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Nos. 2 to 22 Northgate Street,
Warwick, Warwickshire:

An Archaeological Desk-based
Assessment

2007

Project No. 1619
May 2007

**Nos. 2 to 22 Northgate Street, Warwick,
Warwickshire:**

An Archaeological Desk-based Assessment, 2007

By

Shane Kelleher

For

The Tyler-Parkes Partnership
on behalf of the Sandpiper Group

For further information please contact:

Alex Jones (Director)
Birmingham Archaeology
The University of Birmingham
Edgbaston
Birmingham B15 2TT
Tel: 0121 414 5513
Fax: 0121 414 5516
E-Mail: bham-arch@bham.ac.uk
Web Address: <http://www.barch.bham.ac.uk>

**NOS. 2 TO 22 NORTHGATE STREET, WARWICK:
AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT 2007**

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SUMMARY

In May 2007, Birmingham Archaeology carried out a desk-based assessment of nos. 2 to 22 Northgate Street, Warwick, Warwickshire (NGR SP 2816 6505). The work was commissioned in advance of a proposed redevelopment and conversion of the buildings for residential purposes. A search was made of all readily available published and unpublished documentary records, including maps, illustrations, and archaeological and geotechnical records, primarily at the Warwickshire County Records Office. Warwickshire Sites and Monuments Record was also consulted. In addition a walkover of the study area was undertaken in order to assess the topography and the standing buildings.

The assessment revealed a site with a rich and remarkable history in a town with evidence of settlement dating back to the Neolithic period. The study area is located along an important medieval street, dating back at least to 1086, which was on the main route between Warwick Castle and Kenilworth Castle, and also was the main route between the Collegiate Church of St. Mary and St. Sepulchre's Priory to the north of the town. The great fire of 1692 saw the destruction of the medieval dwellings on the site, which were later replaced by high status, high quality 'fireproof' townhouses. In the 19th and 20th centuries these townhouses were converted for the administration of the Warwickshire militia, Warwickshire County Council, and the County Education Department, who constructed further dwellings to the rear. Recommendations were made for future archaeological work.

NOS. 2 TO 22 NORTHGATE STREET, WARWICK, WARWICKSHIRE: AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT 2007

1 INTRODUCTION

In May 2007 Birmingham Archaeology carried out an archaeological desk-based assessment of 2 to 22 Northgate Street, Warwick, Warwickshire (Fig. 1). The work was commissioned by of The Tyler-Parkes Partnership on behalf of the Sandpiper Group in advance of a proposed redevelopment and conversion of the buildings for residential purposes.

This report outlines the results of the assessment, which was carried out between the 21st and 31st of May 2007, and which was prepared in accordance with the Institute of Field Archaeologists Standard and Guidance for Archaeological Desk-Based Assessment (IFA 1999).

The assessment is in accordance with guidelines laid down in Planning Policy Guidance Note 16 (DoE 1990) and Planning Policy Guidance Note 15 (DoE 1994).

2 LOCATION AND GEOLOGY

The study area is located at Nos. 2 to 22 Northgate Street, Warwick. It is located in the north of the historic town of Warwick, which is approximately 18 kilometres south of Coventry, 4 kilometres west of Leamington Spa, and is centred on NGR SP 2816 6505 (Fig. 2).

According to the Solid and Drift map (British Geological Survey 1967) the underlying geology consists of Bromsgrove sandstone formation.

The present character of the site is hardstanding with 11 Georgian terraced listed buildings fronting the east side of Northgate Street, forming the western boundary of the study area, which gently slopes southwards towards the centre of Warwick. To the rear of these listed buildings are a number of later additions and extensions. Adjacent to the most southerly of these buildings is the graveyard and grounds of the Collegiate Church of St. Mary's, which traces its foundation back to 1123. Northgate Street terminates to the south under the archway of the tower of St. Mary's Collegiate Church, where it becomes Church Street. The western side Northgate Street is almost entirely taken up by the Crown Court (formerly Shire Hall 1753-1758) and Judges Lodging House (1814-1816). To the north is Northgate House (1698) which possibly stands on the site of the medieval Northgate of Warwick.

3 AIMS AND OBJECTIVES

The overall objective was to define the likely extent, survival and significance of archaeological remains and historic buildings in the area of the proposed development by collating existing archaeological and historical information for the site, so that the archaeological implications of the proposed work could be assessed. This information can then be used to inform the design and decision making process.

4 METHODOLOGY

A search of all relevant and readily available published and non-published documentary sources, including historic maps and photographs, was carried out at the Warwickshire County Records Office, Birmingham Central Library, and the Library of the University of Birmingham. The Warwickshire Sites and Monuments Record, the main source of archaeological information for the county was also consulted.

In addition, a walkover of the study area was undertaken in order to assess the topography and any above-ground archaeology, including standing buildings.

5 PREVIOUS ARCHAEOLOGICAL WORK

A search of the Warwickshire Sites and Monuments Record shows that there has been no previous archaeological work carried out at the study area. There are three SMR entries within the vicinity of the study area. These are all related to structures on the west side of the street. SMR MWA 1939 records the Shire Hall, which was built in 1753-8 to a design by Sanderson Miller, this grade II listed building was constructed in red sandstone; it is of 1 storey and is 9 bays in length. Excavations at Shire Hall, SMR MWA 2184, have uncovered post medieval pottery sherds, a bone domino, and possible 14th-15th century pottery wasters. Integrated into the Shire Hall and County Council complex at Northgate Street is a former 18th-century gaol, SMR MWA 5518.

6 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

6.1 Prehistoric

A number of finds and excavations point to prehistoric settlement/activity in the Warwick area. Lines (1985, 11) notes that a late Neolithic adze has been found in the town, whilst excavations at Brook Street, Warwick uncovered a Neolithic settlement containing structures, numerous pits, pottery, flints, and a Beaker-type arrowhead (Warwickshire SMR MWA 1985 and MWA 1987). Further excavations at 36-40 Market Street uncovered another Neolithic settlement which included numerous pits and a flint scatter. A number of other Neolithic finds have been uncovered in Warwick, not least in the vicinity of the study area, such as a Neolithic to Bronze Age hammer/adze found at Priory Park to the north of the study area (SMR MWA 2178), whilst a Neolithic axe was uncovered 100m to the south of this (SMR MWA 4269). Directly to the east of the study area, several pieces of Neolithic flint and a sherd of pottery were also found (SMR MWA 6061).

The Warwickshire SMR notes that a number of these finds may date from the early Bronze Age; however, as yet, there is no definitive evidence for Bronze Age or Iron Age activity/settlement in the Warwick area. However, there is a possible Iron Age hillfort located to the northeast of the study area at Priory Park (SMR MWA 1841).

6.2 Roman

There is no evidence for Roman settlement at Warwick despite the Fosseway being within a few miles to the east, and the presence of a small Roman camp or town to the southeast at Chesterton. There is however evidence of some Roman activity at Warwick; excavations in the mid 19th-century uncovered a Romano-British cemetery at Priory Road (SMR MWA 1999), whilst further excavations at around the same time at Priory Park found further possible Roman burials (SMR MWA 4727).

6.3 Anglo-Saxon

Continuous settlement began in Warwick in the 6th or 7th century, where there may have been a flourishing Anglo Saxon community in the area (www.british-history.ac.uk). Onomastic evidence supports this with the name Warwick deriving from the Saxon *wara* or *waering* and *wic*, which means “dwellings by the weir or river dam” (Mills 2003, 485). The ‘*burh*’ of Warwick is believed to have been founded in 914 by Ethelfleda, the sister of Edward the elder, on a hill-top site overlooking the early riverside settlement (www.british-history.ac.uk). Ethelfleda is said to have built defences to repel Danish invaders, however these were breached by the Danes in 1016 and much of the settlement was razed to the ground.

6.4 Medieval

By the time of the Domesday Book (1086), Warwick was a Royal Borough, and the castle had been constructed to the south in 1068 as part of William the Conqueror’s campaign to quash the uprising in Yorkshire. The settlement has certainly acquired some status as a royal mint is reputed to have been located in the town. The fortification of Warwick was completed with the construction of the walls, the location of which may have corresponded with the line of Ethelfleda’s original fortifications (www.british-history.ac.uk). There were three main gates providing access and egress through the wall, these were located to the North, East, and West, the castle providing an adequate defensive screen to the south. The east and west gates are largely extant today, however the Northgate had been pulled down by the time the majority of the wall had been demolished in the early 16th-century. The medieval street plan was much influenced by the location of these gates, with the chief houses in the town standing mostly along the two lines of streets, one of which was partially formed by Northgate Street. St. Mary’s Church had been constructed to the south of Northgate Street by 1123 (SMR MWA 1943), whilst the Priory of St. Sepulchre to the north of the town was consecrated in 1125 (SMR MWA 1958). During the medieval period Warwick was under the control of the various Earls of Warwick, mostly of the Beauchamp family. King Henry VIII incorporated Warwick as a town in 1546 (Kemp 1905, 18).

6.5 Post-medieval

During the Civil War (1642-41) the town and castle were garrisoned for Parliament, with Sir Edward Peyto withstanding a two week siege by the Royalists. The most significant event in post-medieval Warwick occurred in September 1694 when a great fire damaged or destroyed up to 250 houses (Lines 1985, 12) (Fig. 4). This was essentially to change the face of Warwick, with timber-framed and thatched-roof buildings outlawed in order to avoid a reoccurrence of the conflagration. A body of commissioners was established to supervise the rebuilding of the town over the next ten years, within the guidelines of an Act of Parliament. The strict regulations implemented by the commission is said to have led to a visual homogeneity in the town (Pevsner and Wedgwood 1966, 443). Warwick was rebuilt in a more spacious style, and largely in brick, or stone for the more important buildings. Amongst the rigid building regulations were the requirements that houses were to be of brick or stone and roofed with tile or slate, they were to be two storeys (or three in exceptional circumstances) in height, party walls were to be of uniform thickness, brickwork between adjoining houses was to be bonded together so that straight joints would not appear externally (www.british-history.ac.uk). Architecturally many of these new houses employed similar detailing and decoration such as prominent key-blocks, stone dressings, string bands between storeys, and corner quoins. The Industrial Revolution largely passed Warwick by, a fact attested to by the population statistics which show that the population grew from 5600 in 1801 to 11000 in 1851, 12000 in 1901, and c. 16000 in 1961 (Pevsner and Wedgwood 1966, 443).

7 HISTORICAL DEVELOPMENT OF THE STUDY AREA

There is little or no documentary or archaeological evidence regarding the use, form, or function of the study area prior to the medieval period. Northgate Street was fully developed by 1086, and was the main route between Warwick Castle and its counterpart at Kenilworth, and also was the route between St. Mary's Collegiate Church to the southeast, and the Priory to the northeast. The name Northgate Street has obvious connections to the north gate of the defensive walls which surrounded Warwick to the north, east, and west, each of which had a gate, the south being defended by the castle. The north gate itself no longer survives, and was possibly pulled down by the end of the 13th-century, it had definitely been removed by the time of John Leland in the early 16th-century (Lines 1985, 11). Its name, however, continues in the street-name, the use of which can be traced back at least to the late 13th-century, when a deed of 1280/1290 refers to land adjoining Northgate Street (WCRO pro ADD MS 47677).

John Speed's map of 1612 provides an insight into the function and use of the study area prior to the fire in 1694 (Fig. 5). The east side of Northgate Street is lined with what appears to be c.eight gable ended houses. These roughly follow the modern day plots, and there does not appear to be any development to the rear of these. St. Mary's Church is shown to the southeast, and the west side of the road is lined with further buildings. There is no evidence for a north gate on this map. In the course of the time between Speed's map of 1612 and the fire of 1694 the Street had been renamed Sheep Street. This was in response to the increasing wealth and expansion of Warwick's market, this expansion meant that different areas of the town were given different markets, i.e. Northgate Street held the sheep market. Despite this, it is likely that the layout of the plots on the eastside of the street changed little until the fire. Catherine Cluley's extensive research has catalogued the occupants and owners of the houses on the east side of Northgate Street at the time of the fire (Table 1).

North End (Numbers suggested)	Occupiers	Profession/ Trade	Owner	Trade
22	Richard Harris	Crown Sergeant	Eliz Cawthern	
22	Martin Taylor	Baker	Eliz Cawthern	
Green Dragon 18 and 20	Richard Hadley	Inn Owner		
16	John Butler, William Gerrard	Carpenter	Mary Wagstaffe	
14	Thomas Rush	Tailor/innkeeper	Mary Wagstaffe	
Crown Inn 10/12	Samuel Parsons	Inn owner	John Watts	Chandler And Flaxman
6/8	John Burnhill	Tailor	John Watts	
4	Thomas Wise	Attorney	Thomas Wise	
2	Job Rainsford	Attorney	Anne Prescott	
South End				

Table 1

The Great Fire of Warwick 1694 had a devastating effect on the built infrastructure of the town. It would appear that the entirety of Northgate Street, apart for the Shire Hall, which was stone built, was burnt down. Apparently, it originally seemed that Northgate Street would survive the conflagration, however, www.british-history.ac.uk notes that the townsfolk thought that the neighbouring St. Mary's Collegiate Church would provide a safe refuge for them and their possessions and furniture. However, the already smouldering furniture set fire to the church, the flames from which spread northwards "damaging parts of the west side [of Northgate Street] and destroying the east side".

Northgate Street was rebuilt very soon after the fire, the commissioners set about widening the road, and new 'fireproof' brick and stone houses were built on the east side. These were built in accordance with the rigid and uniform guidelines of the commissioners, a fact attested to by the 1711 Estate Map (Fig. 6) which shows a uniform line of eight terraced houses in eight distinct plots of land, there does not appear to be any development to the rear of these dwellings. Each of the houses were constructed in red brick, however no. 22 was constructed and lived in by Francis Smith "one of the most famous architects of the time" (Cluley 2006, 18), who due to his importance and assumedly wealth was allowed to build with stone, which may have been sourced at a quarry in St. Mary's churchyard. It would seem that over the next 100 years that the facades/buildings were re-fronted/ reconstructed possibly to the design of renowned local architect Francis Hiorns, who was brought up at no. 22 (see Table 2) creating what has been described as "Warwick's finest street" (Lines 1985, 41) and "the most handsome Georgian street in the Midlands" (Clifton-Taylor 1985 q. in Cluley 2006, 1) (see Fig 11). Unfortunately, there does not appear to be any further cartographic evidence of the development of the street until the Board of Health map of 1851 (Fig. 7) (James Bateman's plan of 1848 does not show the study area in enough detail). Incidentally, the street had reverted back to its original name by this time, following a leet, which recommended the removal of the sheep fair in 1827 www.british-history.ac.uk.

The 1851 map shows that the 18th-century property plots are still in existence and that the street frontage has been retained. However, there has been much development to the rear of the street frontage properties. Also many of the projecting extensions seen on the modern day plan can be seen to have been constructed at this time. What is of particular interest is a northwest to southeast orientated rectangular building marked 'Military Stores'. This appears to be incorporated into a longer building on the current ground plan (Fig. 2). A site inspection has shown that this storage building would appear to have been incorporated within a 1930s building. Cartographic, documentary, and structural evidence suggests that the study area changed very little until the early to mid 20th-century when a new phase of construction took place following changes in the use and function of the buildings.

No.	Date	Grade	Description (from www.imagesofengland.org.uk)
2	1781	II	2 storey plus attic, 5 window stucco facade. Sashes with wide cased frames in reveals having slightly projecting keyblocks. Formerly with string at first floor level and projecting plinth. Rusticated quoins to right hand side and simple pilaster to left hand side. Central 6-panel door and rectangular fanlight having moulded architrave and entablature with pulvinated frieze. Two gabled dormers. Hipped roof of Welsh slates. C18 staircase and panelled room. All the listed buildings on the east side of Northgate Street form a group.
4	1781	II	2 storey plus attic, 3 window facade of red brickwork. Moulded cornice at eaves. Projecting pilaster to left hand side and string at first floor level, once similar to those of adjoining building (No 2). Sashes in cased frames with plain keyblocks. Central opening on first floor is blocked up. Central doorcase with projecting hood, console brackets, 6-flush- panel door and good semi-circular fanlight. Two gabled dormers in roof of old tiles. Flat arches to windows. All the listed buildings on the east side of Northgate Street form a group.
6	1781	II	2 storey plus attic. 3 window red brick facade. 6-panel doors to central and left hand entrances, both having rectangular fanlights. All openings to doors and windows in brick reveals with stone keyblocks. Coved cornice at eaves. Two gabled dormers in roof

			of satisfactory (probably modern) tiles. All the listed buildings on the east side of Northgate Street form a group.
8	1781	II	Probably late C18 2 storey plus attic, stucco facades with continuous roof. Sashes in plain reveals. Moulded cornice at eaves. Each property has two gabled dormers. No 10 is 3 window wide and has doorcase with pedimented hood, console brackets. 6-fielded-panelled door and simple rectangular fanlight. It is roofed with satisfactory modern tiles. Left hand property has no front entrance, is 5 window wide and has roof of old tiles. A large C17 gabled wing to the rear is of slender square timber framing. All the listed buildings on the east side of Northgate Street form a group.
10	1781	II	See no. 8
12	1781	II	2 storey plus attic stucco facades with continuous roof and moulded cornice at eaves. Wide entry to right hand side gives access to court to rear of these properties. On east side of court is satisfactory range of council offices in C20 brickwork. Entry has simple 8-panel doors hung folding. Two gabled dormers in roof of old tiles, sashes with moulded architraves and string band at first floor level. Rather heavy doorcase on left hand side with Doric pilasters; on right hand side both having fielded-panelled doors. Glazing bars to windows. All the listed buildings on the east side of Northgate Street form a group.
14	1781	II	See no. 12
16	1781	II	See no. 12
18	1781	II*	One building. Good C18, 2 storey plus attic, 7 window symmetrical facade faced with unpainted stucco. Sashes in cased frames. Centre portion, 3 window wide breaks forward and is surmounted by triangular pediment with elliptical window having moulded architrave and original leaded lights. Central window at first floor has moulded architrave with scrolled eared head. Central semi-circular-headed window on ground floor has pedimented surround with slender pilasters and paterae all set in semi-circular-headed reveal. To each side are good identical doorcases having geometrical fanlights, 6-fielded-panelled doors, moulded architraves, fluted frieze and dentilled cornice. The side wings each 2 window wide, are simple in character and have pedimented dormers. Rusticated quoins, moulded cornice, and string band are all of stucco. Roof of old tiles. Plinth. Perhaps designed by Francis Hiorns. All the listed buildings on the east side of Northgate Street form a group.
20	1781	II*	See no. 18
22	1781	II	2 storey plus attic, 5 window ashlar facade. Additional bay to left hand side with slight break forward has window openings blocked up and is surmounted by modern chimney shaft. Sashes in plain reveals, later (? C19) replacements. Splayed plinth and string band at first floor. Break forward to entrance bay (off centre) with 6 panel door under fanlight. Similar entrance on right. Stone cornice moulding at eaves. Welsh slated roof with 2 gabled casement dormers. Joseph Parkes (1796-1865) of Birmingham, radical politician, and his brother Josiah (1793-1871), engineer and inventor, were probably born and brought up here. Francis Hiorns, C18 architect, dwelt in a house on the sites of Nos 18, 20 or 22 and may have designed the present houses. All the listed buildings on the east side of Northgate Street form a group.

Table 2

What is clear from the Warwick census records and research by Catherine Cluley is that the buildings on the east side of Northgate Street retained their domestic/residential function for the majority of their lifetime (Table 3). However, the mid-19th century saw the beginnings of a change to a civic function. The Warwickshire Militia were given the usage of nos. 8, 10, 12, and 14, as officer residences (Cluley 2006, 31). Whilst, in 1846 plans were drawn up by Warwickshire County Council, and executed for the construction of Military Stores behind nos. 10, 12, and 14 (Fig. 13). This increased civic function, coupled with the civic tradition of a street containing court buildings, former Gaols, and the Shire Hall “the county’s centre for judicial and administrative affairs for a millennium and visited by Kings and Queens from antiquity to the present day” (Cluley 2006, 3), saw further changes in function in the late 19th and early 20th-centuries. Towards the end of the 19th-century no. 22 was taken over by the embryonic County Education Department, prior to the 1902 Education Act. No. 6 was taken over for use as Warwickshire County Council offices in 1919. The 1930s saw major changes with the transfer of ownership of the majority of the remaining properties to the County Court (no. 4), the Education Department (no. 20), the County Treasurers Office (no. 12), the Weights and Measures Office (no. 10), and the County Council (Nos. 2 and 6). It was at this time that a large extension was built to the rear on the site of and incorporating the former militia stores building, for use of as county council offices. Site inspection has shown that the militia stores building was incorporated into this new structure, re-roofed, and a 1930s façade added to the east side of it (Fig. 10). The ground plan of the study area has remained relatively stagnant since the 1930s apart for the addition of a suspended covered walkway in the late 1950s/early 1960s (Figs. 9 and 12). The education department took over the majority of the block in 1965 when the County Treasurers Office moved to the Shire Hall.

It was recently decided that the County Education Department would vacate the buildings, and plans have been drawn up to restore the buildings to their former residential function. The current plans include the creation of a number of townhouses and apartments. This would involve the demolition of part of the 1930s block, and a number of what appear to be early 20th-century additions/extensions to the rear.

Date	Occupier	Profession/Trade
2 Northgate St.		
1696	Job Rainsford	Attorney
1725	Dr Hewett	Doctor
1788	Mr Rigit	Unknown
1891	John Moore	Magistrate/estate agent
1901	Frederick Holyoakmore	Architect
1933	WCC	
1992	Education dept	
4 Northgate St.		
1690s	Ms Wise	Unknown
1841	William Muckley	Relieving officer
1871	James Prichett	Dispenser
1881	Anne Johnson	Lodging house keeper
1891	Anne Johnson	Lets apartments

1901	Anne Johnson	Lodging house keeper
	Rev Hubert Hanley	Clergy Man
1932	WCC	
6 Northgate St.		
1690s	John Watts	Chandler and flaxman
1719	Job Rainsford	Attorney
1742	Mrs Abbot	Unknown
1841	Samuel Redfern	Plasterer
1851	Samuel Redfern	Plasterer
1861	Thomas Bannister	Quartermaster
1871	John Newman	Grocer/tea dealer
1881	John Purser	Fishmonger
1887	William Tibbits	Unknown
1891	Eliza Purser	Lives on own means
1901	Eliza Purser	Lives on own means
1919	WCC	
8 Northgate St.		
1690s	Mrs Watts	Tailor
1790	Francis Stubbs	Unknown
1793	William Tibbits	Unknown
1891	No entry	
1901	No entry	
10 Northgate St.		
1690s	John Watts	Chandler and flaxman
1790	Francis Stubbs	Unknown
1839	Warwickshire County	
1861	Robert Vaughan	Adjutant
1891	Henry J Brown	Soldier
1901	No entry	
12 Northgate St.		
1690s	John Watts	Chandler and flaxman
1790	Francis Stubbs	Unknown
1841	William Egerton	Army Officer
1851	Thomas Casson	Captain
1861	Robert Vaughan	Adjutant

1891	Grattan O' Hay	Captain RWR
1901	John Joseph Foley	Sergeant RIR
14 Northgate St.		
1700s	Webb Family	Unknown
1803	John Jones	Unknown
1841	John Letman	Army officer
1891	Thomas Hodgkins	Sergeant VB
1901	Charles Waddell	Soldier RIR
16 Northgate St.		
1851	John Tennant	Tailor
1861	William Pitcher	Quartermaster sergeant
1871	Charles Halls	Solicitor
1891	No entry	
1901	No entry	
18 Northgate St.		
1690s	Richard Hadley	Inn owner
1832	John Townley	Wine merchant
1848	William Bannister Shaw	Alderman
1871	Charles Shaw	Wine merchant
1891	Robert Holbeche	Land agent/surveyor
1901	Matthew Henry Middleton	Clergyman CofE
20 Northgate St.		
1690s	Richard Hadley	Inn owner
1770s	Francis Hiorn	Architect
1802	G Boswell	Unknown
1833	J M Kershaw	Unknown
1841	Richard Boswell	House and land propretier
1881	Sara Holbeche	Lives on own means
1891	Jane Holbeche	Lives on own means
1901	Francis Holbeche	Lives on own means
22 Northgate St.		
1690s	Francis Smith	Architect
1790	Weston family	
1841	2 servants in residence	

1851	Mrs Farr	Widow
1861	Uninhabited	
1871	Warwickshire County	
1881	Robert Kinchet	Police Constable
1891	Robert H Kinchet	Police Constable
1901	John Turner Brontilley	Police Constable
Early 1900s	Education dept.	

Table 3

8 CONCLUSIONS AND RECOMMENDATIONS

This assessment has revealed a site with a rich and “remarkable” (Cluley 2006, 3) history in a town with evidence of settlement dating back to the Neolithic period. The study area is located along an important medieval street, dating back at least to 1086, which was on the main route between Warwick Castle and Kenilworth Castle, and also was the main route between the Collegiate Church of St. Mary and St. Sepulchre’s Priory to the north of the town. The great fire of 1692 saw the destruction of the medieval dwellings on the site, which were to be replaced by high status, high quality ‘fireproof’ townhouses, which were in the 19th and 20th centuries converted for the administration for the Warwickshire militia, Warwickshire County Council, and the County Education Department, who constructed further structures to the rear.

There are a number of archaeological constraints present at nos. 2 to 22 Northgate Street. These need to be resolved prior to any future development at the study area; it is recommended that the following mitigation measures be carried out:

Subsurface Archaeology

It is obvious from the above assessment that, due to the rich history of the study area, itself within one of England’s most important historic towns, there is a high probability of uncovering archaeological deposits/remains if any future development requires disturbance of the ground-surface levels. Therefore, the entire study area should be seen as a zone of archaeological potential, with any future subsurface intrusions requiring at the very least an archaeological watching brief, or depending on issues such as scale, and the results of geophysical testing, an evaluation, or excavation. Any decision on this will be decided by the County Planning Archaeologist.

Standing Buildings

Each of the buildings making up the east side of Northgate Street is individually statutorily listed. The listing status for each of these buildings ranges from Grade II (buildings of special interest, which warrant every effort being made to preserve them) to Grade II* (particularly important buildings of more than special interest). These buildings are also listed as important as a group. PPG15 (1994, 6.10) sets out strict criteria for deciding which buildings merit inclusion on the statutory lists:

-architectural interest: the lists are meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration and

craftsmanship; also important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

-historic interest: this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history;

-close historical associations with nationally important people or events;

-group value, especially where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages).

Not all these criteria will be relevant to every case, but a particular building may qualify under more than one of them.

The fact that these buildings are included on the statutory list means that Listed Building Consent is required for any future development at the study area. Listed Building Consent for Grade II buildings is normally decided by the local Conservation Officer, whilst consent for Grade II* buildings is decided by English Heritage. However, as these buildings are listed as a group, and are a group containing a Grade II* building, it is likely that overall consent would be required from English Heritage.

It is highly recommended that an in-depth understanding of the buildings is gained prior to any future decisions on the sympathetic development of these important buildings. This understanding will aid in assessing not only the significance of each of the buildings, which has already been evaluated due to inclusion on the statutory lists, but also of individual significant elements of the buildings, such as fixtures and fittings, original plan forms, and internal decoration schemes.

In addition, Kate Clark, in a position statement about the usefulness of understanding, has argued that "understanding is fundamental to the process of allocating resources, maximising the effectiveness and success of repair and ensuring that the risks associated with major alterations or expensive new works have been fully understood and assessed. Without understanding resources may be wasted" (2001, 13).

In order to realise this significance and understanding, a Historic Building Assessment of the structures within the study area should be carried out by a skilled Historic Buildings Archaeologist. This will help provide an in-depth understanding of the architectural history, structural phasing, and significance of the buildings in the study area, both as individual elements and as a group. It will also provide recommendations for future historic building mitigation at the study area such as the need for the future recording.

As noted above, the proposed plans for future development at nos. 2 to 22 Northgate Street, are to restore the structures to their former residential function. This is probably the most sympathetic future possible use, as PPG 15 (1994, 3.10) notes:

'The best use will often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a building is considered'.

The removal of later structures to the rear, subject to Listed Building Consent following a Historic Building Assessment, would necessitate some form of recording, and possibly a watching brief, as they form part of the structural history of these important listed buildings,

although their removal may reveal further elements of significance and may be considered beneficial.

The future owners and developers of nos. 2 to 22 Northgate Street, Warwick, are the future guardians of, as has been delineated above, one side of "Warwick's finest street" (Lines 1985, 41), and "the most handsome Georgian street in the Midlands" (Clifton-Taylor 1985 q. in Cluley 2006, 1), in an area "always termed the better part of town" (Cluley 2006, 10). Therefore it is highly important that any future development is carried out sympathetically, which can only be done with an in-depth understanding of the significance of the study area, and the structures within it.

9 ACKNOWLEDGEMENTS

The project was commissioned by The Tyler-Parkes Partnership on behalf of The Sandpiper Group. Thanks are due to Andrew Owen for his co-operation and assistance throughout the project. Thanks also go to Alison Hatcher, of Warwickshire Museum Field Services who provided the Sites and Monuments Record search. Thanks must also be given to Rob Turner of Turner Woolford Sharp Architects Ltd for providing preliminary drawings for the Northgate Street redevelopment. The assessment was undertaken by Shane Kelleher who also produced the written report which was illustrated by Nigel Dodds and Bryony Ryder. The report was edited by Laurence Jones who also managed the project for Birmingham Archaeology.

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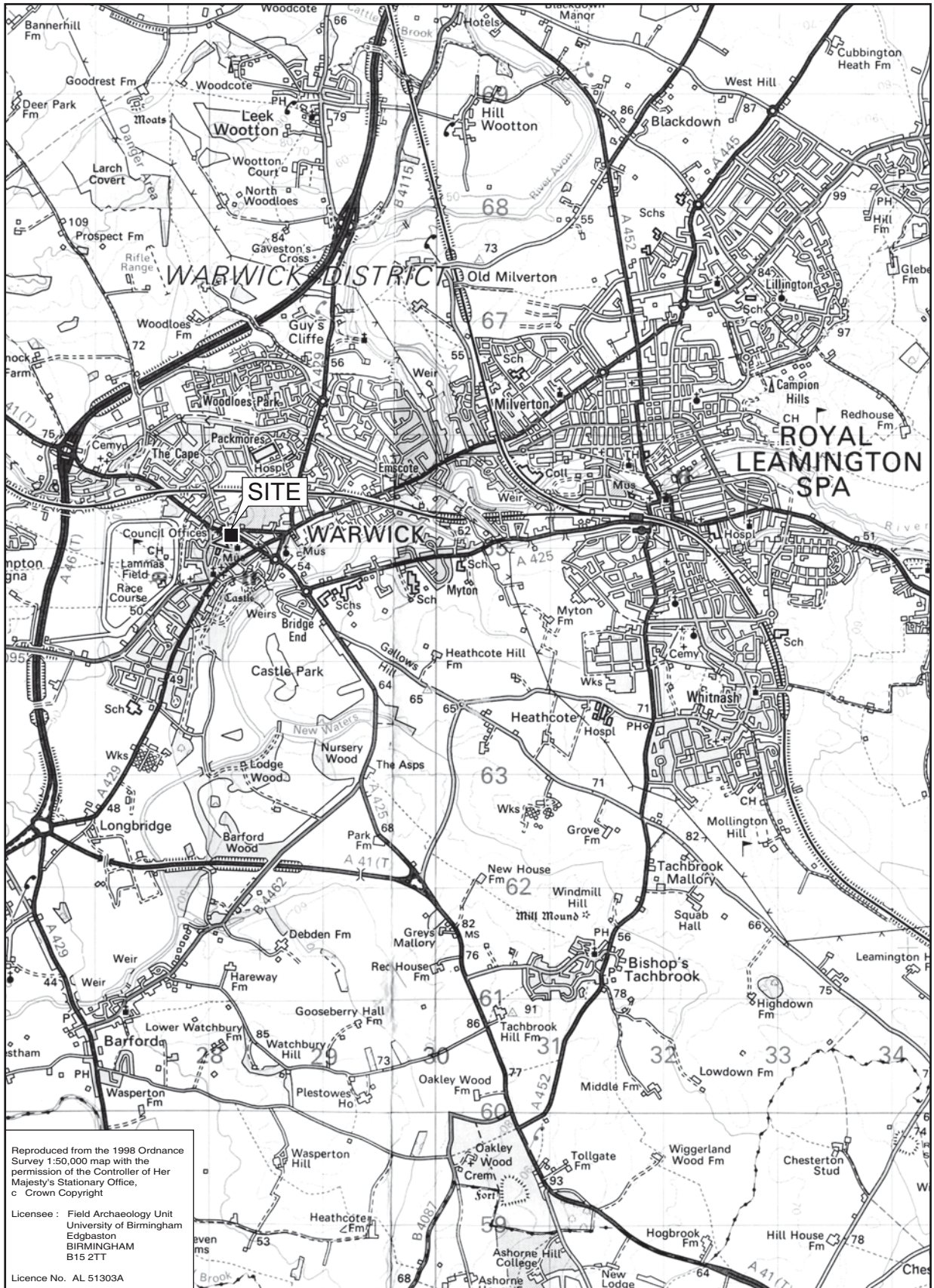


Fig.1

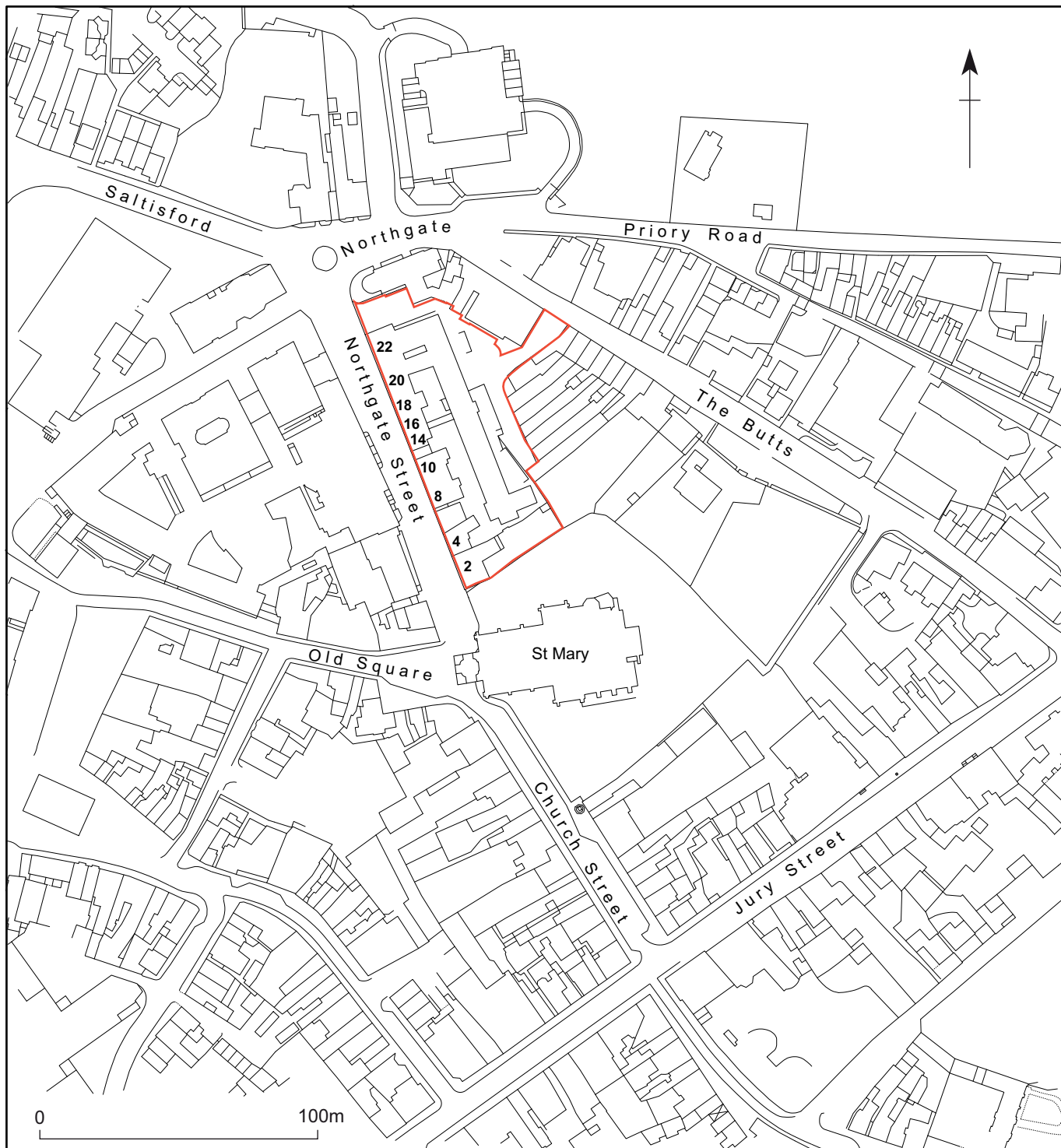


Fig.2

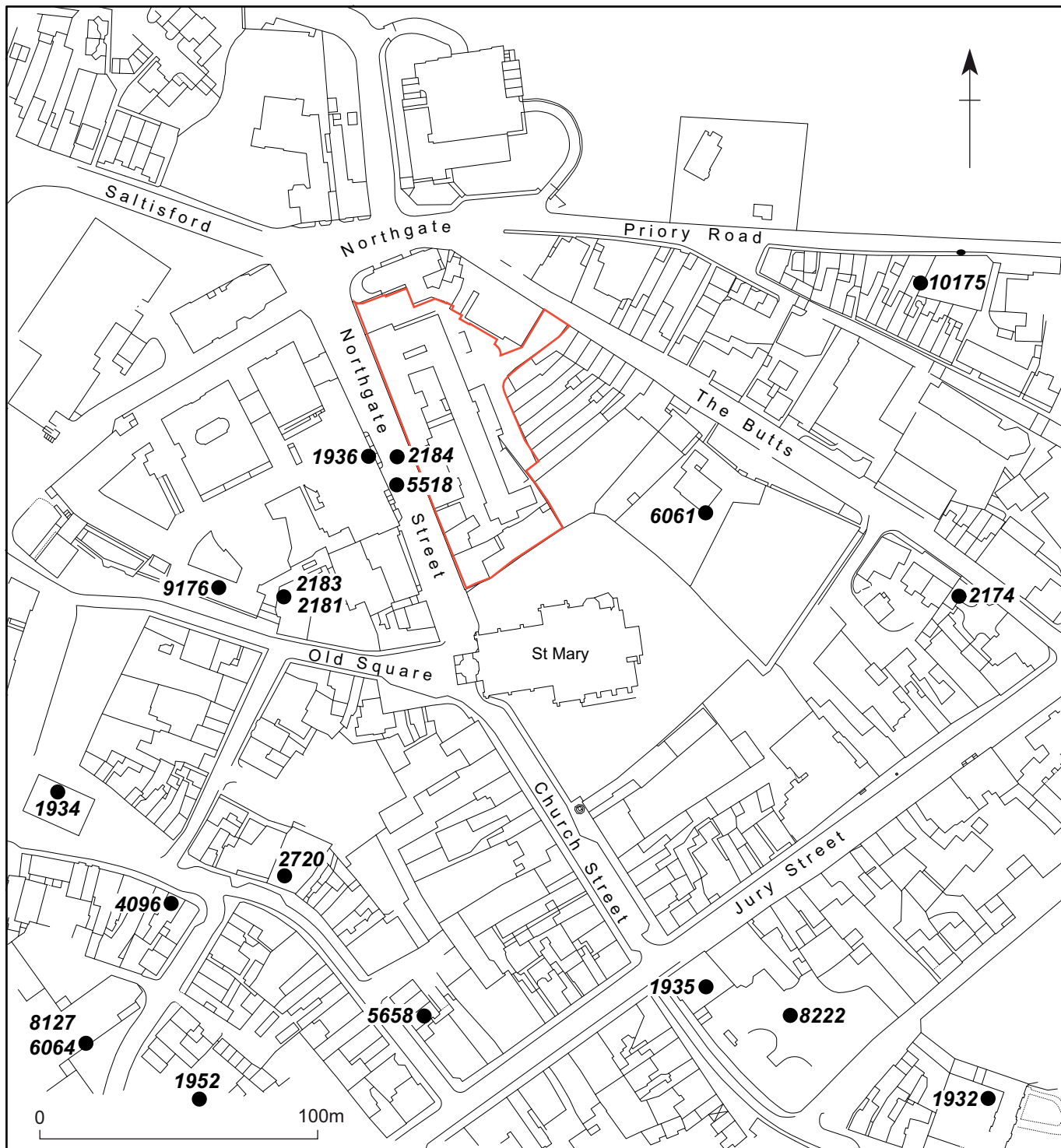


Fig.3



Fig.4

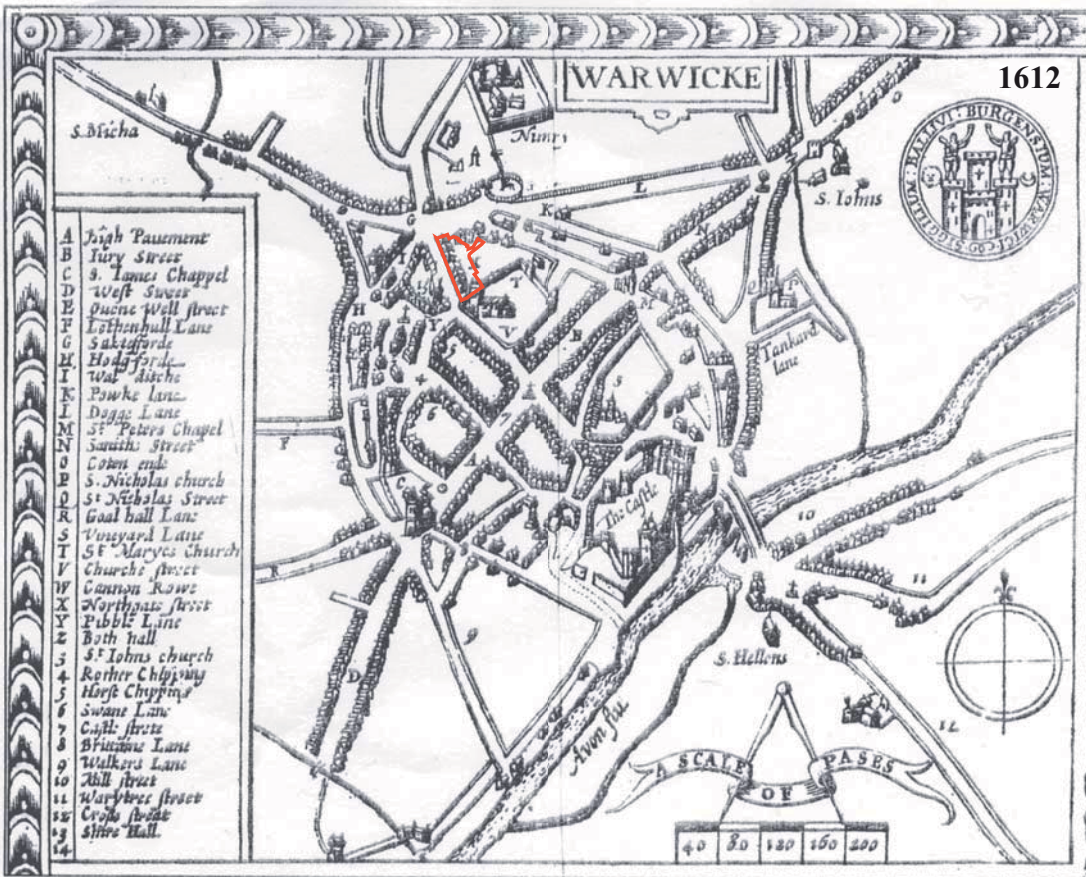


Fig.5

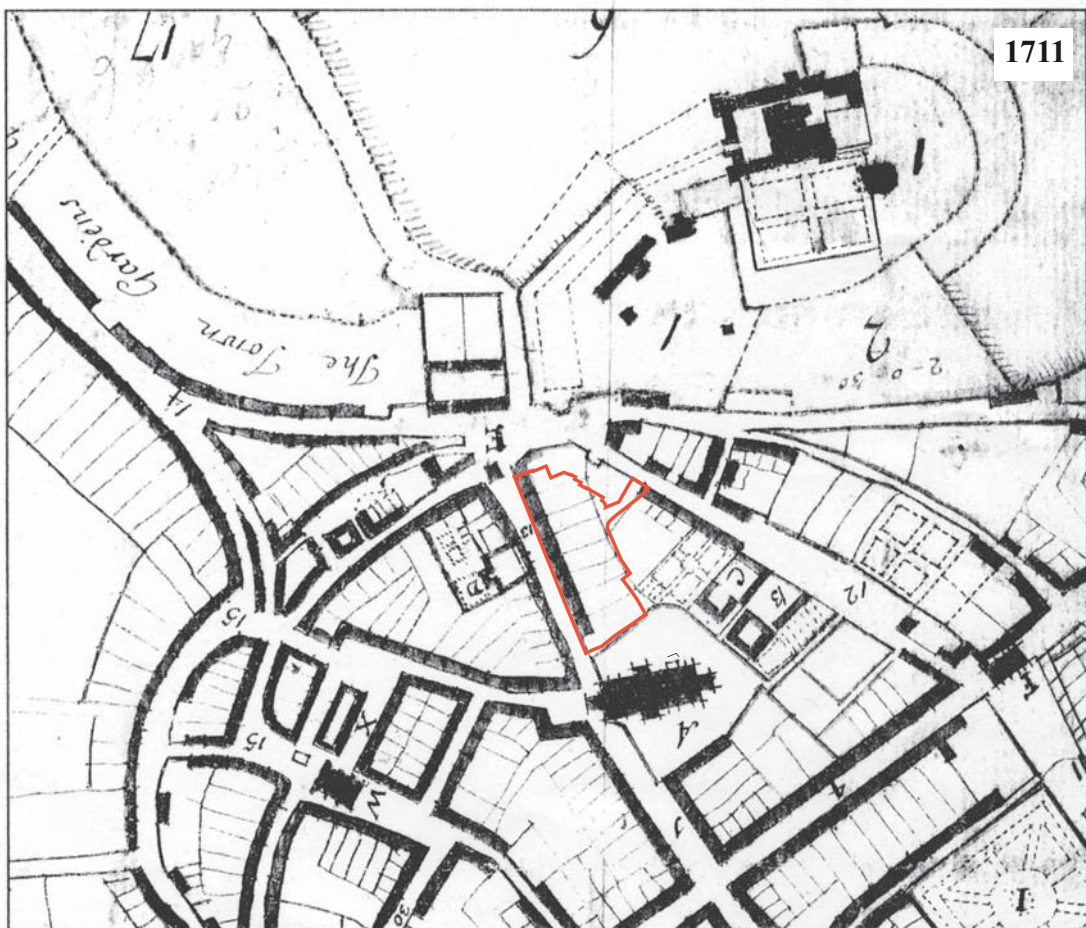


Fig.6



Fig.7

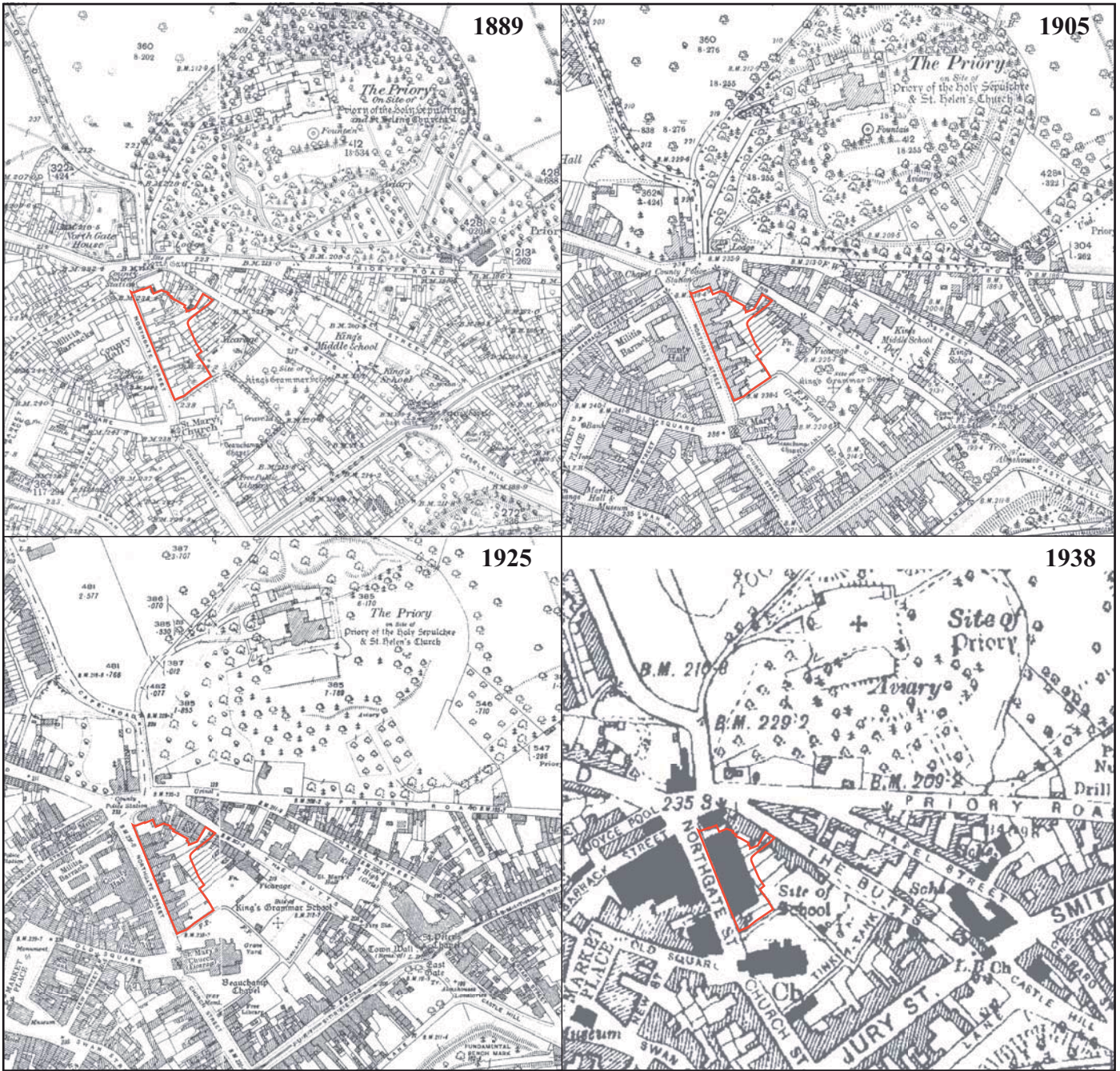


Fig.8

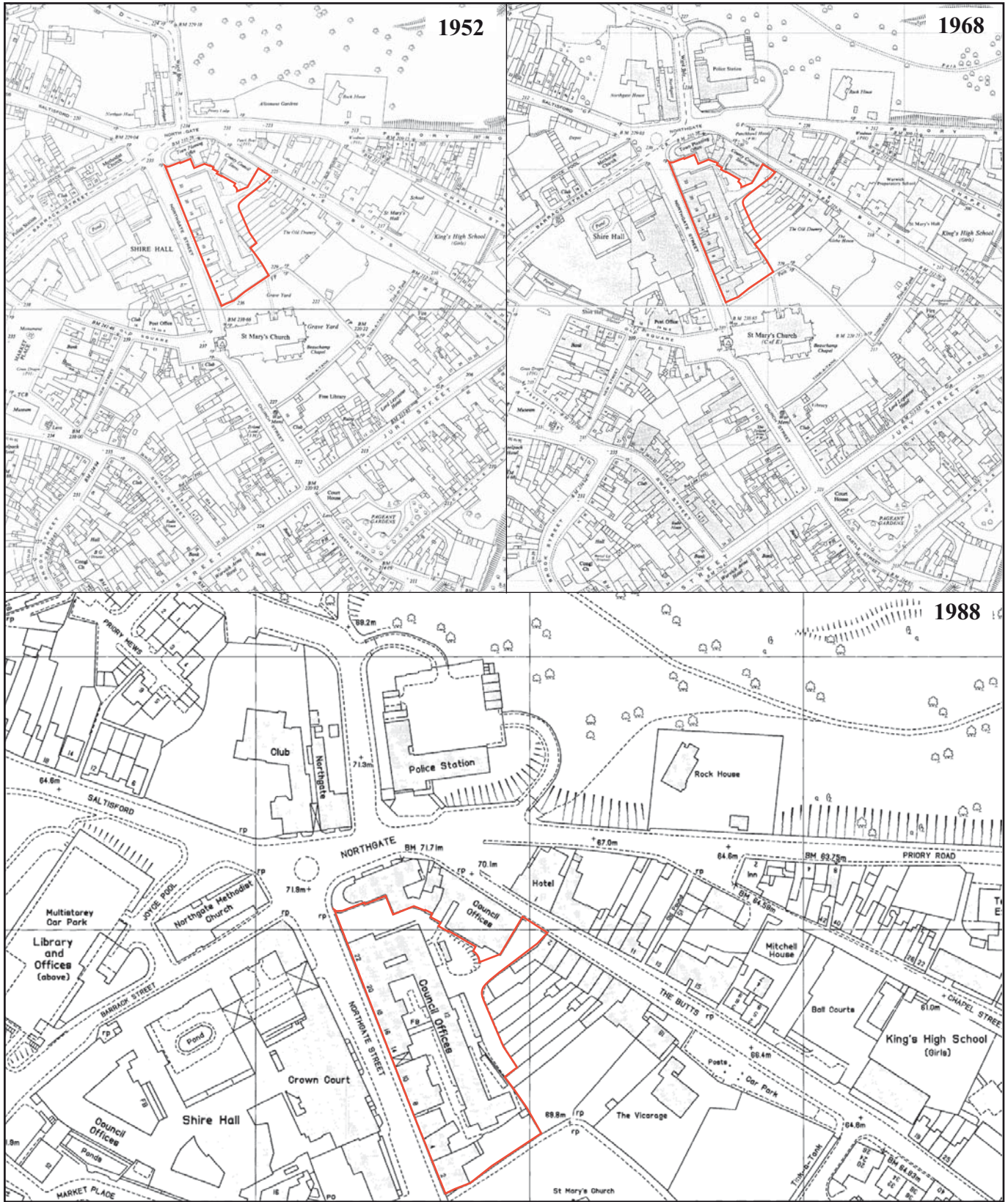


Fig.9

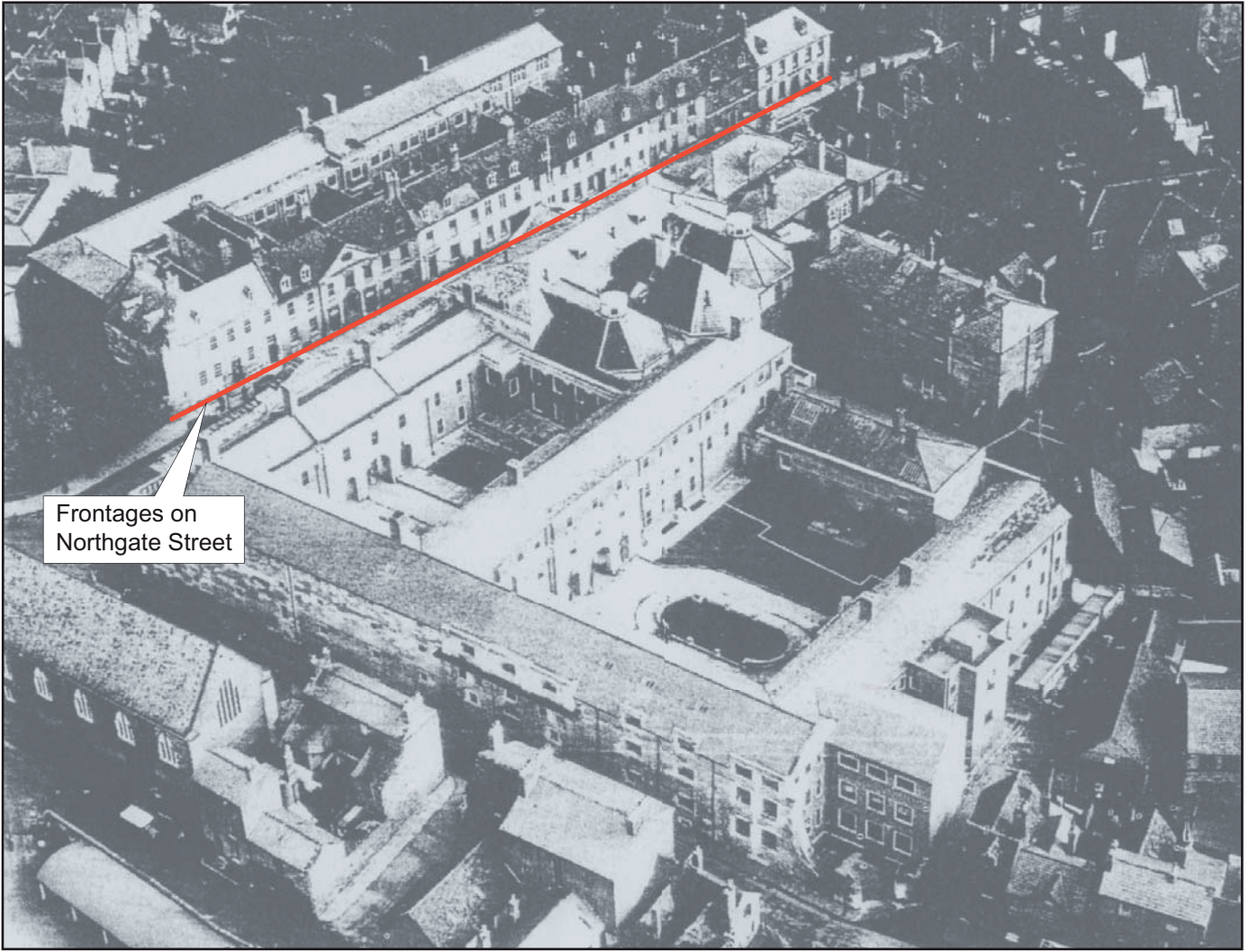


Fig.10

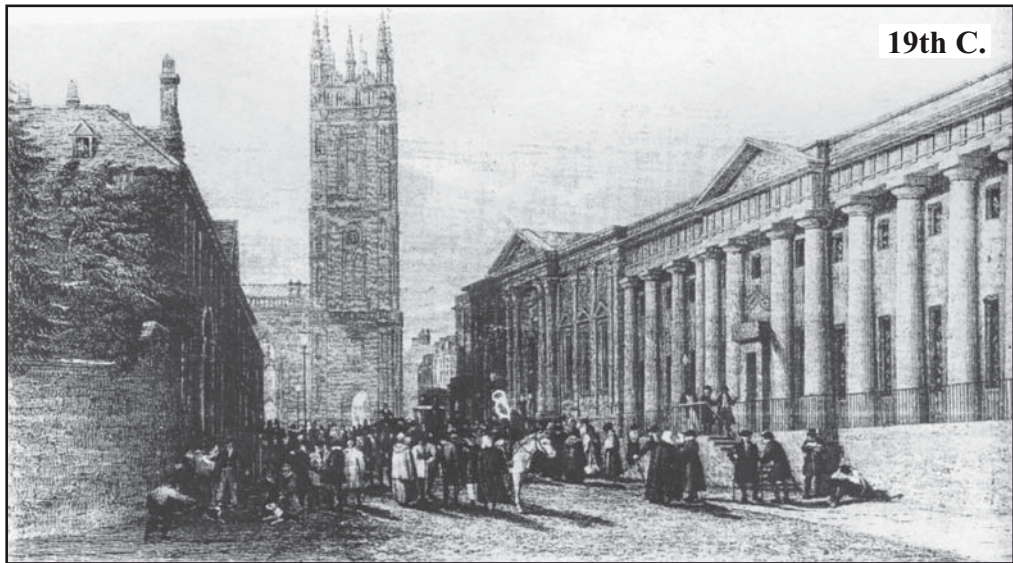


Fig.11

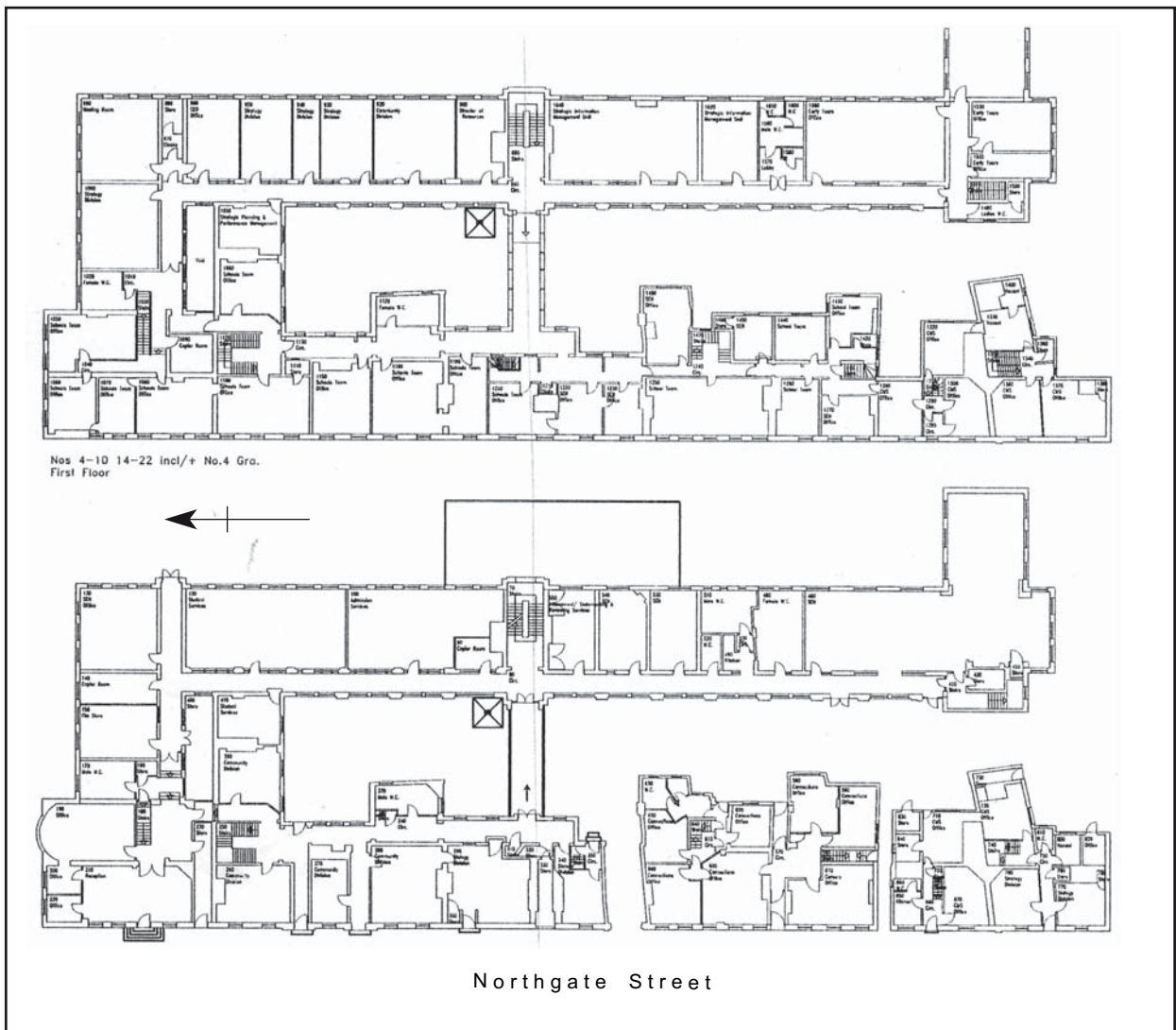


Fig.12

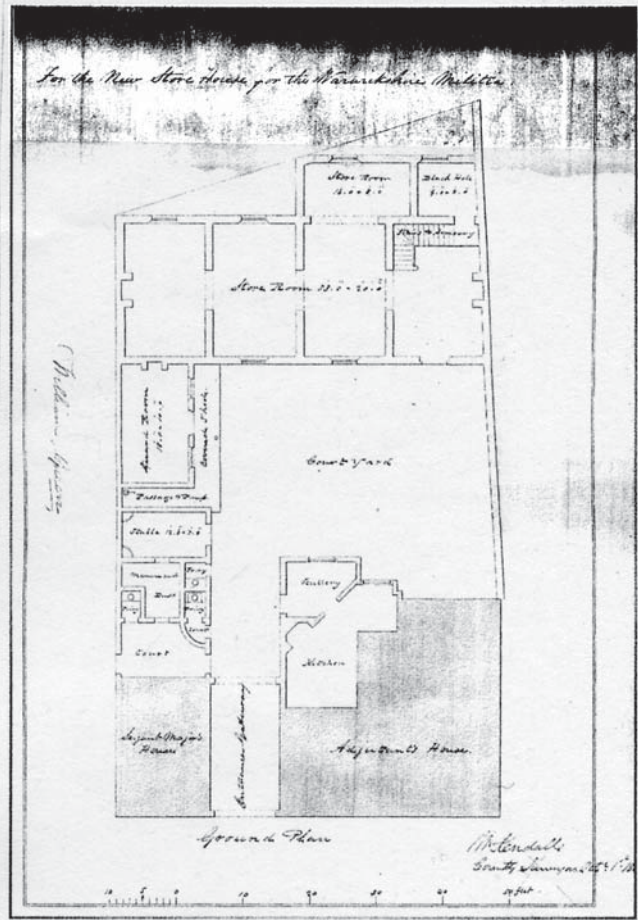
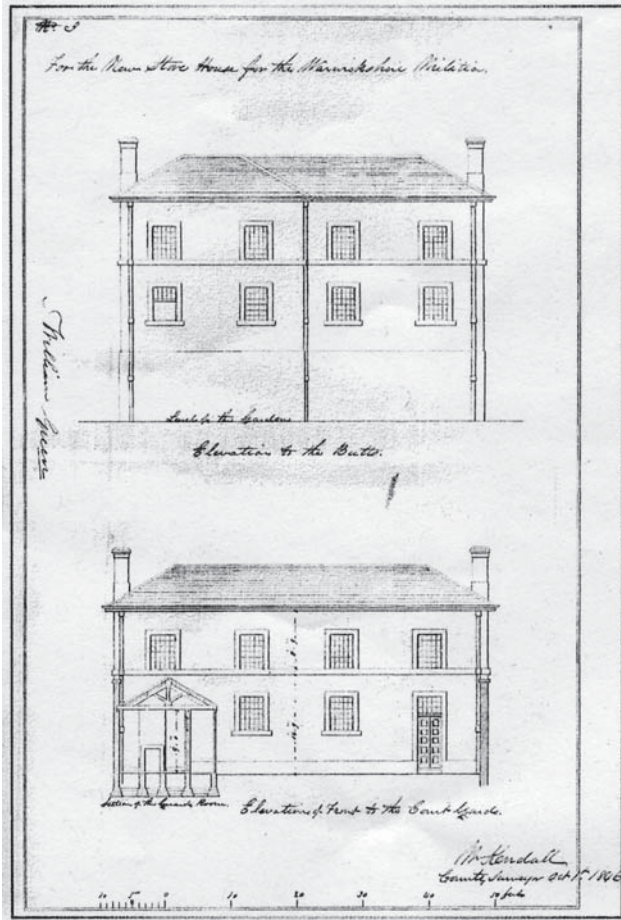


Fig.13



Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6



Plate 7



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12



Plate 13



Plate 14



Plate 15



Plate 16



Plate 17