

DESK-BASED AND BUILDINGS  
ASSESSMENT  
AT  
79-85, HIGH STREET,  
WORCESTER

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Project 3318  
Report 1678  
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## **Desk-based and buildings assessment at 79-85, High Street, Worcester**

**Justin Hughes, Shona Robson-Glyde and Tom Vaughan**

### **Part 1 Project summary**

A desk-based and buildings assessment was undertaken at 79-85, High Street, Worcester (NGR SO 8497 5484). It was compiled for ESA Architects on behalf of the Crown Estate, which intends to form an extended retail unit and to refurbish the upper floors of several rooms for residential use.

The aims of this assessment were to summarise the character and extent of any identified features of the historic environment, indicate their significance, the impact of the proposed development and identify mitigation measures, where appropriate. The report includes the collation of published and unpublished sources, historic maps, photographic archive and a description of existing conditions.

The site lies within the centre of the Roman and medieval settlements, along the west side of High Street, which has been in existence since at least the 10<sup>th</sup> century. The buildings are all listed as Grade II (nos. 488858-488862). Previous archaeological investigations to the rear of no. 85 revealed an early 12<sup>th</sup> century stone undercroft with later alterations and another undefined stone structure.

Excavations at Deansway adjacent have identified a full sequence of Roman, early medieval and medieval remains, including Roman domestic, industrial and agricultural activity, early Saxon agriculture, the later Saxon burh defences (SAM 343c), medieval tenement plot divisions, frontage buildings and rear plot activity, sealing the natural sand and gravel at c 20m AOD and overlain by minimal post-medieval and modern layers.

Archaeological investigations in other adjacent sites off High Street have also revealed a wealth of similar remains, indicating that the current site has the potential to address a number of research priorities, particularly regarding the Roman origins of High Street, activity within the Saxon burh, the medieval High Street and black plot activities. Further investigations are therefore recommended in the form of archaeological evaluation with trial trenches or test pits in those areas earmarked for groundworks as part of the development.

Although the buildings within the site have been extensively altered, especially in the 19<sup>th</sup> century, they retain medieval and post-medieval fabric and thus further recording is recommended.

## Part 2 Detailed report

### 1. Background

#### 1.1 Reasons for the project

A desk-based and buildings assessment was undertaken at 79-85, High Street, Worcester (NGR: SO 8497 5484). It was compiled for ESA Architects, on behalf of the Crown Estate, prior to proposals for the construction of an extended retail unit and the refurbishment of the upper floors of several buildings for residential use. The curator, Worcester City Council, considers that sites of archaeological interest may be affected (WCM 96200, 96223, 96224, 98869, 98870 and 98871).

#### 1.2 Project parameters

The project conforms to the *Standard and guidance for archaeological desk-based assessment* (IfA 2008), Planning Policy Guidance Notes 15 '*Planning and the Historic Environment*', and 16 '*Archaeology and Planning*' and relevant EIA guidance and Legislation.

The project also conforms to a brief prepared by Worcester City Council (WCMAS 2008) and for which a project proposal was produced (HEAS 2009).

#### 1.3 Aims

The aims of the assessment were to identify original features pertaining to the existing buildings and to record these along with any subsequent alterations and extensions to the plots, above and below ground, in order to assess the impact of the proposed development and identify mitigation measures, where appropriate.

More specifically the project has the potential to address the following research priorities identified in *Worcester Urban Archaeology Strategy: An outline research framework for the archaeology of Worcester* (WCMAS 2007):

- Roman origins of the High Street (RP3.5);
- Patterning of occupation and other activity within the burh defences (RP4.10);
- The Anglo-Saxon High Street (RP4.15);
- The medieval High Street frontages (RP5.8);
- Sampling of medieval backplot areas (RP5.12)

### 2. Methods

#### 2.1 Study area

The study area included the site (Fig 1), though features of the historic environment were considered along the main High Street thoroughfare and its back plots. In addition an extended area of search of 100m was made to encompass the settings of scheduled ancient monuments and Listed Buildings.

The building assessment included all standing structures within the area of the site but concentrated on those of an historic nature.

## 2.2 Documentary search

Prior to fieldwork commencing a search was made of Worcester City Historic Environment Record (HER) and Worcestershire Record Office (WRO). The event references given by the HER are WCM 701707 (desk-based assessment) and WCM 701708 (buildings assessment). The following sources are relevant to the study area.

### *Cartographic sources*

- John Speed, Worcester, 1610, WRO 4885/VI 899.x426 (Fig 2)
- Vaughan, An exact Ground Plot of The City of Worcester as it stood fortified 3 Sep. 1951, c 1660, redrawn 18<sup>th</sup> century (Fig 3)
- John Doharty, Plan of Worcester City, 1741 (Fig 4)
- Broad, Plan of Worcester City, showing ancient fortifications, 1768 (Fig 4)
- George Young, A Plan of the City and Suburbs of Worcester, 1779 (Fig 4)
- Davison, Worcester, 1832 (Fig 4)
- 1<sup>st</sup> edition Ordnance Survey, 1885, scale 1:500 (Fig 5)
- Ordnance Survey, 1904, scale 1:2,500 (Fig 6)
- Ordnance Survey, 1928, scale 1:2,500 (Fig 7)
- Ordnance Survey, 1940, scale 1:2,500 (Fig 8)
- ESA Architects 2008 plans for proposed works at 79-85, High Street (not included)

### *Documentary sources*

- Baker, N, and Holt, R, 2004 *Urban Growth and the Medieval Church: Gloucester and Worcester*, Hampshire, Ashgate
- Barclay, W J, Green, G W, Holder, M T, Moorlock, B S P, Smart, J G O, Strange, P J, and Wilson, D, 1988 *Bristol Channel (sheet 51°N-04°W): solid geology*, 1:250,000 map, British Geological Survey, Keyworth
- Barker, P A, 1969 *The Archaeological Context of Worcester, in The Origins of Worcester*, Transactions of the Worcestershire Archaeological Society, Third Series, Volume 2
- Burnham, B C, and Wachter, J, 1990 *The 'small towns' of Roman Britain* London, Batsford
- Carver, M.O.H, (ed) 1980 *Medieval Worcester, An archaeological framework. Reports, Surveys, Texts and Essays*, Trans Worcestershire Archaeol Soc, Third Series 11
- Dalwood, C H, 1992 *Salvage Recording of a Medieval Stone Undercroft and Cellars at 84-85 High Street, Worcester* Trans Worcestershire Archaeol Soc, Third Series 13 167-172

- Dalwood, C H, and Edwards, R, 2004 *Excavations at Deansway, Worcester*, Council for British Archaeology Research Report **139**
- DoE, 1954 *List of buildings of special architectural or historic interest: City of Worcester*, Department of the Environment
- DoE, 1971 *List of buildings of special architectural or historic interest: City of Worcester*, Department of the Environment
- DoE, 1974 *List of buildings of special architectural or historic interest: City of Worcester*, Department of the Environment
- EH 2009a, *79 and 80 High Street, Worcester: Buildings details and listing text*, English Heritage Listed Buildings Online, accessed 30/1/09, <http://lbonline.english-heritage.org.uk/BuildingDetailsForm.aspx?id=488858&search=y>
- EH 2009b, *81 High Street, Worcester: Buildings details and listing text*, English Heritage Listed Buildings Online, accessed 30/1/09, <http://lbonline.english-heritage.org.uk/BuildingDetailsForm.aspx?id=488859&search=y>
- EH 2009c, *82 High Street, Worcester: Buildings details and listing text*, English Heritage Listed Buildings Online, accessed 30/1/09, <http://lbonline.english-heritage.org.uk/BuildingDetailsForm.aspx?id=488860&search=y>
- EH 2009d, *83 and 84 High Street, Worcester: Buildings details and listing text*, English Heritage Listed Buildings Online, accessed 30/1/09, <http://lbonline.english-heritage.org.uk/BuildingDetailsForm.aspx?id=488861&search=y>
- EH 2009d, *83 and 84 High Street, Worcester: Buildings details and listing text*, English Heritage Listed Buildings Online, accessed 30/1/09, <http://lbonline.english-heritage.org.uk/BuildingDetailsForm.aspx?id=488862&search=y>
- Hughes, P and Molyneux, N, 1980 in *Medieval Worcester, An archaeological framework. Reports, Surveys, Texts and Essays*, Transactions of the Worcestershire Archaeological Society, Third Series, Volume **11**, 311
- Hughes, P, 1999 *83-84 High Street, Worcester*, unpublished paper
- Hughes, P 1999 *Nos 83/84 High Street, Worcester*, unpublished paper
- Kelly, 1876 *Post Office Directory of Worcestershire*, London
- Kelly, 1896 *Directory of Worcestershire*, London
- Kelly, 1904 *Directory of Worcestershire*, London
- Littlebury, 1879 *Directory and gazetteer of Worcester and district*, London
- Slater, 1851 *Directory of Birmingham, Worcester and the Potteries*, London

The following sources have also been cited in this assessment.

- DoE, 1990 *Planning Policy Guidance Note 16: Archaeology and Planning (PPG 16)*, Department of the Environment
- DoE, 1995 *Planning Policy Guidance Note 15: Archaeology and the historic Environment (PPG 15)*, Department of the Environment
- EH 2006 *Understanding historic buildings: a guide to good recording practice*, English Heritage



- HEAS, 2008 *Proposal for an archaeological desk-based and buildings assessment at 79-85 High Street, Worcester*, Archaeological Service, Worcestershire County Council, unpublished document dated 8 January 2009, **P3318**
- WCMAS, 2007 *Worcester Urban Archaeology Strategy: An outline research framework for the archaeology of Worcester*, unpublished document, version 2.5, dated July 2007
- WCMAS, 2008 *Brief for an archaeological desk-based assessment and buildings assessment, 79-85, High Street, Worcester*, Worcester City Museum Archaeology Section, unpublished document **08/30**

### 2.3 Other methods

Site visits were undertaken on 20, 22 and 30 January and 4 March 2009.

The building assessment was based upon a Level 1 survey as defined by the *Understanding historic buildings: a guide to good recording practice* (EH 2006). This involved photography taken, with a Sony α350 digital SLR camera, during site visits and enhanced by notes taken at the time.

### 2.4 Results

The details of individual features of the historic environment are given in Appendix 1. Event records have been omitted where this would repeat information in other record types, and would not materially affect the assessment. HER references have been used throughout this assessment.

Where it has been identified, the depth of the natural matrix and the predominant overlying archaeological deposits, have been presented in Appendix 2.

### 2.5 Impact assessment criteria

The criteria cited in Table 1 have been used.

*Table 1: Significance Criteria for Cultural Heritage Issues*

<p><b>Severe Adverse:</b> Loss of integrity of nationally important archaeology/cultural heritage including Scheduled Ancient Monuments, Grade I/II* registered parks and gardens and registered battlefields. Demolition of a Grade I/II* Listed Building. Dramatic adverse change in the setting or visual amenity of the feature/site.</p>
<p><b>Major Adverse:</b> Land take resulting in the degradation of a cultural heritage site of national importance and/or extensive change to the setting or visual amenity of such a site e.g. intrusion into the setting of a Scheduled Ancient Monument. Loss of integrity of sites of archaeological interest of regional value, or Grade II registered parks and gardens, e.g. a dramatic change in the setting or visual amenity of a regionally important site such as a Conservation Area. Widespread adverse effects on the setting or structure of a Grade I/II* Listed Building. Demolition of a Grade II Listed Building.</p>

<p><b>Moderate Adverse:</b> Land take resulting in the degradation of a cultural heritage site of regional importance and/or extensive change to the setting or visual amenity of such a site. Extensive change to the setting or structure of a Grade II Listed Building. Demolition of a locally listed or other historically important building. Encroachment upon a Conservation Area, historic parkland or other historic landscapes where the quality of the setting or its amenity would be noticeably impaired. Slight change to the setting or structure of a Grade I/II* listed building. Removal of a historically important hedgerow (after the Hedgerows Regulations).</p>
<p><b>Minor Adverse:</b> Loss of integrity of an area where archaeological features/areas of local importance have been identified. Slight change to the setting or structure of a Grade II Listed Building. Limited encroachment upon a Conservation Area or historic parkland or other historic landscape where intrusive views are created or slight effects upon its integrity would result.</p>
<p><b>Not Significant:</b> Landscape or ecological planting on an area where locally important archaeological features have been identified but impacts are thought to have no long term effect on the resource. Removal of common hedgerows and limited damage to important hedgerows where no replacement proposed.</p>
<p><b>Minor Beneficial:</b> Perceptible improvement in the setting or structure of a Grade II listed building, Conservation Area or Grade II historic parkland. Improved management of locally/regionally important archaeological site.</p>
<p><b>Moderate Beneficial:</b> Perceptible improvement in the setting or structure of a Grade I/II* listed building, Conservation Area or Grade I/II* historic parkland. Improved management of nationally important archaeological site.</p>

## 2.6 The methods in retrospect

The methods adopted allow a high degree of confidence that the aims of the assessment have been achieved.

Having undertaken the assessment, the following comments may be made with regard to the methods adopted. The ground floors of all the structures have been considerably altered by their use as modern shops. This has involved some of the properties being joined together to create larger ground floors but the first floors seem to have been left intact. Access to the first and second floors has been altered through time and even blocked off in some cases. This was exacerbated by the fact that access was not granted to the properties occupied by Clinton's Cards.

All of the buildings are listed and some have been subjected to assessment by Pat Hughes (Hughes 1999). The historic nature of the buildings is therefore not in question but further recording would be necessary to ensure that the extents of remaining historic fabric can be ascertained. This could be done as part of a later phase of work.

## 3. Site description

The site comprises a square block of land encompassing 79-85, High Street and Unit 2 of Crowngate's Chapel Walk. This block of land is bounded by 78, High Street on the north, High Street on the east, Chapel Walk on the south, and a Crowngate access alley on the west and includes all the outbuildings and rough land associated with the buildings (Fig 1).

The buildings 79-85, High Street (Plate 1) are an historic row of structures fronting High Street that have retained their medieval plot boundaries. This means that they have narrow frontages and stretch a long way to the rear. They are all constructed of brick but have varying heights, windows, and finishes to their frontage. The rear elevations have assorted

adjoining extensions and outbuildings. Further description and discussion of these buildings is detailed below.

Unit 2, Chapel Walk (Plate 2), currently occupied by ‘Hawkin’s Bazaar’, is a modern building constructed, on the site of former coach houses, as part of the Crowngate development in the late 1980s. The rear of the building is a blank tall brick wall also of the same date (Plate 3).

#### 4. **Location and topography**

The High Street properties lie to the east of the River Severn at approximately 23m AOD with underlying solid geology of the Worcester Terrace sand and gravels, overlying Mercian Mudstone (Keuper Marl; Barclay *et al* 1988). The gravels provide an elevated and well-drained location with a plentiful water supply making it an ideal position for settlement since Roman times. Nos. 79-85 are on the west side of the main street, adjacent to Chapel Walk (Fig 1).

The street itself has a distinctive plot pattern of long, thin, irregular properties, interlinked by “chaotic” exchanges of small land parcels within an organised system where a small number of boundaries were cut intentionally straight, and perpendicular to, the street. Three examples of this lie opposite Bull Entry in close proximity to the properties subject to this appraisal.

The west side of High Street (on which nos. 79 to 85 are located) has no parallel street to the rear, with plots ending against a staggered and irregular alleyway (forming a boundary at the back of plots fronting onto Birdport). It is suggested that this defines a more fluid landownership with land parcels being exchanged randomly, according to the vicissitudes of the property market over a period of ‘several centuries’ (Baker and Holt 2004). The parish boundary line between St Andrew’s and St Swithin’s follow a similar staggered line, possibly representing an earlier junction between two plot systems.

#### 5. **Historic buildings: 79-85, High Street**

##### 5.1 **Description**

Nos 79 to 85, High Street are arranged consecutively on the west side of Worcester High Street with no. 79 the furthest north. All of their frontages face the High Street. They form an interesting group of 18<sup>th</sup> and 19<sup>th</sup> century structures (Plate 4) with differing façades, some brick and some stucco, different windows and window arches and cornices.

##### **79 and 80, High Street**

79 and 80, High Street (WCM 98869; Plate 5) are jointly listed as an individual structure. This building is currently occupied by ‘Carphone Warehouse’ on the ground floor and has little access to the first or second floor. 79 and 80 is listed grade II and was originally listed in 1974 with the following description:

‘Probably early C19. 3 storey. Red brick (No 80 painted). 1 window each. Moulded cornices. Sash windows with glazing bars. Ground floor modern shops’ (DoE 1974, SO8454 NE 16/404).

This description has since been updated and is now as follows:

‘2 houses, now shops. Probably early C19 with later alterations including floor *c* 1980s. Orange-red brick in Flemish bond with flat arches of gauged brick; ashlar sills, sill band, frieze, cornice and copings; stucco to parapet; plain tile roof and brick left end and party wall stacks with oversailing courses and pots. 3 storeys, 2 first-floor windows. First and second floors have 8/8 sashes, all in plain reveals and with flat arches, first floor has continuous sill band,

otherwise sills. Frieze and ovolo-moulded cornice. Low, coped parapet. INTERIOR: Ground floor gutted. Both properties retain open-well winder staircases with stick balusters on upper floors. Right-hand building (No 79) retains moulded plaster cornice to front first floor room' (EH 2009a, 488858).

### **81, High Street**

81, High Street (WCM 96224; Plate 6) is a grade II listed building that was listed in 1971 with the following description:

'Late C18. Stucco. 3 storeys and attic. 3 windows. Near-flush-frame sashes, glazing bars remain at 2<sup>nd</sup> floor. Stone cornice below parapet. Modern shop front' (DoE 1971, SO8454 NE 16/195).

The ground floor of this building and 82, High Street have been gutted and knocked together. This large space is currently occupied by 'Clinton's Cards'. The current listing description, now updated, has the following description of 81, High Street:

'House, now shop. Probably c1750 with later alterations including façade c 1820-40 and c 1980s ground-floor shop front. Stucco over brick, scored in imitation ashlar, with tile roof, hipped at centre. 3 storeys and attic, 3 first-floor windows. 6/6 sashes in near-flush frames throughout, sills (those to first floor renewed). Crowning frieze and renewed moulded cornice; low coped parapet which conceals flat-roofed dormer. Glazed shop front with glazed entrance. INTERIOR: ground floor gutted; first floor retains original joinery and plasterwork including moulded cornices; transverse beams' (EH 2009a, 488859).

### **82, High Street**

As detailed above, 82, High Street (Plate 7) has been knocked together with no 81 on the ground floor to create the large space currently housing 'Clinton's Cards'. 82, High Street is a grade II listed building that was originally listed in 1971 with the following description:

'C18, altered, 4 storeys. 2 windows. Stucco. Various types of window with glazing bars. 1<sup>st</sup> floor with entablature on flanking pilasters. 2<sup>nd</sup> floor windows with pediments' (DoE 1971, SO 8454 NE 16/405).

The building is one of the most distinctive on this stretch of the High Street, due to its large first floor window. The listing description has again been updated since 1971 and now consists of the following information:

'House, now shop. Probably mid C18 with later alterations including addition of third storey, first-floor window and stuccoing probably c 1820-1840, ground-floor shop front c 1970s. Stucco over brick with plain tile roof, gable end to front. 4 storeys, 1 first-floor window on first floor, otherwise 2 windows. Stucco detailing includes outer Doric pilasters to first floor, continuous frieze and cornice, then wide frieze and further cornice with band over forming continuous second floor sill band, surmounted between second-floor windows and at ends by low 'plinths'; cornice over second floor acts as third-floor sill band; second- and third-floor windows have tooled architraves. First floor: wide 40-pane fixed-light window; second floor has 6/6 sashes; third floor as 3/3 sashes; all in plain reveals. Low coped parapet. Glazed shop front with glazed window. INTERIOR: ground floor gutted; first floor has 2 column-cluster stanchions. Otherwise not inspected' (EH 2009c, 488860).

### **83 and 84 High Street**

Nos 83 and 84, High Street (WCM 96223; Plate 8) are listed together as a single building, which they actually were at one time and the ground floor currently is. It has been substantially gutted in modern times with the ground floors being incorporated to create one

space that is now occupied by 'H Samuels'. 83 and 84, High Street are listed as grade II and were originally listed in 1954, when the description was as follows:

'Mid C18. Red brick. 3 storeys. 5 near flush-frame sash windows with gauged flat arches with carved keystones. Glazing bars remain at 2<sup>nd</sup> floor. Plain frieze below eaves. Machine tiles. Modern shop fronts' (DoE 1954).

This description is obviously lacking a lot of information, and the current listing has been revised to read as follows:

'Early C18 with origins in the mid C17 and with later additions and alterations including *c* 1990s ground-floor shop front. Pinkish-red brick in Flemish bond with stucco keystones and timber sills and cornice; plain tile roof. 3 storeys, 6 first floor windows. First-floor has 1/1 flush sashes. 3-course first-floor band. Second-floor has 6/6 flush sashes. All windows with flat arches of gauged brick and raised keystones embellished with foliate motifs; all keystones have cornices. Renewed crowning cornice. Ground floor: glazed shop front has timber columns, left end and central glazed entrances. INTERIOR: first-floor noted as retaining original joinery including panelled shutters, ground floor renewed; fine early C18 staircase remains on second-floor within stair turret, large cross-section moulded handrail, substantial turned vase balusters, ball finials; attic retains interrupted tie-beam trusses to front range which have been put back to accommodate the C18 refronting in brick. 2-panel door retained in attic as is an out-of-situ section of early C19 balustrading with slender turned balusters with knops and turned newel posts, a small section of dado moulding in the stair turret on the second-floor indicates where this later stair had replaced the C18 stair on the lower floors. The rear wing also contains two C17 roof trusses and some framing' (EH 2009d, 488861).

## 85, High Street

85, High Street (WCM 96200; Plate 9) is a grade II listed building. It has had its ground floor removed *c* 1990 to create the entrance to Crowngate from High Street. This structure formerly adjoined Bull Entry and was once the Bull Inn. The building was originally listed in 1971 with the following description:

'Mid C18. Brick, colour-washed. 3 storeys and attic. 2 windows, with glazing bars, gauged flat arches and keystones. Wood square bracket eaves cornice. Old tiles. 2 casement dormers. Modern shop fronts. Passageway through under, south' (DoE 1971, SO 8454 NE 16/197).

This description was later updated and now states:

'House, now entrance to Chapel walk shopping centre with offices over. *c* 1750 with later alterations including renovations *c* 1980s. Pinkish-brown brick in Flemish bond with flat arches of gauged brick and renewed ashlar keystones, renewed timber, eaves, machine tile roof and left party-wall brick stack with oversailing course and pots. 3 storeys with attic, 2 first-floor windows. 6/6 sashes throughout, all in near-flush frames with renewed sills and flat arches of gauged brick with renewed keystones. Renewed attic dormers have 6/6 sashes. Ground floor now an open walkway' (EH 2009e, 488862).

## 5.2

## Discussion

### 79 and 80, High Street

79 and 80, High Street is home 'Carphone Warehouse', on its ground floor. These buildings, although they were originally two houses constructed in the early 19<sup>th</sup> century, appear to have been constructed at the same time. Their High Street façade (Plate 4) shows an unbroken cornice and frieze (Plate 10) and the first and second floor windows are identical. It is possible that they were built by the same person at the same time as a pair of houses.

Internally, the ground floor of both properties has been completely gutted and nothing remains of the original fabric. The ground floors were combined into a single retail unit a number of years ago, prior to 'Carphone Warehouse' occupying the property. Even at the

time of the original listing of the buildings, in 1974, they had modern shop fronts. As a result the ground floor retains none of its original early 19<sup>th</sup> century fabric with the exception of the external walls.

Only part of the first floor of the buildings was accessible and none of the second floor. However, both floors still retain their original 8/8 sash windows (Plate 11) with hidden sash boxes and evidence of a blocked-up fireplace was just visible in one of the first floor rooms. A very elegant open-well winder staircase (Plate 12) of early 19<sup>th</sup> century date with stick balusters has also still survived leading from the first floor to second floor of no. 80, although it has been blocked off due to it being unsafe. This staircase probably continued to the ground floor and may have been removed when the ground floor was originally converted to retail use, well before it was listed in 1974.

The rear of the building consisted of some low London-brick constructed 20<sup>th</sup> century extensions (Plate 13) adjoining the original elevations (Plate 14). The elevation of No 79 has very narrow handmade bricks, that of no. 80 has been plaster over, and both elevations have near-flush sash-windows with segmental arches. This style of construction, especially the brick size is more reminiscent of a building constructed in the mid-late 18<sup>th</sup> century. It is possible that the building was redesigned in the early 19<sup>th</sup> century leaving the rear elevations intact.

The original function of the building was houses or houses with shops on the ground floor. In 1851, no. 59 is listed as being the trade residence of Henry Chaplin, Hatter (Littlebury 1851). His son, Francis Henry Chaplin, is still occupying the building 25 years later and is also a hat manufacturer (Kelly 1876). At this time a Mr Charles Rowland Davies, hairdresser, has no. 80 High Street (ibid). By 1896, the two buildings have been sold, or re-tenanted, to a hosier, Mr Walter Lee in no. 79, and a different hairdresser in no. 80, Frederick Cooper (Kelly 1896). Mr Cooper is still in occupation of no. 80 in 1904 but no. 79 is then in possession of the Johnson Brothers Limited, a company of dyers (Kelly 1904). All of the properties appear to be residences as well as businesses as there are no separate occupiers of the buildings listed in the residential sections of the directories.

### **81 and 82, High Street**

81 and 82, High Street are two completely different structures that have had their ground floors joined together to house 'Clinton's Cards'. Access was not granted to 'Clinton's Cards', therefore assessment of the structures can only be made from the exterior elevations and the listing information.

No. 81, was an elegant house (Plate 6) of the mid 1700s arranged with a central door flanked by windows and with three windows to the first and second floors above this. It currently has a stucco façade with scoring in imitation of ashlar blocks and a very recent shop front with wooden pilasters and brackets. The 9/9 and 6/6 near-flush sash windows have a date of the late 18<sup>th</sup> or early 19<sup>th</sup> century. The parapet was probably added in the late 19<sup>th</sup> century when the fashion for flat roofs caused changes in building style.

No. 82, is a very different building (Plate 7). This has four storeys each with a distinct finish. It was originally a house built around 1750. However the ground floor has a very recent shop front with wooden pilasters. The first floor has a large 40-pane fixed-light window (Plate 15), which is flanked by Doric pilasters and has a cornice frieze. This can be dated to the early 19<sup>th</sup> century and is very reminiscent of 19<sup>th</sup> century shop windows. The need for this window on a first floor, though, cannot be discerned without access to and analysis of the interior of the structure. The second floor sash windows (Plate 16) have moulded architraves of the early 19<sup>th</sup> century and are crowned with individual pediments. Between, and flanking, the second floor windows are 'plinths' that appear to give the first floor embattling. This and the large first floor window are very unusual features. The third floor has been added at a later date and may even date as late as the middle to late 20<sup>th</sup> century, but this could be discerned by access to the interior.

The rear exterior of the two properties is almost completely hidden behind 20<sup>th</sup> century extensions with only the top part of no. 82 being visible (Plate 17). This elevation is completely covered in modern cement. Its chimneystack has been cut off and capped, thus suggesting that the fireplaces inside have been blocked, and new windows have been inserted.

Built as houses in the 1700s, the properties have had different functions since then. In 1851 a Mr George Everill, a cutler and optician, was in occupation of no. 81. No. 82 was occupied by John Nichols, cabinet maker, upholsterer and furniture broker (Slater 1851). By 1876 a solicitor, Thomas Clutterbuck, was in residence and trading from 81, High Street whilst a tailor was trading from 82 (Kelly 1876). An Everill was again in possession of no. 81 in 1879; Alfred Everill, who ran Worcester Fine Art Gallery from the property (Littlebury 1879). It is possible that the Everill's were the owners and merely tenanted the property to Mr Clutterbuck. 81, High Street being used for two businesses in 1896. James Wesby, cutler, probably used the ground floor as a shop with work rooms behind and Thomas and Theodore Roberts, solicitors probably used the first floor as office space (Kelly 1896). At this time the Home and Colonial Stores Limited were occupying 82, High Street (ibid). They were still there in 1904 with Harry Stephens, fancy draper, in occupation of no. 81 (Kelly 1904).

### **83 and 84, High Street**

83 and 84, High Street were built as a single residence in the early 18<sup>th</sup> century around an earlier carcass. Hughes has studied the history of the building and believes the façade to have been constructed at around the same time as the Guildhall (1720s, Plate 18) and possibly by one of the same masons, as the central-top keystone (Plate 19) is very similar in style to those on the Guildhall (Hughes 1999, Plate 20). This central keystone, a 'man-lion' head, is different to all of the others on the frontage in that all the other keystones have foliate (Plate 21) designs. The central top window is also the only one to have a moulded architrave (Plate 19).

The interior of the structure was only partly accessible for the assessment. This access was restricted to the second floor of no. 84 with no access being visible for no. 83. The first floors of 83 and 84 were occupied by the offices and stockrooms of H Samuels and were not accessible due to their being full of boxes. The second floor of No 84 contained a large amount of 19<sup>th</sup> century fabric still surviving. This includes a staircase running from the ground floor front of the building (with door onto High Street) to the first floor. This has had its banisters removed but the handrail has been reused and the skirting still exists at the top of the winder on to the first floor (Plate 22). The second flight of the staircase, up to the second floor, was intact, even down to its plain, now boxed-in, balusters on their closed-string (Plate 23). The curved skirting also still survived on the winder to the second floor (Plate 24). The 19<sup>th</sup> century layout of the second floor rooms could still be discerned and they included features of this date such as a picture rail (Plate 25), panelled doors (Plate 26) and sash catches (Plate 27). The rooms had obviously been used in the 1930s or 1940s as there were some details dating to this period, for example Bakelite door handles (Plate 26). One of the rooms overlooking High Street also contained gas fittings for some industrial purpose (Plate 28). This room also contained a freestanding Belfast sink (Plate 29) and 19<sup>th</sup> century wall panelling, some of which was coming free from the wall (Plate 30).

Also on the second floor was evidence of the earlier date of the building. The roof space was not accessible at the time of the assessment but part of the roof structure was visible from the second floor. This only consisted of what appeared to be a small length of the cross beam of one of the roof trusses (Plate 31) but shows that the original roof may have consisted of two gables fronting High Street or more likely a front range with a wing projecting to the rear. This is backed up by the rear elevation of No 84 (Plate 32) where can be seen a portion of 17<sup>th</sup> century timber frame. Hughes has studied the 83 and 84 High Street and concluded that the 'house is of mid seventeenth century date and that it was upgraded at the end of the first quarter of the eighteenth century when the front wall was built and the staircase inserted' (Hughes 1999).

The property has had a number of interesting functions as well as being a house. In 1851, no. 83 is listed as being the trade residence of Harriet Davies, straw bonnet maker (Slater 1851). By 1876 John Glee, china and glass dealer, was trading from no. 83 and William Weaver, boot and shoemaker, was trading from no. 84 (Kelly 1876). His son was still trading from no. 84 as a boot and shoemaker in 1896 (Kelly 1896), 1904 (Kelly 1904) and in 1906 when the property was for sale (WRO 705:358 2193/50, Sale Particulars 1906). In 1904, J T Howarth and Co, umbrella manufacturers were in occupation of no. 83 High Street (Kelly 1896) and were still there in 1906 when the property was for sale (WRO 705:358 2193/50, Sale Particulars 1906).

## **85, High Street**

85, High Street was built as a residence in the mid 1700s. It was adjacent to the alleyway Bull Entry, which led from Dolday to High Street, and even incorporated the passage entrance of Bull Entry on to High Street. The structure has had its complete ground floor removed and this is now the entrance to Crowngate Chapel Walk from High Street. The High Street frontage has been considerably restored (Plate 9) even down to the keystones being replaced. The Bull Entry frontage has also been completely rebuilt to create Chapel Walk (Plate 33). Very little of the interior has survived unscathed. It is currently occupied by Randstadt employment agency on the first floor while the second floor is vacant. The most interesting feature of the interior was a section of 17<sup>th</sup> century timber frame visible within the second floor room fronting High Street (Plate 34). This must relate to the roof structure of No 84 High Street as there is no other evidence of this building being of 17<sup>th</sup> century date. The first floor of the building had an elegant arched opening with architrave surround that most likely dates from the middle of the 18<sup>th</sup> century (Plate 35).

The building was previously the Bull Inn and it is possible that the ‘Bulls Head’, mentioned as being on High Street in 1851, was this building (Slater 1851). In 1876 the building was being run as dining rooms by Alfred Gill (Kelly 1876). By 1896, however, it was a tobacconist run by Martin Thomasson (Kelly 1896). In 1904 not only was it a beer retailer, run by Frederick Elliot, it was being used as a brewery by Ind, Coope and Company Limited (Kelly 1904).

## **6. Archaeological and historical background**

### **6.1 Archaeological remains on site**

The Service undertook investigations of 84-5, High Street, adjacent to Bull Entry, in 1991 (WCM 1296, 96200, 100224 and 101013; Dalwood 1992). Toward the middle of the site a substantial well-coursed wall of sandstone ashlar blocks was exposed, standing 2.10m high and 0.86m wide. It sat on a plinth base, had a projecting buttress on the north-east corner and a springer for a vaulting rib. The structure was interpreted as a cellar or undercroft, with original dimensions conjectured to be *c* 10m by 7m. Although badly eroded on the east side and later repointed, it was postulated as earlier 12<sup>th</sup> century, with alterations for a doorway later in that century. Further alterations in the form of a stone barrel vault and an adjacent wall were added in the late medieval or early post-medieval periods. No evidence for associated medieval ground surfaces were identified (Dalwood 1992, 169-70).

At no point was the natural, undisturbed geology observed. The earliest deposit recorded, at *c* 1.50m below the ground surface, was a dark grey soil, with limestone rubble which was conjectured to be associated with an otherwise unidentified structure. Although no dating material was recovered, this layer was considered, on the basis of the stratigraphy to be of late Saxon or early medieval date (Dalwood 1992, 168).

A minor watching brief in 2002 to the rear of no. 82 revealed stratified probable medieval deposits at a depth of *c* 1m below the ground surface, along with part of a rubble stone foundation of undefined date (WCM 100253; James Dinn pers comm).



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Stray finds of early 18<sup>th</sup> century pottery were recovered in the 1960s, in Bull Entry, although the exact location is unrecorded (WCM 100848).

## 6.2 Archaeological Background

Major excavations in between Deansway and High Street, by the Bull Entry, provide the most comprehensive framework for the archaeology of the rear plots of High Street and for the evolution of street patterns for the city centre (Dalwood and Edwards 2004).

### 6.2.1 Prehistoric and Romano-British

With other previous work this has shown the origins of settlement in Worcester to lie in the prehistoric period with Late Bronze Age pottery and an Iron Age ditch having been recorded on Lich Street (Barker 1969). The area now covered by the city has been suggested as having supported an Iron Age promontory fort as well as possibly representing a Late Iron Age political centre.

The Roman conquest may have seen the establishment of a fort although its location and existence has not been established. In contrast, the presence of a Roman ‘small town’ at Worcester is well-established (Burnham and Wachter 1990). This dates from the later 1<sup>st</sup> century AD and appears to have been a widely dispersed settlement. Evidence spreads up to c 1km along the eastern bank of the River Severn with a core, under the later medieval town, and an extensive suburb to the north (Dalwood and Edwards 2004). The settlement is best known for its large-scale ironworking industry, which appears to have reached its maximum output during the 2<sup>nd</sup> and 3<sup>rd</sup> centuries. However, agriculture and in particular cattle may have retained a significant role in the settlement’s economy (*ibid*). In common with most Roman small towns, Worcester appears to have declined in size and intensity of occupation during the 4<sup>th</sup> century and, although it was possibly defended towards the end of the Roman occupation, there is little evidence of activity into the later 4<sup>th</sup> century.

#### Adjacent sites

In 1985 an evaluation trench was excavated immediately to the east of the lane which bounds the west side of the present site (WCM 100430). Natural sand and gravel was observed, overlain by a buried soil up to 0.60m thick. This was in turn overlain by a dark brown soil which appeared to have developed during and/or after the Roman period. Medieval features included a layer with sandstone fragments associated with possible structural features, followed by a series garden, back yard or waste ground deposits, cut by a series of pits. An irregular east-west aligned post-medieval cut crossed the northern end of the trench. Unfortunately the exact depths of these deposits are at present unclear.

Deansway Sites 1 and 2 lay adjacent to the west, respectively to the north and south of Huntingdon Hall, and revealed complex sequences of, often intensive, activity.

Within Site 1 the natural sand and gravel was recorded at c 20m AOD, directly below a thin soil layer which had been disturbed by ploughing in the Roman period. The only evidence for Neolithic and Bronze Age activity comprised an assemblage of residual flints. Evidence of Iron Age domestic, industrial and possible ritual activity included a curvilinear ditch, interpreted as an eaves drip gully for a roundhouse, post holes demarcating an ancillary structure, rubbish pits, one with evidence of smithing, a horse burial, a Dobunnic coin and Belgic/Gallo-Belgic pottery. Four distinct phases of domestic occupation with timber buildings and agricultural cultivation, with associated surfaces and plot division were identified between the mid 1<sup>st</sup> century and early 2<sup>nd</sup> century. This was followed by a period of abandonment, which is mirrored in the findings from the other areas, of contraction and relocation of the Roman settlement. Up to the mid 3<sup>rd</sup> century six phases of activity were distinguishable. These comprised post-built structures, possible iron smelting, an east-west aligned cobbled road with timber buildings on either frontage, a recessed stone building with

a covered walkway associated with pits and cess pits, metalled surfaces and yards associated with timber buildings of possible industrial function. From the mid 3<sup>rd</sup> century to the late 4<sup>th</sup> century a dark earth developed as the area appears to have been largely unoccupied and used for stabling stock and the deposition of midden waste, including cess of human and canine origin (Dalwood and Edwards 2004, 163-174; WCM 96403 and 100219).

At Site 2 a similar prehistoric soil was recorded overlying the natural sands and gravels at c 19.90-20.30m AOD, again truncated by early Roman ploughing. A number of timber buildings were then erected, followed by a rectilinear ditched enclosure, all of which appear to have related to agricultural activities which continued into the 2<sup>nd</sup> century. At least two post and stake built buildings were then erected which fell out of use and the area was covered with redeposited soils. As in Site 1 above, a metalled road was then laid down with timber buildings along either frontage and a side road. The majority of finds from this period relate to domestic activity, although evidence of iron smelting was also recovered. The road was maintained and remained in use through to the late Roman period. Substantial buildings were erected along its south side. After it fell out of use a small two post structure was built and the area was used for the deposition of rubbish including butchered animal bone, worked bone and shale. A single inhumation burial was made here. The aforementioned dark earth soil then accumulated across the site, augmented with cess, domestic rubbish and cattle grazing (Dalwood and Edwards 2004, 115-32; WCM 96404 and 100220).

Deansway Sites 4 and 5 lay to the northwest of the present site, yielding a similarly complex sequence of activity. A small number of pre-Roman features were identified, comprising a ditch, six pits and three postholes, cut into the natural sand and gravel which occurred at c 20m AOD. They are conjectured to be of Iron Age date, and were sealed by an early Roman plough soil. The subsequent sequence identified during the Roman period included yard surfaces subdivided with ditches interpreted as property boundaries; a metalled trackway or street, followed by a period of abandonment and agricultural use in the early 2<sup>nd</sup> century; intensive iron smelting; boundary ditches defining gravel extraction and a metalled surface in the 2<sup>nd</sup>-3<sup>rd</sup> centuries; and finally in the 4<sup>th</sup> century a small cemetery containing fourteen inhumations, four of which had been decapitated, and animal stabling (Dalwood and Edwards 2004, 209-19; WCM 100220).

A series of boreholes were drilled within the early 18<sup>th</sup> century Guildhall to the south of the present site in 2004. That within the basement identified Roman and medieval deposits to approximately c 1.90m below the current street level, overlying the natural gravel. However to the rear of the building archaeological significant deposits lay to between 1.7m and 5.30m, comprising 'dark earth' cultivated soils, pits and ditches, again of Roman and medieval date. Toward the front of the building Roman deposits were recorded between 1.50m and 4.75m depth, sealed by post-medieval layers (WCM 101190).

Excavations in 1959 and 1960 at 37-9, High Street, to the south-east of the present site, recorded the natural sand and marl at 7.01m below street level, cut through by frequent wells and other negative features of Roman date (WCM 100016).

Residual Roman finds have been widely recovered across the city. In the immediate vicinity this has included mid 2<sup>nd</sup> century pottery at a depth of 2.74m at 51-2, High Street (WCM 100023), a coin of the Emperor Trajan at 46, High Street (WCM 100771) and pottery at 45, High Street (WCM 100019).

## 6.2.2 Early medieval

The question of post-Roman activity in the city remains an unresolved issue, although consideration of the archaeological and historical context of the city suggests the possibility that a late Roman defensive circuit remained a focus of occupation in the 5<sup>th</sup> and 6<sup>th</sup> centuries (*ibid*). This may have included a church (St Helens) and formed the administrative and political centre for a small British, Christian territory or sub-kingdom. Although the episcopal see was founded at Worcester in AD 680, no firm evidence for significant re-occupation of

the city emerges until the late 9<sup>th</sup> century when the construction of burh defences is documented. These defences were identified archaeologically during the Deansway excavations (Dalwood and Edwards 2004) which, along with evidence from Sidbury (Carver 1980), shows that from the late 9<sup>th</sup> century onwards urban development within, and beyond the burh, was both rapid and intense.

The back plots to the east of High Street certainly do not seem to conform to the regular 'burgage' model. This rather unusual plot pattern appears to be influenced by the pre-10<sup>th</sup> century ditch discovered at the City Arcade site (Hughes and Molyneux 1980). A similar pattern is not expected to the west of the High Street, where the plots are defined by the medieval Powick Lane to the north, Birdport to the west and Bull Entry to the south.

The ditch has been located at the south end of the High Street, but the documentary evidence relates to some of the properties between nos. 43 and 54. The earliest of the large collection of St. Swithin's parish deeds, which covers nos. 52–49 and 43 and 44, go back to the early 14<sup>th</sup> century and those for the priory, in the Cathedral Library, to the mid-14<sup>th</sup> century. Later deeds and plans have enabled most of the plots to be identified, although more detailed work is needed before it is possible to put house numbers to each location (Pat Hughes pers comm).

The first section to be developed must have bordered the High Street, with plots running back as far as the edge of the ditch. As the ditch went out of use and began to be filled in, the inhabitants of High Street began to encroach on the lip of the ditch, taking in more ground as they needed it, resulting in an irregular pattern of boundaries (30–35m from the High Street frontage). A second development began in The Shambles, where again land began to be taken along the lip of the ditch, resulting in small plots, longer than they were deep, with the length parallel to the street. Some citizens bought land in both streets and amalgamated the plots. The effect of this can be seen in the later property pattern, in the form of a number of dog-legs and boundary irregularities in the block of land between the High Street and Shambles.

### **Adjacent sites**

At Deansway Site 1 the late Roman dark earth developed into a grassland soil in the middle Saxon period, when the area appears to have been used for grazing with occasional ploughing. From the late 9<sup>th</sup> to 11<sup>th</sup> century timber structures occupied the western Birdport frontage, along with a discrete group of cess pits. Finds included pottery of non-local provenance and blacksmithing slag (Dalwood and Edwards 2004, 174; WCM 100219).

At Deansway Site 2 the grazing of sheep and other stock appears to have commenced in the early/middle Saxon period, within temporary pens and/or shelters adjacent to a possible north-south aligned trackway. Reoccupation occurred from the late 9<sup>th</sup> century with domestic and industrial activity in the form of a substantially built timber building off Birdport and lime burning debris, although no plot boundaries were identified (Dalwood and Edwards 2004, 132–9; WCM 100220).

At Deansway Site 4 to the north, the excavations revealed a uniform dark earth comprised of reworked burnt midden material and manure, sealed at its north extent by a clay and turf bank, interpreted as the late Saxon burh defences, built c 890–904. These defences appear to have been modified in the late Saxon period, with a ditch, berm, a lias limestone revetment wall, a bank and a possible timber palisade. The revetment was extant to a height of 0.5m in section, while the clay and soil rampart was c 13m wide although heavily truncated (Dalwood and Edwards 2004, 219–222; WCM 96531, 96532 and 100220).

The aforementioned excavations at 37–9, High Street, also revealed a lias limestone pavement or wall at a depth of 3.96m to 4.57m which was noted as comparable to the burh defensive wall at Deansway (as above), to the west (WCM 100016).

### 6.2.3 Medieval

The intensification of occupation within the medieval city is reflected by evidence that at least some elements of the burh defences had been levelled by the late 11<sup>th</sup> century, thus allowing occupation to spread across the former defensive circuit. A wider area was encompassed by the medieval city wall by the early 13<sup>th</sup> century. However, suburbs also spread beyond this reflecting continuing expansion of the urban area through the 14<sup>th</sup> and 15<sup>th</sup> centuries (Baker and Holt 2004).

The excavations at Deansway and other sites have demonstrated typical medieval urban occupation of long narrow plots with buildings occupying the street frontages. These have intensively used backplot areas to their rears and form the focus for urban industrial and craft activities. Infill of less intensely used areas and increasing sub-division of plots reflects the density of occupation and increasing land pressure within the city. The area surrounding the three main north-south routes in the city centre, the High Street, Shambles/Friar Street and Birdport, formed the commercial centre, a function which they retained throughout the post-medieval and later periods.

#### Adjacent sites

At Deansway Site 1 between the late 11<sup>th</sup> and mid 13<sup>th</sup> century both domestic and industrial activity intensified with clear zoning and sub-division of the plots. Industrial activity appears to have included limestone burning for mortar production, smithing, boneworking and copper alloy production. Domestic activities included yard surfaces and a timber building behind the Birdport frontage, while a north-south aligned ditch appears to have defined the plots as distinct from those off High Street to the east. In the later 13<sup>th</sup> and early 14<sup>th</sup> century the plots of Birdport were shortened and *c* 9m wide plots appear to have been established off Powick Lane. Separation of industrial and domestic activities appears to have become more established with distinct areas of cess and industrial activity, particularly smithing. The mid 14<sup>th</sup> century appears to have been a period of rebuilding along the frontages. Along Powick Lane the frontage appears to have comprised stone built structures, within *c* 5m wide plots, each with cess pits to the rear. Documentary sources refer to shoemakers, cordwainers, a jeweller and a parchment maker being located here. The late 14<sup>th</sup> /early 15<sup>th</sup> century saw a radical change of function across the site, within only the boundary between Powick lane and Birdport remaining, which appears to have been the result of depopulation after the plague. Industrial activity off Birdport was replaced with a garden, whilst large scale bronze founding took in a number of the rear plots off Powick Lane. This later appears to have continued into the late 15<sup>th</sup> century, with iron working on the frontage itself. The foundry was overlain with rubble by the 16<sup>th</sup> century and later disturbed for gravel quarrying, while mixed industrial and domestic activities occupied the rear of the plots off Birdport, including the production of quicklime (Dalwood and Edwards 2004, 174-90; WCM 100219).

The findings from Site 2 mirrored those of Site 1, with a buildings erected on the Birdport frontage within plots defined by a north-south aligned ditch to the rear. A sequence of phases was identified, which included ovens, hearths and iron working activities. A pit excavated in the central area, appeared to contain evidence of a house fire in the mid 13<sup>th</sup> century associated with rebuilding along the frontage. Between the mid 13<sup>th</sup> and mid 15<sup>th</sup> century a series of yards were laid down to the rear of buildings along the frontage with evidence of lime burning, iron smithing, tanning and dying or wine production recovered from pits. The rear plot boundary was firmly established when a metalled back lane was created. Yard surfaces and minor timber buildings occupied the eastern part of the site, which could have lain within the rear of a property which fronted onto High Street or Bull Entry. From the late 15<sup>th</sup> to late 16<sup>th</sup> century the site appears to have been used for the deposition of rubbish, particularly in a large number of pits whilst the frontage was utterly overgrown. Remains recovered included lead tracery and painted window glass which appears to have come from an adjacent hall (Dalwood and Edwards 2004, 139-63; WCM 96546 and 100220).

The Deansway Site 4 excavations to the northwest revealed that the burh defences were largely levelled and the area divided up into tenement plots in the late 11<sup>th</sup> to mid 13<sup>th</sup> century, when this area became intensely occupied. The plots were typical of the period, being long and narrow, and perpendicular to the defences. The levelling appears to have been undertaken on an ad hoc property by property basis which would have been gradually built on with first timber and then stone structures, particularly along the frontage, through the period. The rear properties would have been used for domestic and small scale industries, rubbish disposal and cess pits. Medieval metal surfaces were recorded across the former Powick Lane at c 21.40m AOD (Dalwood and Edwards 2004, 225-231; WCM 96558 and 100220).

Observations of drainage and refurbishment works along High Street, from Broad Street to Pump Street in 2004-5, identified a sequence of road surfaces. The earliest well-dated layers lay to a depth of between 1.20m and 1.80m. They were of 11<sup>th</sup>-14<sup>th</sup> century date, and sealed earlier metal surfaces of indeterminate post-Roman date. Very few and isolated medieval soil deposits were recorded between cellars. They comprised soils and occupation layers, frequently cut through by pits and were considered to be of great significance, with a high potential for environmental remains (WCM 101271).

Works associated with the construction of a lift shaft within a previously demolished area of the early 18<sup>th</sup> century Guildhall in 2004-5 exposed a stone foundation of early 11<sup>th</sup> century date. This may have been a forerunner of the Tolsey, established in the early 17<sup>th</sup> century as a municipal payment office, which would have been integral to the commercial life of the city. This structure was preserved in situ due to its significance (WCM 101288).

Medieval floor tiles were revealed during excavations in 1935 to the rear of 51-2, High Street at a depth of 2.13m, along with architectural fragments of unknown date and residual Roman finds (WCM 100023).

In addition to a number of surviving medieval structures (WCM 96207, 96233, 96241, 96244 and 100206) several medieval deposits have been observed during archaeological monitoring at sites within the vicinity on Broad Street, The Cross and Angel Street (WCM 100001). The majority of these deposits and features are associated with medieval domestic or commercial activity to the rear of properties.

### 6.3 Post-medieval and modern

At Deansway Site 1, a row of eight cottages were built off Powick Lane, which became Walsgrove's Almshouses in 1567. These were substantially rebuilt in 1825 and finally demolished in 1966. Off Birdport substantial buildings were erected in the 18<sup>th</sup> century with large cellars and wells, which were in use as public houses prior to demolition in the 1960s (Dalwood and Edwards 2004, 190-5; WCM 100219). At Deansway Site 2, the only post-medieval remains recorded comprised a sequence of intercut late 16<sup>th</sup> century pits with domestic rubbish and cess rich fills (Dalwood and Edwards 2004, 163; WCM 100220).

By the end of the 18<sup>th</sup> century the area still largely retained its arrangement of medieval plots, with the exception of the construction of Bridge Street at the west end of Broad Street, serving the new bridge (replacing an earlier one formerly continuing from Newport Street). Although the medieval street plan survived, the character of the streets and houses were transformed by alterations to the facades of buildings, corresponding to the fashions of the period, especially with the vogue of designing ornate brick frontages.

*Doharty's map of Worcester 1741 (Fig 4)*

Prior to the OS maps of Worcester the east side of High Street is represented rather schematically but the Doharty map shows the major boundary plots to the rear of the study area for this assessment, with many of the burgages intact, as indicated by the uniformity of the plot dimensions to the rear of all the properties in this assessment.

*Broad's map of Worcester 1768 (Fig 4)*

Major breaching of the medieval pattern was caused by the construction of Bull Entry and Chapel Walk which is shown on the Broad map as a loop, rejoining High Street via the Huntingdon Chapel and Bank Street. The rear of nos. 84-5, has clearly been altered in shape and dimension as a result of newly built units encroaching on the former boundaries.

*Young's map of Worcester 1779 (Fig 4)*

By the 1770s Young's survey illustrates that all the properties under consideration have undergone major alteration and extensions to the rear, severely curtailing the amount of open ground (Section 5.2 above).

*Davison's map of Worcester 1832 (Fig 4)*

Davison's survey of buildings and plots show that new structures associated with the construction of Bull Entry appear to have been completed. These properties include the current retail units of this assessment, nos. 79-85 High Street. Some of the changes to the interior of these units are documented (Section 5.2 above) but the Young and Davison surveys show no further significant changes.

*1<sup>st</sup> edition Ordnance Survey, 1886 (Fig 5)**Ordnance Survey, 1904 (Fig 6)**Ordnance Survey, 1928 (Fig 7)**Ordnance Survey, 1940 (Fig 8)*

From the mid-19<sup>th</sup> century there are no significant changes to the physical character of the plots to the rear of nos. 79-85 but alterations to the individual properties are evident and substantial clearance of buildings to the west of the site occurred before 1940 (Section 5.2).

Before 1940 the eastern side of the northern section of High Street was widened. There were no comparable alterations to the west side of the road., so the properties within the present site were unaffected.

*ESA Architects proposals, 2008 (not illustrated)*

These drawings illustrate the proposed changes to the layout of the interior units and the positions of new walls for the extension. Potential impacts are discussed below (Section 4)

## 6.4 Statutory and other designations

The buildings forming 79 to 85, High Street, as has been detailed above, are all grade II listed buildings. This, in itself, shows that the buildings have significance as historic structures. They are also part of the larger group of listed buildings on Worcester High Street, which includes the Guildhall and the Golden Lion (currently Coffee Republic, 31 High Street). The buildings are also part of a Conservation Area (Historic City) designated in 1969. A Conservation Area provides protection for listed and non-listed buildings and often the spaces with the buildings are just as significant, or sometimes more so, than the buildings themselves.

The site lies within the locally designed Archaeologically Sensitive Area which encompasses the historic core of Worcester (pers comm James Dinn). It also lies immediately adjacent to a Scheduled Ancient Monument, SAM 343c, which comprises the area of the Deansway excavations to the immediate west and the northwest of the present site.

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## 7. Potential impacts

### 7.1 Historic buildings: 79 to 85, High Street

The proposals for these buildings, involve changes to the historic fabric to partially demolish, restore and alter the buildings. Throughout their history, the buildings have all been subject to some form of alteration that has involved change to or replacement of historic fabric. The most significant of these changes came about as part of the Crowngate development when the historic back plots were changed and internal alteration took place, particularly to number 85. In the late 1980s buildings 79, 80 and 85 were subject to very small scale building surveys, more akin to a low level building assessment if produced today. These assessments were concentrated on finding elements of the building to salvage rather than producing a full record. The records of these surveys are to be found in the files at the Worcester City Historic Environment Record (records WCM 101013 and 101014). In the 1990s and early 2000s further changes took place, particularly on the ground floors of the buildings in order to alter and modernise retail space.

The proposals involve the extension of 2, Chapel Walk to the north, extending across the rear plots of 79-85, High Street and the creation of a new first floor unit adjacent to 2, Chapel Walk. The new building on the rear plots of High Street is where the main focus of the proposals lies. Further proposals involving the restoration of the upper floors of 79 to 85, High Street, in order to reinstate residential use to the structures, will be considered following the developing of the rear plots.

The developing of the rear plots to create a single retail unit will involve the partial demolition of some of the fabric of 79 to 85, High Street. The buildings to be demolished consist mainly of later structures associated with the buildings. Whilst this may seem to have little impact on the buildings, these later structures still form part of the listed buildings and are part of the historical development of the structures. Nos. 79 and 80, in particular, have ground and first floor rear structures that were constructed in the early 20<sup>th</sup> century. Nos. 81 and 82 would have their ground and first floors considerably shortened by the proposals which would involve the removal of historic fabric. This structure has yet to be accessed and therefore the full nature of the surviving fabric within the building is not known. It has been documented in the past, that substantial early 19<sup>th</sup> century fabric existed within the building but it is not known whether this is still the case. Nos. 83 and 84 would lose part of their ground and first floor space to the new retail unit in the proposed scheme. The footprint of these buildings has changed very little since they were first constructed and as part of the scheme original internal walls would be demolished. The footprint of all of the buildings would be altered by the proposed scheme.

The impact on the buildings, from the proposed scheme, is not lessened by the previous changes to the structures. Historic fabric is known to survive, and has the potential to survive hidden within the buildings, and would be at risk from any scheme that involves change to the way the buildings stand at the present. Of particular importance are the upper floors of the structures where less historic alteration has taken place.

The alteration or removal of any of the historic buildings as a result of the proposed development, whether 17<sup>th</sup> century timber frame elements or 18<sup>th</sup> and 19<sup>th</sup> century architectural details, would have a detrimental impact on the historic fabric of 79 – 85 High Street. Using the impact criteria detailed above, this development could have a **Moderate Adverse** or **Minor Adverse** impact on the building, depending on the scale of the proposed changes. This impact could be better assessed if a detailed schedule of works was drawn up identifying areas of change or removal. Any redevelopment of the building should aim to produce the least impact possible on the surviving historic fabric.

## 7.2 Archaeology

The proposed drawings provided by the Client show that the ground floor footprints of the buildings are to be altered in order to create a larger retail unit stretching north from Unit 2, Chapel Walk across the historic boundaries of the properties. These boundaries are medieval in origin and the development would result in significant alteration of this current historic plot layout. Although historically, there have been buildings running off Bull Entry (the forerunner of Chapel Walk), these were contained within the footprint of the property adjoining Bull Entry and did not cross the historic boundaries. This element of the development would therefore have a **Minor Adverse** impact on the extant medieval boundary features.

As is indicated by the 1985, 1991 and 2002 investigation within the rear of no. 84-5 and adjacent to the west and the substantial Deansway excavations in the early 1990s (now a designated Scheduled Ancient Monument SAM 343c), there is the potential for significant archaeological remains directly below the modern ground surfaces (where post-medieval and modern cellars have not been sunk), particularly in the form of medieval stone structures and Roman activity of domestic, industrial and even agricultural form. These remains have the potential to address the research priorities identified in Section 1.3 above. Thus as the general depth of proposed groundworks is unclear at this stage, it is considered that they will have a **Minor Adverse** impact on the below ground deposits.

## 8. Mitigation

### 8.1 Historic buildings: 79 to 85 High Street

Despite some form record being produced for a number of the buildings, it is felt that further work would be required in order to mitigate the impacts identified above. The following actions are recommended.

- Complete record of nos 79-85, High Street (English Heritage Level 3) prior to development work beginning.
- Detailed records of specific historic elements including photographs and drawings at whichever scale is most appropriate (eg 1:10 or 1:20). This would include architectural details of surviving timber framing.
- Photographic survey of Unit 2, Chapel Walk to record its original layout.
- Building recording watching brief on removal of any historic fabric during the development works, including detailed recording of any revealed, previously unknown, fabric.
- In-depth historical research on the buildings, such as that produced by Hughes for nos 83 and 84, in order to identify areas where historic fabric might be hidden by later fabric and to provide specific dates for alterations to the buildings.

### 8.2 Archaeology

In order to mitigate the impacts identified above, the following actions are recommended.

- Evaluation by trial trenches or test pits of those areas of the site which will be disturbed by the development and are known to be free of post-medieval or modern cellars.



- Followed by further excavation and/or monitoring of the groundworks depending on the findings of the evaluation.

The scope and specification of mitigation works will be agreed with English Heritage Regional Inspector and the Archaeological Officer for Worcester City Council.

Any site investigation works, would be concluded by production of an archaeological report (and appropriate publication) to be deposited for public consultation with the HER and a project archive to be deposited at Worcester Museum and Art Gallery.

### 8.3 Further suggestions

- Documentary and archaeological evidence for the plot boundaries (created in the medieval period) are masked by the current service bays to the rear of the properties. Signage (at least on the High Street frontage) would appeal to Worcester residents and visitors alike, as it is clear that this thoroughfare formed the main arterial route through the town from at least the early medieval period.

## 9. Residual effects

Implementation of the mitigation proposed above should ensure that there are no residual effects on the historic environment and archaeological resource from the proposed development. Mitigation should ensure that adverse impacts are restricted in scope to **not significant**.

The historic environment is a non-renewable resource and therefore cannot be directly replaced. However mitigation through recording and investigation also produces an important research dividend that can be used for the better understanding of the county's history and contribute to local and regional research agendas.

## 10. Publication summary

The Service has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, the Service intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

*A desk-based and buildings assessment was undertaken at 79-85, High Street, Worcester (NGR SO 8497 5484). It was compiled for ESA Architects on behalf of the Crown Estate, which intends to form an extended retail unit and to refurbish the upper floors of several rooms for residential use.*

*The site lies within the centre of the Roman and medieval settlements, along the west side of High Street, which has been in existence since at least the 10<sup>th</sup> century. The buildings are all listed as Grade II (nos. 488858-488862). Previous archaeological investigations to the rear of no. 85 revealed an early 12<sup>th</sup> century stone undercroft with later alterations and an adjacent undefined stone structure.*

*Excavations at Deansway adjacent have identified a full sequence of Roman, early medieval and medieval remains, including Roman domestic, industrial and agricultural activity, early Saxon agriculture, the later Saxon burh defences, medieval tenement plot divisions, frontage buildings and rear plot activity, both domestic and industrial, sealing the natural sand and gravel at c 20m AOD and overlain by minimal post-medieval and modern layers.*

*Archaeological investigations in other adjacent sites on either side of High Street have also revealed a wealth of similar remains, indicating that the current site has the potential to*

*address a number of research priorities, particularly regarding the Roman origins of High Street, activity within the Saxon burh, the medieval High Street and black plot activities. Further investigations are therefore recommended in the form of archaeological evaluation with trial trenches or test pits in those areas earmarked for groundworks as part of the development.*

*Although the buildings within the site have been extensively altered, especially in the 19<sup>th</sup> century, they retain medieval and post-medieval fabric and thus further recording is recommended.*

## 11. **Acknowledgements**

The Service would like to thank the following for their kind assistance in the successful conclusion of this project, Erica Burlage and Heather Billington (The Crown Estate), Kevin Wylde (ESA Architects) and James Dinn (Archaeological Officer, Worcester City Council).

## 12. **Personnel**

The assessment was undertaken by Justin Hughes, Shona Robson-Glyde and Tom Vaughan. The project manager responsible for the quality of the project was Tom Vaughan. Illustrations were prepared by Carolyn Hunt and Laura Templeton.

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**Figures**



## Plates



*Plate 1: 79 – 85 High Street from the south (No 85 behind sign post)*



*Plate 2: 2 Chapel Walk, Crowngate – Hawkin's Bazaar*



*Plate 3: Rear of Hawkin's Bazaar*



*Plate 4: 79 – 85 High Street from the north (No 79 and 80 – Carphone Warehouse)*





*Plate 5: 79 and 80 High Street*



*Plate 6: 81 High Street*



*Plate 7: 82 High Street*



*Plate 8: 83 and 84 High Street*





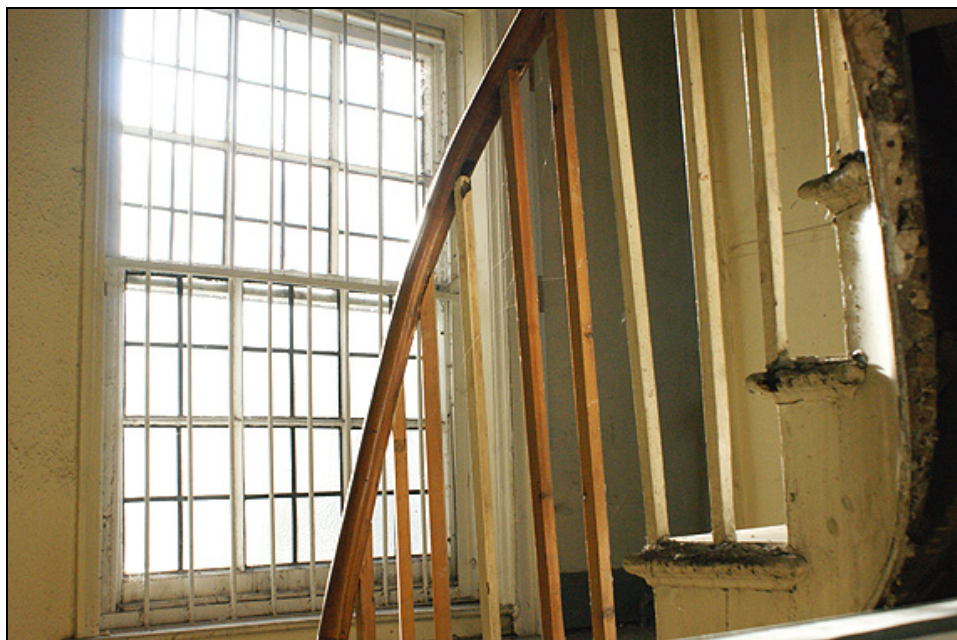
*Plate 9: Side and rear elevation of 18<sup>th</sup> century extension*



*Plate 10: Ground floor with 19<sup>th</sup> century windows and door*



*Plate 11: Original 8/8 sash window*



*Plate 12: Early 19<sup>th</sup> century open well winder staircase*





*Plate 13: Modern extensions to rear of 79 and 80 High Street*



*Plate 14: Rear elevations of No 79 (left) and No 80 (right) High Street*



*Plate 15: First floor window of 82 High Street*



*Plate 16: Second floor windows of 82 High Street*





*Plate 17: Rear elevation of 82 High Street (rendered gable)*



*Plate 18: Guildhall constructed c1720*



*Plate 19: Early 18<sup>th</sup> century carved 'man-beast' keystone on 83 & 84 High Street*



*Plate 20: Early 18<sup>th</sup> century carved head on the Guildhall*





*Plate 21: Early 18<sup>th</sup> century foliate keystones on 83 & 84 High Street*



*Plate 22: 19<sup>th</sup> century ground to first floor staircase, 84 High Street*



*Plate 23: 19<sup>th</sup> century first to second floor staircase, 84 High Street, with stick balusters*



*Plate 24: 19<sup>th</sup> century staircase skirting board, 84 High Street*





*Plate 25: 19<sup>th</sup> century room 84 High Street, showing picture rail*



*Plate 26: 19<sup>th</sup> century panelled door with Bakelite handle, 84 High Street*



*Plate 27: Early 19<sup>th</sup> century sash catch, 84 High Street*



*Plate 28: Industrial gas fittings, 84 High Street*



*Plate 29: Belfast sink, 84 High Street*



*Plate 30: 19<sup>th</sup> century wall panelling, 84 High Street*





*Plate 31: Possible 17<sup>th</sup> century timber framing, 84 High Street*



*Plate 32: 17<sup>th</sup> century timber framing, 84 High Street*



Plate 33: Chapel Walk elevation of 85 High Street



*Plate 34: 17<sup>th</sup> century timber framing of 84 High Street, visible from 85 High Street*



*Plate 35: Possible 18<sup>th</sup> century opening in 85 High Street*

## Appendix 1 Features of the historic environment registered with the HER (those within the site are indicated in bold)

Ref. no.	Site name	Grid reference	Record type	Date	Description
96066	88-89 High Street	SO 85004 54818	Building	Post-medieval	Guildhall
96067	88-89 High Street	SO 85004 54818	Building	Medieval	Guildhall
<b>96200</b>	<b>84-85 High Street</b>	<b>SO 84997 54850</b>	<b>Buildings</b>	<b>Medieval</b>	<b>Cellar/undercroft</b>
96204	32 High Street	SO 85032 54806	Buildings	Medieval	Cellar/undercroft
<b>96206</b>	<b>79-80 High street</b>	<b>SO 84993 54872</b>	<b>Buildings</b>	<b>Medieval</b>	<b>Cellar/undercroft</b>
96211	32 High Street	SO 85032 54806	Buildings	Post-medieval	Brick
96222	89 High Street	SO 85005 54820	Building	Post-medieval	Timber framed
<b>96223</b>	<b>83-84 High Street</b>	<b>SO 85000 54850</b>	<b>Buildings</b>	<b>Post-medieval</b>	<b>Brick</b>
<b>96224</b>	<b>81 High Street</b>	<b>SO 84994 54865</b>	<b>Building</b>	<b>Post-medieval</b>	<b>Brick</b>
96225	78 High Street	SO 84990 54877	Building	Post-medieval	Timber-framed
96226	76 High Street	SO 84988 54885	Building	Post-medieval	Brick
92488	72-74 High Street	SO 84970 54890	Structure	Modern	Air-raid shelter
96269	High Street	SO 85013 54842	Road	Medieval	
96315	Bull Entry	SO 84966 54832	Structure	Post-medieval	Arcade arch
96330	High Street	SO 85050 54850	Plan Unit	Medieval	Properties
96345	High Street	SO 84890 54920	Fortification	Early medieval	Burh defence
96470	77 High Street	SO 84989 54882	Building	Post-medieval	Brick
98868	74-75 High Street	SO 84989 54894	Building	Post-medieval	Brick
<b>98869</b>	<b>79-80 High Street</b>	<b>SO 84994 54871</b>	<b>Building</b>	<b>Post-medieval</b>	<b>Brick</b>
<b>98870</b>	<b>82 High Street</b>	<b>SO 84998 54860</b>	<b>Building</b>	<b>Post-medieval</b>	<b>Brick</b>
<b>98871</b>	<b>85 High Street</b>	<b>SO 85001 54848</b>	<b>Building</b>	<b>Post-medieval</b>	<b>Brick</b>
100222	Deansway, site 4	SO 84888 54914	Structures	Medieval	Excavations
<b>100224</b>	<b>84-85 High Street</b>	<b>SO 84980 54850</b>	<b>Buildings</b>	<b>Medieval</b>	<b>Excavation</b>
100370	92-94 High Street	SO 85015 54748	Buildings	Medieval	Cellar/undercroft
100622	High Street	SO 85014 54831	Structure	Roman	Concrete
<b>101014</b>	<b>79-80 High Street</b>	<b>SO 84995 54872</b>	<b>Buildings</b>	<b>Medieval</b>	<b>Desk-based</b>

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## Appendix 2 Adjacent sites with identified depths of the natural matrix and predominant overlying deposits

Ref. no.	Site name	Grid reference	Date of overlying deposits	Depth of natural below ground surface or AOD
100277	40-44, High Street	SO 8502 5486	Post-medieval/modern	4.88m
100430	Bull Entry	SO 8496 5484	Roman/medieval	unrecorded
101190	Guildhall	SO 8500 5481	Roman/medieval	<i>c</i> 1.90m
100016	37-9, High Street	SO 8502 5482	Roman/early medieval	7.01m
100200	Deansway sites 4 & 5	SO 8489 5491	Roman/early medieval/medieval	<i>c</i> 20m AOD