



Standing Building Recording Survey

**No. 38 South Street
Leominster
Herefordshire**

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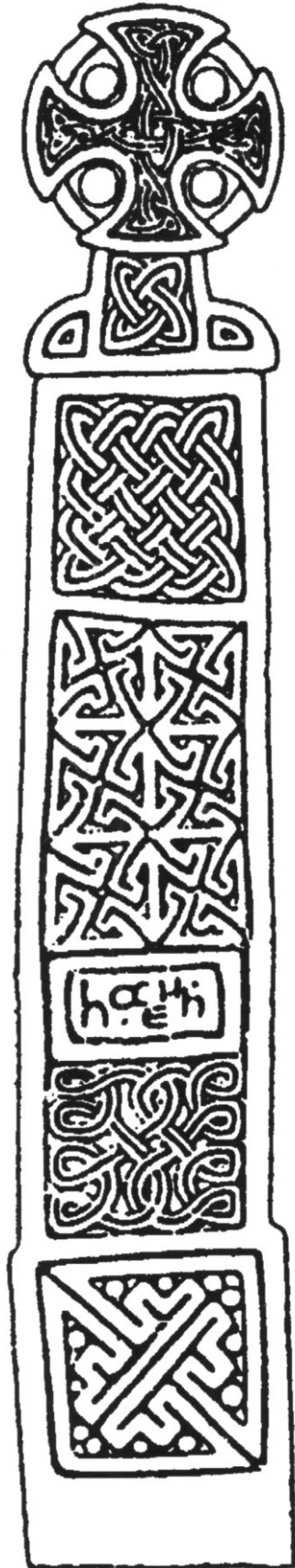
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1. Non-Technical Summary

The house and extensive range of outbuildings at No. 38 South Street form a Grade II listed group of buildings of considerable architectural and historical interest, situated in a prominent position immediately S of the centre of the historic town of Leominster.

Historical research has revealed that 38 South Street is located close to the line of the medieval town ditch of Leominster and that the site was occupied until the early 19th century by three narrow tenement plots, probably established during the late medieval period.

The present building appears to have originally been built in about 1835-40 and forms one of a series of substantial Regency townhouses constructed at the N end of South Street between 1810 and 1840 (other notable examples include No. 33 (Bryanstone House), No. 35 and No. 66 (The Hawthorns), all three of which are Grade II listed).

No. 38 was occupied from c.1830 to 1865 by the Manwaring family, who were corn merchants, maltsters and curriers (leather dealers) and appear to have been responsible for building not only the house but also the substantial range of outbuildings to the rear, functioning both as stables and warehouses. The house and premises were subsequently occupied by a brewer, Charles Blundell, who made significant alterations, adding a two-storey wing to the N of the main house and expanding the outbuildings to the rear in order to accommodate a brewery.

Four distinct phases of alteration and new building work were identified, extending from the early 19th century up to the late 20th century.

Phase 1: The earliest phase of activity on the site appears to date from c.1835-40 and is represented externally by the principal E-facing elevation of the house and the adjacent carriageway. The building forms a group with the Masonic Hall, which appears to have been constructed at about the same time.

Phase 2: The second phase of activity on the site appears to date from the mid-Victorian period (c.1840-50) and is represented by the outbuilding range to the rear of the former Masonic Hall, which appears to have been completed by 1848.

Phase 3: The third phase of activity on the site dates from the late Victorian period (c.1870-1900) and is represented by the construction of the two-storey brick extension to the W of the house in about 1875 and the alteration of the outbuilding range, in connection with the conversion of the premises into a brewery by Charles Blundell. During the same period, significant alterations were made to the interior, as evidenced by the insertion of new iron and glazed tile fireplace surrounds and other features, such as the elaborate gas sconce on the first floor landing, which appear to date from the 1870s.

Phase 4: The fourth and final phase of building activity is represented by the significant external and internal alterations carried out during the late 1960s-70s, which included the reconstruction of the N facing elevation and the insertion of glass doors and shop windows and the partial reorganization of the ground floor and first floor rooms.

2. Introduction

Border Archaeology was instructed by Mr. Kevin Blake on behalf of Marches Housing Association Ltd to provide a programme of archaeological survey and recording at No. 38 South Street as required by Condition 3 of Planning Permission (application number DCNC2003/3449/F) granted by Herefordshire District Council on the 17th February 2004 wherein the buildings were judged to be of *archaeological/historic and architectural significance* likely to be *affected by the development*.

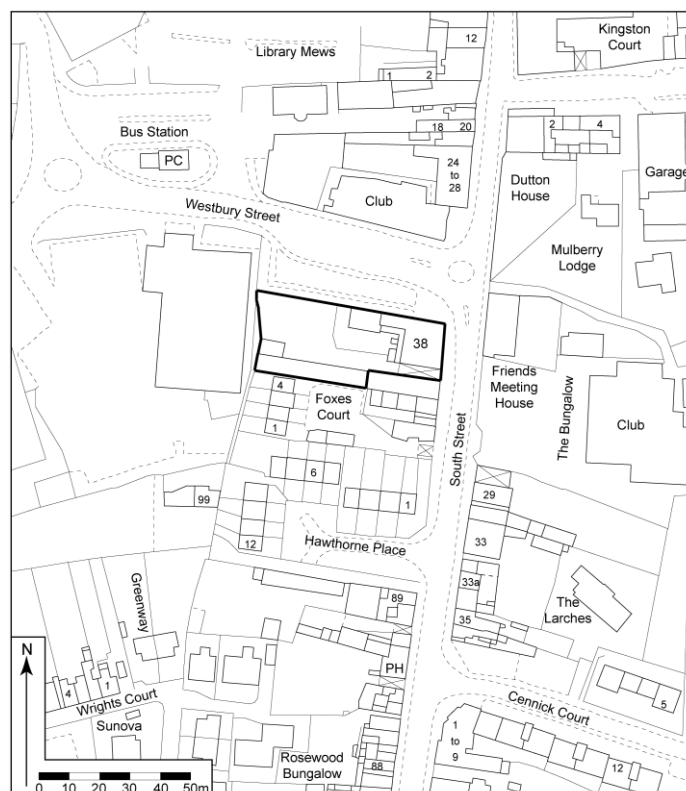


Fig. 1: Site Location Plan: No. 38 South Street

The scope of the works was agreed with Mr. Julian Cotton of Herefordshire Archaeology (HA) and a Written Scheme of Investigation was submitted to and approved by HA in June 2006 in which the buildings and their curtilage were deemed to warrant recording to an EH/RCHME Level 3 standard to reflect their importance and quality.

An initial assessment was made by Border staff prior to work commencing and site measurements/drawing/photography was undertaken throughout July 2006; it is intended that all photographs taken during the site works will be digitally stored and copies supplied with the Archive. A full complement of architectural plans was supplied by Marches Housing Association Ltd appointed architects Quattro Design Limited and these formed the drawn criteria for this Report's floor plans & illustrations.

Copies of this Report will be submitted to Marches Housing Association Ltd, Herefordshire Archaeology and the County Sites & Monument Record (SMR), with an additional copy being offered to Leominster Museum.



3. Standing Building Recording Methodology

The overall aim of the programme of standing building recording was to establish the character, history, dating, form and development of the house and outbuildings and to allow for the preservation by record of significant architectural remains.

This building recording survey was undertaken to Level 3 as specified within *Recording Historic Buildings: A Descriptive Specification* (3rd edition 1996) published by RCHME and *Understanding Historic Buildings: A Guide to Good Practice* (2006) published by English Heritage, which requires an analytical written record and a detailed drawn and photographic record illustrating the building's appearance and structure.

This standing building recording comprises an analytical record, consisting of an introductory description followed by a systematic written account of the building's origins, development and use and a detailed drawn and photographic record of the exterior and interior of the building, including a set of annotated drawn plans of all main floors (including cellarage) showing the location of any significant structural features.

Primary and secondary documentary sources (where readily available) were used to assess the historic importance of the buildings for contextual purposes. These sources included property deeds, wills, census records, historic maps and illustrations (e.g. photographs and engravings), the majority of which were obtained from the Herefordshire Record Office.

A number of building phases were identified for each of the properties prior to photographic recording and these are discussed within the report. Dating was based principally upon analysis of external and internal architectural features, supported by documentary evidence where possible. A detailed written description of each room containing original features was made and a comprehensive drawn and photographic record carried out of all significant internal and external features (including arches, door and window openings, fireplaces and external elevations).

4. Structural Description and Analysis

4.1 Historical Background

The site at No. 38 South Street lies to the S of the core of the historic town of Leominster, a settlement of medieval origin. Cartographic evidence, specifically William Galliers' 1832 map of Leominster (**Fig. 2**), suggests that the site originally comprised three narrow tenement plots aligned roughly E-W and extending along the W side of South Street, to the S of the junction with Westbury Street. These tenement plots are presumed to be of medieval date and associated with the expansion of the town during the 13th and early 14th century (SMR Record No. 19583; Buteux, 1994, 11). It is noticeable that the back boundaries of these tenement plots extend much farther than the area occupied, which may reflect the use of pre-existing field boundaries or that more land was laid out for development than was actually required.

The site is located either directly on or immediately N of the line of the medieval town ditch of Leominster, which is presumed to have run E-W along the back of the tenement plots to the S of Etnam Street and then crossed South Street close to Kingdom Hall (immediately opposite No. 38 South Street) erected on the site of the Quaker Meeting House which had stood there from 1660 to 1904. An evaluation to the rear of Kingdom Hall within the former burial ground of the Quaker Meeting House identified the line of the town ditch, which had been truncated by post-medieval burials, suggesting that this part of the ditch had probably been in-filled by the second half of the 17th century (SMR Record No. 21836). The section of the ditch on the W side of South Street may have been filled in at an earlier date, as the tenement plots shown on Galliers' plan appear to be long established.

Immediately E of the site, the OS 1st edition map of 1887 marks the location of a bridge, known as 'Battle Bridge', which carried South Street over the line of the medieval town ditch (SMR Record No. 8905). The soubriquet 'Battle Bridge' is said to have originated from a battle fought on or near the site in 1052 between the Welsh king Gruffydd and a combined Anglo-Norman force, which is recorded in the Anglo-Saxon Chronicle (Garmonsway, 1972, 176). The bridge is mentioned by the Leominster antiquarian John Price in 1795 but not shown on Galliers' plan of 1832 indicating that it had probably been demolished by that date.

It has not been possible to establish the precise construction date of the original building at No. 38 South Street, based on the existing documentary evidence. Evidence of architectural detailing would suggest that the earliest fabric dates from the 1830s and this is indirectly supported by documentary evidence, which reveals that other townhouses and cottages along the W end of South Street were being newly constructed or substantially rebuilt in brick during the period 1810-40 (HRO Ref. N41 Beaumont Deeds).

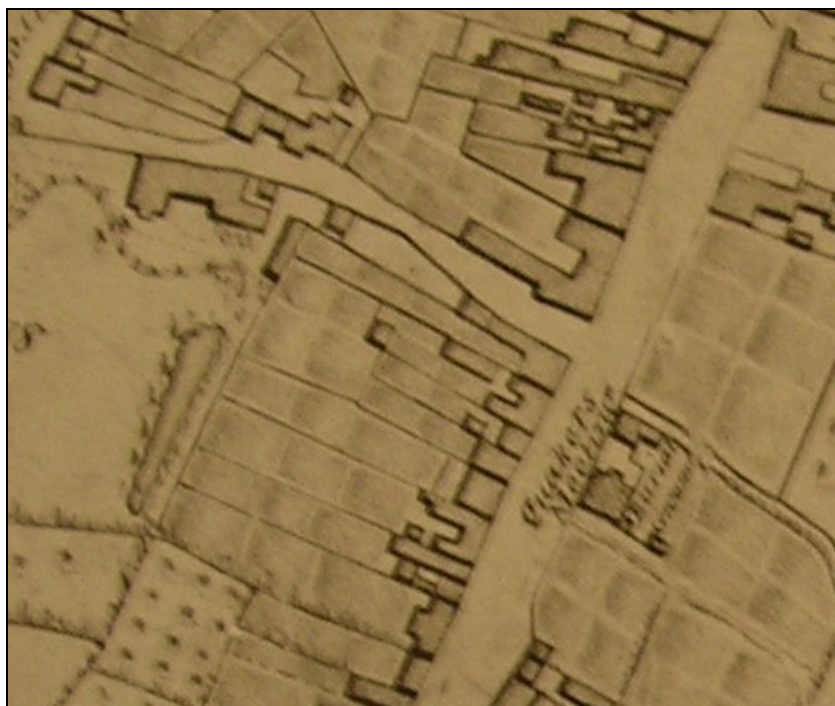
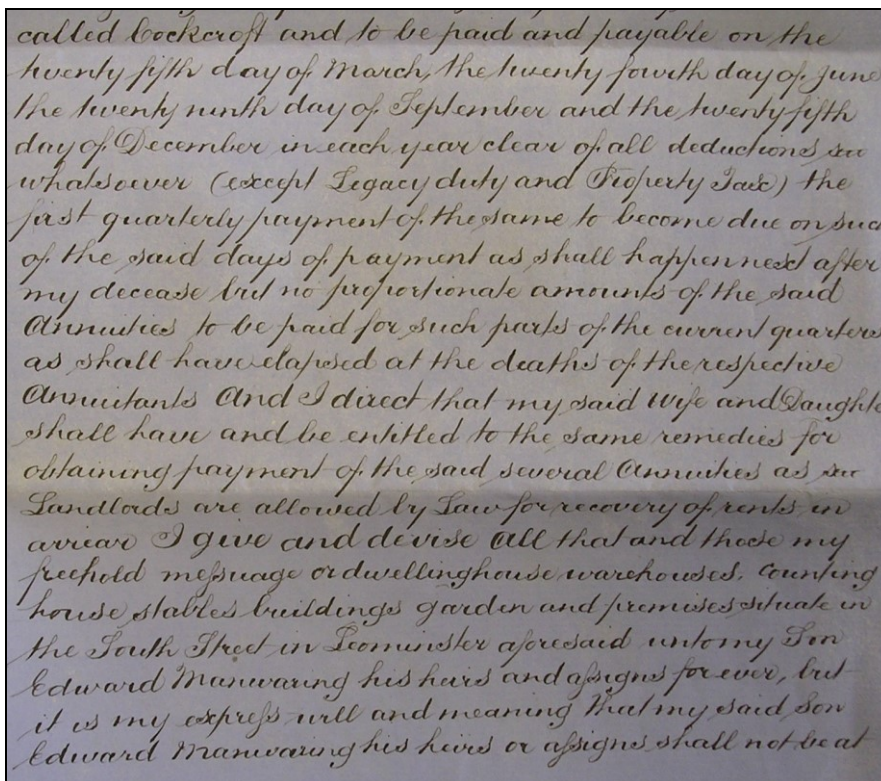


Fig. 2: Extract from William Galliers Plan of Leominster (1832) showing the tenement plots formerly occupying the site at No.38 South Street with the Quaker Meeting House and burial ground to the E
(Reproduced courtesy of the Herefordshire Record Office)

The earliest detailed plan showing South Street is William Galliers' plan of Leominster dated 1832 (**Fig. 2**), which, however, shows a remarkably different layout to the site than that shown on the OS 1st edition map of 1887 and subsequent maps of the area.

At this time, the site appears to have comprised three narrow tenement plots fronting onto South Street, with building activity both on and to the rear of the street frontage. From N-S, the buildings on the street frontage comprised (1) a large irregular shaped building with two small projecting wings to the rear enclosing three sides of an open courtyard with a long rectangular freestanding structure, presumably a barn or stables situated further to the W. To the S of this is (2) a small roughly quadrangular building fronting onto the street with a small rectangular freestanding structure situated immediately to the rear and a long garden plot extending to the extreme western boundary of the site. Immediately abutting this building to the S is (3) a slightly larger rectangular structure aligned E-W, again with a long, narrow strip of land presumably under cultivation as gardens extending to the rear of the building.

The Leominster poll book for 1837-42 records that the property at No. 38 South Street was then occupied by William Manwaring, a 'currier' (leather dealer), and his family (HRO Ref. A63/IV/12/3). He may be identified with the William Manwaring maltster and hop merchant, who is listed as occupying premises at South Street in Pigot's Directory of 1830. Five years later, he appears as a 'cornfactor, maltster and currier' in Pigot's Directory of Herefordshire for 1835-37. Manwaring and his family are listed as occupying the property in the census of 1841 and he appears to have remained there until his death on 23rd February 1850.

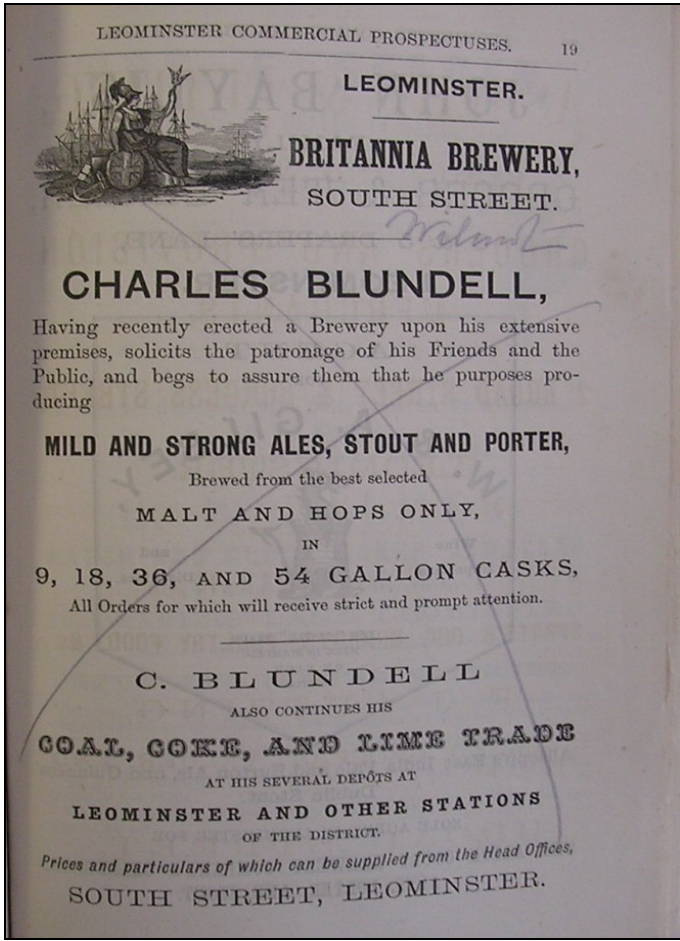


called bockcroft and to be paid and payable on the twenty fifth day of March, the twenty fourth day of June the twenty ninth day of September and the twenty fifth day of December in each year clear of all deductions save whatsoever (except Legacy duty and Property Tax) the first quarterly payment of the same to become due on each of the said days of payment as shall happen next after my decease but no proportionate amounts of the said Arrears to be paid for such parts of the current quarters as shall have elapsed at the death of the respective Arrearsants And I direct that my said Wife and Daughter shall have and be entitled to the same remedies for obtaining payment of the said several Arrears as the Landlords are allowed by Law for recovery of rents in arrear I give and devise all that and those my freehold messuage or dwellinghouse warehouses, counting house stables buildings garden and premises situate in the South Street in Leominster aforesaid unto my Son Edward Manwaring his heirs and assigns forever, but it is my express will and meaning that my said Son Edward Manwaring his heirs or assigns shall not be at

Plate 1: Extract from the will of William Manwaring (dated 15th Aug 1848, proved on 2nd Apr 1851)
(Reproduced by courtesy of Herefordshire Record Office)

According to the terms of his will, dated 15th August 1848 (**Plate 1**), William Manwaring bequeathed 'my freehold messuage or dwelling house, warehouses, counting house, stables, buildings, garden and premises situate in the South Street in Leominster aforesaid' to his son Edward Manwaring, on condition that neither Edward nor his heirs 'shall be at liberty to build a wall or erect any fence for the purpose of dividing the garden belonging to the premises devised to him from the garden belonging to the leasehold premises adjoining thereto the property of my said daughter Ann without the previous consent of my said daughter' (Herefordshire Record Office Ref. C94/115). Ann Manwaring is recorded as having resided at the neighbouring property at No.32 South Street (demolished in the 1960s), until the late 1860s (Herefordshire Record Office Ref. C94/112).

The evidence of William Manwaring's will is significant as it shows that there must have already been a substantial complex of buildings on the site at No. 38 South Street by 1848, including offices, stables and warehouses, which clearly must have occupied a larger area than the buildings shown on the site in 1832. Unfortunately, the Leominster tithe map of 1850 does not show the northernmost part of South Street in sufficient detail and no other detailed plan appears to have survived showing the layout of the buildings on the site between 1832 and 1887.



LEOMINSTER COMMERCIAL PROSPECTUSES. 19

LEOMINSTER.

BRITANNIA BREWERY,
SOUTH STREET.

CHARLES BLUNDELL,

Having recently erected a Brewery upon his extensive premises, solicits the patronage of his Friends and the Public, and begs to assure them that he purposes producing

MILD AND STRONG ALES, STOUT AND PORTER,
Brewed from the best selected
MALT AND HOPS ONLY,
IN
9, 18, 36, AND 54 GALLON CASKS,
All Orders for which will receive strict and prompt attention.

C. BLUNDELL
ALSO CONTINUES HIS
COAL, COKE, AND LIME TRADE
AT HIS SEVERAL DEPÔTS AT
LEOMINSTER AND OTHER STATIONS
OF THE DISTRICT.
Prices and particulars of which can be supplied from the Head Offices,
SOUTH STREET, LEOMINSTER.

Plate 2: Extract from Littlebury's Directory of Herefordshire 1876-77 containing an advertisement for the Britannia Brewery 'recently erected' by Charles Blundell at No. 38 South Street Leominster
(Reproduced courtesy of Herefordshire Record Office)

It is difficult, therefore, to establish to what extent the buildings as shown on Galliers' plan of 1832 had been significantly altered or extended or whether they had been completely demolished and replaced by a completely new complex of buildings by about 1850. The latter explanation seems much more plausible, as the layout of the site shown on Galliers' map does not correspond in any recognizable way with the buildings shown on the OS 1st edition map of 1887 and the boundaries of the three narrow tenement plots shown on the 1832 map appear to have vanished by 1887. The Manwarings, who appear to have resided at No. 38 South Street from the 1830s onwards, were probably responsible for building the existing house and outbuildings.

Edward Manwaring is recorded as the occupant of No. 38 South Street in the census return for 1851, in which he is described as a 'miller'. Manwaring leased the Pinsley Mill from John Arkwright Esq. of Hampton Court in the late 1840s and also attempted unsuccessfully to purchase another mill to the N of the town, called Marsh Mill, in 1849 (HRO Ref. A63 Arkwright Papers). By 1867, Edward Manwaring had been succeeded in occupation at No. 38 by Charles Blundell, described in *Littlebury's Directory and Gazetteer of Herefordshire* as a 'maltster, seed and corn merchant, and a wholesale agent for Ind. Coope & Co's Burton Ales'.

According to *Littlebury's Directory and Gazetteer* of 1867, Blundell's office and stores were located at No. 38 while his private residence was situated at 'The Limes' in Hereford Road. However the census return for 1871 records that Blundell, then described as a 'seed corn merchant', was in occupation at No. 38, together with his wife and children and four servants. Blundell seems to have carried out significant alterations to the house and premises during the early-mid 1870s, for an advert in *Littlebury's Directory and Gazetteer* for 1876-77 mentions that Charles Blundell had 'recently erected a brewery on his extensive premises', which was called the Britannia Brewery (**Plate 2**).

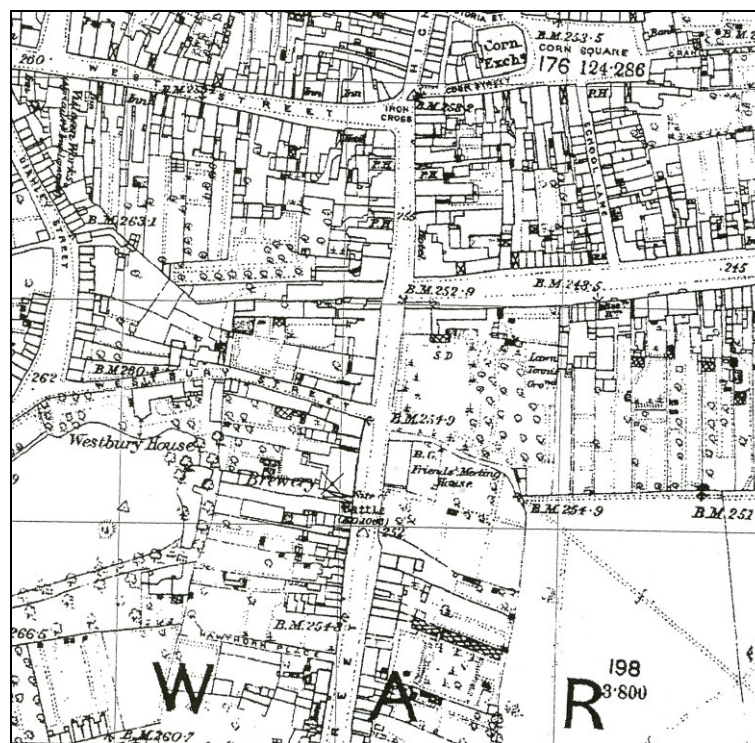


Fig. 3: Extract from OS 1st edition 25 inch map of 1887 (Herefordshire XII.15)
 (Reproduced courtesy of Herefordshire Record Office)

The OS 1st edition 25 inch map of 1887 (Herefordshire XII. 15) shows the overall layout of the site in more or less its present form (**Fig. 3**) and indicates that significant changes to the buildings had evidently occurred between 1832 and 1887. The boundaries of the three narrow tenement plots delineated on Galliers' plan of 1832 had disappeared by 1887.

The present house with its extension to the W is clearly visible; documentary evidence indicates that this extension was probably built in the mid 1870s as part of Blundell's extensive alterations to the site. The records of Chubb & Sons, the company responsible for the manufacture of the purpose built strongroom in the SW corner of the building, indicate that the strongroom was built in 1876 (Chubb Archives; P. Gunn, pers. comm). The 1887 map also shows a small square structure, presumably an outhouse, immediately adjacent to the W extension. It appears to have survived until the 1970s, when a two-storey house was erected on the site.

Immediately to the S of the main house, the 1887 map shows the carriageway leading to the rear courtyard, with the long range of outbuildings extending to the W end of the site with a rectangular structure abutting these outbuildings to the S (marked as a brewery). The OS map of 1887 also shows a garden or orchard to the rear of the house with a rectangular structure in the SE corner and a path extending E-W down to the westernmost boundary of the property, separated by a wall from the range of outbuildings to the S. This garden appears to have largely vanished by 1904.



Fig. 4: Extract from OS 2nd edition 25 inch map of 1904 (Herefordshire XII.15)
(Reproduced courtesy of Herefordshire Record Office)

The dwelling house and brewery appear to have passed through various hands between 1877 and 1905. By 1881, Blundell had been succeeded in occupation by Edward Scarlet, a brewer and local magistrate, who in turn was followed by another brewer named Henry Wilmot, who is recorded as owner in the census for 1891. By

1901, the owner and occupier of the site is named as one Alexander McNish, brewer, who was succeeded shortly afterwards by Edwin J. Paxton, who renamed the premises Paxton's Brewery, as listed in Kelly's Post Office Directories of 1905 and 1913.



Fig. 5: Extract from the OS 3rd edition map of 1928 (Herefordshire XII. 15)
(Reproduced courtesy of Herefordshire Record Office)

By the mid 1920s, the property had been acquired by the Hereford and Tredegar Brewery Co., who, by a conveyance dated 18th May 1926, sold the property to Richard Ernest Scudamore Esq., a local tailor and livery maker. Scudamore held the property until 30th January 1960, at which time he sold it to Russell Baldwin & Bright Ltd. Auctioneers and Valuers (subsequently known as Brightwells) in whose hands it remained until May 2004.

Comparison between the OS 1st edition 25 inch map of 1887 and the 2nd edition 25 inch map of 1904 reveals that the further building work had taken place between those dates, with the construction of a rectangular structure projecting to the N of the stable range into the middle of the courtyard area (Fig. 4). A series of rectangular buildings also appears to have been erected immediately to the S of the stable range. Immediately to the W of the site, a large 'cider works' is shown as having been built on part of the landscaped gardens belonging to Westbury House.

The OS 3rd edition 25 inch map of 1928 (Fig. 5) shows little change to have occurred to the layout of the buildings since 1904, although it is noteworthy that the site is no longer marked as a brewery. Relatively little change to the overall layout of the buildings appears to have occurred between 1928 and 1968, although it is worth noting that the buildings immediately to the N of the site had been demolished by the latter date (being shown only in outline) and the 'cider works' building to the W of the site had been converted into a light engineering works (Fig. 6).



Fig. 6: Extract from the OS 1:2500 map of 1968
 (Reproduced courtesy of Herefordshire Record Office)

4.2 General Building Plan

No.38 South Street, a Grade II Listed Building (EH Listed Building No. 459821), comprises an unrendered red brick house (until recently occupied as offices by Brightwells auctioneers and valuers), of two storeys with cellarage and a hipped Welsh slate roof with brick modillion eaves with two brick ridge stacks to the front and another two ridge stacks to the rear. To the rear of the main house is a courtyard bounded to the N by a two-storey brick extension and to the S by an L-shaped two-storey range of brick outbuildings extending to the extreme western boundary of the site.

Fig. 7: Principal (E-facing) Elevation of No. 38 South Street

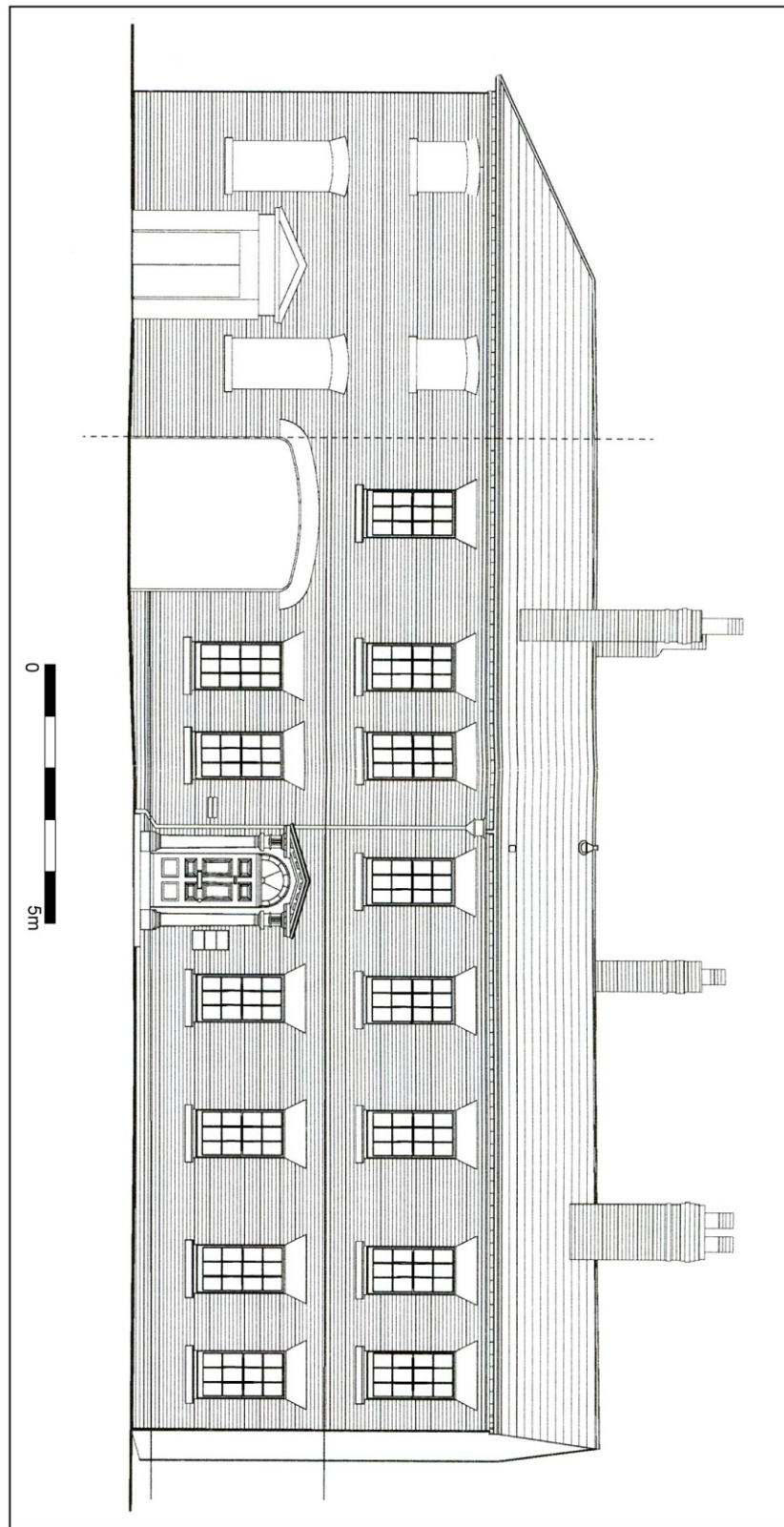


Fig. 8: Rear (W-facing) Elevation to No. 38 South Street

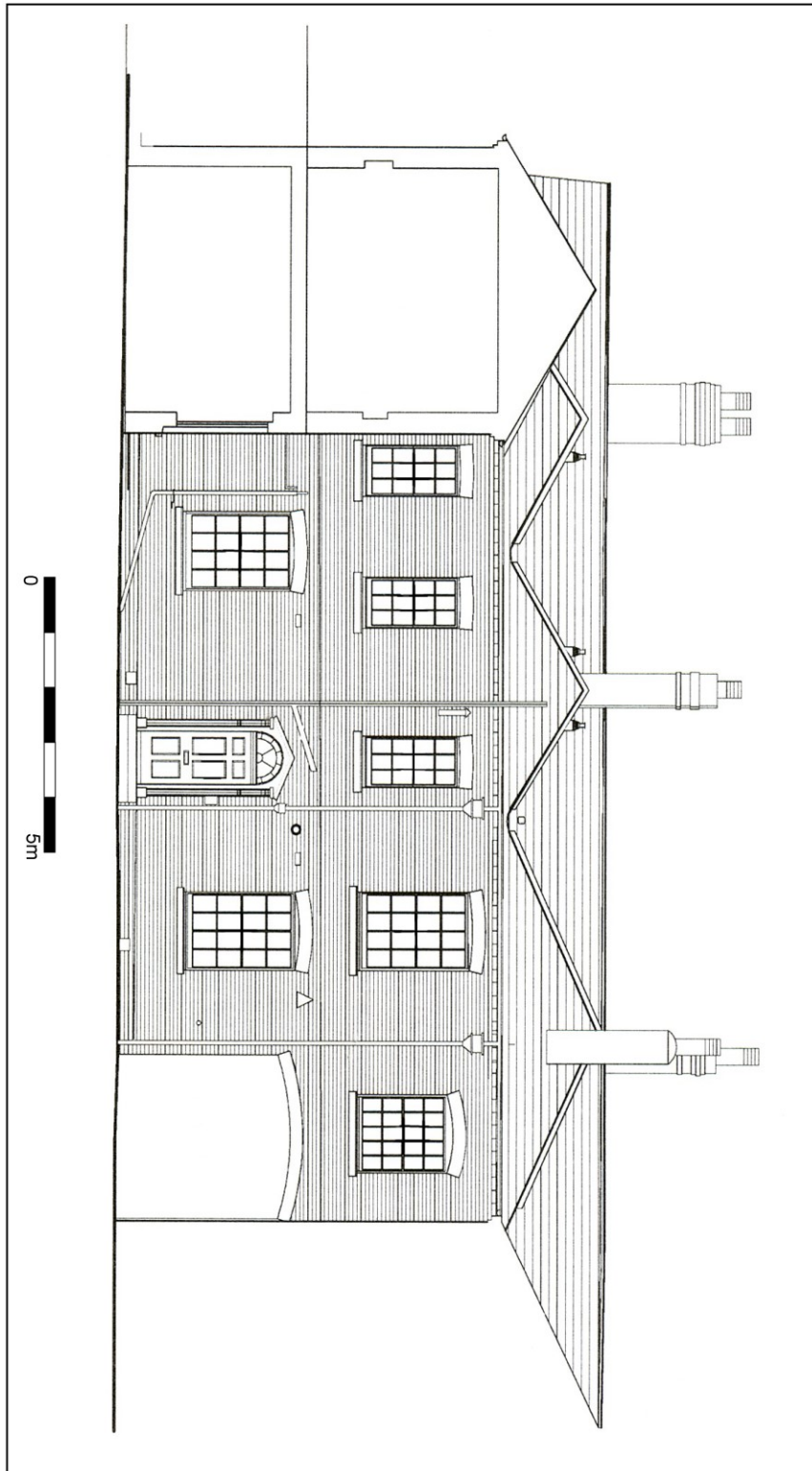
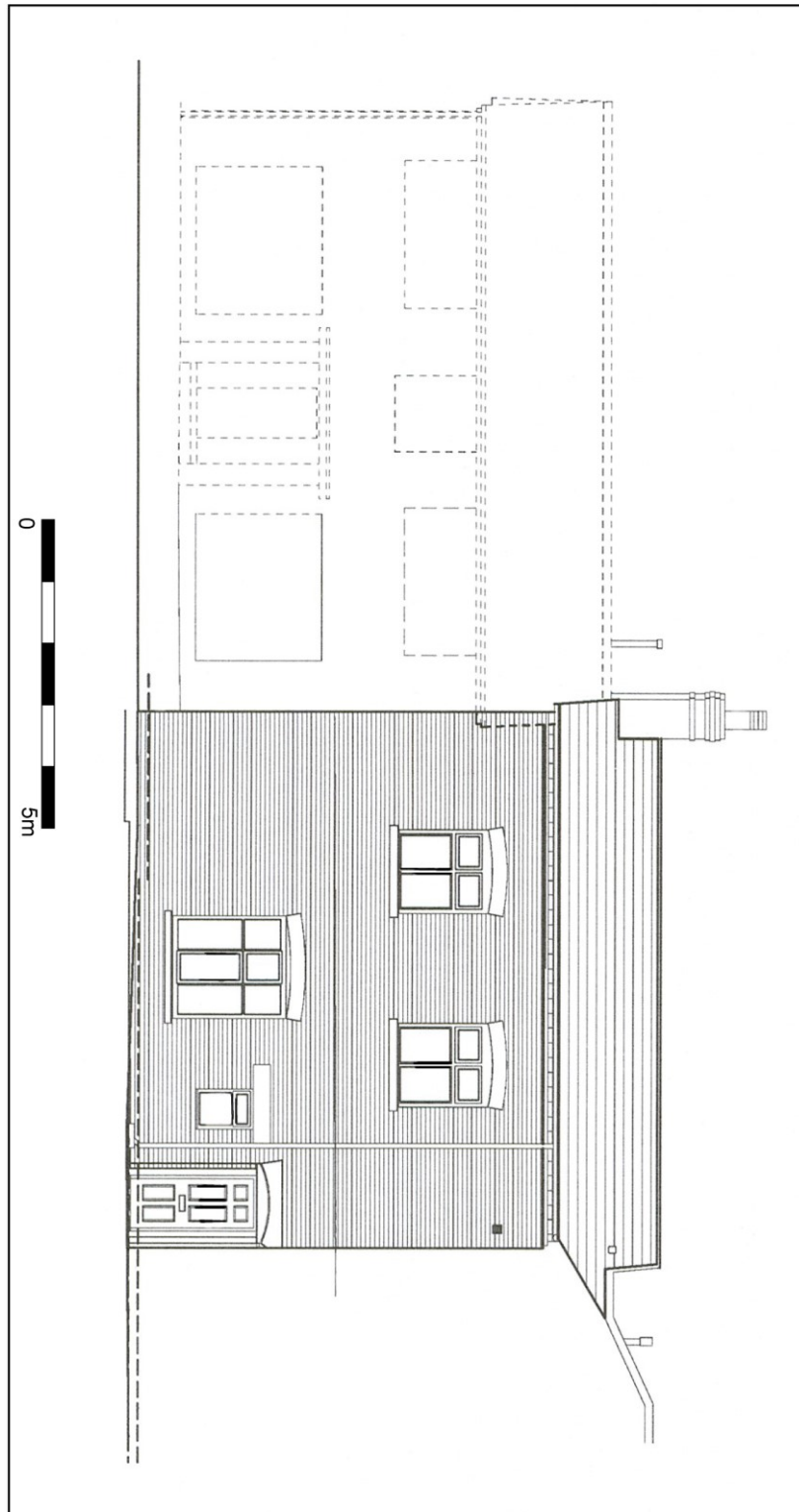


Fig. 9: S-facing Elevation of W Extension to No. 38 South Street



4.3 External Description

4.3.1 No. 38 South Street

The principal, E-facing elevation (fronting onto South Street and oriented roughly N-S) is seven bays long with seven 12-paned sash windows under whitewashed, gauged brick flat arches at first floor level (**Fig. 7**). The brickwork of the elevation is laid in Flemish bond. Adjacent to this is a broad, elliptical-arched carriageway entrance at ground floor level, above which is a single 12-paned double-hung sash window under a gauged brick flat arch (**Plate 3**).

Adjacent and to the left of the carriageway arch are a further three bays comprising the premises formerly occupied by the Masonic Hall. Although these premises strictly do not fall within the parameters of this recording survey, it should be noted that they previously formed an integral part of the complex of buildings at No. 38 South Street.



Plate 3: View looking NW showing the principal E-facing elevation of the house at 38 South Street with the adjacent carriageway arch to the left

The principal elevation of the Masonic Hall consists of a central doorcase at ground floor level with a moulded pediment and plain entablature supported by half-round Tuscan pilasters, flanked by two cross-windows of 20th century date with leaded lights under gauged brick segmental arches.

Surmounting the entrance is a tablet bearing the Masonic emblem of square and compasses above which a blocked segmental-arched window is visible. This would suggest that the building was converted at some later date into a Masonic Hall and that its original function was as a dwelling or, more likely, offices. Documentary

evidence indicates that the building was not occupied by a Masonic Hall until about 1930; prior to that date, meetings of the local Masonic lodge were held in the Royal Oak Hotel at the N end of South Street (Kelly's Post Office Directory of 1913).

The principal entrance to the main house at ground floor level is located to the centre-left of the façade and consists of a plastered wooden doorcase with a six-panelled door with coloured margin-glazed overlight in round-headed panelled reveals under a moulded and modillioned wood open pediment hood, supported by entablature blocks with triglyphs and attached Tuscan columns (**Plate 4**). The restrained Neo-Classical detailing of the doorcase is in a typical late Georgian/Regency style (c.1810-40) and is certainly of an earlier date than the doorcase to the Masonic Hall.



Plate 4: View looking W showing the front entrance doorcase

To the right of the entrance are four 12-paned sash windows with thin glazing bars under whitewashed gauged brick flat arches while to the left are a further two 12-paned sash windows, similarly under whitewashed gauged brick flat arches. The external fenestration may be compared with that employed in the principal elevation of No. 33 South Street, particularly in its use of gauged brick flat arches.

To the left of these two bays at ground floor level is the entrance to a carriageway consisting of plank double doors beneath an elliptical gauged brick archway (**Plate 5**). Above the carriageway arch is a single 12-paned sash window under a gauged brick flat arch.

Concealed by the drainpipe immediately to the left of the principal entrance is evidence of what appears to be a vertical bonding break at ground and first floor level. This could be interpreted as indicating that the two bays to the left of the drainpipe and the adjacent carriageway entrance constitute a separate phase of construction to the five bays to the right of the drainpipe.

However, a more likely explanation, in view of the consistent detailing of the Flemish brick bonding in the external elevation, the external fenestration and of internal features, such as door architraves and fireplace surrounds in this part of the building, is that the carriageway and adjacent two bays are roughly contemporary with the five bays to the right of the drainpipe.



Plate 5: View W showing elliptical gauged brick carriageway arch to the left of the house, with 12-paned sash window above

The carriageway passage is entered via a large elliptical gauged brick arch and covered by a flat ceiling while the brick lining on either side of the passage is laid in English Garden bond. Within the carriageway passage itself, on the right hand side, is a partially glazed six-panelled door giving access to the house, set within a reeded architrave with 'bullseye' *paterae*, a motif commonly encountered within the interior of the house and typically of Regency (c.1820-40) date (**Plate 6**).

Below and to the right of the doorway, the upper part of a blocked segmental-arched opening with a metal grille is visible, which would have provided ventilation for the cellarage below ground level. On the left hand side of the carriageway passage is a blocked rectangular aperture that appears to be either a window or delivery chute.



Plate 6: View looking NE showing doorway with reeded architrave and *paterae* in the N wall of the carriageway passage

The existing rear (W-facing) elevation of the house (**Fig. 8**) consists of five central bays flanked by two wings projecting to the W enclosing three sides of a narrow rectangular courtyard. The main entrance at ground floor level is located to the centre left of the façade (**Plate 7**) and consists of a six-panelled door with margin glazed overlight within round-headed panelled reveals under an open pediment hood on scrolled brackets flanked by two gauged brick segmental-arched windows.



Plate 7: View looking N showing the rear (W-facing) elevation at No. 38 South Street

Evidence of a vertical construction or bonding break identical to that encountered in the principal elevation is visible immediately to the right of the main rear entrance, again concealed by a drainpipe. To the right of the drainpipe is a gauged brick segmental-arched 12-paned sash window, immediately adjacent to which is the rear entrance to the carriageway (**Plate 7**).



Plate 8: View E showing the rear elevation of No. 38 South Street

The fenestration at first-floor level is somewhat irregular, with three 12-paned sash windows with gauged brick segmental arches to the left of the drainpipe, while to the right of the drainpipe is a 16-paned sash window followed by a 20-paned sash window immediately above the carriageway arch, both set within broad gauged brick segmental arches.

The brickwork immediately above the archway appears to have been repaired (indicated by a slight difference in the bonding) and it also noteworthy that the rear entrance to the carriageway passage is constructed differently from the front entrance, with a segmental brick arch instead of a broad elliptical arch (**Plate 9**). The use of segmental-arched openings in the rear elevation may simply reflect the private, utilitarian character of this part of the building, compared to the gauged brick flat arches used in the principal E-facing elevation, although the evidence of repairs to the brickwork above the carriageway arch suggests that alterations were made to the carriageway, possibly in the late 19th century when a brewery was established on the premises.



Plate 9: View E showing rear carriageway arch with metal tracks set into the carriageway surface to carry brewers' drays and carriages

Of particular importance is the marked difference in roofline between the three bays to the left of the drainpipe, which have a steeply pitched roof, and the two bays (including the carriageway) to the right of the drainpipe, which have a slightly flatter pitched roof surmounted by a single lateral brick ridge stack (**Plate 8**).

The projecting two-storey gabled W extension on the N side of the courtyard is of unrendered brick construction (the brickwork being laid in English Garden bond) and two bays in length with a hipped Welsh slate roof with brick modillion eaves (**Fig. 9**). The fenestration at first-floor level consists of two cross-windows in moulded cases

under whitewashed gauged brick segmental arches of typical mid-late 19th century date.



Plate 10: View N showing two-storey gabled extension to W of the main house built c.1875

At ground-floor level, the entrance to the W extension consists of a 20th century door with glass panels within an earlier fluted doorcase and surmounted by a cambered hood with cast iron scrolled brackets (**Plate 10**). Immediately to the left of the door is a single light flat-arched window of recent date that appears to have been inserted within a bricked-up doorway (**Plate 11**).



Plate 11: View N showing entrance to N wing of house with cambered porch, to left of which is evidence of a bricked-up doorway with modern window inserted

To the left of this window is a broad, gauged brick segmental-arched cross-window. No fenestration is visible either in the W-facing gable end or the N-facing elevation of this wing. Immediately abutting the W end of this wing is a two-storey brick house oriented E-W, which was constructed in the 1970s.



Plate 12: View looking SE showing N elevation of the house, externally roughcast and heavily altered in the 1960s-70s fronting onto Westbury Street

The N elevation of the house, fronting onto Westbury Street exhibits evidence of substantial alterations carried out during the 1960s-70s (**Plate 12**). The elevation has been entirely roughcast and exhibits little evidence of architectural detailing. It consists of a centrally placed entrance, set back from the street frontage, with glazed double doors approached by a small flight of steps.

To the left (E) of the entrance is a large projecting gable end with two large glazed shop windows (now boarded up) while to the right (W) of the entrance is a projecting bay with a cat-slide roof and a single-glazed shop window at ground-floor level. The ground-floor entrance and flanking windows are surmounted by a large continuous white fascia board. At first floor level is a centrally placed 12-paned sash window immediately above the fascia board and glazed entrance; at right angles to which is a modern nine-paned sash window.

4.3.2 Outbuildings to rear of No. 38 South Street

On the S side of the courtyard is a substantial elongated L-shaped range of brick outbuildings extending E-W to the rear of the Masonic Hall, which appear to have been used as stables and storehouses. The outbuilding range appears to have been constructed slightly later than the main part of the house, probably c.1840-50. The stable block was probably built before 1848, as the will of William Manwaring, who is documented as occupying No. 38 South Street until his death in 1850, mentions stables and warehouses. Substantial alterations to this range of outbuildings were carried out in the late 19th century, when a brewery was erected on the site. Due to

access and safety considerations, it was not possible to investigate the area to the rear of the outbuildings.



Plate 13: View W showing principal N-facing elevation of outbuilding range

The principal N-facing elevation of the outbuilding range is of two storeys, constructed with brick and 12 bays long, with an additional two-bay wing projecting to the N, attached to the W end of the building (**Plate 13**). The slate roof is hipped with brick modillion eaves with two small chimneystacks visible to the rear. The brickwork is laid in English Garden Wall bond with substantial evidence of later infilling.

Proceeding from E to W, the ground-floor elevation of the outbuilding range comprises a narrow flat-arched doorway (currently boarded up), which enters into a landing with a flight of wooden stairs giving access to the first floor of the building (**Plate 14**). To the W of this doorway are four sets of plank-and-batten double doors with wooden lintels and square ventilation slots, followed by another, larger doorway within a brick segmental-arched opening. To the W of this are four further sets of plank-and-batten double doors under wooden lintels extending down to the W end of the building.

The fenestration of the upper storey is extremely irregular and exhibits evidence of significant alteration. The first two bays consist of bricked-up window openings under brick segmental arches with a 20th century two-light casement window inserted in the upper part of the second bay. The third and fourth bays have four-paned sash windows under brick segmental arches while the fifth and sixth bays again consist of bricked-up segmental-arched openings with a four-light casement window inserted in the upper part of the sixth bay. The seventh bay comprises a mutilated four-paned sash window within a segmental-arched opening. The bonding of the brick within the blocked openings is noticeably different from that of the surrounding wall, indicating that these openings were probably glazed initially and then bricked up at a later date.



Plate 14: View S showing eastern end of outbuilding range

After this point, the fenestration changes noticeably, with four smaller six-paned square casement windows beneath segmental brick arches, immediately to the right of which is a doorway with a plank-and-batten door and stone sill under a brick segmental arch (**Plate 15**). These small square casement windows appear to be later in date than the windows at the E end of the outbuilding range and could well be later insertions, possibly dating from the 1870s, when Charles Blundell established a brewery on the premises. The doorway leading to a large rectangular room on the first floor appears to have been used as a loading bay, which is confirmed by the presence of a pulley mechanism within this room.

Immediately beneath these four casement windows, traces of a roofline are visible, below which is a series of four rectangular slots set vertically at regular intervals into the wall, which appear to have been inserted to carry roof trusses associated with a single-storey structure abutting the outbuilding range to the N. A structure in this location is first shown on the OS 2nd edition map of 1904 projecting N of the outbuilding range, indicating that it was probably erected at some time between 1887 and 1904.

Immediately below the loading bay door and extending up to the westernmost end of the range, a series of four rectangular slots is visible, set horizontally into the wall. These slots appear to have been designed to carry beams supporting a platform associated with the loading bay or possibly a lean-to roof.

Projecting N of the W end of this range is a two-storey block of brick construction (laid in English Garden bond), roughly two bays long (E-W) and one bay wide with a Welsh slate hipped roof with brick modillion eaves. This block is shown on the OS 1st edition map of 1887, indicating that it was built prior to that date. The similarity in construction between this block and the rest of the range suggests that it probably formed part of the same phase of building work.



Plate 15: View S showing western end of outbuilding range

Entry to the block at ground level is gained through a set of plank-and-batten double doors in the E-facing elevation, surmounted by a large wooden lintel (probably reused timber). Evidence of extensive repairs and re-pointing of the brickwork, both immediately above and to the right of the double doors, suggests that this entrance may originally have been wider than at present (**Plate 16**). Above the double doors is a segmental-arched doorway that again appears to have functioned as a loading bay. The N-facing elevation of the block has no door or window openings at ground level. At first-floor level is a three-light wooden-framed mullion window, the central light with glazing bars, while to the right of this window is a plank-and-batten door within a flat-arched doorway, immediately below which is a two-light wooden-framed casement window.



Plate 16: View SW showing two-storey block extending to N of main range

The rear, S-facing elevation of the outbuilding range is visible from Foxes Court, situated adjacent to the Masonic Hall, and exhibits considerable evidence of alteration, including blocked window and door openings and extensive repairs and re-pointing of the brickwork, probably associated with structures erected to the S of the range during the late 19th century, when the premises was converted into a brewery



Plate 17: View N from Foxes Court showing central part of S-facing elevation of outbuilding range with partially blocked segmental-arched door and window openings at ground- and first-floor level

At present, there is no access to the outbuilding range from the rear; however, there is evidence of several blocked doorways that formerly gave access to a series of buildings immediately to the S, which are shown on the 1887, 1904 and 1928 Ordnance Survey maps.

These structures were associated with the brewery established by Charles Blundell in 1876 and subsequently enlarged during the late 19th/early 20th century. At the easternmost end of the ground-floor elevation is a flat-arched single-light casement window. To the left (W) of this window are two bricked up segmental-arched door openings with considerable evidence of whitewash having been applied to the surrounding brickwork, suggesting that, at some point, these formed the interior walls of a building projecting to the S of the outbuilding range, access to which was gained through these two doorways (**Plate 17**).

Evidence of whitewash is visible at both ground- and first-floor level, indicating that the structure was probably of two storeys; there is no indication of slots for flooring, which further implies that the structure was single celled with no apparent evidence of subdivision into first and second floors. Four circular cast iron tie-bar cramps had previously been inserted into the wall on either side of the bricked-up openings. Further to the W is another segmental-arched opening, probably for a window, located to centre-right of the elevation, which has been bricked-up and inserted with a cast iron ventilation grille. No evidence of whitewashing is visible in this part of the elevation.



Plate 18: View N showing western part of rear elevation to outbuilding range

To the centre-left of the ground-floor elevation is a narrow brick chimneystack with a small rectangular opening at the base, presumably for a range or stove which has since been removed. To the right of the stack is a series of five regularly spaced beam slots located just below first-floor level (**Plate 18**). The slots appear to have carried the roof of a small single-storey rectangular gabled structure abutting to the S of the outbuilding range, which is visible on an aerial photograph of South Street taken c. 1923. It is also noticeable that the section of wall beneath the beam slots is heavily whitewashed, indicating that it had formed part of the interior of a building.

Immediately to the left of the chimneystack is a flat-arched door opening, blocked with concrete breeze blocks, while further to the W is a broad rectangular double-door opening, again infilled with breeze blocks. At the extreme W end of the building is a pair of bricked-up doorways beneath a large whitewashed wooden lintel. This series of doorways gave access to two large rectangular structures shown on the OS map of 1904 projecting to the S of the outbuilding range, which were probably associated with the late 19th century brewery.

The first-floor elevation similarly exhibits considerable evidence of alteration and repair. The eastern half of the first-floor elevation comprises a series of eight regularly spaced segmental-arched window openings with stone lintels. The first three window openings have been bricked up, while the fourth has been bricked up and a flat-arched small cross-pane window inserted in the top left hand corner of the original window opening. The fifth window is completely bricked up with a metal grille inserted at a later date; evidence of whitewashing is visible both within and beneath the blocked-up opening. The western half of the first-floor elevation is blank with no further evidence of fenestration, with the exception of a flat-arched, two-light window, probably of 20th century date, at the westernmost end of the elevation.

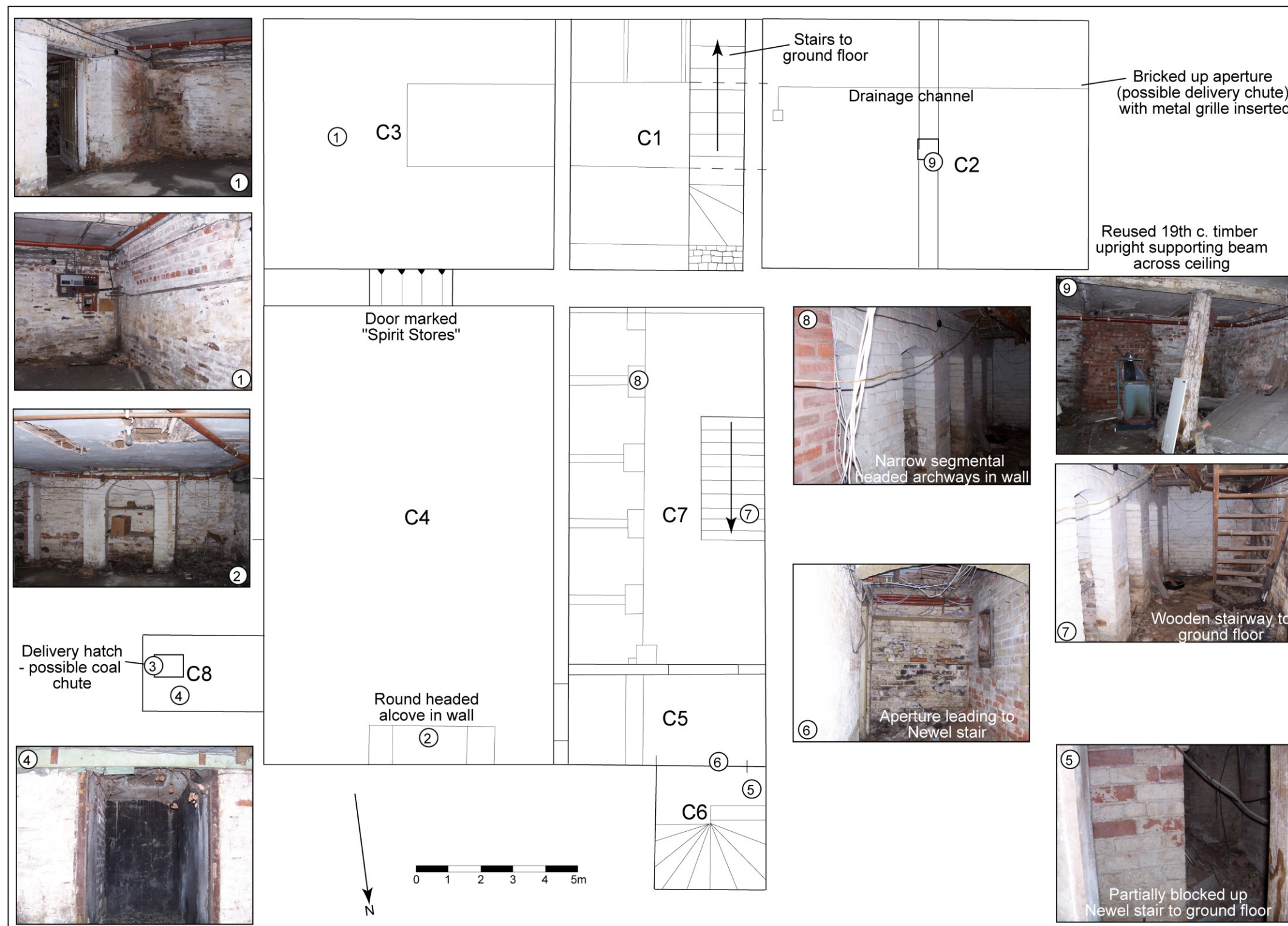


Fig. 10: Plan of cellarage at No. 38 South Street

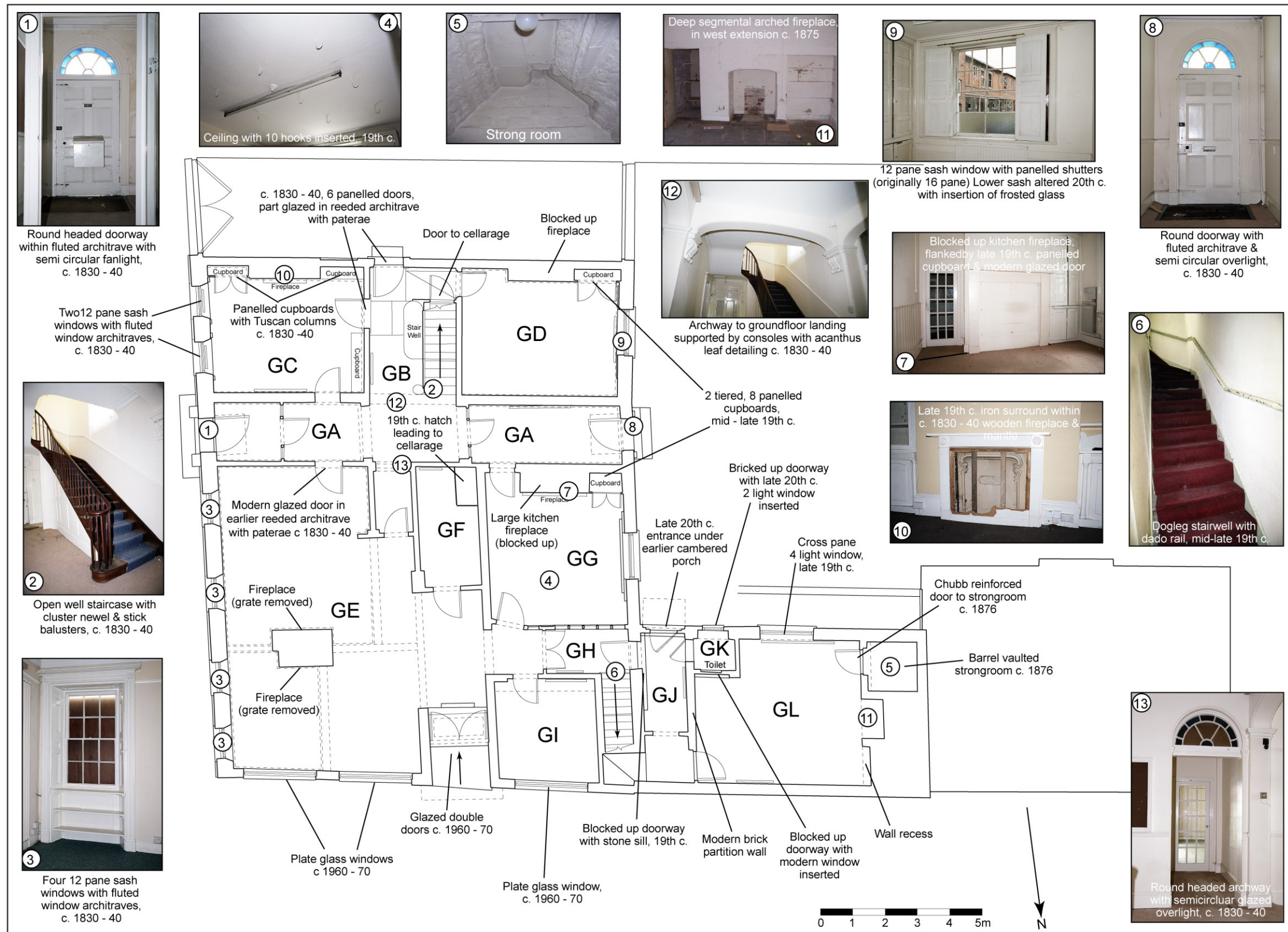


Fig. 11: Ground-floor plan of No. 38 South Street

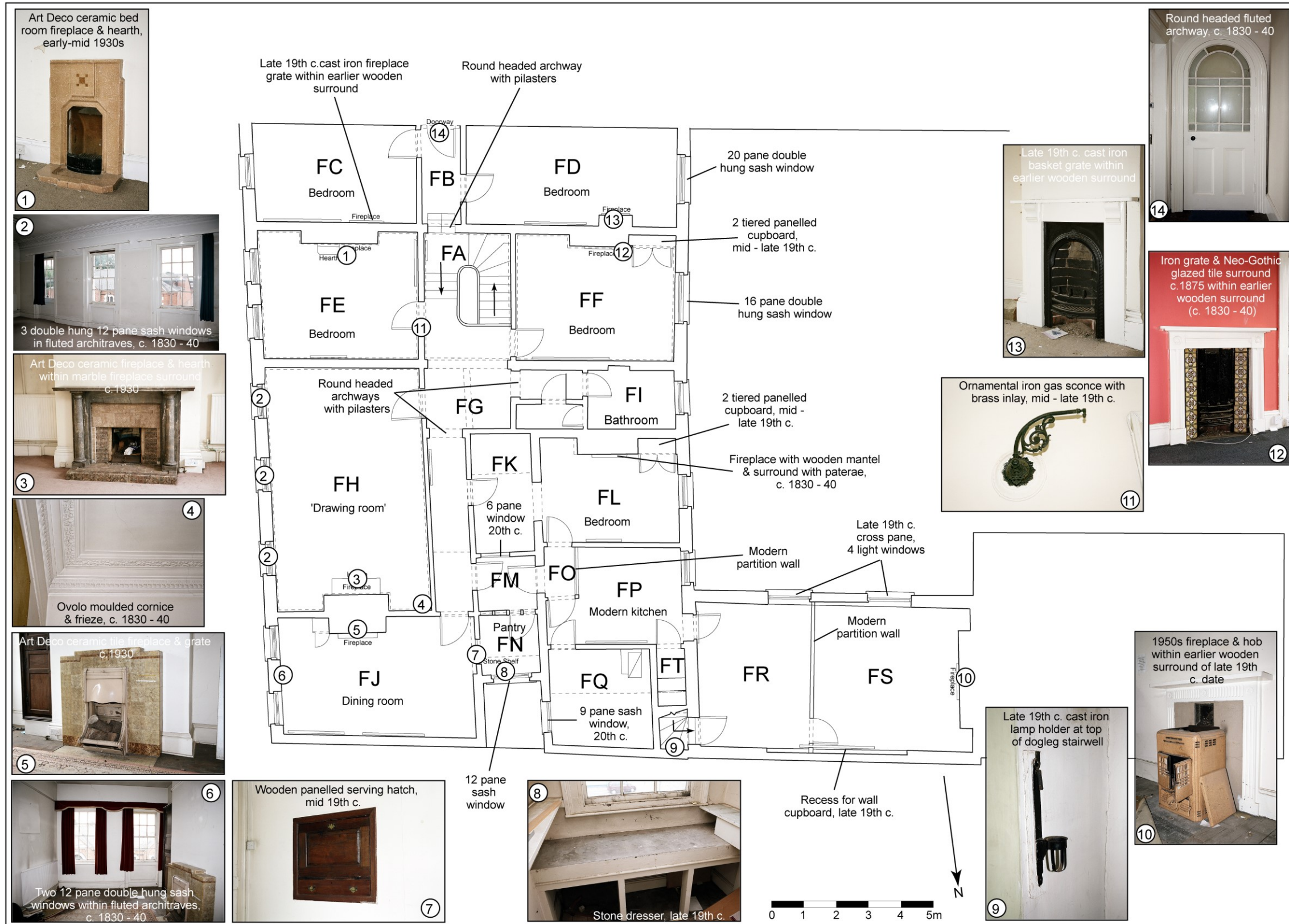
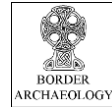


Fig. 12: First-floor plan of No. 38 South Street

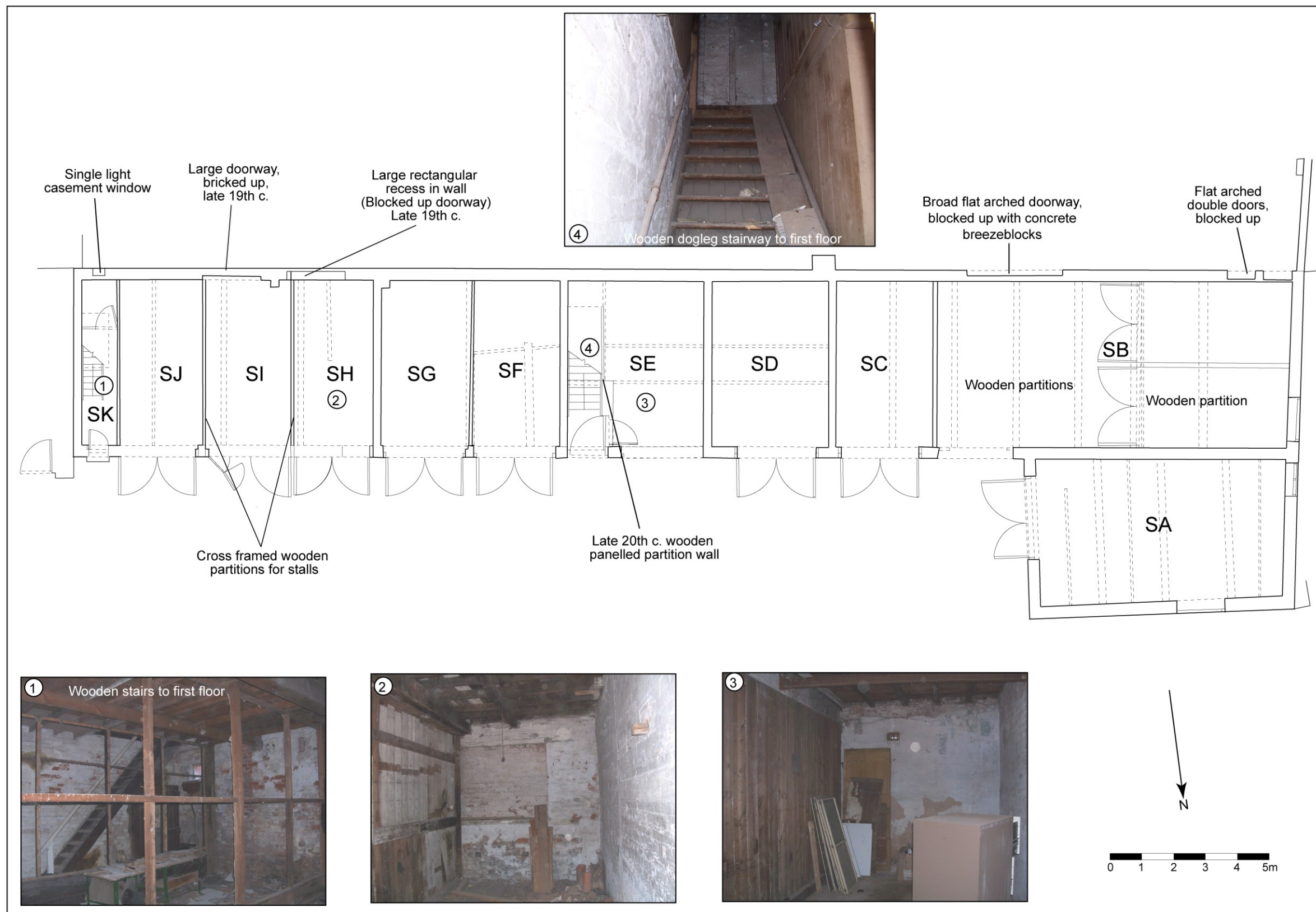


Fig. 13: Ground-floor plan of outbuildings to rear of No. 38 South Street

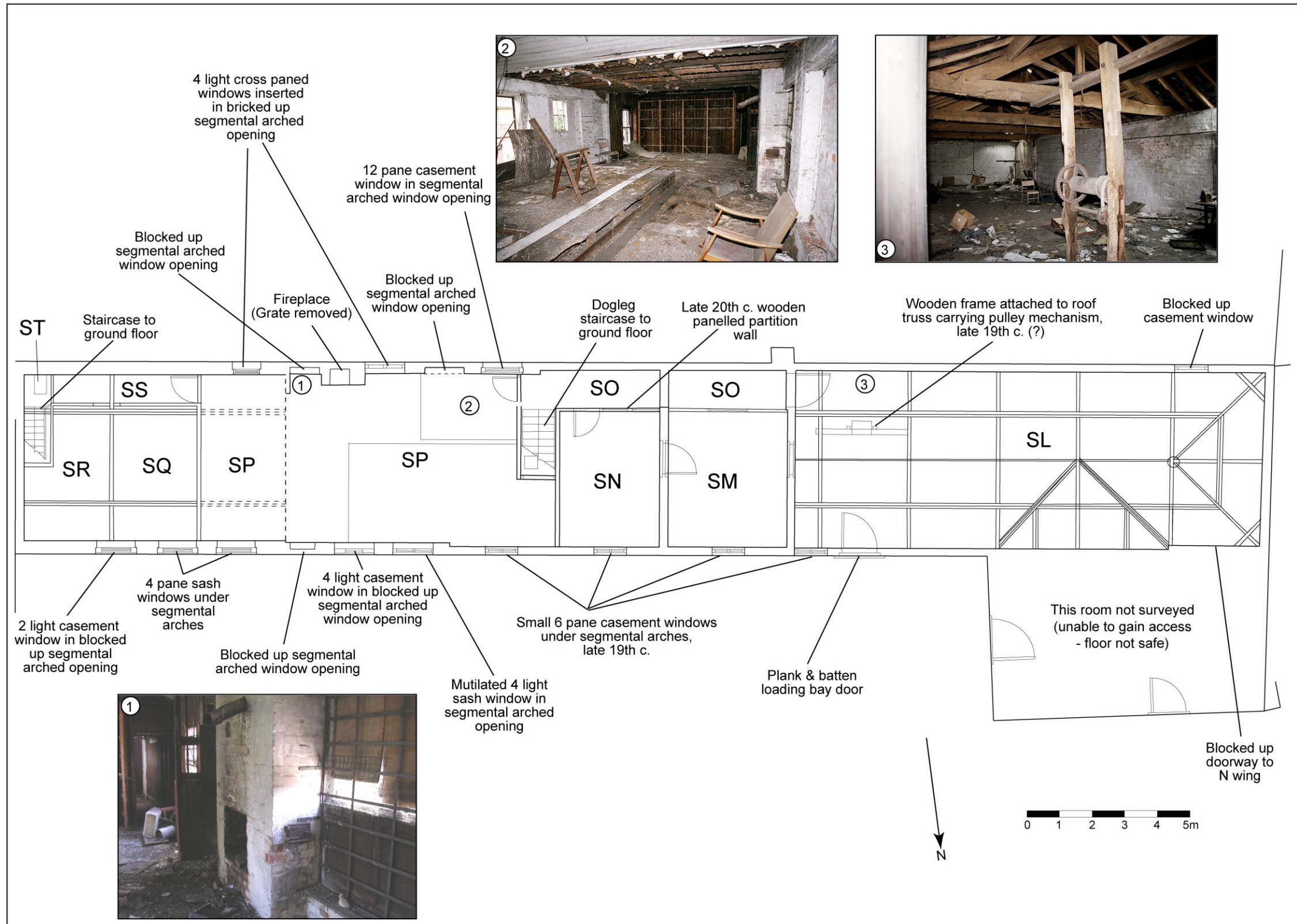


Fig. 14: First-floor plan of outbuildings to rear of No. 38 South Street

4.4 Internal Description

4.4.1 No. 38 South Street – Basement (Fig. 10)

The cellarage is presently accessed via a wooden staircase located beneath the open-well stairwell at ground-floor level. This staircase leads to the basement landing, a single-celled rectangular room with an alcove divided into two compartments located beneath and to the left of the staircase, which appear to have been used for the storage of wine and spirit bottles.

Beneath and to the right of the staircase, a flat-arched doorway leads into a single-celled room with heavily rendered walls and a drain with a square grille set in the floor at the E end of the room, with a drainage channel leading to it. In the centre of the room is a large reused timber upright, with evidence of mortise joints and nail holes, supporting an exposed beam running N-S across the ceiling, which also showed indications of reuse (**Plate 19**). In the middle of the S wall of the room is an area of exposed modern brickwork with a grille at the top, which appears to correspond with a bricked-up segmental-arched opening visible in the rear (W-facing) elevation of the house, the upper part of which is visible just above ground level.



Plate 19: View S showing reused timber upright supporting beam across the ceiling, with drainage channel visible to left of picture

A flat-arched doorway in the E wall of the basement landing leads into a single-celled chamber devoid of architectural detailing. Set in the N wall of this chamber is a wooden door of plank-and-batten construction with rectangular slots at the top and the middle, above which is the inscription 'Spirit Stores', set within a flat-arched architrave with wooden lintel (**Plate 20**).



Plate 20: View showing late 19th century plank-and-batten door marked 'Spirit Stores'

This door leads into a large rectangular single-celled chamber with a round-arched recess in the centre of the S wall of the chamber with wooden shelving (**Plate 21**). At the SE corner of the room, a flat-arched opening leads to a small rectangular chamber with a metal grate in the ceiling leading to the pavement; presumably this functioned as a delivery chute or coal chute. In the SW corner of the room is a segmental-arched brick doorway leading to a narrow rectangular chamber.



Plate 21: View W showing round headed alcove at W end of 'Spirit Stores'

At the far (W) end of the chamber is some wooden shelving set into the wall, to the right of which is a square aperture in the thickness of the wall, through which it is possible to see the lower stage of a newel stair that originally led from the cellar up to the ground floor of the main house. Access and safety considerations prevented a

full recording of the stairway; however, it appeared to have been blocked up at some time in the recent past, possibly when the extensive alterations to the N end of the building were carried out in the late 1960s-70s (**Plate 22**).



Plate 22: View looking S showing newel stair leading from cellar to ground floor

To the left of the shelving in the W wall of the chamber, a flat-arched doorway gives access to another rectangular chamber with a flight of wooden stairs leading up to a hatch at ground level, located in a storeroom located immediately opposite a set of modern 1970s glass double doors in the centre of the existing N elevation of the building. Set in the thickness of the N wall of the chamber are five deep, narrow recesses under brick segmental arches, which appear to have been originally intended for the storage of wine and spirits but which had subsequently been used for storing paperwork belonging to Russell, Baldwin & Bright (**Plate 23**).



Plate 23: View N showing wooden stairway to ground floor on right, opposite which is a series of recesses under narrow segmental-headed arches

4.4.2 No. 38 South Street - Ground Floor (Fig. 11)

4.4.2.1 Hallway and Landing

The interior of the building exhibits evidence of three phases of activity; Phase 1, the original construction phase dating from c.1835-40, Phase 2, a period of significant internal alteration dating from c.1870-1900 and Phase 3, a period of substantial internal reorganization (particularly with regard to the ground-floor rooms) dating from the 1970s. It is somewhat difficult to reconstruct the original internal arrangements and a sizeable proportion of the original interior detailing appears to have been obscured or removed altogether.

The front entrance to the house from South Street leads into a cross-axial hallway aligned E-W and leading directly to the rear entrance. The hallway has a plain coved ceiling with simple moulded skirting and dado rail extending the full length of the hallway. Both principal doorways to front and rear have six-panelled doors with semicircular overlights within round-headed, fluted architraves (**Plate 24**).

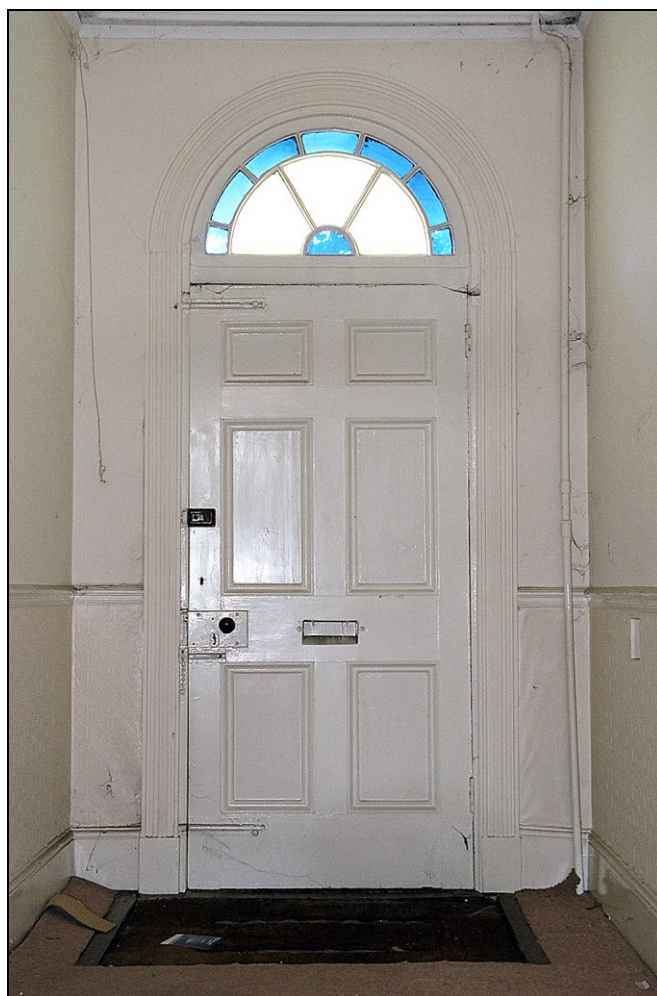


Plate 24: View W showing principal rear entrance to No. 38 South Street with a six-panelled door with semicircular overlight set within a round-headed architrave

Proceeding from the front entrance through a modern glazed doorway and partition, immediately on the right side of the hallway, is a modern 15-pane glazed door within

a shouldered and reeded architrave with circular 'bullseye' *paterae* (a round or oval ornament in shallow relief), a motif of late Regency (c.1830-40) date also visible in the door leading to the carriageway (**Plate 25**). Opposite this doorway, to the left of the hallway, is another modern glazed door within a plain architrave.



Plate 25: View NE showing modern 15-pane glazed door within a reeded, shouldered architrave with 'bullseye' *paterae* dated to c.1830-40

At the centre of the cross-axial hallway is a quadrangular space demarcated by two sets of elliptical arches carried on projecting plain plaster pilasters. To the N of this central space is a hallway with a plain coved ceiling entered via a narrow round-headed architrave with a moulded semicircular overlight resting on plain Tuscan pilasters. To the S of this central space, entered through an elliptical arch resting on plain capitals supported by consoles with florid acanthus-leaf detailing, is the ground-floor landing with open-well staircase leading to the first floor (**Plate 26**).



Plate 26: View showing detail of archway leading to ground-floor landing and stairwell supported by consoles with acanthus-leaf detailing

The open-well staircase is constructed of oak with plain stick balusters and a panelled spandrel, the base tread has an open string with applied brackets built upon it combining a cluster newel post and baluster while each of the applied brackets contains a plain Vitruvian scroll motif (**Plates 27 & 28**). A simple moulded dado rail and skirting follow the contour of the stairwell. Based on the restrained style of the detailing, a date of c.1820-40 may be suggested for the construction of this staircase, which bears comparison with a similarly detailed example at No. 33 South Street. Beneath the staircase is a six-panelled door giving access to the stairs leading down to the cellarge.



Plate 27: View showing detail of staircase showing applied brackets with plain Vitruvian scroll motif



Plate 28: View showing staircase with cluster newel and stick balusters in typical Regency style

To the S and E of the landing are two six-panelled doorways within shouldered, reeded architraves with circular 'bullseye' *paterae*, the first accessing directly onto the carriageway while the second leads into a large room to the S of the hallway.

4.4.2.2 Rooms S of the hallway

A modern 15-pane glass door gives access to a large rectangular room to the left (S) of the central entrance. The room is lit by two 12-pane sash windows within shouldered, fluted architraves with quatrefoil foliage decoration in the spandrels, a motif repeated in the door architrave on the W side of the room opposite the windows. The ceiling of the room is coved, with a simple moulded cornice.

To the right of the door, which is six-panelled and partially glazed, is a large two-tiered, 12-panel cupboard with sliding doors. On the S side of the room is a large fireplace set within a plain wooden surround with circular 'bullseye' *paterae* (**Plate 29**). The grate of the fireplace has been removed; however, the ornamented iron surround has remained intact comprising an elliptical arch with scrolled decoration in the spandrels. The decoration is in a typically Art Nouveau style of late 19th century date and postdates the wooden surround, which is in a restrained Neo-Classical style typical of the late Regency period.



Plate 29: View S showing fireplace with late 19th century ornated iron surround within earlier wooden surround with 'bullseye' paterae of Regency date (c.1830-40)

Flanking the fireplace are two panelled cupboards, the lower tiers of which are embellished with plain Tuscan columns with entablatures (**Plate 30**). The detailing of these cupboards is probably contemporary with the wooden fireplace surround and the window and door architraves (**Plates 31 & 32**), which all appear to date from the late Regency period (c.1820-40).



Plate 30: View SE showing two-tiered panelled cupboard of c.1830-40, the upper portion glazed while the lower portion is decorated with Tuscan columns



Plate 31: View E showing two 12-pane double-hung sash windows set within shouldered, fluted architraves with foliage decoration in the spandrels

The other room on the S side of the cross-axial hallway is entered via a plain, six-panel door to the right of the first floor landing, through a passageway beneath the staircase. The room is lit by a single 12-pane sash window within a fluted, shouldered architrave with large six-panel wooden shutters, while the ceiling of the room is coved.



Plate 32: Detail showing quatrefoil foliage decoration in spandrel of doorcase



Plate 33: View W showing altered 12-pane sash window within a fluted architrave with panelled cupboard to the left

The window appears to have originally been a 16-pane double-hung sash window but had evidently been altered, probably in the 20th century with the replacement of the lower part of the sash by a cross-paned window with frosted glass (**Plate 33**). Located at right angles to the window is a large two-tiered cupboard with panelled doors, probably of mid-late 19th century date. To the left of the cupboard and located in the S wall is evidence for a large fireplace that appears to have been blocked in recent years; it is not possible to determine the original appearance of the fireplace.

4.4.2.3 Rooms to N of the hallway



Plate 34: View N showing large open-plan room altered in the 1960s-70s with original fireplace to right and modern glazed double doors to left

The rooms to the N of the hallway exhibit considerable evidence of modern alteration and reorganization, which appears to have occurred during the late 1960s-70s contemporary with the demolition of the houses to the N of the site and the remodelling of the N-facing elevation of the house. This is most clearly evidenced in the large room immediately to the right of the hallway as one enters through the principal front entrance to the house (**Plate 34**). This room has been converted to an open-plan arrangement in recent years but originally appears to have been subdivided into several individual rooms.



Plate 35: View N from ground-floor landing showing archway with semicircular glazed overlight

There are two means of entrance to the room from the cross-axial hallway, either via the 15-pane glazed door within a reeded architrave just to the right of the principal front entrance or from a passageway immediately opposite the stairwell to the first floor, entered via a round-headed doorway with a semicircular margin glazed overlight supported by Tuscan pilasters (**Plate 35**). At the N end of the passageway, which has a deep coved, slightly concave ceiling, is a modern 15-pane glazed door set within a plain, flat-arched architrave.

The room itself is lit by four 12-pane double-hung sash windows set within fluted architraves with quatrefoil moulded decoration in the spandrels (**Plate 36**), identical in design to the window architraves in the room immediately to the left of the front entrance, and by another two large glazed shop windows of 1970s date inserted in the N wall of the room. To the left of these shop windows is a large set of glazed double doors. These doors, approached externally by a small flight of steps, lead to

a hallway, immediately S of which is a doorway leading into a single-celled room, in the corner of which is a wooden hatch giving access to the cellar (**Plate 37**). Modern alterations have substantially obscured the original ground plan but, based on the evidence of the surviving features and on comparison with the first-floor plan (which has been significantly less altered than the ground floor), it is possible to reconstruct the original ground plan of the room to a certain extent.



Plate 36: View SE showing 12-pane sash window within fluted architrave with quatrefoil decoration in spandrels



Plate 37: View S showing wooden hatch leading to cellarge

Located in the centre of the room, and until recently concealed by a plasterboard exterior, is a large brick stack with evidence of fireplaces (presumably removed when the room was converted to open plan in the 1970s) inserted in the N- and S-facing walls (**Plate 38**). It appears originally that there was one large single-celled room accessed via the doorway immediately to the right of the principal front entrance.



Plate 38: View N showing remains of fireplace removed after the room was converted into an open-plan arrangement in the 1960s-70s

To the N of this room is another, smaller rectangular room which is accessed via the passageway opposite the stairwell. This room appears originally to have been single-celled but was at some later date partitioned into two rooms. It would appear that this suite of rooms fronting onto South Street was formerly separated from the modern hallway by a partition wall, the large single-celled room immediately N of the cross-axial hallway was probably used as a parlour or reception room for guests.

The other room to the S of the cross-axial hallway is entered via a modern 15-pane glazed doorway set within a plain architrave (**Plate 39**). The room is lit by a double-hung 16-pane sash window within a plain architrave with panelled wooden shutters. This was originally used as a kitchen, as evidenced by the series of 10 hooks (presumably for hanging meat) set into the ceiling and the presence of a very large fireplace within a plain surround with mantelpiece to the right of the glazed doorway, centrally located in the S wall of the room.

At present, the fireplace is concealed by plasterboard; it is unclear whether the kitchen range has remained intact or if it has already been removed. Located within a recess to the right of the fireplace is a tall, eight-panelled two-tier cupboard, probably of mid-late 19th century date.



Plate 39: View S showing kitchen with fireplace in centre and panelled cupboard to right

4.4.2.4 *W Extension to rear of house*

This extension to the house, constructed in the mid-late 19th century (certainly before 1887, as it appears on the OS 1st edition 25 inch map) is accessed from the rear courtyard through a modern, partially glazed door set within an earlier, plain architrave surmounted by a cambered porch leading into a narrow hallway. Immediately to the right of the entrance is a six-panelled door set within a plain architrave leading to a landing with a dogleg stairwell leading up to the first floor (**Plate 40**).



Plate 40: View looking N showing dogleg stairwell to first floor of late 19th century W extension

Proceeding N along the hallway, in the E wall of the hallway immediately N of the doorway to the landing, is evidence of a bricked-up door architrave with a lintel in the thickness of the wall; the stone threshold of the doorway is still clearly visible (**Plate 41**). It is unclear whether this bricked-up doorway predates the mid-late 19th century extension, in which case it would presumably have functioned as an alternative entrance to the courtyard to the rear of the building. However, immediately opposite this bricked-up doorway is another blocked opening, surmounted by a large wooden lintel with four pairs of iron nails protruding from it at regular intervals.



Plate 41: View E showing blocked doorway and stone threshold in ground-floor hallway within late 19th century W extension to main house

At the N end of the hallway a modern six-panelled door surmounted by a three-paned glazed overlight to the left leads into a large room, roughly quadrangular in plan and lit by a single six-pane cross-window set in the S wall. The room was completely whitewashed with no architectural detailing visible. Immediately to the left of the doorway, as one enters the room, is evidence of a blocked doorway in the SE corner within which a two-light glazed window of 1970s date has been inserted.

This doorway is on the exact alignment of the bricked-up doorway visible in the S-facing elevation of the W extension; it is likely that this represents the original ground-floor entrance to this part of the building, which was blocked up in the 1970s, when the ground-floor toilet was installed and the existing entrance built, slightly farther to the E.

Set within the thickness of the W wall of the room was a large fireplace beneath a broad segmental arch (**Plate 42**). The grate within the fireplace had been removed sometime previously.



Plate 42: View showing interior of ground-floor room within later extension of c.1875 with central fireplace flanked by the strongroom (left) and deep recess in wall (to right)

To the right of the fireplace was a deep recess in the wall with shelving, while to the left was a reinforced, two-panelled steel door set within a plain architrave leading to a barrel-vaulted single-celled room evidently used as a strongroom. The strongroom is built into the thickness of the wall and appears to have been an integral part of the original structure and therefore not a later addition (**Plate 43**).



Plate 43: View showing interior of strongroom (1876) with barrel-vaulted roof

The door to the strongroom carries an oval metal plaque (**Plate 44**) bearing the name of the manufacturer 'Chubb & Son 57 St Paul's Churchyard London' and two keyholes with brass covers inscribed with the legend Chubb & Son – Makers to Her Majesty. Unfortunately, the plaque does not carry a date; however, a list of strongrooms and safes manufactured by Chubb & Son after 1845 (held in the Chubb Archives at Wolverhampton) indicates that this particular strongroom was constructed in 1876, based on the evidence of the serial number on the bolthead of the door (Chubb Archives; P. Gunn pers. comm.).



Plate 44: View W showing strongroom door (1876) with oval brass plaque bearing the name of the manufacturer 'Chubb & Son'

This would suggest that the strongroom and, by implication, the two-storey extension within which it is housed, were built around 1876, when Charles Blundell is known to have erected a brewery on the site (referred to as the Britannia Brewery in Littlebury's Directory and Gazetteer of 1876-77). This date would also fit well with the architectural detailing of the exterior, which is decidedly of a mid-late 19th century date. The complete absence of architectural detailing within the interior, and the presence of a strongroom, strongly suggests a utilitarian function; possibly this extension was built either as offices or warehousing associated with Blundell's newly established brewery.

4.4.3 No. 38 South Street - First Floor (Fig. 12)

The principal means of access to the first floor is gained from the ground-floor landing to the S of the cross-axial hallway, via an open-well staircase of early 19th century date. The staircase leads up to the first-floor landing, above which is a square, margin glazed four-pane skylight. Upon reaching the first floor landing, the staircase branches off in two directions, one flight of three steps leading S and another flight leading N.

4.4.3.1 Rooms to the S of the First-floor Landing

From the first floor landing, a flight of steps leads up to a passageway entered via a round-arched, fluted architrave. To the right of this archway, a six-panelled door set within a fluted architrave leads into a large single-celled room lit by a single 20-paned double-hung sash window set within a shouldered, fluted architrave.



Plate 45: View showing late Victorian cast-iron basket-grate fireplace within earlier wooden surround with mantelpiece supported by plain scrolled brackets

The room was virtually devoid of architectural detailing, the only other features of note being the moulded skirting (which may be contemporary with the original building phase) and a fireplace projecting from the end of the N wall of the room at right angles to the window, consisting of a cast-iron basket grate with a round-arched surround with repeated flowerhead detailing, with a central boss with an elaborate foliate motif set within a plain, undecorated wooden surround with brackets supporting the mantelpiece (**Plate 45**). The design of the iron grate and surround is of typical late Victorian date (c.1870-90) and its size indicates that it was probably intended as a bedroom fireplace. The wooden surround, however, may well be of an earlier date, possibly contemporary with the original construction phase.



Plate 46: View showing round-headed, partially glazed door with semicircular oversight within a fluted architrave dated to c.1830-40

The hallway continues S up to a partially glazed door in a typical late Regency style (c.1820-40) comprising a semicircular fanlight with thin glazing bars, set within a round-arched fluted architrave similar in style to the internal door architraves of the principal front and rear entrances (**Plate 46**). This doorway previously gave access to the former Masonic Hall building immediately to the S but the opening has recently been blocked up.

To the left of this doorway is a six-panelled door set within a fluted architrave giving access to a rectangular room slightly smaller in dimensions than the previous one, lit by a single 12-paned double-hung sash window set within a fluted architrave. This room was similarly devoid of architectural detailing; the only notable features again being the moulded skirting (identical to that in the previous room) and an end wall fireplace, situated at right angles to the doorway, consisting of a plain wooden surround and mantelpiece, within which was a cast-iron basket grate with a round-arched surround with repeated flowerhead detailing (**Plate 47**), similar in style, though slightly less elaborate, than the fireplace in the room on the opposite side of the passageway. The detailing of the iron grate and surround again suggests a late Victorian date (c.1870-90) although the plain, undecorated wooden surround is almost certainly earlier.



Plate 47: View N showing round-headed iron fireplace surround with repeating flowerhead motif of late Victorian date set within plain wooden surround and mantel of early-mid 19th century date

4.4.3.2 Rooms to the N of the First-floor Landing

Proceeding up a flight of three steps to the N of the landing, one reaches the upper part of the first-floor landing (**Plate 48**).

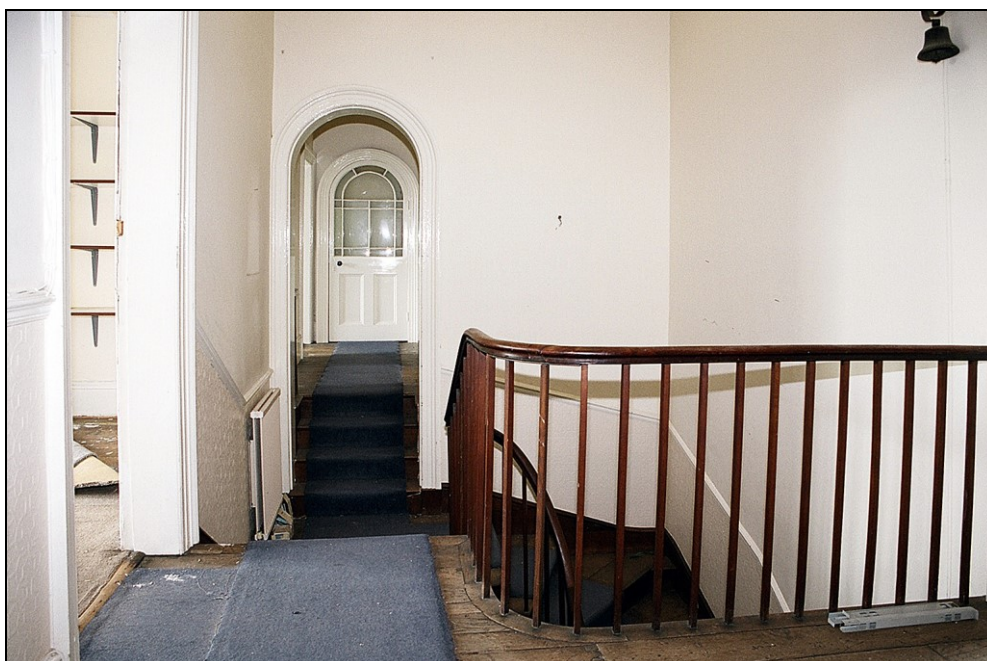


Plate 48: View looking S showing first-floor landing with open-well staircase in foreground

Immediately to the right of the stairway is a six-panelled door set within a fluted architrave, next to which is an ornate single-arm gas wall sconce set within a moulded plaster roundel. The sconce consists of a circular base plate of cast iron with an outer rim decorated with a repeated flowerhead design while the centre of the base plate is inlaid in brass with a *cyma reversa* motif, with a knob (ornamental knob) carrying the single cast-iron arm of the sconce with an elaborate wrought-iron bracket with *rinceau* decoration (**Plate 49**).



Plate 49: Elaborate mid-19th century gas sconce set into wall adjacent to doorway on first-floor landing

The gas sconce must certainly date from later than 1836, when gas lighting was first introduced to Leominster with the establishment of the Leominster Gas Works in that year (Reeves, 1973, 153) and the stylistic evidence suggests a mid-Victorian date, probably manufactured in the 1860-70s.

The doorway adjacent to this gas wall sconce leads into a single-celled room, probably originally used as a bedroom, lit by two double-hung 12-paned sash windows set within shouldered, fluted architraves (**Plate 50**). The room is largely devoid of original architectural detailing, with the exception of the moulded skirting present throughout the room. Projecting from the S wall of the room is a typical Art Deco ceramic bedroom fireplace with a chamfered opening, mock mantel and a recessed breakfront hearth dating from the early-mid 1930s (**Plate 51**).



Plate 50: View SE showing 12-paned sash window within shouldered, fluted architrave



Plate 51: View S showing Art Deco ceramic bedroom fireplace of early-mid 1930s date



Plate 52: View S showing iron grate with glazed tile surround of c.1875 set into earlier wooden fireplace surround and mantel with *paterae* of c.1835-40 date

Returning to the upper part of the first floor landing, to the left is a six-panelled door set within a fluted architrave leading to a single-celled room lit by a single 16-paned double-hung sash window. This room is of similar dimensions to its counterpart on the other side of the first-floor landing and was also probably used as a bedroom. Located centrally in the S wall of the room is a fireplace consisting of an iron basket grate flanked on either side by dust-pressed encaustic tiles with a distinctive Neo-Gothic foliate cross motif inlaid in black, buff, yellow and white, which is set within a fluted wooden surround with *paterae* surmounted by a mantelpiece (**Plate 52**).

The elaborate detailing of the encaustic tiled surround, compared to the relatively plain fireplaces encountered in the previous three first-floor rooms, might suggest that this room was intended as the master bedroom, although the room immediately to the S is slightly larger. The moulded skirting evident throughout the room is similar in design to that encountered in the previous three rooms.



Plate 53: Detail of Neo-Gothic encaustic tile of c.1875 designed by William Godwin & Son of Lugwardine

Based on the stylistic evidence (specifically the design of the encaustic tiles) a date of c.1875 may be assigned to the grate and tiled surround. The decoration of the tiles (**Plate 53**) corresponds to a specific design produced by a local manufacturer, William Godwin & Son of Lugwardine, near Hereford, who was active between 1852 and 1906 (National Database of Historic Tile Designs). However, the wooden fireplace surround with its characteristic 'bullseye' *paterae* appears to be of an earlier date, probably late Regency (c.1830-40). Set within a recess immediately to the right of the fireplace is a two-tiered panelled cupboard of mid-late 19th century date.



Plate 54: View NE showing 'drawing room' lit by three double- hung sash windows within fluted architraves, with elaborate moulded cornice above

Continuing to the N of the first-floor landing beneath a broad, elliptical arch supported by plastered Tuscan pilasters, a six-panelled door to the right, set within a fluted architrave, gives access to a large single-celled room, the largest on the first floor, lit by three double-hung 12-pane sash windows within shouldered architraves (**Plate 54**).



Plate 55: Detail of deep covered ceiling with enriched ovolo-moulded cornice and central panel bordered with moulded frieze with vine and leaf detailing of c.1830-40 date

This was clearly intended to be a room of high status, possibly a drawing room, as evidenced by its grand scale and the deep covered ceiling with an enriched, ovolo-moulded cornice with egg-and-dart detailing and a central panel bordered with an elaborate frieze with vine-and-leaf mouldings (**Plate 55**). The detailing is of decidedly late Regency character, probably dating from c.1830-40 and probably contemporary with the original construction of the house. It is significant that this is one of the few rooms in the house to retain substantial traces of its original scheme of decoration.



Plate 56: View showing Art Deco ceramic fireplace and recessed tiled hearth of 1930s date set within marble surround and mantelpiece supported by Tuscan columns

Almost certainly not contemporary with the original scheme of decoration is the substantially altered fireplace set in the centre of the N wall of the room. This consists of a ceramic glazed tile surround, tiled hearth and cast-iron grate of Art Deco design, probably constructed in the 1930s, set within a large, partially damaged marble surround flanked by Tuscan columns supporting a mantelpiece (**Plate 53**). The marble surround appears to be contemporary with the Art Deco fireplace and hearth.



Plate 57: View E showing plastered, round-headed archway leading towards bathroom

Opposite the door to this room, a narrow round-headed archway supported by Tuscan pilasters leads to a passageway running E-W (**Plate 57**), which provides access to a bathroom and toilet on the first floor, entered via a six-panelled door within a plain architrave and lit by a double-hung 12-paned sash window. On the right-hand side of the passageway towards the bathroom is a deep cupboard with a six-panelled door set in the thickness of the wall. No other features of architectural interest were noted in the bathroom or in the passageway leading to it.

Continuing N from the first-floor landing, beneath a narrow, round-headed archway supported by Tuscan pilasters set flush with the wall is a long, narrow passageway leading N towards a large single-celled room situated within the NE corner of the building (**Plate 58**). A rectangular margin-glazed skylight is located at the N end of the passageway.



Plate 58: View N down first-floor passageway with round-headed archway supported by pilasters in foreground

This room, entered via a six-panelled door within a fluted architrave, is lit by two double-hung 12-paned sash windows within shouldered architraves. Immediately to the left of the doorway, as one enters the room, is a rectangular aperture consisting of a panelled wooden hatch with a brass handle and hinges and a single drawer with two brass handles beneath it, set within a plain wooden surround. The style of the brass handles and back plates indicates a mid-late Victorian date for this feature, which was interpreted as a pantry hatch; this would suggest that the room was probably used as a dining room (**Plate 59**).



Plate 59: View showing mid-late 19th century pantry hatch in dining room

This appears to have functioned as a serving hatch linking this room with a smaller room to the W that was presumably used for the preparation of food, implied by the presence of a stone dresser. Based on the presence of this serving hatch, it seems reasonable to assume that the larger room was used at some point as a dining room. No other evidence of original architectural detailing was noted in this room. A typical Art Deco ceramic fireplace and tiled hearth dating from the early 1930s was located in the centre of the S wall of the room, flanked to the left by a tall, two-tiered wooden cupboard with panelled doors which appeared to be contemporary with the fireplace (**Plate 60**).



Plate 60: View looking SE showing ceramic Art Deco fireplace and tiled hearth of early 1930s date

On the W side of the passageway, two six-panelled doors give access to a series of rooms which appear to have included servants' bedrooms, a pantry and other domestic quarters which exhibit evidence of significant modern alteration. Approaching from the first-floor landing, the first door on the left leads into a single-celled room devoid of architectural detailing, with the exception of a curious single six-pane margin-glazed window with a fluted architrave set into the N wall (**Plate 61**).



Plate 61: View looking N showing six-paned margin-glazed window in N wall

A rectangular opening within the W wall of the room provides access to another single-celled room, presumably used as a bedroom, lit by a double-hung 12-pane sash window within a fluted architrave. Set in the centre of the S wall is a fireplace consisting of a wooden mantel and fluted surround with 'bullseye' *paterae* (**Plate 62**). To the right of the fireplace is a two-tiered, six-panelled wooden cupboard similar in design to those in the other first-floor bedrooms and probably of mid to late 19th century date.



Plate 62: View showing wooden mantel and fluted fireplace surround with *paterae*

A six-panelled door in the NE corner of the room leads via a narrow vestibule demarcated by a modern plasterboard partition wall into a single-celled room, which, until very recently, was used as a kitchen. The room is lit by a single 12-paned sash window set into the W wall of the room within a fluted architrave (**Plate 63**). The room was otherwise devoid of architectural detailing, which had been mostly obscured by the installation of a late 20th century kitchen range.

In the E wall of the room is another doorway leading into an anteroom between the modern kitchen and the first-floor passageway. This part of the building shows evidence of having been extensively altered in the late 20th century. To the left (N) of the doorway is a modern panelled partition wall, above which is a four-light window glazed with frosted glass. Set into the partition wall is a doorway leading to what appears to have been a pantry, lit by a 12-paned sash window, below which is a stone dresser for preparing meat (**Plate 64**). To the right of the dresser is the food hatch, which is linked to the dining room immediately to the E.

Returning to the modern kitchen, a six-panelled door set into the NW corner of this room provides access to a deep cupboard with shelving, immediately at right angles to which is a doorway leading into the W extension of the building.



Plate 63: View W showing 12-paned sash window in single-celled room recently used as a kitchen



Plate 64: View NE showing modern panelled partition with four-light window above, with doorway to left leading to pantry

4.4.3.3 W Extension to house (First Floor)



Plate 65: View NW showing long rectangular recess for wall cupboard

The W extension to the house is currently arranged into two rooms at first-floor level subdivided by a late 20th century plasterboard partition wall. Access is obtained via a six-panelled doorway from the modern kitchen area and by means of a dogleg staircase leading up from the ground floor.



Plate 66: View SW showing 1950s stove hob set into late 19th century fluted wooden surround and mantel

Originally, there appears to have been a single-celled room without any internal subdivision, clearly indicated by the presence of a long, shallow rectangular recess

surrounded by a plain wooden architrave with a wooden sill set into the N wall which extends E-W into both rooms (**Plate 65**). The function of this recess is not obviously apparent: presumably a long wall cupboard was originally set into the recess. Set into the W wall of the westernmost of the two rooms is a large fireplace consisting of a fluted wooden surround and mantel with a star-and-circle motif in the spandrels. The detailing of the wooden surround is of typical late 19th century date. The original iron grate and surround appears to have been removed and replaced by a stove hob of 1950s design (**Plate 66**).

4.4.4 Outbuildings to the rear of No. 38 South Street – Ground Floor (Fig.13)

Due to access and safety considerations, it was not possible to inspect closely the interiors of the majority of the ground-floor rooms within the outbuilding range, which were divided into separate compartments or stalls for stabling. Most of the doors leading to the various rooms at ground level had been sealed up, thereby restricting access to these areas. At the easternmost end of the building is a narrow flat-arched doorway (boarded up) giving access to a landing with a flight of wooden stairs leading to first-floor level (**Plate 67**). Set into the S wall, behind the flight of stairs, is a flat-arched single-light casement window, probably a modern (i.e. 20th century) insertion.



Plate 67: View SE showing stairway to first floor at E end of outbuilding range and cross-framed partitions for stalls

Immediately W of this landing are three stalls separated by timber cross-framed partitions with plank-and-batten panelling; much of the panelling has been removed or is in a very dilapidated state. A broad rectangular door opening (since blocked up) is visible in the second of the three compartments (**Plate 68**). Its location corresponds with a blocked-up segmental-arched doorway visible in the external (S-facing) elevation of the outbuilding range.

This doorway appears to have linked the stable block to another building to the S, which may be identified with one of several rectangular structures to the S of the stable block shown on the OS 2nd edition map of 1904. These structures (now

demolished) were connected with the brewery recorded on the site in the late 19th – early 20th century; they are shown on an aerial photograph taken c.1923 and on the OS 3rd edition map of 1928 but appear to have been demolished by 1968.



Plate 68: View S showing bricked-up rectangular door opening in S wall of outbuilding range

Adjacent to this doorway is a large rectangular recess with a stone sill (**Plate 69**), which is visible in the rear wall of the westernmost of the three compartments. This again corresponds to a bricked-up segmental-arched door opening visible in the S-facing elevation of the outbuilding range and would appear to have been another doorway leading to the complex of brewery buildings situated to the S of the outbuilding range.



Plate 69: View S showing recess for blocked-up doorway in S wall of outbuilding range

These three stalls are demarcated from the rest of the stable range by a whitewashed brick partition wall. Immediately W of this wall is another compartment divided into two stalls by a timber-framed partition wall with plank-and-batten

panelling with a brick wall at the westernmost end. To the W of this compartment is another, slightly larger landing accessed from the exterior via a wooden four-panelled door under a segmental arch with a wooden dogleg staircase leading to first-floor level (**Plate 70**).



Plate 70: View S showing dogleg staircase leading up to first floor of outbuilding range

Following this are two further individual stalls, this time each compartment being separated by a brick wall. No architectural details were noted in these two compartments. Immediately W of this wall is another, considerably larger compartment divided into two sections by a wooden partition wall with plank-and-batten double doors.

The rear (S) wall of this compartment shows clear signs of having been extensively repaired and rebuilt. Within the eastern half of this compartment, a broad rectangular double-door opening is visible in the rear (S) wall, filled in with concrete breeze blocks, while in the SW corner of the compartment is a set of bricked-up double doorways beneath a large whitewashed wooden lintel (**Plate 71**). These door openings in the S wall gave access to a rectangular structure shown on the OS map of 1904 at the SE corner of the outbuilding range and associated with the late 19th century brewery.



Plate 71: View W showing large single-celled compartment at W end of outbuilding range with a set of bricked-up double doors in the SW corner

4.4.5 Outbuildings to the rear of No. 38 South Street – First Floor (Fig. 10)

Access to the first floor was obtained via a wooden dogleg staircase entered via a segmental-arched doorway located at the centre of the principal N-facing elevation. This staircase led to a narrow first-floor landing with a plank-and-batten doorway immediately to the left (E) leading into a large single-celled room. The room itself was in a state of considerable decay; part of the ceiling had either been removed or had collapsed altogether, exposing the ceiling framing and the roof trusses above and part of the floorboarding had been removed (**Plate 72**).



Plate 72: View E showing large single-celled room immediately to left (E) of first-floor landing

The roof, which is of typical kingpost design, comprises a series of regularly spaced trusses with the tie beam attached to the king post by means of a long iron bolt extending vertically through the entire length of the kingpost, with angle struts and principal rafters supporting trenched purlins (**Fig. 15**). The roof trusses appear to be contemporary with the construction of the outbuilding range with no obvious evidence of reused timbers. The use of an iron bolt rather than jointing to connect the tie beam to the kingpost suggests a mid-late 19th century date for the roof.

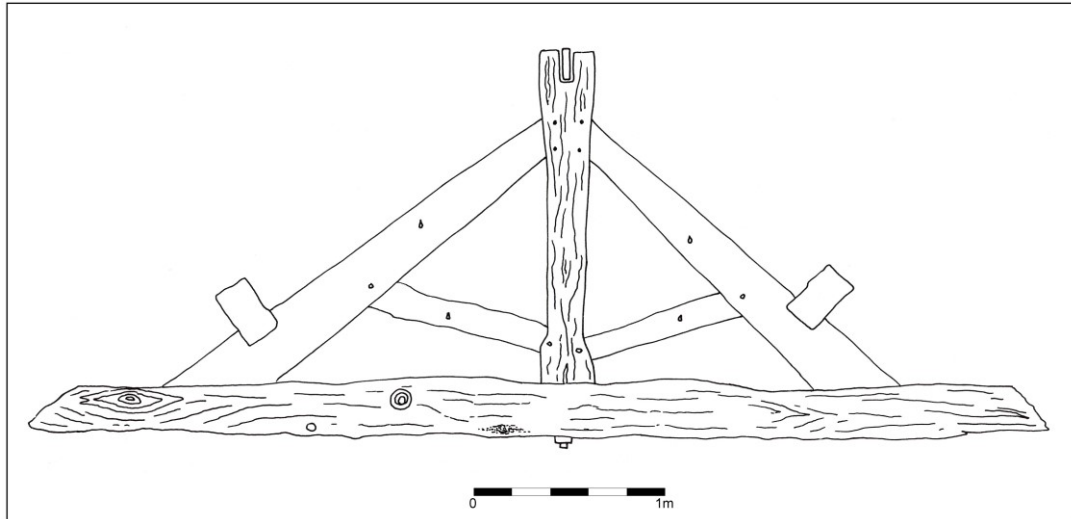


Fig.15 Cross-section of mid-19th century kingpost roof truss in first floor of outbuilding range

The walls of the room have been whitewashed and no evidence of architectural detailing was visible. Set into the S wall is a fireplace and stack, the fireplace consisting of a small square aperture, the grate having been previously removed (**Plate 73**).



Plate 73: View E showing fireplace in S wall of single-celled room on first floor of outbuilding range

To the right (W) of the dogleg staircase is a narrow landing leading to another long single-celled room at the far W end of the building. The landing is bordered to the N by a wooden planked partition wall of modern (i.e. 20th century date), a doorway within the partition wall provides access to two small rooms which appear to have been used until recently as workshops and were lit by two segmental-arched casement windows. No other architectural detailing was noted in these rooms, which contained a substantial quantity of modern debris.

Full access to the long, single-celled room at the W end of the building was not possible due to the collapse of a section of the flooring. The kingpost roof trusses within this room were fully exposed and were identical in construction to those visible in the single-celled room to the E (**Plate 74; Fig. 15**).

Immediately to the right of the entrance to the room, set into the N wall, is a plank-and-batten doorway within a flat-arched architrave, which appears to have functioned as a loading bay. Opposite this doorway and attached to one of the tie beams is a horizontal beam supporting the frame of a pulley mechanism. The wooden frame of the pulley and the supporting beam appeared to postdate the roof trusses and must therefore be regarded as a later addition, although it is possible that it may be a replacement of an earlier mechanism.



Plate 74: View W showing pulley mechanism and exposed kingpost roof trusses

Evidence of a large, bricked-up doorway leading to the N wing of the outbuilding range is visible in the NW corner of the room. Opposite this bricked-up doorway is a small flat-arched window with an iron grille. It is unclear whether this window is contemporary with the original building or a later insertion; however, it is shown on an aerial photograph of the N end of South Street dated 1923 (Turton, 2005, 118). No other features of architectural interest were noted in this part of the building. It was not possible to obtain access to the first floor of the N wing due to the decayed condition of the flooring.

5. Conclusion

The programme of standing building recording at No. 38 South Street, Leominster, supported by detailed documentary research, has revealed that the existing complex of buildings has undergone several phases of alteration and new building work from the early 19th century up to the late 20th century.

The chronological development of the buildings can be summarised thus:

5.1 Phase 1

The earliest phase of activity on the site appears to date from c.1835-40 and is represented externally by the principal E-facing elevation of the house and the adjacent carriageway. The elevation of the former Masonic Hall may also originally date from this period, based on the austere Neo-Classical detailing of the doorcase, although the fenestration has evidently been much altered subsequently.

Although there is evidence of a vertical construction break to the left of the front entrance doorcase, the fact that the same type of brick bonding continued to be used in both parts of the elevation suggests that both parts of the building were constructed at about the same time. The external detailing of the principal entrances both to front and rear suggests a late Georgian or Regency date and the internal detailing of the door architraves and fireplace surrounds (often utilising a 'bullseye' *paterae* motif) and the open-well staircase strongly suggest a late Regency date (c.1820-40).

Cartographic evidence, specifically Galliers' plan of 1832, shows there to have been three separate structures with narrow burgage tenement plots to the rear occupying the present site of No. 38 South Street. The layout and scale of these structures appear to bear no relation to the present building, the plan of which is first shown on the OS 1st edition map of 1887.

The most likely explanation is that the buildings shown occupying the site on Galliers' map were demolished sometime after 1832, although if this is indeed the case, the interval between the demolition of this structure and the construction of the existing building was short, as the stylistic evidence certainly suggests a date not much later than c.1840. A construction date of c.1835-40, contemporary with other large townhouses in South Street (such as No. 33 Bryanstone House and No. 66 The Hawthorns), would seem to be most appropriate.

5.2 Phase 2

The second phase of activity on the site appears to date from c.1840-50 and is represented by the construction of the long range of stables to the rear of the Masonic Hall.

A slightly later date for the construction of the stable range is suggested by the bonding of the brickwork (using English rather than Flemish bond) and the use of segmental-arched windows rather than the flat-arched windows characteristic of the Phase 1 building work. The stable range appears to have been built by about 1850 as it is mentioned in the will of William Manwaring, a corn merchant who occupied the premises until his death in that same year.

5.3 Phase 3

The third phase of activity on the site appears to date from the late Victorian period (c.1870-1900) and is represented by the construction of the two-storey extension to the W of the house in about 1875 and the alteration of the range of outbuildings to the rear of the house, in connection with the conversion of the premises into a brewery by Charles Blundell, evidenced by the insertion of square casement windows at the W end of the range and the construction of a single-storey structure projecting N from the central part of the range (demolished by the late 1960s).

During the same period alterations were made to the interior, as exemplified by the insertion of new iron and glazed tile fireplace surrounds and other features, such as the elaborate gas sconce on the first-floor landing, which appear to be of late Victorian date.

5.4 Phase 4

The fourth and final phase of building activity is represented by the significant external and internal alterations carried out during the late 1960s-70s, which included the reconstruction of the N-facing elevation and the insertion of glass doors and shop windows and the partial reorganization of the ground-floor and first-floor rooms.

6. Copyright

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8. Cartography

(All maps were obtained from the Herefordshire Record Office unless otherwise stated)

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1850 – Tithe Map of Leominster Parish (HD L 493)

1887 - OS 1st edition 25 inch map (Herefordshire XII. 15)

1904 - OS 2nd edition 25 inch map (Herefordshire XII. 15)

1928 - OS 3rd edition 25 inch map (Herefordshire XII.15)

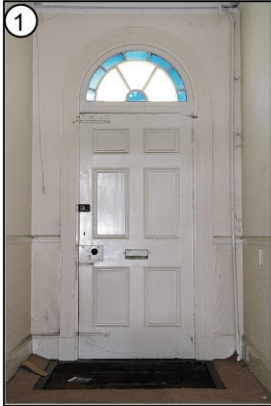
1948 – OS provisional edition 6 inch map (Herefordshire XII SE)

1968 OS 1: 2500 map of Leominster


1983 OS 1: 2500 map of Leominster

9. Appendix 1: Individual ground and first floor room plans within main house

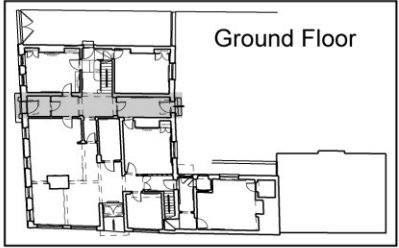
Room GA




①



②




Ground Floor




③

Round headed arch way with semicircular glazed overhead, c. 1830 - 40




④

20th c. glazed double doors




⑤

c. 1830 - 40 broad elliptical archway with acanthus leaf scrolled brackets leading to stairwell



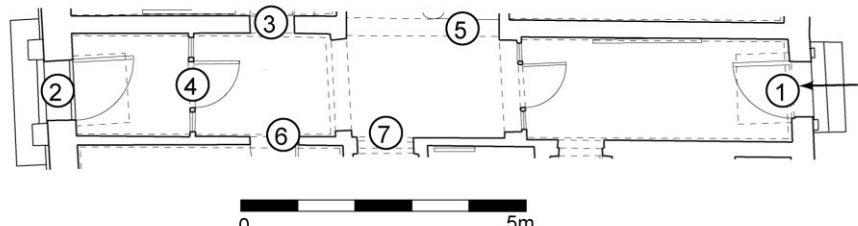
⑥

15 pane glazed doorway within c 1830 - 40 reeded architrave with paterae



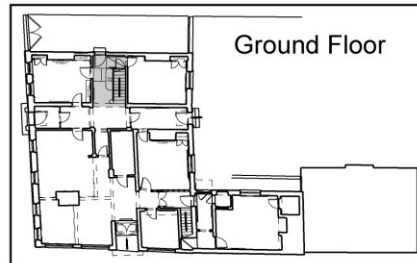
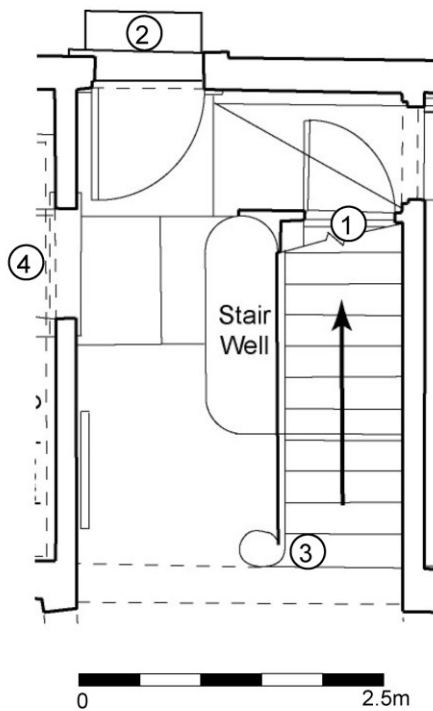
⑦

c. 1830 - 40 round headed archway with semi circular overhead



0 5m

Room GB



① 6 panelled door to cellarge, 19th c.

c. 1830 - 40, 6 panelled door, part glazed in reeded architrave with paterae

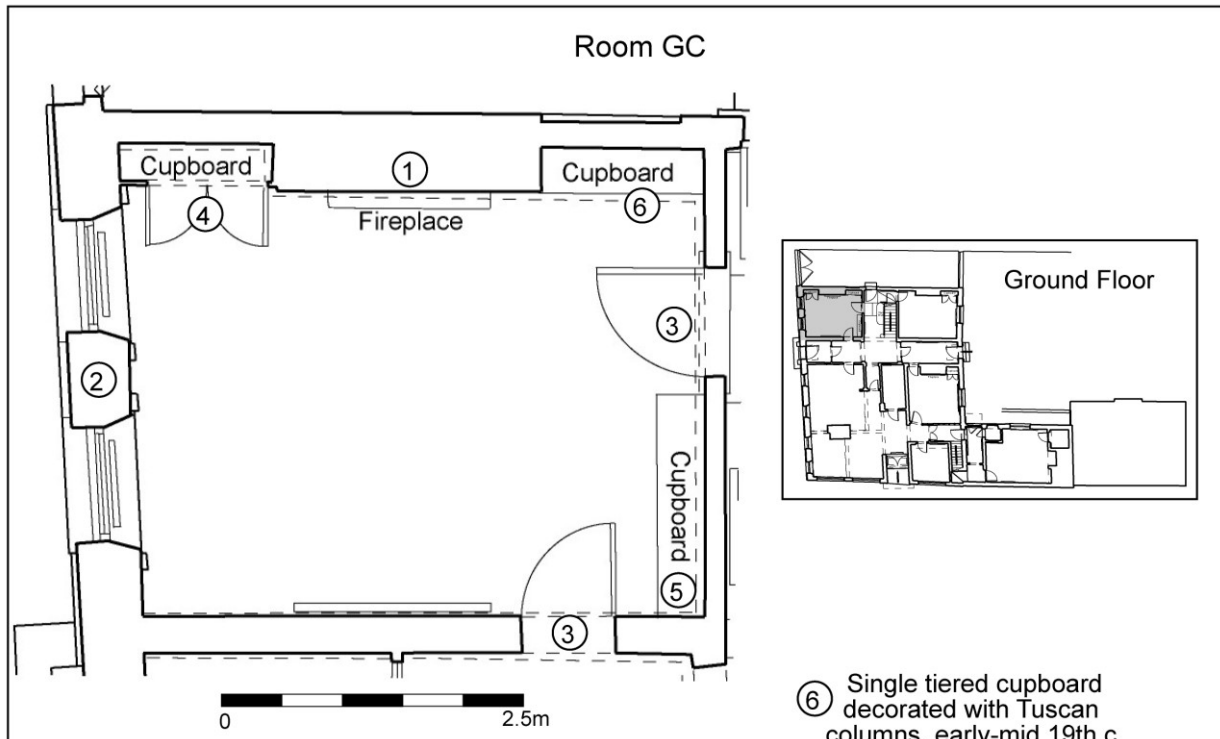


③ Open well staircase with cluster newel & stick balusters, c. 1830 - 40




c. 1830 - 40, 6 panelled door in reeded architrave with paterae


Room GC




0 2.5m




② Two 12 pane sash windows within fluted architraves, c 1830 - 40




③ 6 panelled part glazed doors within fluted architraves with foliate decoration in spandrels, c.1830 - 40




① Late 19th c. iron surround within early 19th c. wooden fireplace & mantle



④ 2 tiered cupboard, part glazed with lower tier decorated with Tuscan columns, early-mid 19th c.



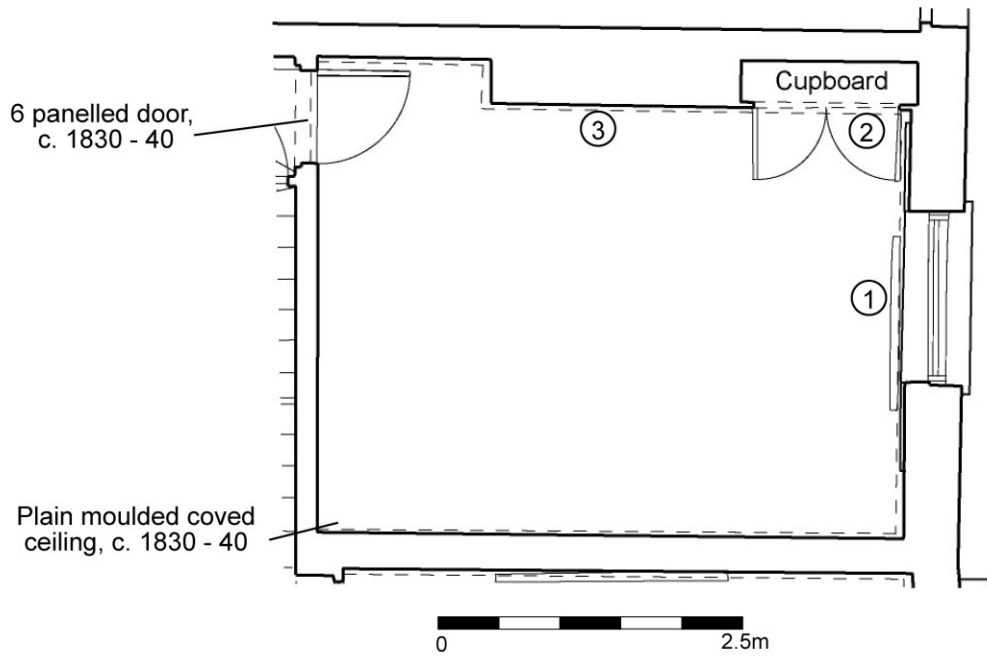
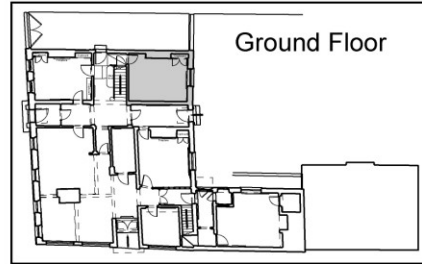
⑤ 2 tiered panelled cupboard, late 19th c.



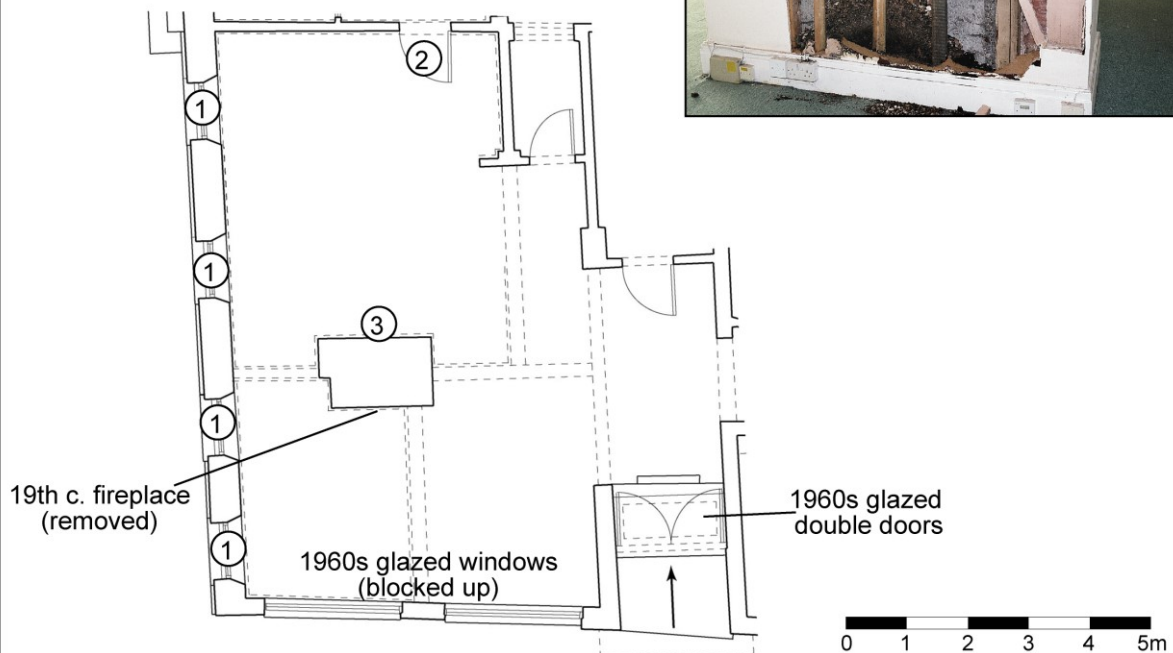
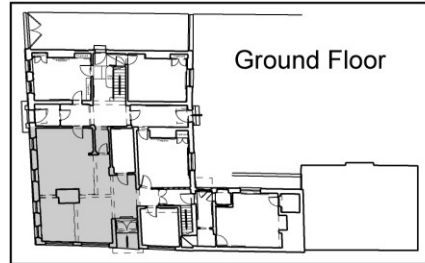
③ Detail of foliate decoration in door spandrels

⑥ Single tiered cupboard decorated with Tuscan columns, early-mid 19th c.

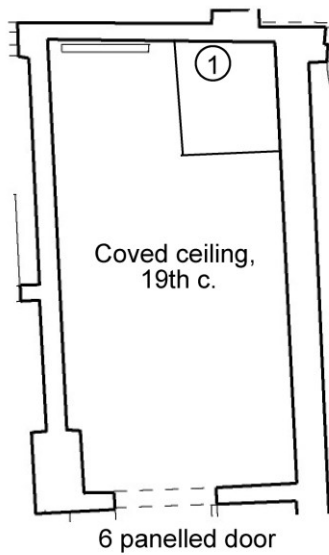
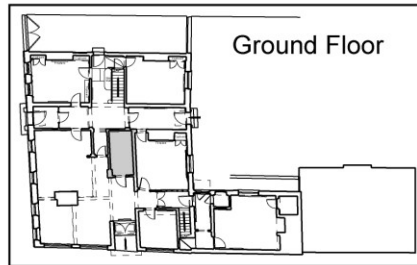
Room GD



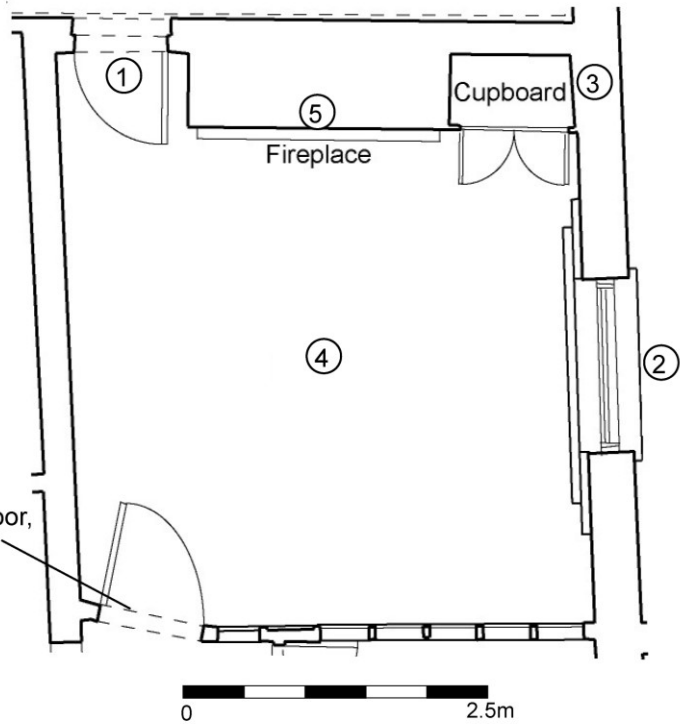
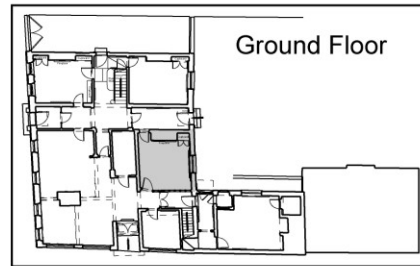
Room GE



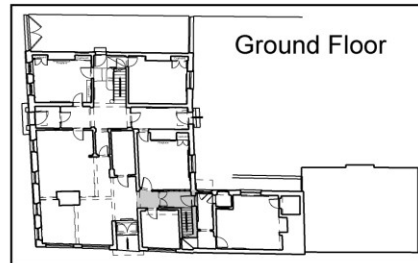
Room GF



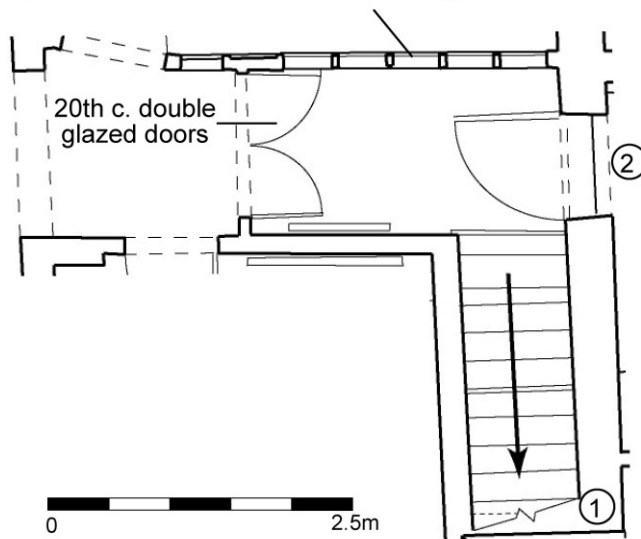
Room GG



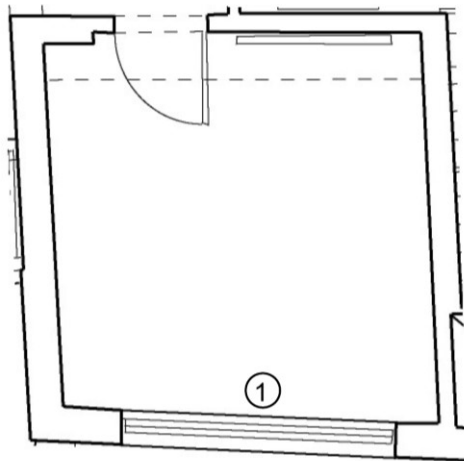
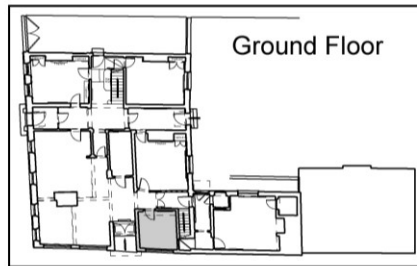
Room GH



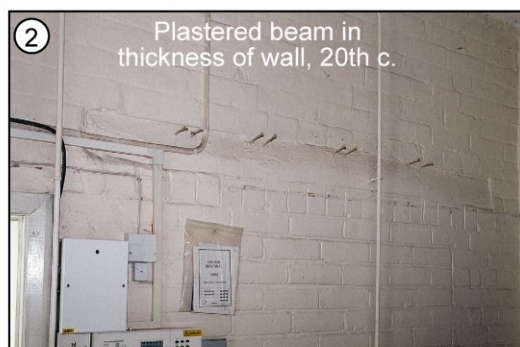
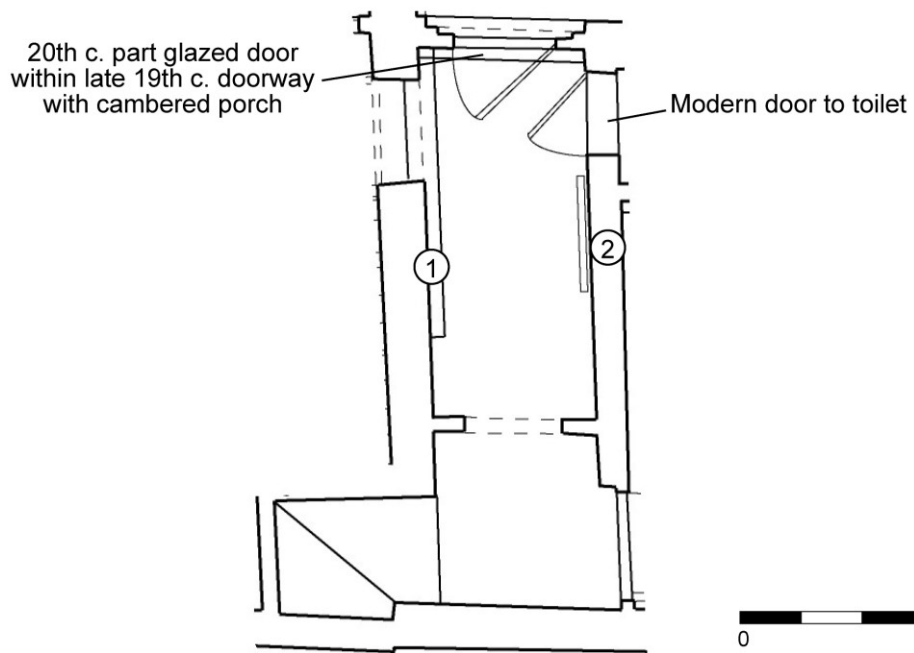
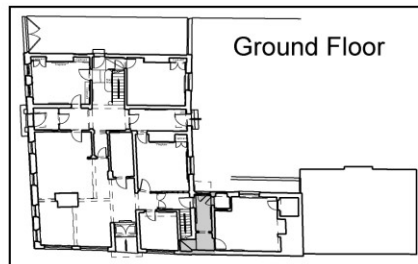
Slight glazed window above wooden skirting, 20th c.



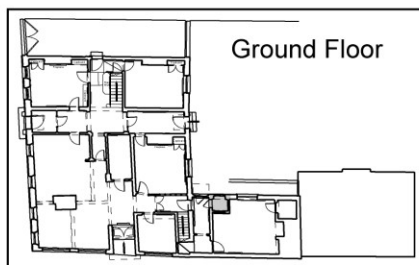
Room G1



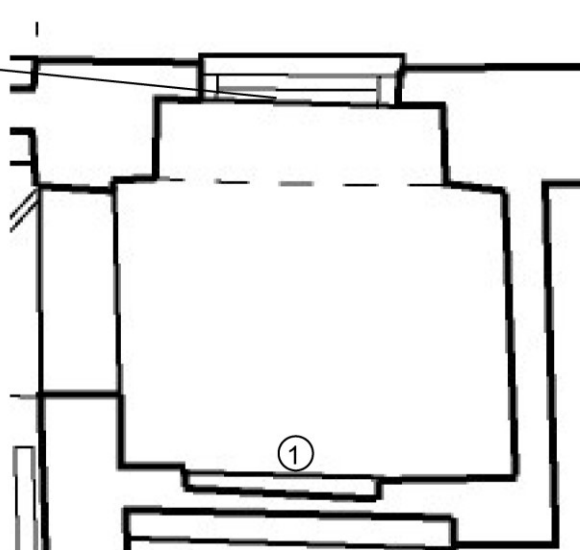
Room GJ

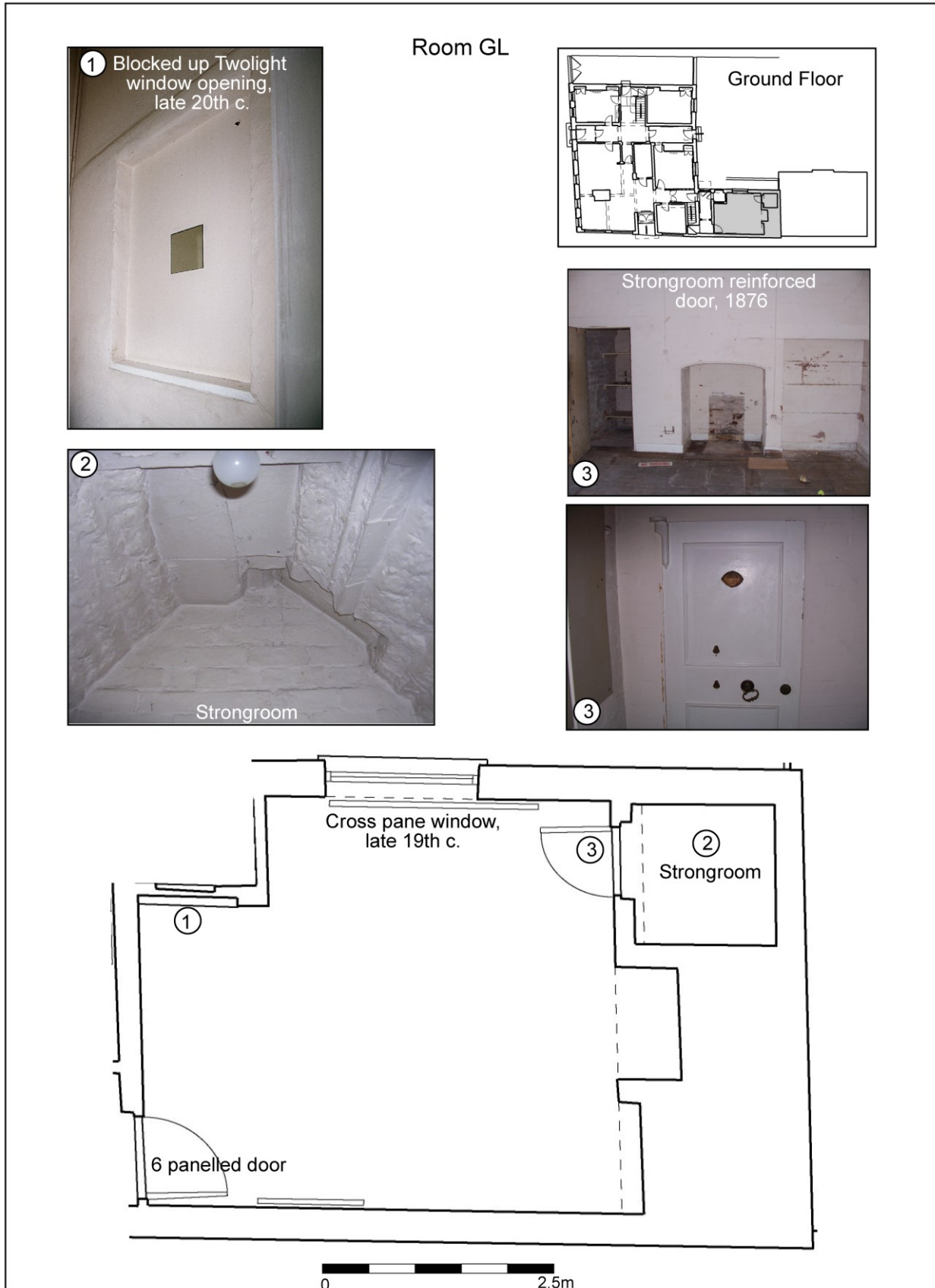


Room GK

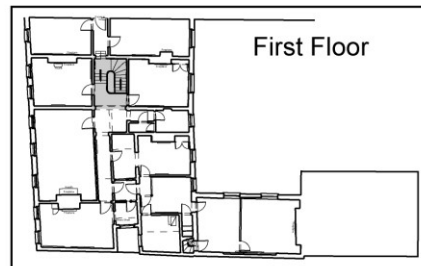
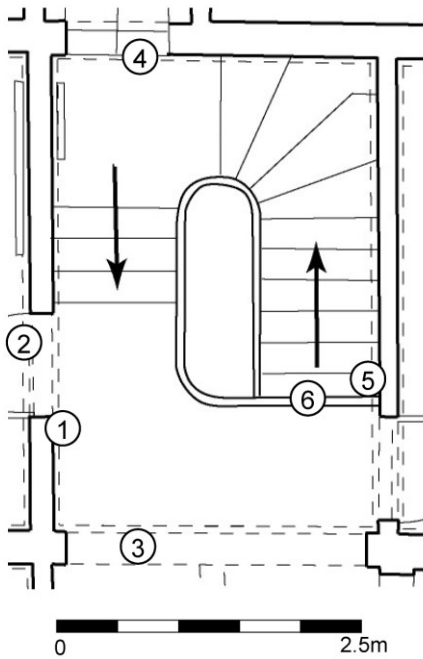


Recess in wall, blocked up window opening, late 19th c.





Room FA



Ornamental iron gas sconce with brass inlay, mid 19th c.



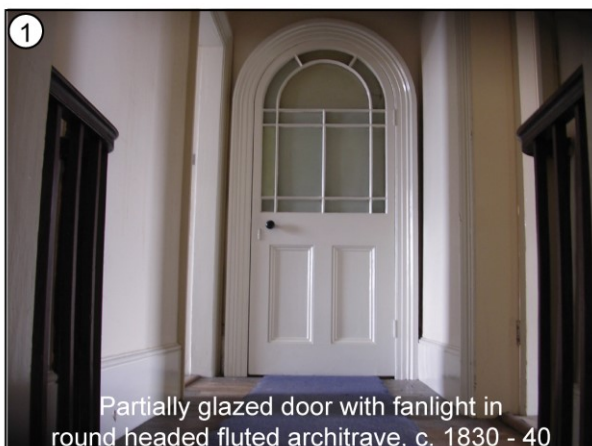
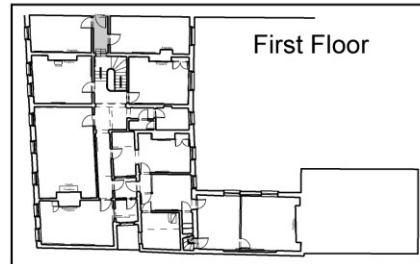
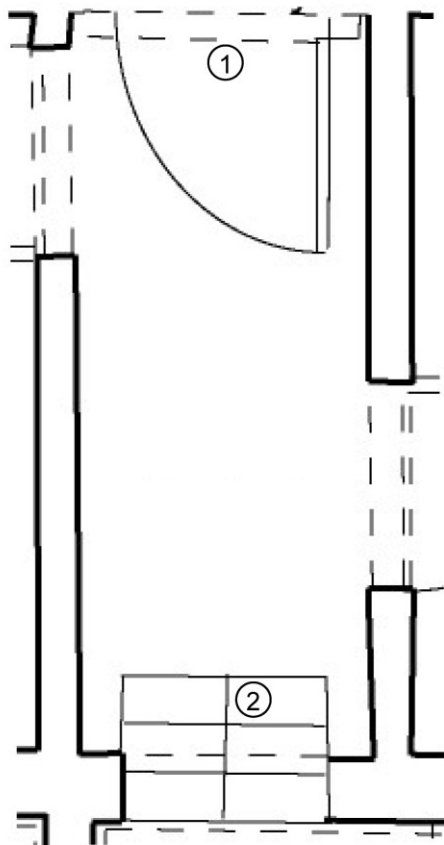
② 6 panelled door, within fluted architrave, c. 1830 -40



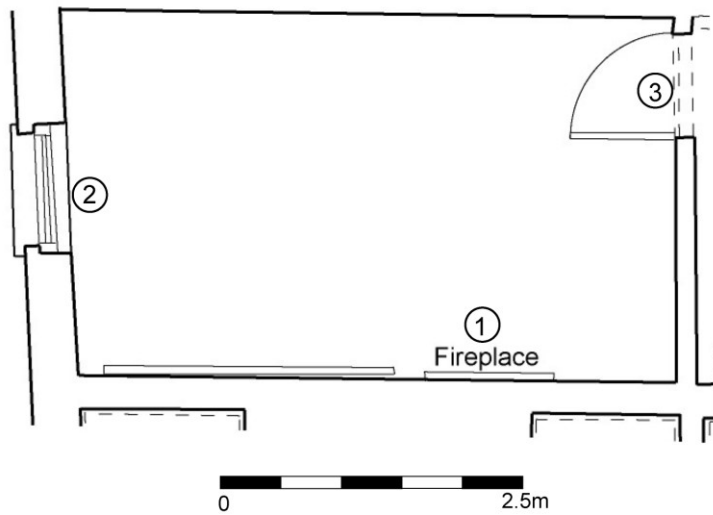
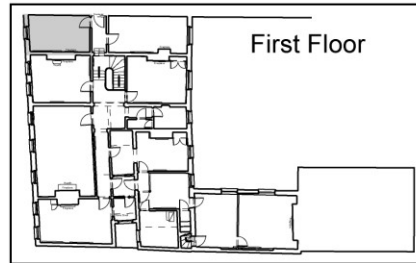
Bell and bell fitting in wall, mid-late 19th c.



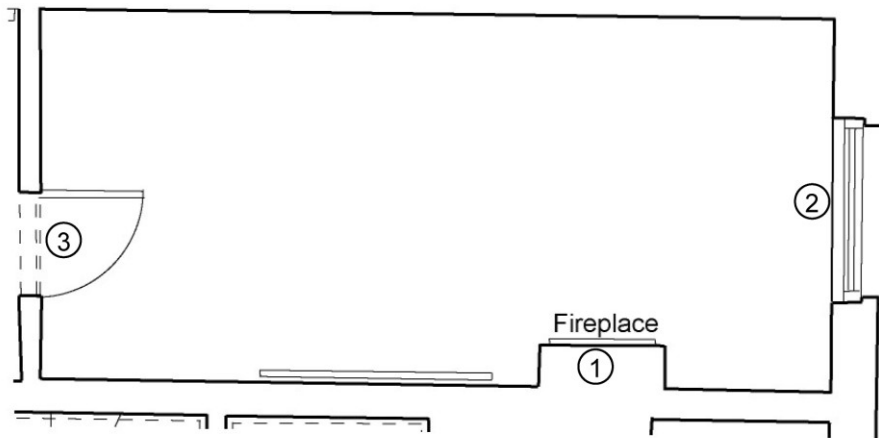
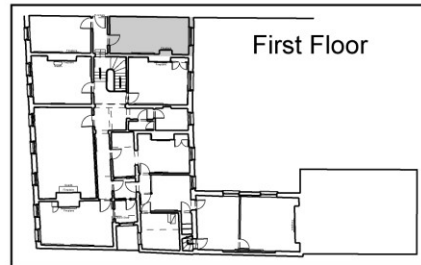
Room FB

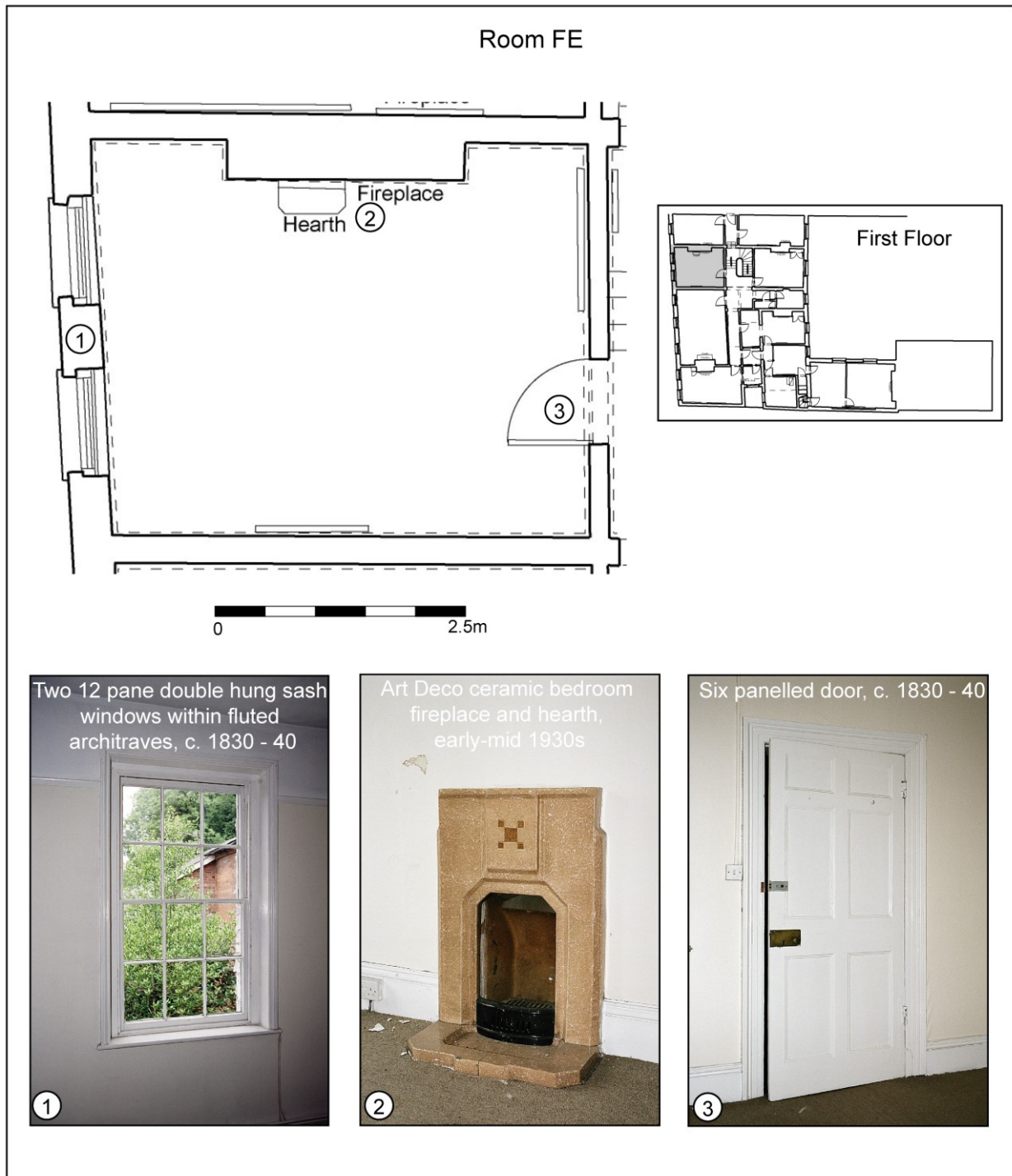


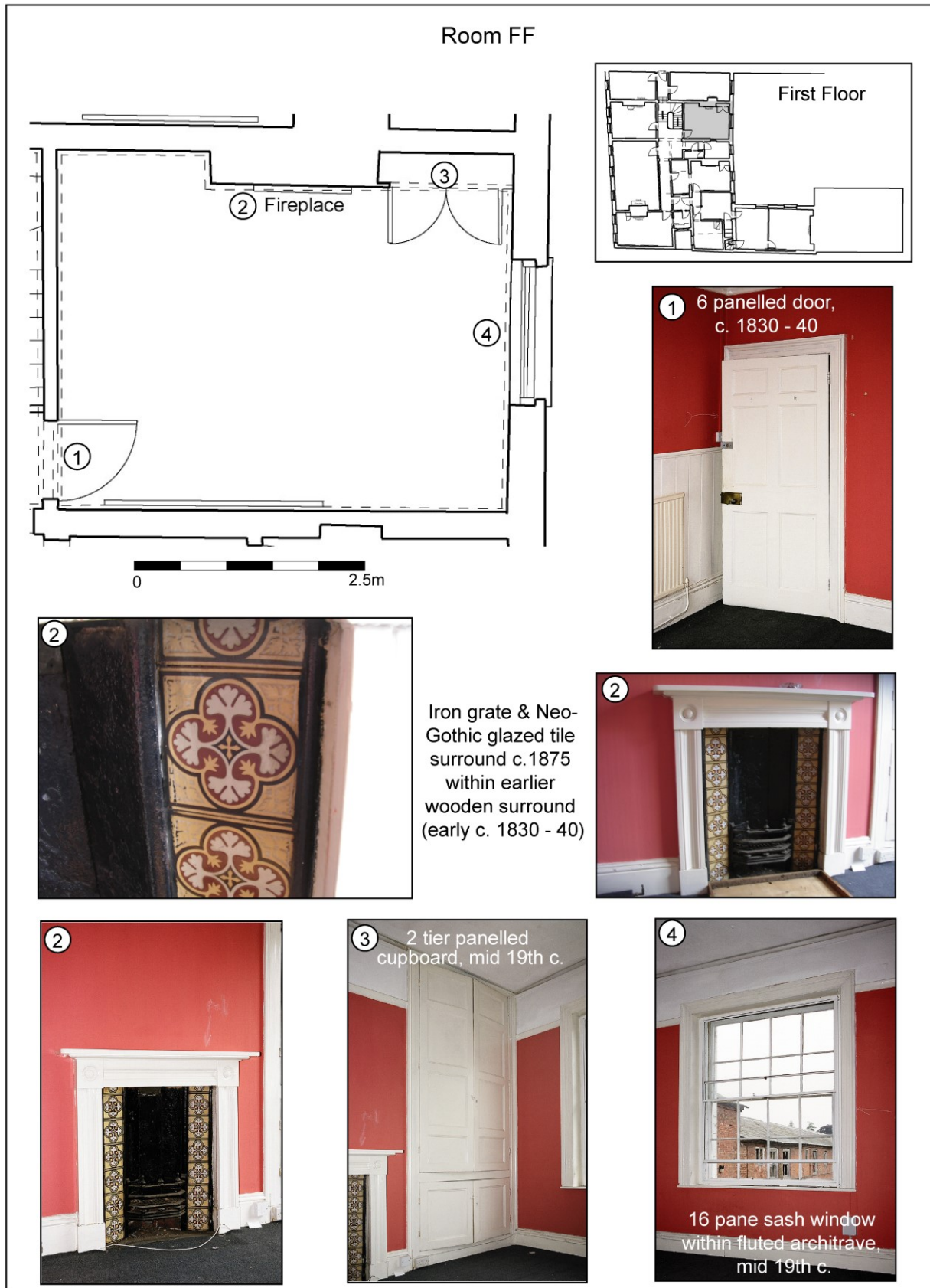
Room FC



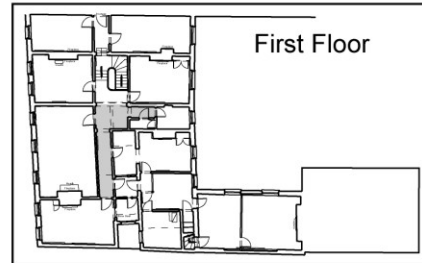
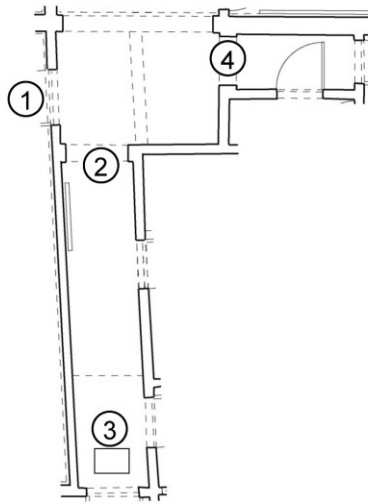
Room FD







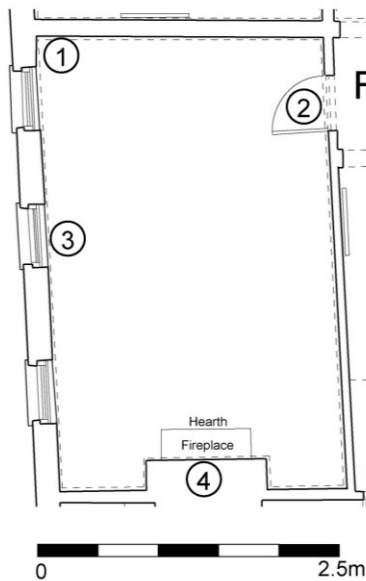
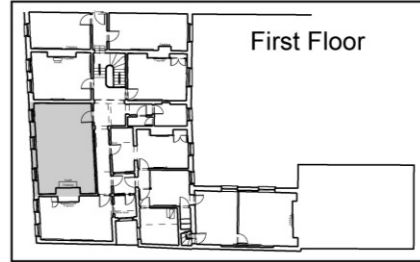
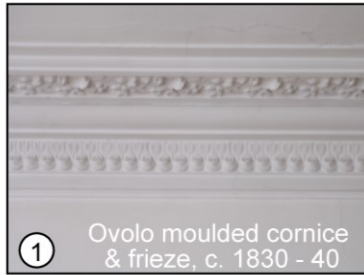
Room FG



④ Round headed archway with pilasters, c. 1830 - 40



Room FH

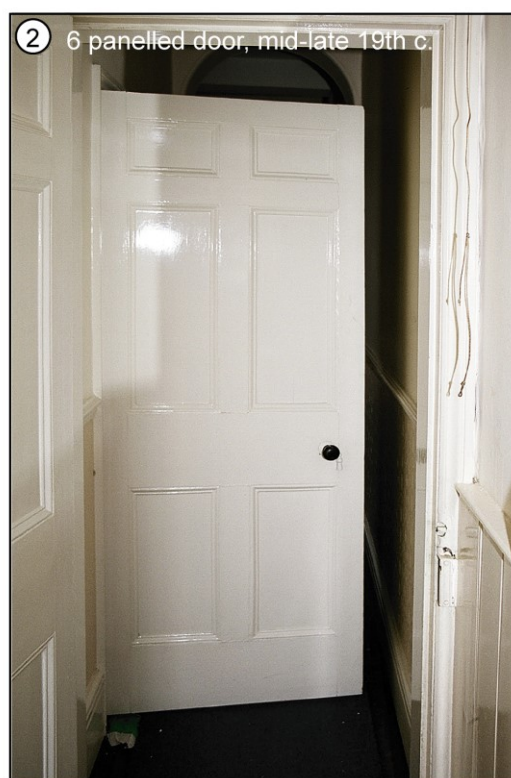
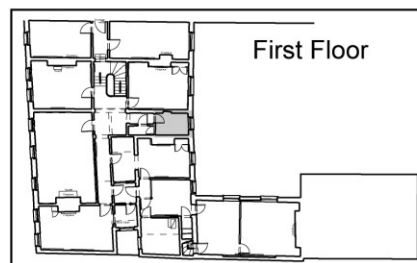
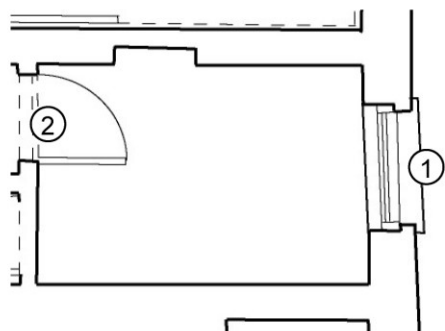


6 panelled door within fluted architrave, c. 1830 - 40

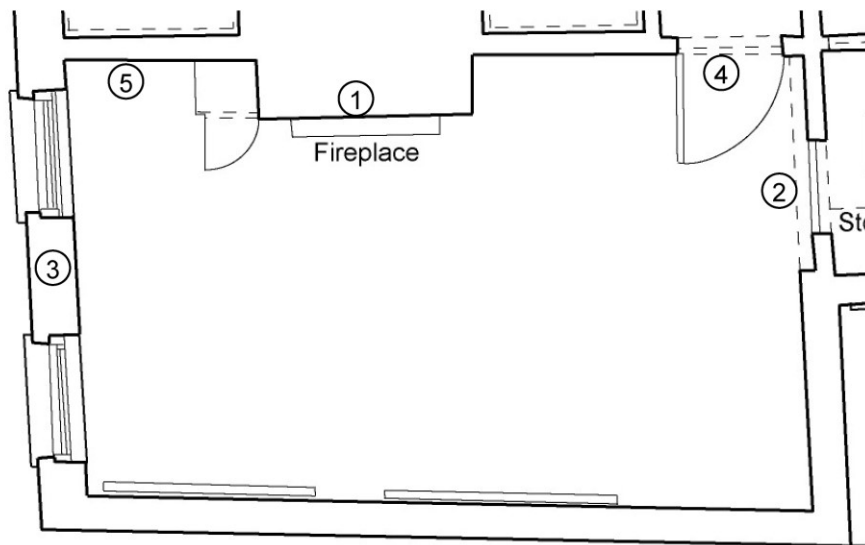
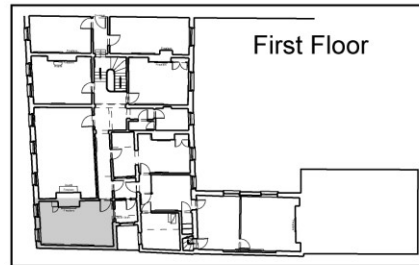


3 Twelve pane double hung sash windows within fluted architraves, c. 1830 - 40

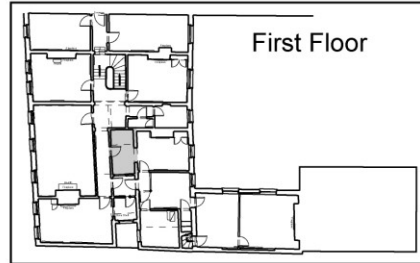
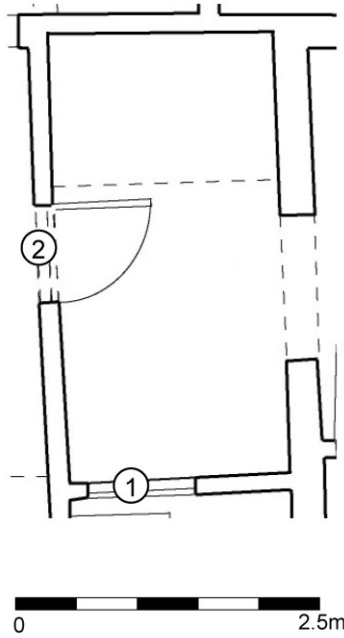
Room F1



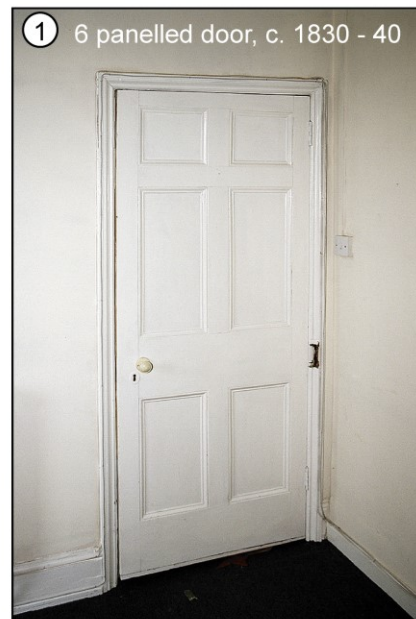
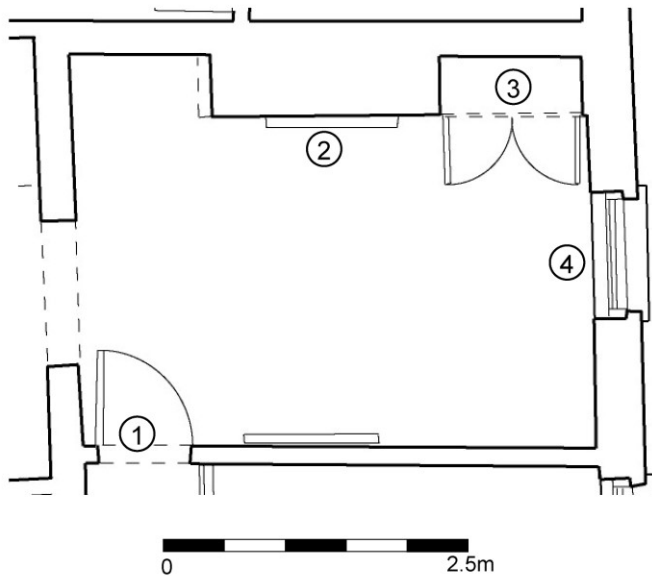
Room FJ



Room FK



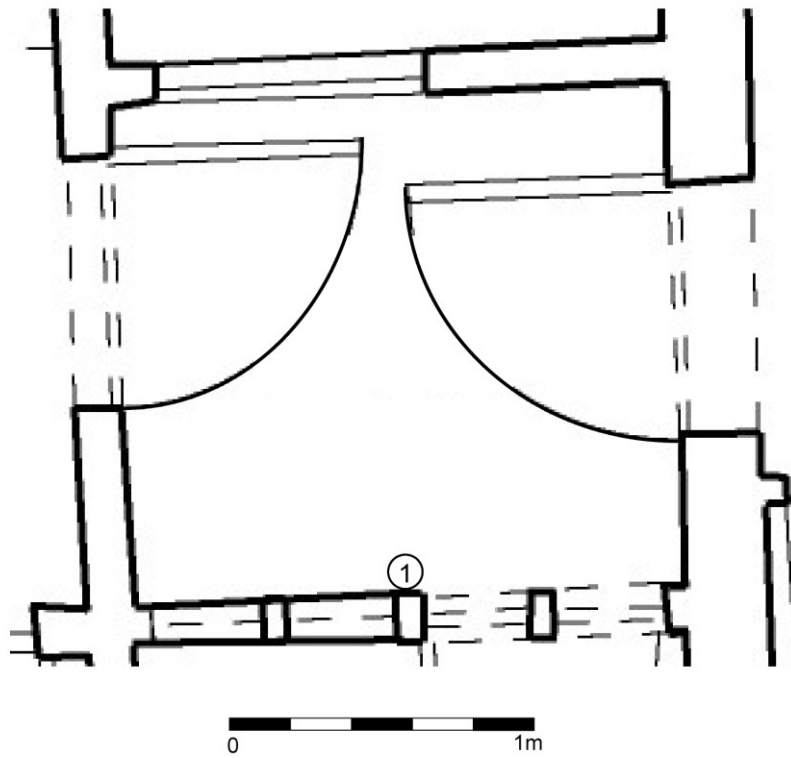
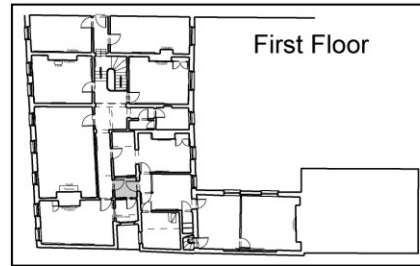
Room FL



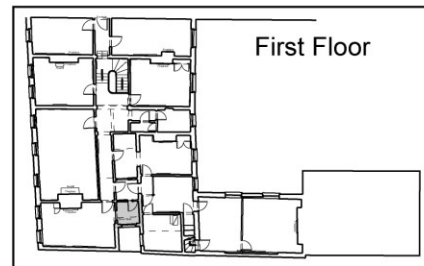
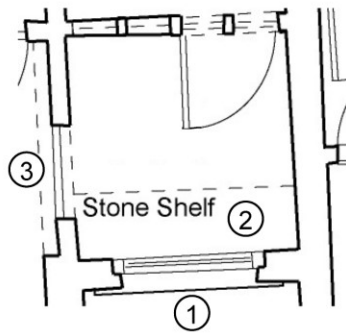
4 12 pane double hung sash window



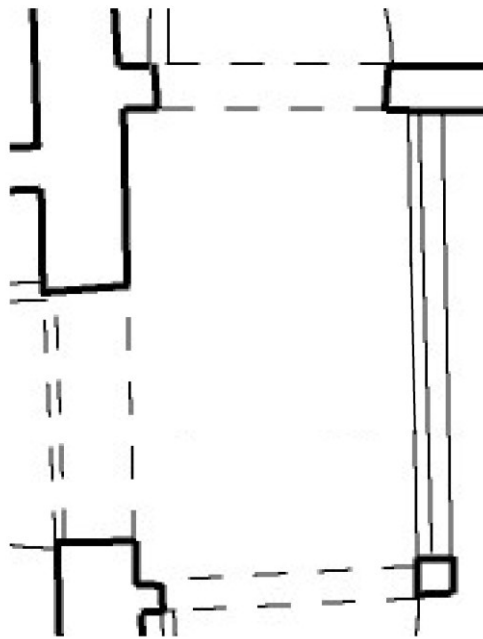
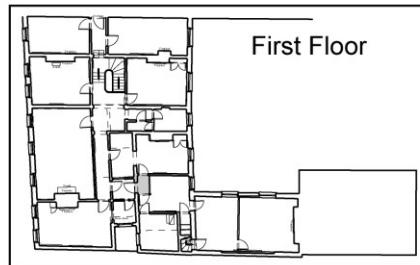
Room FM



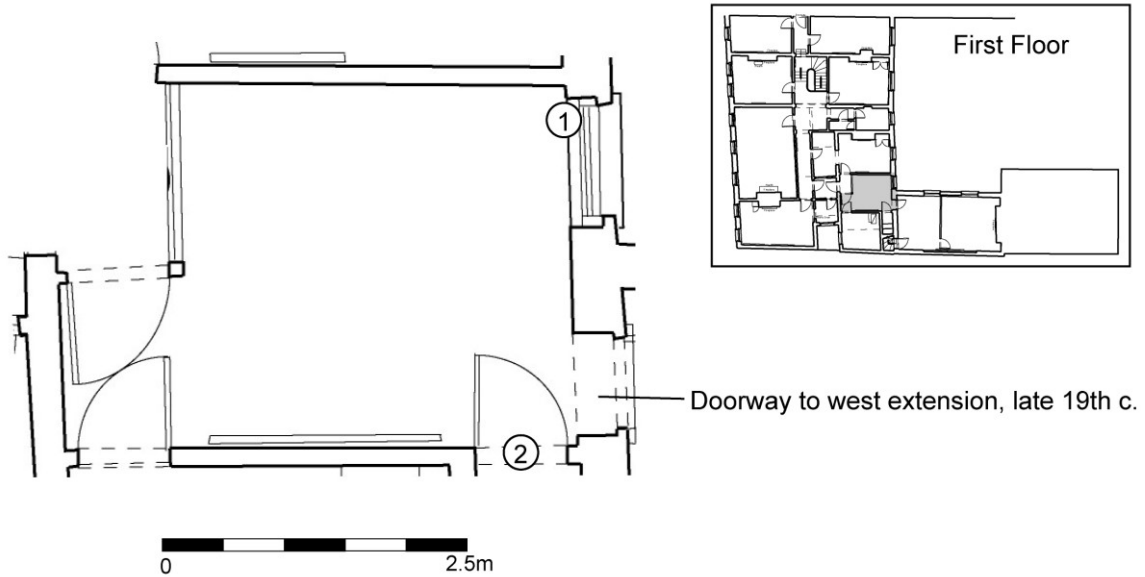
Room FN



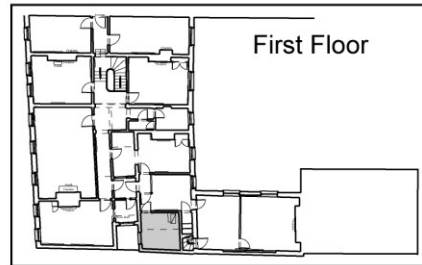
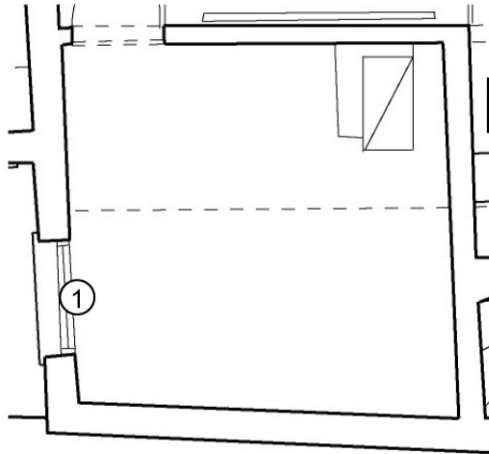
Room FO



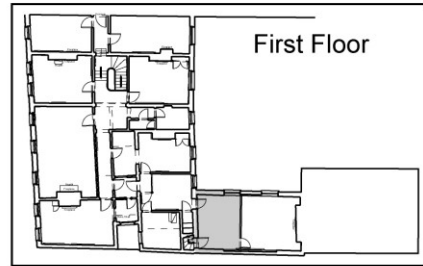
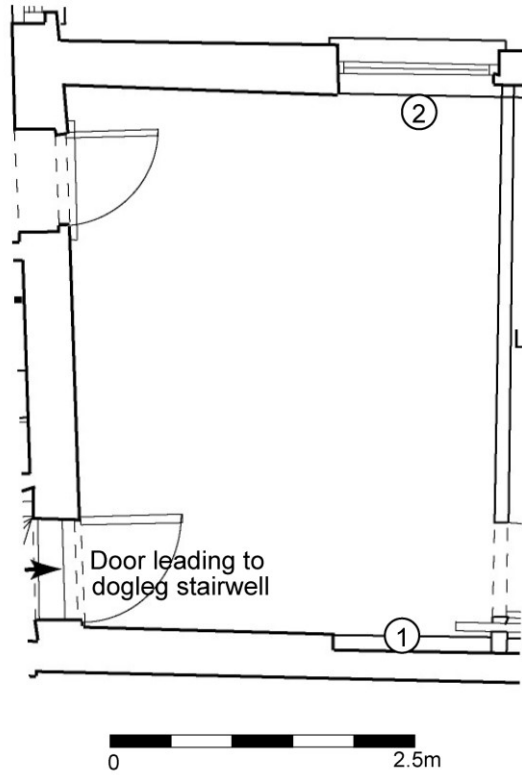
Room FP



Room FQ



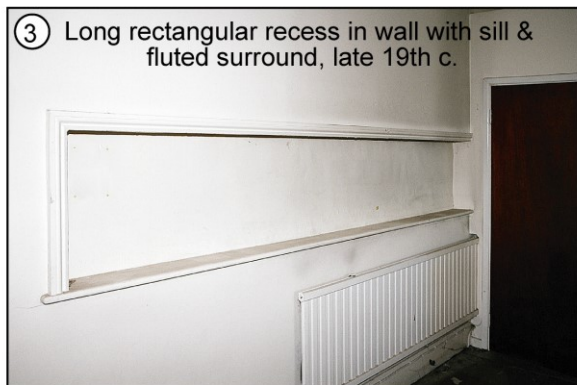
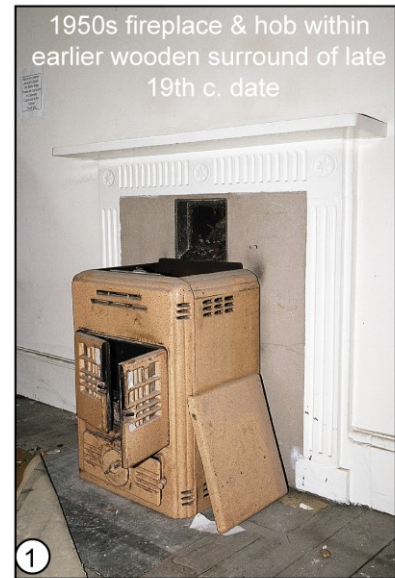
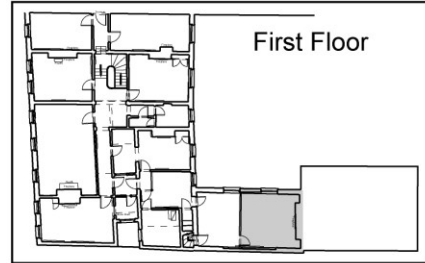
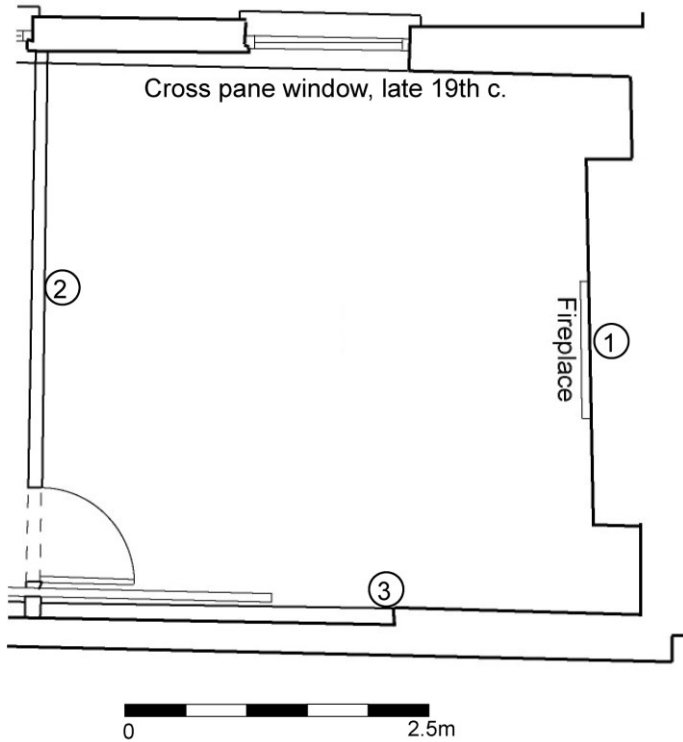
Room FR



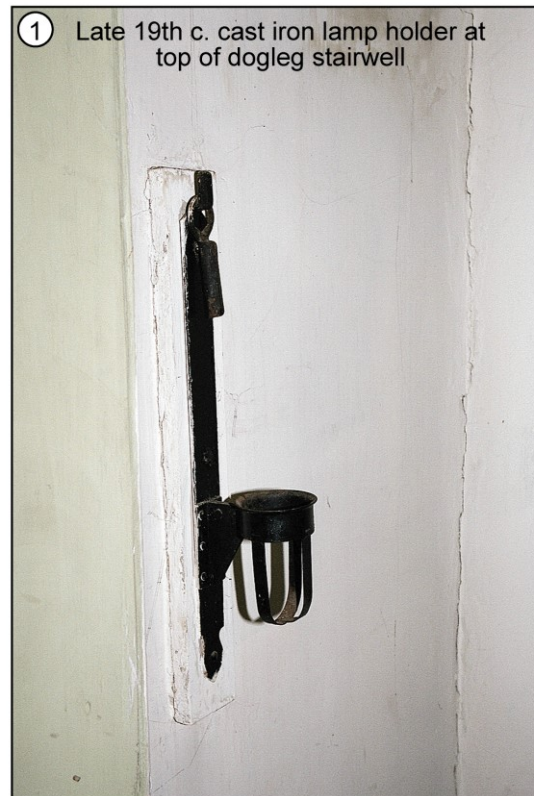
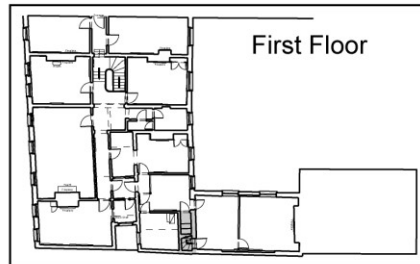
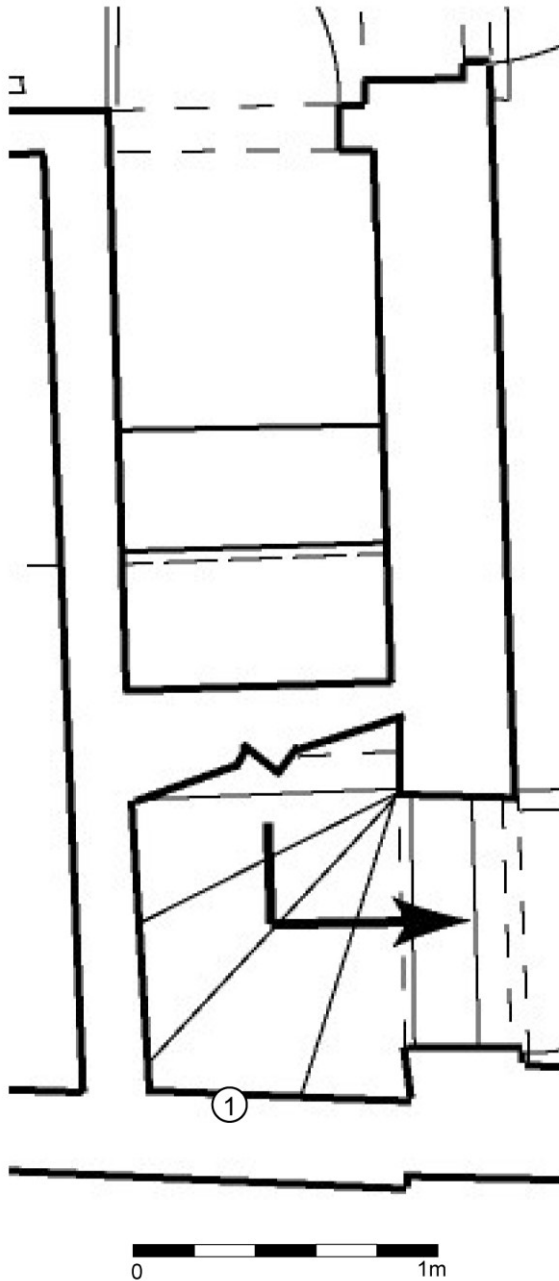
Late 20th c. plasterboard partition wall



Room FS



Room FT





Report Name & Title	Standing Building Recording Survey: No. 38 South Street Leominster Herefordshire	
Contractor's Name and Address	Border Archaeology Chapel Walk Burgess Street Leominster Herefordshire HR6 8DE	
Site Name	No. 38 South Street Leominster Herefordshire	
Grid Reference (8 fig)	SO 49595 58810	
Planning Application Number	DCNC2003/3449/F	
SMR Number/s of Site		
Date of Fieldwork	July 2006	
Date of Report	August 2006	
NUMBER AND TYPE OF FINDS	N/A	
	Type	Period:
		Quantity
	Pottery	
	CBM	
	Clay pipe	
	Animal bone	
	Metal finds	
	Other	
NUMBER AND TYPE OF SAMPLES COLLECTED	N/A	
Sieving for charred plant remains	No of features sampled	
	No of buckets	
C¹⁴/scientific dates	No and Type	
	Result	
Pollen	No of columns/spot samples	
	Name of pollen specialist	
Bone	Number of buckets sieved for bone	
	Quantity Recovered	
	Period	
Other (type and specialist)		



Summary of the report: The house and extensive range of outbuildings form a Grade II listed group of buildings located close to the line of the medieval town ditch.

The present building appears to date from about 1835-40 and forms one of a series of substantial Regency townhouses at the N end of South Street.

The earliest phase of activity (c.1835-40) is represented by the principal E-facing elevation of the house and the adjacent carriageway. The second phase (c.1840-50) is represented by the outbuilding range to the rear of the former Masonic Hall, which appears to have been completed by 1848. The third phase (c.1870-1900) is represented by the two-storey brick extension to the W of the house and the alteration of the outbuilding range, in connection with the conversion of the premises into a brewery. During the same period, significant alterations were made to the interior. The final phase is represented by the significant external and internal alterations carried out during the late 1960s-70s.

Document Control

Job title	Standing Building Recording Survey at No. 38 South Street Leominster Herefordshire	Job No	BA0618MHSSL
Report written by	Stephen Priestley MA		
Report edited by	George Children MA		
Issue No	Status	Date	Approved for issue
1	Final	August 2006	Neil Shurety