be connected with a significant reorganization of the front two rooms at first floor level, with the insertion of an elliptical pilastered archway connecting the two rooms. It is likely that these two rooms were being used as drawing rooms (which were commonly situated on the first floor in 18<sup>th</sup> and 19<sup>th</sup> century townhouses) and that the northern room was intended for more important occasions, as evidenced by its larger size and the more elaborate decoration on the pilastered archway.

It is unclear precisely when (and by whom) these alterations to the first floor were made, although the glazing of the sash windows and the decoration of the elliptical pilastered archway are indicative of a probable mid to late 19<sup>th</sup> century date.

### 7.1.4 Mid to late 20<sup>th</sup> century

Extensive alterations were made to the house, both externally and internally, during the mid to late 20<sup>th</sup> century following its conversion into a hotel (in 1947) and subsequently into a hotel, restaurant and public house. At ground level, the covered passageway which formerly ran from the street to the rear of the building (separating Nos. 17 & 17A) was removed at some time between c.1950 and 1960. The rear elevation of the building was also extensively altered, with the replacement of the majority of the windows and the insertion of fire escape doors at ground, first and second floor level. Considerable alterations were also made to the internal arrangements of the building to provide additional accommodation and bathroom facilities. The existing rectangular brick outbuilding ranges to the rear of No. 17, housing lavatories and storage rooms, appear to have been added at some time after 1960, based on cartographic and photographic evidence.

## 7.2 17A High Street

### 7.2.1 17<sup>th</sup> century

The earliest identifiable phase of construction appears to be represented by the stone walled cellar with joisted ceiling located beneath the frontage of the house, which appears to be of similar date to the cellar beneath No. 17 and may be dated to the late 16<sup>th</sup> or 17<sup>th</sup> century. It was presumably associated with a timber framed building in this location, fronting onto the street, of which no other visible remains have survived.

### 7.2.2 18<sup>th</sup> century

The principal phase of construction, datable to the 18<sup>th</sup> century, is represented by the construction of the existing three storeyed, two-unit brick townhouse (presumably following the demolition of the timber framed building which previously occupied the site) with a narrow street frontage projecting somewhat awkwardly into the street. In contrast to the façade of the adjoining house of No. 17 High Street, with its impressive open pedimented doorcase, this house was originally accessed via a side entrance located within a passageway running between No. 17A and No. 18.

The treatment of the façade appears to be superficially similar to No. 17, with its modillioned eaves cornice and projecting quoins, however the windows at first and second floor level have segmental arches with slightly recessed, moulded box sashes, suggestive of a later date, possibly mid to late 18<sup>th</sup> century. Internally, little architectural detailing associated with this phase of construction has survived, with the exception of the attic space which contains close studded timber framing and exposed roof trusses which are likely to be of 18<sup>th</sup> century date.

### 7.2.3 Mid to late 19<sup>th</sup> century

A later phase of building activity, datable to the mid-late 19<sup>th</sup> century, appears to be represented externally by alterations to the fenestration of the street frontage and rear elevation of No. 17A and the construction of the detached L-shaped building to the rear of No. 17A. Internally, the central newel staircase can probably be assigned a mid-late 19<sup>th</sup> century date and probably represents the replacement of an earlier flight of stairs in the same location.

### 7.2.4 Mid to late 20<sup>th</sup> century

The house was briefly used as a car repair shop during the 1920s-30s and the fascia board on the exterior of the building can probably be assigned to this period. As with No. 17, extensive alterations were made to the internal arrangements of No. 17A during the mid to late 20<sup>th</sup> century following its conversion into the Rosswyn Hotel after the Second World War. The passageway separating Nos. 17 and 17A was removed and the ground floor of the building converted into a hotel reception and offices. The rooms at first and second floor level were extensively refurbished to provide hotel accommodation and almost all extant fixtures and fittings date from this period. The attic space appears to have been left relatively unaltered since the late 1940s and consequently more original features (including the roof trusses and close studded timber framing) has survived in this area.

## 7.3 18 & 19 High Street

Due to the fact that so much internal fabric has already been removed from Nos 18 & 19, it is difficult to reach fully informed conclusions regarding the phasing of the building. Cartographic and documentary evidence indicate the existence of two houses on the site by the late 18<sup>th</sup> century. Within the SE corner of the building, the remains of a curved masonry wall and an exposed section of close studded timber framing supported on a dwarf

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stone wall probably represent the earliest surviving fabric, which could be of 18<sup>th</sup> century date or possibly earlier. A portion of the rear (E-facing) wall appears to be of timber framed construction with brick and lath and plaster infill, which may be assigned an 18<sup>th</sup> century date. The front elevation of Nos. 18 & 19 appears to be of early to mid-19<sup>th</sup> century date, including segmental arched sash windows at first and second floor level while the glazed street frontage and fascia appear to be of late 19<sup>th</sup>-early 20<sup>th</sup> century date.

## 8 Copyright

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Fig. 18: Phased Front Elevation of Nos. 17-19 High Street

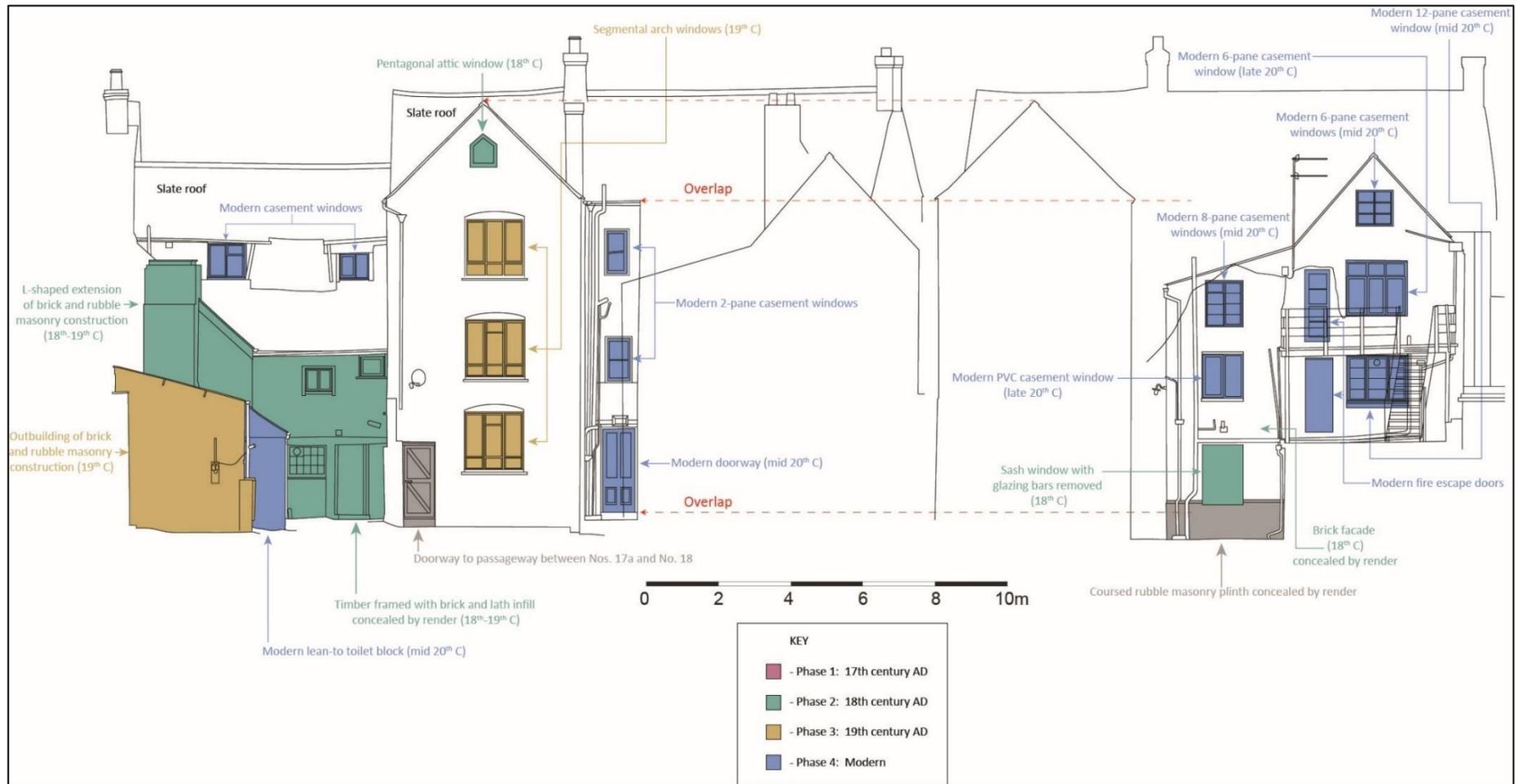


Fig. 19: Phased rear elevation of Nos. 17-19 High Street



Fig. 20: Phased ground floor plan of Nos. 17-19 High Street

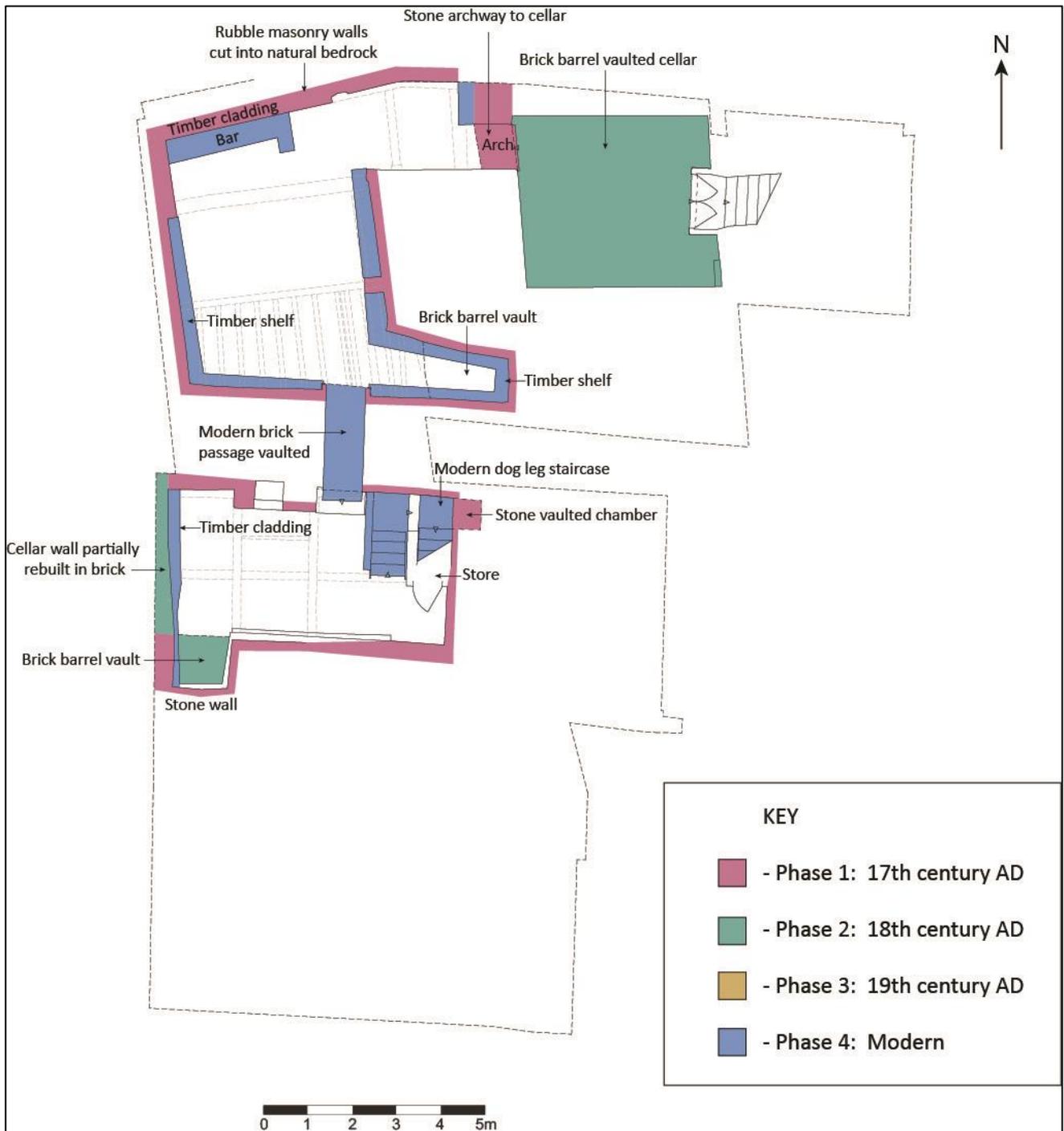


Fig. 22: Phased basement plan of Nos. 17 & 17A High Street



Fig. 23: Phased first floor plan of Nos. 17 & 17A High Street



Fig. 24: Phased second floor plan of Nos. 17 & 17A High Street

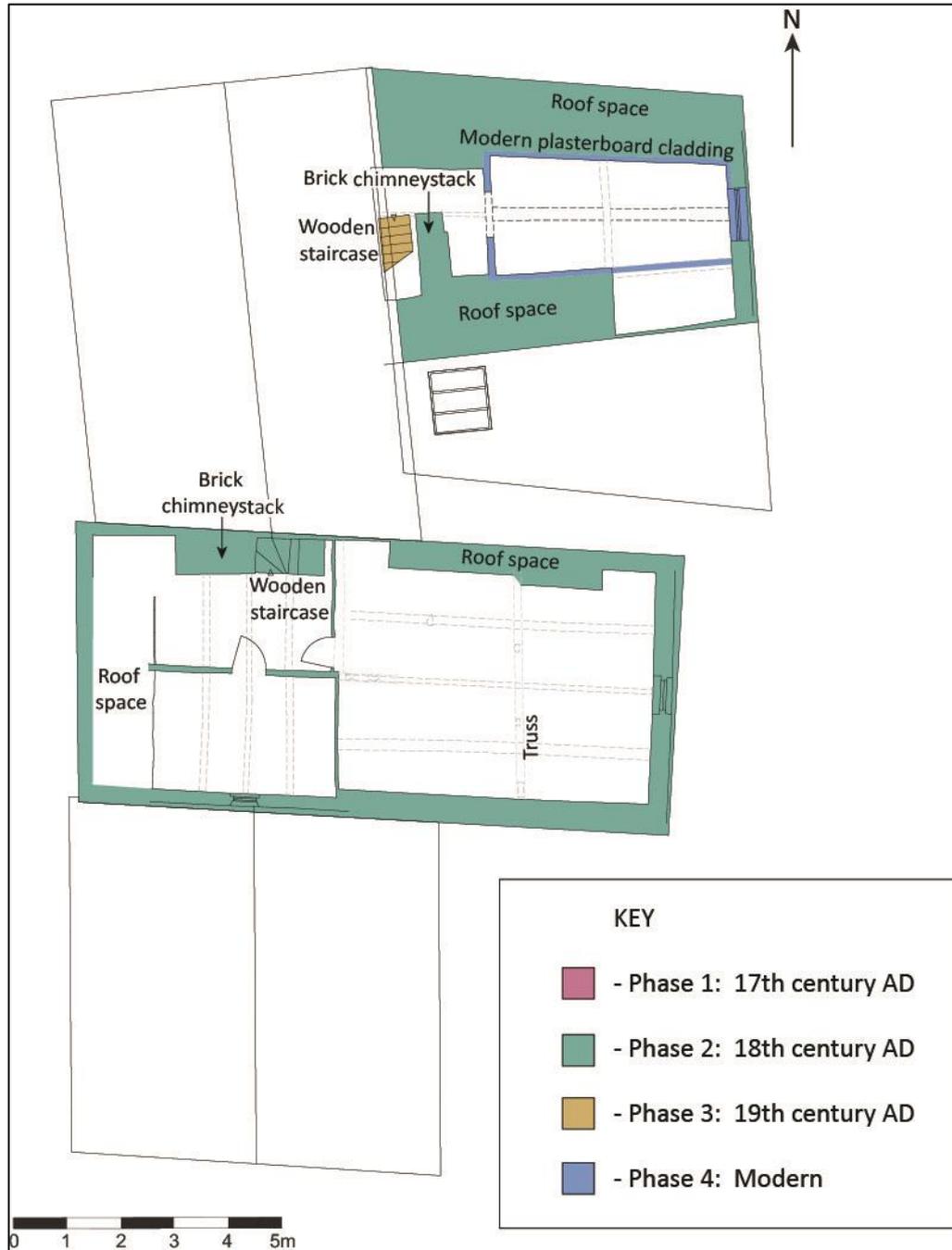


Fig. 25: Phased plan of attic space at Nos. 17 & 17A High Street

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(Acknowledgments to Mrs H. Hurley who kindly provided information on the history of the Rosswyn Hotel and access to the 1823 parish map of Ross in the possession of Mrs Elizabeth Okell)

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### 9.3 Cartography

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OS 1<sup>st</sup> edition 25 inch map – 1887

OS 2<sup>nd</sup> edition 25 inch map – 1904

OS 3<sup>rd</sup> edition 25 inch map – 1928

OS 4<sup>th</sup> edition 25 inch map – 1937

OS 1:2500 map - 1969

Document Title		Document Ref	
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Compiled by	Stephen Priestley MA MCIfA		
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