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# The Burges and Hales Street, Coventry Historic Area Assessment

Aimee Henderson & Rebecca Lane

Discovery, Innovation and Science in the Historic Environment



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# THE BURGES AND HALES STREET COVENTRY, WEST MIDLANDS

## HISTORIC AREA ASSESSMENT

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## **SUMMARY**

Coventry today is considered by many to be a modern city. While its medieval origins are well documented, it is the post-war rebuilding of the city which has influenced much of its present character. This historic area assessment provides an overview of the history, development, character and significance of a small fragment of the medieval city preserved within the historic streets of The Burges, Palmer Lane and Cross Cheaping, around which much of the early growth of the city was centred. The purpose of this report is to inform future decisions about enhancements to the conservation area and to underpin the regeneration of The Burges and Hales Street as part of Historic England's High Street Heritage Action Zone programme.

## **CONTRIBUTORS**

Fieldwork and research were undertaken by Aimee Henderson and Rebecca Lane. The report was written by Aimee Henderson. Unless otherwise indicated, photography is by Aimee Henderson and James O. Davies. The maps were prepared by Sharon Soutar. Unless otherwise credited, the copyright for all illustrations belongs to Historic England.

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## **ARCHIVE LOCATION**

Historic England Archive, The Engine House, Fire Fly Avenue, Swindon, SN2 2EH

## **DATE OF SURVEY AND RESEARCH**

Fieldwork and research were undertaken by Aimee Henderson and Rebecca Lane between August 2019 and November 2019. The draft report was completed in May 2020 and was desktop-published in August 2020. Photography took place between August 2019 and December 2019.

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## INTRODUCTION

Coventry was well known as a medieval centre before the Blitz of 1940 when much of the historic core was destroyed or seriously damaged. Surviving remnants of the medieval city are seen in a number of key designated heritage assets, many of which are on the Heritage at Risk Register. These include Cox Street Gate and Swanswell Gate; the last two remaining gates from the medieval city wall; Whitefriars Gate, part of the lost monastic complex of Whitefriars; and Lady Herbert's Garden and The Burges conservation area.

The city centre now comprises a post-1945 civic and retail centre, the quality of which is only now being recognised. Following the publication of *Coventry: Making of a Modern City* by Historic England in 2016; the city's post-Blitz heritage has been acknowledged in a number of listings focussed on the city centre.

Coventry's history has been much-defined by phases of prosperity and decline. These alternating cycles of investment and neglect resulted in both the extensive survival of the medieval core, and its subsequent rapid destruction and redevelopment, hastened of course, by the Luftwaffe. While the city's medieval past has been relatively well studied, 20th century reconstruction has left few clues in the streetscape; this means that some surviving parts of Coventry's heritage have been overlooked.

In 2017 Coventry was identified as one of Historic England's Heritage Action Zones (HAZs) for the Midlands, following a call for applications in September 2016. It is the focus of funding from Historic England and the Local Authority in order to tackle a wide range of heritage-related projects. Coventry's Heritage Action Zone seeks to boost Coventry's image and prosperity by celebrating its outstanding heritage whilst promoting new investment and development in support of sustainable growth.

Furthermore in 2019 The Burges and Hales Street area was selected as a demonstrator for Historic England's new programme of High Street Heritage Action Zones. These are designed to focus attention on physical improvements to historic high street areas, and also to provide funds for community engagement and cultural activities in order to help encourage economic growth in historic commercial areas.

The Burges is located on the easternmost edge of the Lady Herbert's Garden and The Burges conservation area. The conservation area lies at the northern edge of the city centre. It is bounded by the ring road on its northeast side, Cook Street and Silver Street on its northwest side, Hales Street and Millennium Place on its southeast, and Palmer Lane through to The Burges on the south.

The conservation area has been on Historic England's Heritage at Risk (HAR) Register since 2015, due to a range of issues including vacant properties, severe dereliction, lack of maintenance and the poor condition of the public realm. This is particularly concentrated on The Burges and adjoining streets.

## Methodology

The assessment follows the established methodology for historic area assessments, as set out in Historic England's guidance document *Understanding Place*.<sup>1</sup> The level chosen for this assessment is level 3 (detailed) as it was considered to provide the most suitable level of detail for the size of the study area and the regeneration proposals currently under discussion.

Archival research was supplemented by fieldwork observing the exterior of all the buildings in the study area, with internal access where possible. Specific heritage assets within the area were subject to more detailed study. The full range of documentary sources has not been explored and there remains considerable potential for future research.

The initial documentary research carried out for this report was used to inform the creation of a walking tour leaflet and a series of posters for the Historic Coventry Trust as part of the Heritage Open Days programme. The walking tour highlighted the occupation history and uses of five properties along The Burges and Hales Street, and was supplemented by timeline posters for a number of other premises along the street. The needs of this element of the project meant that a greater level of documentary research on individual properties was undertaken than is typical of a level 3 historic area assessment. This information has been used to collate timelines of owners and occupiers of individual properties which are reproduced in (Appendix A) of this report, as well as their use to supplement the information provided in the historical overview (section 4).

## Extent of the study area

The area defined is smaller than the type of area typically chosen for historic area assessments, and as such the methodology for the study of the area has been slightly modified. In particular this report does not cover the wider evolution of the city centre. This has been covered by a Historic Area Assessment of the wider area, completed in 2018-19 and published in a Historic England Research Report in 2020 (Research Report Series 04/2020).

The boundary of the study area for this historic area assessment broadly encompasses the south-western corner of the Lady Herbert's Garden and The Burges Conservation Area. It specifically focuses on those locally listed buildings situated on the eastern side of The Burges (numbers 18-31), 29, 30 and 31 Cross Cheaping, and 1, 1a, 3, 5, 7, 9, 11, and 13 Hales Street (Figure 1). Note, for brevity in this report 'The Burges' also refers to the small section of Cross Cheaping (numbers 29-31). Although the wider streetscape was considered as part of this report, the extensive demolition of the surrounding buildings in the 20th century means that the historic context of the study area has been largely erased.

The study area extends westwards just outside of the conservation area to encompass the eastern side of Palmer Lane including the former Tuck and Blakemore building. This was included to take into account the current proposals to regenerate this area.

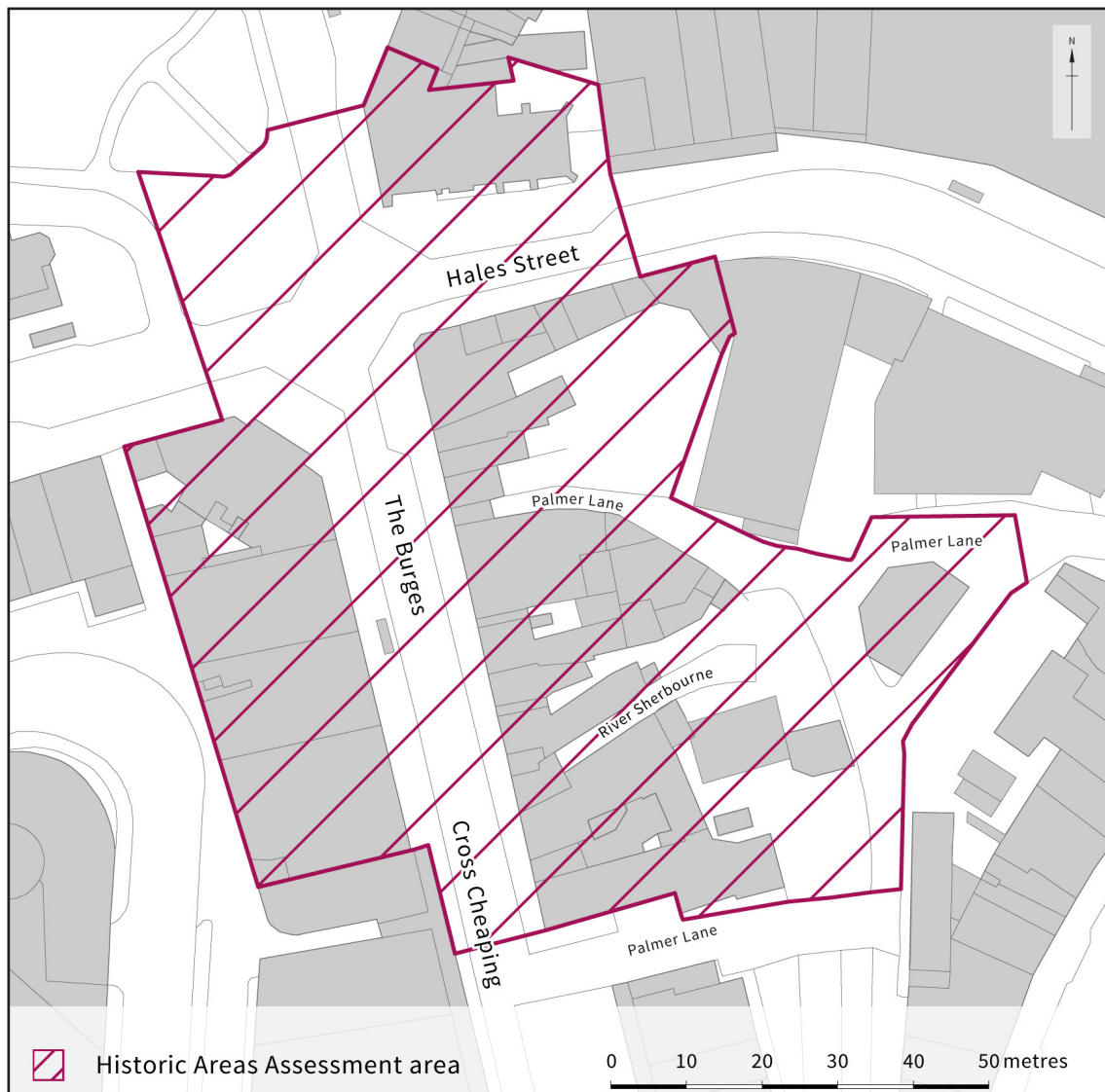


Figure 1: Historic Area Assessment Boundary © Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence Number 100024900

## Topography

The study area sits within an area of low lying ground north of the city centre, within the catchment of the River Sherbourne. The underlying bedrock is of Keresley Member sandstone overlaid with deposits of alluvium – silt, gravel and clay – from the river. The local sandstone is a common construction material in Coventry and appears frequently in the medieval buildings of the city centre. This includes the ruinous Cathedral Church of St Michael and the Old Grammar School.



The historic importance of the Sherbourne to the development of this area has been largely concealed by the culverting of the river in the early 20th century. The section of the river which remains open in Palmer Lane corresponds to the historic course of the Sherbourne, however its significance is difficult to discern in its currently overgrown and culverted state.

## Previous assessment

The development of the city of Coventry as a whole has been relatively well studied, in particular with regard to its emergence and decline as a medieval centre during the 14th, 15th and 16th centuries.

A detailed study of the development and topography of the area of land between West Orchard and the Sherbourne on the west side of Cross Cheaping was undertaken by Nat Alcock in 1981. This body of research was based on title deeds and topographical maps of the area and built up a picture of its ownership and use. Although his research focus was just outside of the study area, it is feasible to conclude that many of the trends observed on Cross Cheaping, the west side of The Burges and West Orchard would be shared with the remaining properties on The Burges, Palmer Lane, and at the western end of Hales Street.

Further study of the development of the wider city, in particular in regard to the former Priory and Cathedral of St Mary has been carried out by George Demidowicz, formerly Head of Archaeology and Conservation at Coventry City Council.<sup>2</sup> Demidowicz has written at length about the development of the city and studied the available documentary evidence. Understanding of the city's development has been further explored by Margaret Rylatt, former City Archaeologist, and also Ian Soden, an archaeologist who has carried out extensive excavation and interpretation of the city's hidden past.<sup>3</sup> The morphology of the early settlement of Coventry was the subject of a PhD thesis by Dr. Keith Lilley, which explored the origins of the city, based on town-plan analysis.<sup>4</sup>

Further work has included dendrochronological analysis of timbers from Whitefriars Gate, St Mary's Guildhall, and 119-123 Upper Spon Street, as carried out by Historic England. In addition, the historic core has been subject to numerous flagship archaeological investigations since the 1970s including excavations at Broadgate (1974-5), Charterhouse (1981 and 1984-7), Bayley Lane (1988-9), and the Phoenix Initiative Project at St Mary's Cathedral and Benedictine Priory (1999-2003).<sup>5</sup>

In 2013 the Coventry Historic Landscape Characterisation study (HLC) was funded by English Heritage as part of a national programme aimed at establishing a new information resource on the historic character of the English landscape.<sup>6</sup> It was carried out by the Conservation and Archaeology Team of Coventry City Council and provided a summary of the city's historic development, as well as a broad assessment of its current character.

More recently, the importance of Coventry's post-war heritage has been increasingly recognised. The devastation wrought by German bombs in the Second World War destroyed much of the medieval core of the city, and much of Coventry's post-Blitz renewal has been underrated. Recent studies by Historic England however, have highlighted the huge influence of Coventry's post-war architecture in Britain and abroad.<sup>7</sup>

The High Street HAZ area was the subject of a Conservation Management Plan (CMP) in 2017 written by Joseph O'Connor of Corstophine & Wright. The CMP was produced as part of a proposed Townscape Heritage Initiative, and discussed the historic development of this area of the city, its heritage significance, and made proposals for its future management.

## **Existing heritage designation**

### **Lady Herbert's Garden and The Burges Conservation Area**

The subject area is located within the Lady Herbert's Garden and The Burges Conservation Area. The conservation area was originally designated on 8 August 1969. It originally comprised the established garden, nos. 1-19 Chantry Place and the Coventry Theatre. The boundary was extended in 1977 to encompass the later landscaped areas of the garden, and again in 2014 to include The Burges, Palmer Lane, the Transport Museum and parts of Hales Street (Figure 2).

The Lady Herbert's Garden and The Burges Conservation Area Appraisal recognises the significance of The Burges as one of the city centre's last surviving pre-war streets, that includes a row of locally listed buildings (numbers 18-31). It also highlights the importance of the rare open stretch of the River Sherbourne, which is visible from Palmer Lane, and the Old Grammar School which is located on the corner with Hales Street.

### **Old Grammar School**

The Old Grammar School is a Grade I listed building which was formerly the chapel of the 14th century Hospital of St John the Baptist, and later converted to a free school in 1558. It is the last surviving fragment of the Hospital of St John, which once extended from Bishop Street in the west, to Swanswell Pool in the east. The building is highly designated for its surviving medieval fabric relating to its use as a pre-Reformation hospital chapel, and for its historic interest as a former free school associated with John Hales, a prominent figure in the dismantling of Coventry's monastic institutions under Henry VIII.

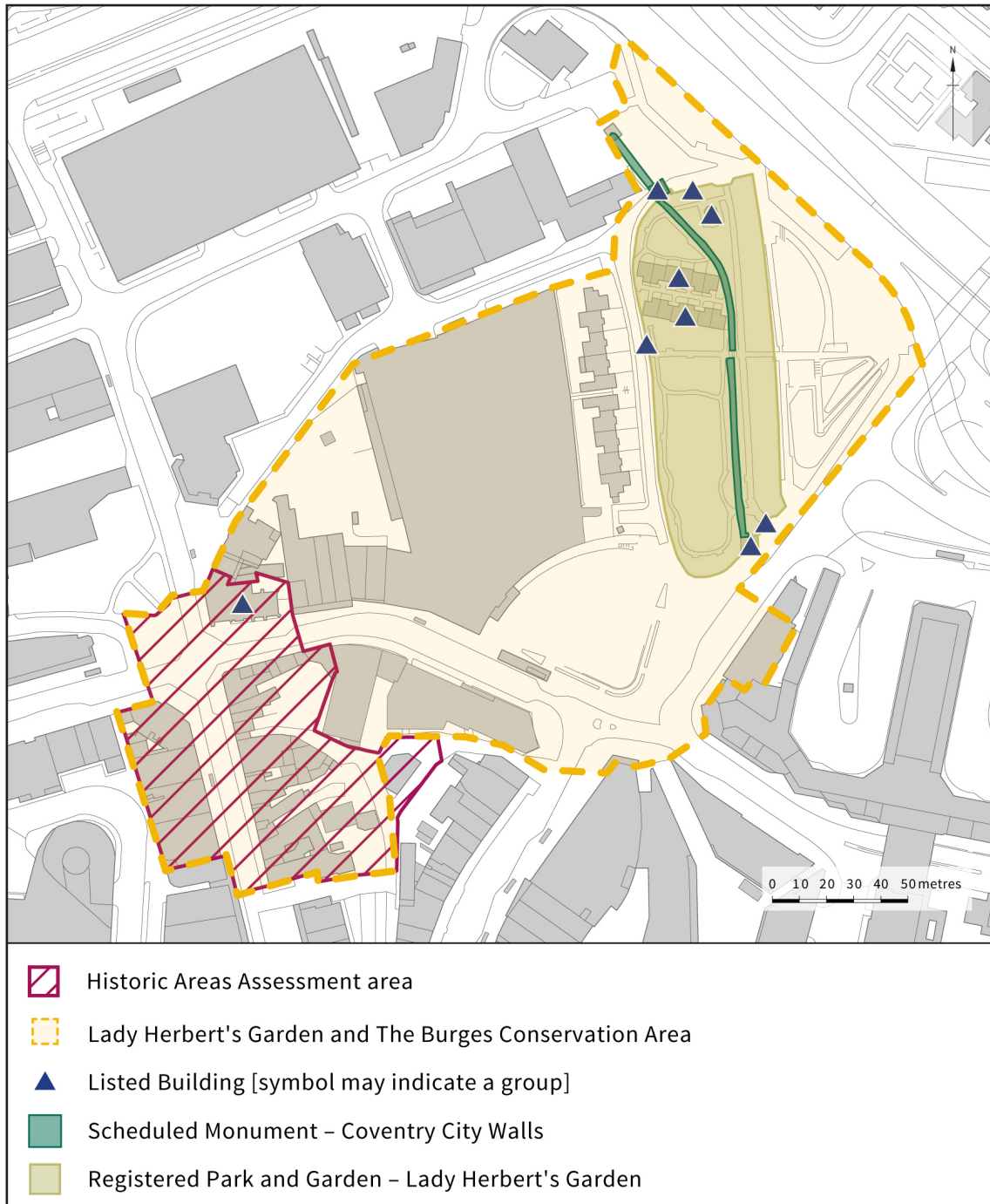


Figure 2: Lady Herbert's Garden and The Burges Conservation Area © Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence Number 100024900

## Locally listed buildings

Numbers 18-30 Burges and 30-31 Cross Cheaping are included on Coventry's 'Local List' of heritage assets. Locally listed heritage assets are assets which are not included on the National Heritage List for England (NHLE), but are recognised by the Local Authority as having local significance. They have no statutory protection, but may be subject to additional planning controls. Under the National Planning Policy Framework (NPPF) the conservation and contribution of locally listed heritage assets is a material consideration in planning decisions that directly affect them or their setting.

Numbers 18-30 The Burges and 30-31 Cross Cheaping are described in the local list as

a row of much altered, but nonetheless important, medieval timber-framed buildings, some of which may date back to the 15th century, the backs of which overhang the River Sherbourne in Palmer Lane.

## Adjacent designated heritage assets

In addition, the conservation area contains a number of designated heritage assets located outside of the study area. These comprise:

- Coventry City Walls (scheduled monument)
- Cook Street Gate (scheduled monument, also Grade I listed as 'City Gate')
- Swanswell Gate (Grade I)
- Boundary wall and gates on west side of Lady Herbert's Garden from Cook Street Gate to Swanswell Gate (Grade II)
- Gateway and Boundary Wall at Swanswell entrance to Lady Herbert's Garden (Grade II)
- Northern block at Lady Herbert's Homes (Grade II)
- Southern block at Lady Herbert's Homes (Grade II)
- Garden shelter and platform, 50m north of Lady Herbert's Homes (Grade II)
- Gateway and boundary wall at Cook Street entrance to Lady Hebert's Garden (Grade II).

Although not considered as part of this report, these assets make an important contribution to the significance of assets within the study area, as further elements defining parts of the medieval city street plan.

## HISTORICAL OVERVIEW

The history of Coventry has been extensively studied. As such, this section provides a summary of the city's historic development, with a particular focus on the study area. It will also provide a brief analysis of historic map evidence as it relates to The Burges and Hales Street, making use of the good cartographic records of Coventry from the 17th century onwards.

Detailed analysis of individual buildings will be discussed in section 4.

### Early History

While the documented history of Coventry stretches back some 1000 years, evidence for pre-Conquest settlement of the area is limited.

Historically the site of the city was located within the boundaries of the Forest of Arden. The area was well watered with a network of small watercourses including the Radford Brook and the River Sherbourne. This suggests that the area would have been set within a heavily wooded landscape, interspersed with clearings for settlements and areas of marshland. This is also born out in the etymology of surrounding place-names such as Canley, Keresley, Allesley, and Binley, where the suffix '-ley' indicated a forest clearing.<sup>8</sup>

The remains of 15 round houses found at Canley in 2002, suggest some occupation of the surrounding area having taken place in around 300BC-43AD.<sup>9</sup> Furthermore, Lunt Roman Fort, located in the village of Baginton to the south-east indicates some temporary occupation in the first and third centuries AD.

A Saxon nunnery dedicated to St. Osburga is purported to have been founded in about 700AD, and this may represent the first recorded permanent settlement of the area.<sup>10</sup> However, details regarding the nunnery are largely anecdotal and its location is unclear. Archaeological excavations in the area known as Hill Top, which contains Holy Trinity Church, the Priory remains and St Michael's Cathedral, discovered the foundations of two stone structures possibly dating from the foundation of the 11th century abbey. Crucially however, bone fragments found underneath the structure were carbon dated to 870AD<sup>11</sup> which, coupled with domestic pottery fragments found on Bayley Lane is evidence of Saxon occupation in the city centre.<sup>12</sup>

What is indicated by archaeological finds is that the early city was apparently centred on its market place, located at the intersection of Ironmonger Row and Broadgate.<sup>13</sup>

Limited evidence garnered from excavations in the vicinity of Palmer Lane, immediately to the west of the study area, does suggest some Saxon occupation, and it is possible that this area may have developed as an early roadway associated with



a “wooden ford” crossing the River Sherbourne.<sup>14</sup> However, evidence of pre-Conquest settlement in the city centre is nearly always truncated by later activity.<sup>15</sup>

## Medieval

The foundation of a Benedictine abbey in about 1043 by Leofric and Godiva is generally considered to mark the beginning of Coventry’s documented history. Leofric, Earl of Mercia and his wife Lady Godiva (recorded as Godgifu in the Domesday Book) owned extensive lands in Warwickshire, and also Shropshire, Staffordshire, Leicestershire and Nottinghamshire. Following Leofric’s death in around 1057, she became one of the most powerful noblewomen in England.<sup>16</sup> The pair have been immortalised in the mythology of the city, most notably for Godiva’s infamous naked horseback ride. However, physical evidence of the earliest medieval phases of Coventry is ephemeral, and early buildings, probably of timber, have left few remains.

In 1086 Godiva’s land passed first to Nicholas (the bowman); the new tenant-in-chief to the crown. Soon after this the lands were granted to the Earls of Chester.<sup>17</sup>

Between 1095 and 1102 the Mercian episcopal see was transferred from nearby Lichfield, initially to Chester and then to Coventry by Bishop Robert de Limesey.<sup>18</sup> In doing so he declared that the Benedictine abbey of St Mary be turned into a priory and cathedral. By 1113 the priory had laid claim to around half of Coventry, thereafter dividing the city into the ‘Earl’s Half’ located to the south, and the ‘Prior’s Half’ to the north.<sup>19</sup> The study area is located in the former ‘Prior’s Half’.

It seems likely from documentary evidence that by the second half of the 11th century the market place and its accompanying burgage plots were developed to the west of the priory complex.<sup>20</sup> Such triangular market places were commonly a focus for urban growth and were typically located outside of monastic precincts, close to their gates.<sup>21</sup> Although the monastic precinct has been lost to later development, the triangular form of the market place remained perceptible in the streetscape until the mid-20th century. Its former location was just south of the study area, and was historically constrained by Cross Cheaping to the west, Ironmonger Row (aka Tittle, or Potters Row) to the north, and Butcher Row forming its eastern side. The market cross stood close to what is now the intersection of Cross Cheaping and Broadgate. Demolition in the 20th century and the development of Broadgate removed several of these streets, and erased the historic form of the market place.

The buildings then fronting the market place and surrounding streets would have almost certainly been of timber construction, although buildings made increasing use of local stone from the 13th century onwards.<sup>22</sup> A style emerged of a timber building of two storeys (rarely three) above a vaulted stone cellar or ‘tavern’, a feature common to intensively developed market towns of the period. Examples survive of 14th-century stone vaults beneath Bayley Lane and also under the 1950s shops on Earls Street.<sup>23</sup> Kelly’s Directory also recorded ‘a house with fine specimens of stone arches’ having been pulled down on the west side of Broadgate in 1850. Soden posits

that further examples may survive under Bishop Street and Cross Cheaping, on the edges of the study area.<sup>24</sup>

It is generally accepted that the name The Burges likely has its origins in a contraction of 'between the bridges', referring to the bridges which spanned the Radford Brook to the north, close to the junction with Hales Street, and over the River Sherbourne to the south.<sup>25</sup> The earliest recorded reference of a house located 'between the bridges' dates to 1223.<sup>26</sup>

Palmer Lane is documented as early as 1225, although the lane appears under various names during its history. For example, it is recorded as 'Marchalleslone' (Marshal's Lane) in a lease for a messuage from Richard le Marshal to his son in 1306.<sup>27</sup> The street is believed to have provided lodgings for pilgrims to St Mary's Priory, and the name Palmer may have arisen in reference to palms carried by the pilgrims. Alternatively, William Palmer, who appears regularly in late-14th century deeds, held a tenement there known as the Old Drapery in 1410-11, and it is possible that he lent his name to the street.<sup>28</sup> The Old Drapery likely refers to the building which was formerly the Prior's cloth market, located at the south end of Palmer Lane.<sup>29</sup> This was the centre of the city's cloth trade until the Incorporation of the city, and the subsequent lessening of the Prior's influence, prompted relocation to the new Drapery in Bayley Lane in 1351.<sup>30</sup> By the 1280s the market place began to be referred to in deeds as 'Cross Cheaping'.

The street was known as 'St John's Bridges' from at least the early 14th century, due to its proximity to the Hospital of St John which had been founded in 1155 by Laurence, Prior of Coventry.<sup>31</sup> The existing Old Grammar School is the last standing fragment of the hospital complex, and is itself thought to date from the 1340s when it functioned as the hospital's chapel.

Coventry expanded in size and prosperity from the 12th to the 14th centuries largely due to the thriving trade in wool and cloth. Evidence of this trade can be seen in maps as late as Samuel Bradford's 1749 Survey of Coventry, which describes several of the open spaces in the city as 'Tenters Close'. This refers to the wooden frames used to stretch and dry woollen cloth. Bradford's map illustrates several "tenters" located in these open spaces and in fields surrounding the city (Figure 3).

The area surrounding The Burges would have been well placed for the processes of the woollen trade, due to the easy availability of water necessary for washing and dyeing the fleece and cloth. Archaeological and documentary evidence demonstrates that the area surrounding the River Sherbourne was a centre for industry from early on in the city's history.<sup>32</sup> The various occupations of tradesmen collected from 12th-15th century deeds gives a broad overview of the trades present in the area during the later medieval period.<sup>33</sup> This shows a prevalence of dyers, dubbers (refurbishers of cloth) and tailors having occupied the St John's Bridges area during the 13th and 14th centuries, also recorded are a notable number of bakers, butchers, skinnners and furriers. Two glaziers are also recorded in St John's Bridges during the 14th and early



Figure 3: "Tenters" as shown on Samuel Bradford's Survey of Coventry, 1749. Used with kind permission of Coventry Archive (PA/1691/25/3)

15th century, possibly associated with preeminent glass painter John Thornton, who is known have had a workshop on the west side of the street.

Coventry's growth during this period was further aided by the establishment of major roads through the town during the 12th and 13th centuries. The Burges was located on the principal road leading north out of the city via the Bishop Gate.

Coventry was Incorporated in 1345 by a Royal Charter granted by Edward III. This removed much of the power away from the church, and after 1355 the Prior surrendered control of his half of the city to the mayor and bailiffs of the new Corporation. Construction of the city walls began soon after Incorporation in the 1350s, and construction of the twelve gates and towers started in 1390.

The plague arrived in the city in April 1349, with recurrent epidemics into the early 15th century. Despite this, records suggest that Coventry recovered fairly quickly, and land and shop rent remained high.<sup>34</sup> Although a number of city plots were abandoned, particularly between 1371 and 1417, the land was leased to new

tenants quite rapidly and the city continued to expand. Goddard cites an example of a new tenant for a plot 'Between the Bridges' being required to build a new house there in 1371.<sup>35</sup>

A testament to Coventry's commercial wealth during this period is found in the number of guilds created in the second half of the 14th century. In 1340 the Merchant Guild of St. Mary was founded, in 1342 the Guild of St. John the Baptist, in 1343 the Guild of St. Katherine, the Corpus Christi Guild was founded in 1348, followed in 1364 by the Holy Trinity Guild. All except the Corpus Christi Guild in the Prior's Half were amalgamated as the Guild of the Holy Trinity, St Mary, St John the Baptist and St Katharine by 1392 (Trinity Guild for short).<sup>36</sup> At its height, Coventry was the fourth wealthiest city in England, after London, York, and Bristol.<sup>37</sup> It was granted the status of County by Henry VI in 1451.

## Post-Medieval

Coventry entered a period of economic stagnation during the latter half of the 15th century and early 16th century due, in part, to the declining textile industry. A household census taken in 1523 suggests a drop in population across the city, and recorded that 565 houses were standing empty.<sup>38</sup> There remained however, significant wealth in the city. Richard Marler, a grocer, was considered amongst the four wealthiest merchants in England.<sup>39</sup> In 1524 Marler alone paid one ninth of the city's subsidy to the Crown, and founded a chantry chapel in Holy Trinity Church in 1526-7.<sup>40</sup>

Despite the existence of over 90 separate trades recorded in the city in the 1523 census, several alms-houses were founded in the early 1500s to service the city's poor. Bond's Hospital, adjoining the old Bablake School was founded in 1506 to care for elderly bedesmen (almsmen whose duty it was to pray for their benefactor) within the city.<sup>41</sup> The hospital was established with an endowment from the will of Thomas Bond, draper and former mayor of Coventry. His will stipulated that the hospital would provide for ten poor men, and they would be required, with the assistance of a priest, to pray daily for the souls of its founder Thomas Bond, his father and his grandfather.

Similarly Ford's Hospital, also known as Greyfriar's Hospital, was founded in 1509 to provide care for the city's elderly women, by the will of William Ford.<sup>42</sup> The name Greyfriar's arises from the hospital's location on Greyfriar's Lane, rather than any monastic connection. Subsequent charitable endowments allowed these hospitals to survive into the present day despite the upheavals of the religious reforms of the later 16th century.

## The Dissolution of the Monasteries

The depression brought about by the downturn of the wool and cloth trade was further compounded by the Dissolution of the monasteries in 1538.



The Dissolution saw the dismantling of Coventry's monastic houses. At its height Coventry housed the Franciscans (Greyfriars), the Carmelites (Whitefriars), The Hospital of St John the Baptist, and a Carthusian Charterhouse. All this was in addition to the Benedictine Priory and Cathedral Church of St Mary. The city was also dealt the further blow of being stripped of its cathedral status, which it would not regain until the elevation of St Michael's in 1918. Coventry was unusual in this regard; other cities, such as at Gloucester and Worcester, retained their cathedral status without their attached monastic cells. On 15 January 1539 the Priory and Cathedral Church was officially taken by the Crown and dissolved, and the see was transferred back to Lichfield. Thus, Coventry bears the unfortunate distinction of being the only city to lose its medieval cathedral following the Dissolution.

Like many other towns across the country, the loss of Coventry's monastic institutions, and the wealth and trade they held certainly had a damaging impact on the city. The loss of their charitable functions must have also been felt strongly in a city already suffering from the decline of its wool and cloth trade, although the foundation of the almshouses and hospitals by wealthy city individuals certainly would have compensated for some of the loss.

Secondary sources suggest that significant numbers of the inhabitants of the city left to seek employment elsewhere, but offer differing accounts of the resultant drop in the population; figures are quoted as a drop of anything between 1000 and 12,000 people.<sup>43</sup> What is clear is that by the mid-16th century the population of the city had fallen significantly, although that cannot solely be attributed to the Dissolution.

In July 1545, the Crown granted extensive former monastic properties in Coventry and the surrounding counties to John Hales, Clerk to the Hanaper, for the sum of nearly £1000. This amounted to some 200 properties in Coventry alone.<sup>44</sup> A letters patent held in the city archives describe the lands granted to Hales as including the former St. Johns Hospital with its church, bell tower and churchyard, in addition to:

all property in Much Park Street, Little Park Street, Broadgate, Smithford Street, Gosford Street, Greyfriars' Lane, Cow Lane, Spon Street, Vicar Lane and Hill Street (St. Michael's parish) and in Cross Cheaping, Little Butchery, Dog Lane, St. Nicholas' Street, Hill Cross Street, Cook Street, Bishop Street, Well Street, "Bridgestrete" (Burgess), Mill Lane and Bayley Lane (Holy Trinity parish), in Coventry county.<sup>45</sup>

Hales was also granted extensive lands and properties outside of Coventry including but not limited to, properties in Baginton, Binley, Foleshill, Hampton-in-Arden, Nuneaton, and Bedworth. This conveyed substantial income from tithes and annual rents.

John Hales redeveloped the former Whitefriars' monastery as his own personal residence, and initially founded The Henry VIII School in the Whitefriars' former church in 1545. In 1558 the school was relocated to another of his properties; the

former Hospital of St John the Baptist located north of The Burges on Bishop's Street. The school would stay at this site until 1885, and the building continues to be known as The Old Grammar School today.<sup>46</sup>

In 1547 The Chantries Act was passed under the new King Edward VI. This abolished many of the remaining chantries and guilds. While the power of the guilds had diminished by this date, they had retained a significant role in the social and commercial life of Coventry. By 1552 the properties of the great guilds passed into the hands of the Corporation.<sup>47</sup>

The first map to illustrate Coventry's street plan is John Speed's 1610 *Ground Plott of Coventre* (Figures 4 and 5). Although the map is illustrative in character, the city's principal landmarks broadly correspond to their physical locations, and the street pattern is discernible against modern ordnance survey mapping.

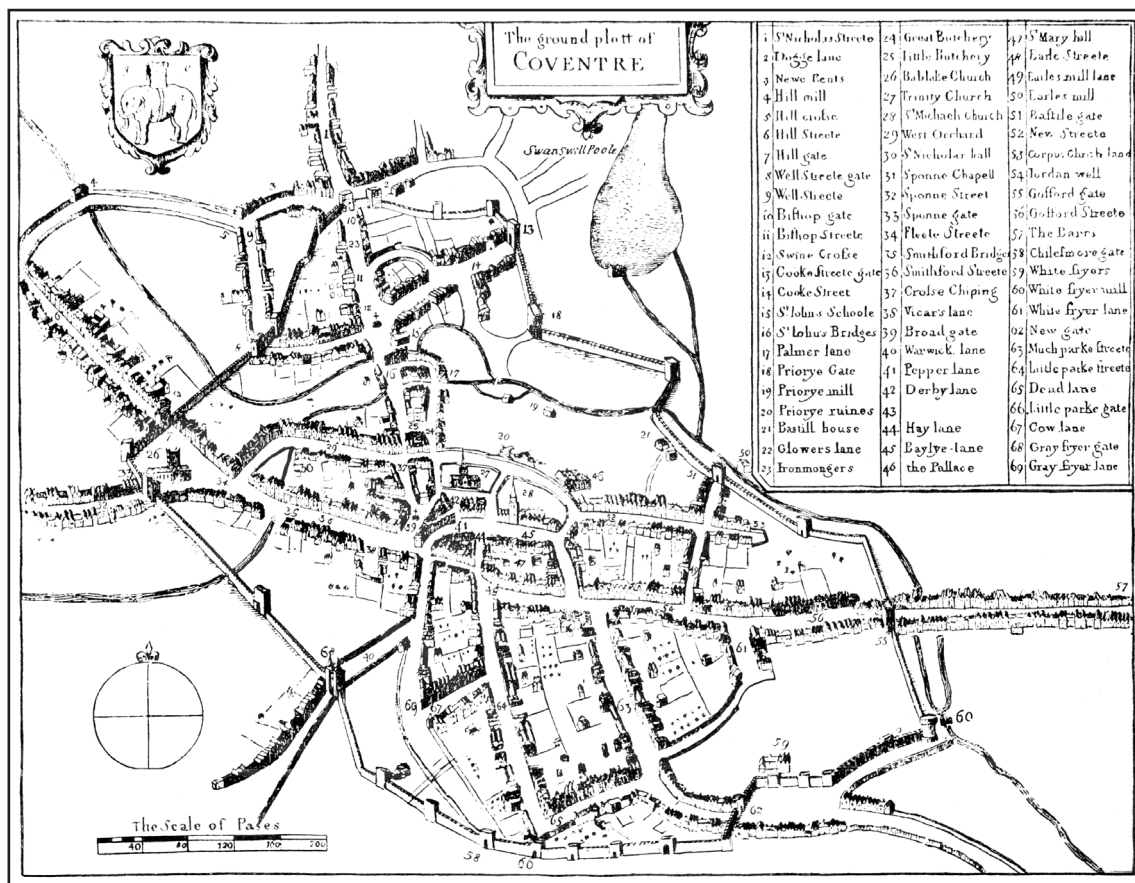


Figure 4: John Speed's *Ground Plott of Coventre*, 1610. Used with kind permission of Coventry Archives, ref. PA1691/25/2

The city wall and gates, although now largely lost, demarcate the boundaries of the medieval city on Speed's plan, as well as indicating where buildings have begun to spread outwards along the principal roads heading north, east, south, and west.



It is possible to clearly identify the courses of the River Sherbourne and Radford Brook as well as their confluence to the east of Palmer Lane. Palmer Lane itself is identifiable on the plan, as is The Burges (as St John's Bridges), which is bound by St John's Hospital to the north and Cross Cheaping to the south.



Figure 5: John Speed's *Ground Plott of Coventre*, 1610 (detail). St John's Bridges (16), Palmer Lane (17), Cross Chipping [sic] (37) and St John's Hospital (15). Used with kind permission of Coventry Archives, ref. PA1691/25/2

The arrangement of buildings along the eastern side of The Burges and along Palmer Lane broadly corresponds to later, more accurate maps of the area. However, there appears to be an additional break in the building line between the northernmost buildings and the hospital complex. The line of The Burges (called St John's Bridges) is shown extending northwards from the cross roads with West Orchard (29) to the crossroads at Bishop Street (11) which were marked by the Swine Cross (12). Part of the way along the street however, where it crosses the Radford brook a small section of the streetscape appears to narrow; this may relate to the position and size of the bridge.

Although Speed tends to use standard mapping conventions in his depictions of less significant buildings, his portrayal does indicate that The Burges was almost certainly fully developed by this date.

## Late 16th – Early 18th Centuries

Coventry was a Parliamentary stronghold during the English Civil War. Its city walls, which were repaired prior to the outbreak of hostilities in 1642, proved effective protection for provisions, arms, troops, and refugees. Additional defences were added or improved during the 1640s. Following the Restoration of the Monarchy, Coventry's great walls and gates were slighted in 1662 and only a fraction survives today.<sup>48</sup>

The economic downturn following the Dissolution, and the political upheaval which continued until the end of the Civil War effectively ended Coventry's growth. This stagnation continued for several centuries, though the city was in no way poverty-stricken. Some buildings were turned to new uses or maintained old functions. St Mary's Guildhall continued to be used by the Corporation as the council house, as it had done since 1349. Whitefriars' monastery became John Hales' residence and, as mentioned above, the Hospital of St John the Baptist was converted to use as a school (The Old Grammar School).

The Old Grammar School appears to have become known as The Free School by the early 17th century, and was for a time, the city's main source of education for the sons of Freeman. It counted among its masters; Mr John Tovey, later tutor to Princess Elizabeth at Coombe Abbey, and Dr Philemon Holland, noted translator of classical texts. The Free School library was one of the first in the country to loan books to borrowers, and was reputed to be one of the finest libraries in 17th century England.<sup>49</sup> The library was later demolished in the 19th century to make way for the creation of Hales Street.

Aside from the Free School, there is little information available regarding The Burges during this period; and there was apparently little development in the study area. Across the city, the lack of significant investment in its buildings would, in large part, lead to the preservation of much of its medieval fabric until well into the early 20th century. However, by the end of the 17th century, the city was moving into a period of prosperity and its population was again on the rise.<sup>50</sup>

## Industrial Revival

### 18th century

The 18th century saw a resurgence of industrial activity in the city. Silk weaving, particularly for ribbon making, became a major activity. General improvements to national transport links with the opening of the Coventry Canal in 1790 and the growing road network for coaching traffic in the later 18th century drove growth in both the city's population and wealth.

The city's network of tight medieval streets with overhanging, jettied buildings had remained largely unchanged for centuries, but now became restrictive to increased

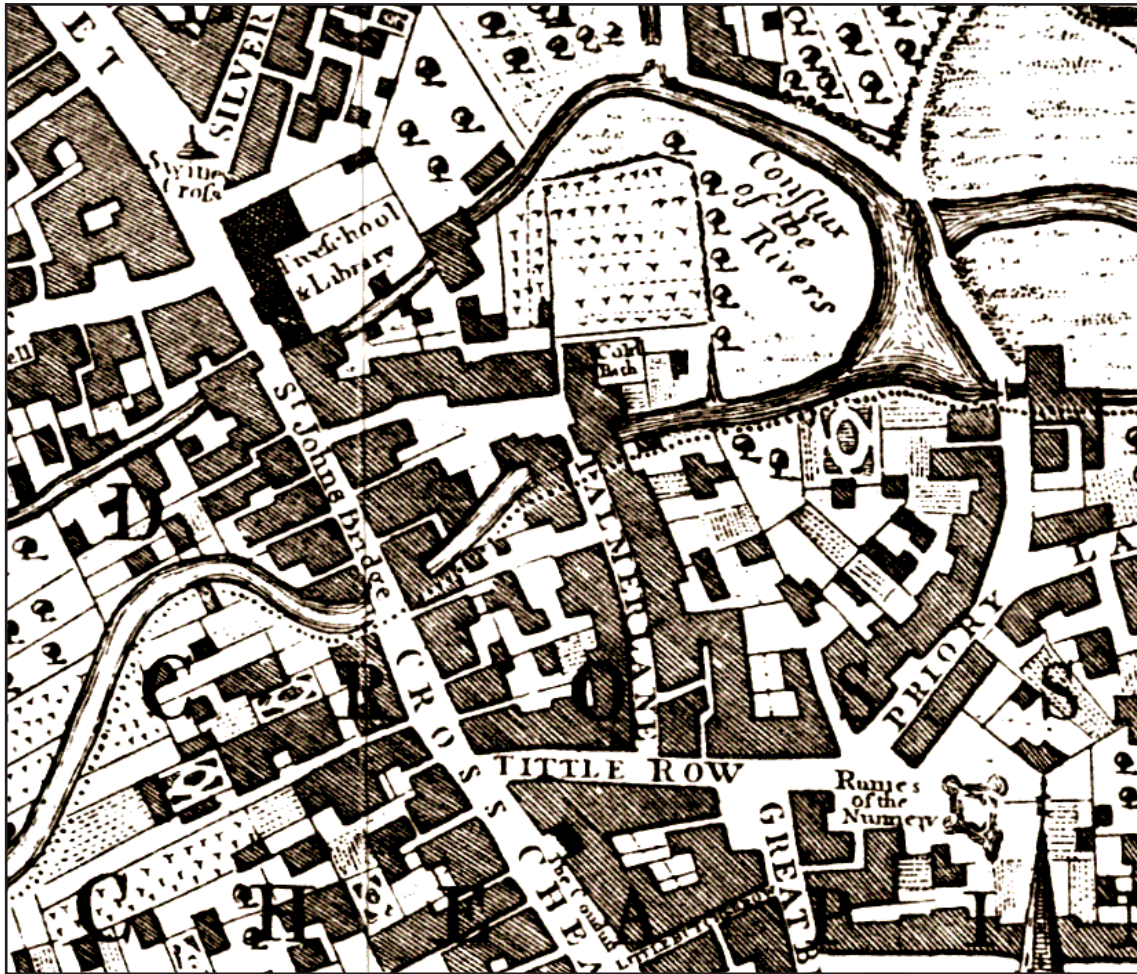


Figure 6: Samuel Bradford, *A Plan of the City of Coventry*, 1749, (detail), Used with kind permission of Coventry Archives PA1691/25/3

traffic and inhabitants. Many buildings were rebuilt or re-fronted in red brick during the 18th and 19th centuries, but the narrow medieval street plan was broadly unaltered.<sup>51</sup>

The historic street plan of the city is recorded in Samuel Bradford's map of 1749 (Figure 6). The street pattern of The Burges and Palmer Lane is largely unaltered when compared to modern day mapping, although today Palmer Lane has been truncated at its southern end. Hales Street had yet to be created, and the Free School and Library continued to abut the northern end of what is today No.18 The Burges. The school's gardens extended eastwards along the line of Hales Street towards the confluence of the Radford Brook and River Sherbourne.

These watercourses remained open in 1749. The River Sherbourne, which today is only visible in the study area as a single open section in Palmer Lane, appears to correspond to Bradford's plan in terms of its form and scale.

Bradford's plan does not demarcate individual buildings, although the blocks fronting The Burges suggest closely packed groups of buildings extending backwards



onto Palmer Lane. In addition it is interesting to note that the plan shows a building fronting The Burges which spans the Sherbourne, as well as further buildings spanning the river to the east on Palmer Lane. This suggests that there was sufficient development pressure to make building over the watercourse worthwhile in order to gain extra land. Buildings are also shown spanning the Radford Brook to the north, although it is less clear whether this had changed from John Speed's earlier plan.

Small alleyways between the buildings are shown on Bradford's plan and would have provided access into rear courts and to service buildings. Some of the buildings to the west and east of The Burges appear to have garden plots to their rear; however widespread demolition during the 20th century has erased evidence of these.

The Burges underwent a degree of redevelopment in 1794.<sup>52</sup> The building plots on the western side would appear to have remained broadly unaltered, retaining their form of regularly spaced, long, narrow plots fronting onto the street. The buildings on the eastern side of the street were rebuilt or re-fronted. The extent of this rebuilding is unclear, although in some buildings at least earlier timber framing is thought to have been retained internally. Examination of the front elevations suggests that this rebuilding may have included the amalgamation of several of the



Figure 7: Henry Jeayes Old Grammar School c.1793. Note the gable end of number 18 is just visible to the right of the library (Wikicommons).

narrow plots into larger, wider units. This would suggest that the street held some importance in order to justify increased investment in the buildings.

A contemporary watercolour by Henry Jeayes shows the library wing of the Old Grammar School just prior to its demolition (Figure 7). In this image the corner of 18 The Burges can be glimpsed just to the right of the library, prior to the building being altered in 1794.

Alcock notes that by the later 18th century 'virtually the whole of Cross Cheaping and Burges frontages was made up for shops'.<sup>53</sup> The street-fronting units were in retail use, with the rear blocks and yards being converted and rebuilt as residential tenements. Infilling of the plots behind the main frontages with smaller courtyards and court dwellings demonstrates the need for increased workers accommodation during the 18th and 19th centuries. Alcock also notes that the occupants of Cross Cheaping and The Burges were of lowly status; brewers, dyers, weavers and flaxdressers etc.<sup>54</sup>

It is worth noting that Alcock was referring to the western side of The Burges, and historic maps suggest that along the eastern side of the Burges not all of the rear plots were turned into dwellings. Instead historic maps suggest that a significant number of the shops fronting the streets retained their complex of service buildings to the rear. While the upper floors and some former stable blocks were converted to residential use, only Court 1 (behind 21-23 The Burges), and Court 5 (behind The Coventry Cross) appear to have been created as 'court dwellings'.

## 19th century

By the time of Thomas Sharp's 1807 Street Plan of Coventry (Figure 8) the library wing of the Old Grammar School had been demolished. Although the exact date of the demolition is unknown, it was completed between 1794 and 1807 as part of plans to create a new street leading towards Swanswell Gate.

The plan shows that at this date the Radford Brook remained largely open along the edge of what would become Hales Street. A number of streets had been renamed such as Ironmonger Row (previously Tittle Row), but the street plan remained largely unaltered since Bradford's plan of 1749. The building plots of The Burges also remain broadly unaltered, with the exception of a small additional building along Palmer Lane, located behind what is now 23 The Burges. Tenters are still shown in the large open space west of The Burges.

A plan of the city produced in 1837 (not reproduced) indicates that some of the long narrow plots in and around The Burges were being infilled by smaller groups of court dwellings, likely to provide workers housing. As discussed above, this was more prevalent outside of the study area, but this infilling did create Courts no.1 and no.5 behind The Burges. The 1841 Census lists 90 households occupying Palmer Lane, and a further 104 households on The Burges. Individual properties are not









being purchased by the Corporation, and Mr Hatchett's buildings, which included numbers 18 and 19 The Burges, were either completely rebuilt or refronted.

After the construction of Hales Street, few changes are recorded in the street plan during the remainder of the 19th century, although further to the west of the study area, large areas of land which had previously been long garden plots were successively cleared and developed as factories.

These included the massive Victoria Works, which was constructed by Thomas Townsend as a ribbon manufactory during the 1850s.<sup>55</sup> At its construction it was the largest factory in Coventry, containing 250 power looms. The main five storey mill building survived until the middle of the 20th century.

Other large ribbon manufactories were also constructed on the meadows and gardens behind West Orchard during the mid-19th century, including Hands Dyeworks (1851), and Betts Ribbon Manufactory (1851).<sup>56</sup> This concentration of manufactories would have provided ample demand for the crowded tenements and court dwellings on nearby Cross Cheaping, The Burges, and Hales Street.

Ribbon making remained the city's main trade until the 1860s, with around half the population employed in ribbon production. Competition from outside exports and the signing of the Cobden Treaty in 1860, which reduced the tariffs on French imports, triggered a sudden and severe decline in Coventry's ribbon trade. By March 1861 the quantity of ribbon made in Coventry had reduced by 50 percent.<sup>57</sup>

Thousands of weavers left Coventry in search of employment in Birmingham, Manchester, and the USA and Canada. A national 'Distressed Ribbon Weavers Relief Fund' was set up as early as December 1860, and requests for aid, clothes, coal and blankets were frequently reported in the local and national press throughout the early 1860s.<sup>58</sup> However, despite the downturn, census records and trade directories show that ribbon making continued to provide a source of employment for workers living in and around The Burges until the 1870s.<sup>59</sup> Townsend's Victoria Works apparently weathered the 1860s decline in the ribbon trade but finally succumbed in the 1890s and was converted to new uses as a cycle manufactory, shared by The Rover Cycle Co. and The New Centaur Cycle Co.<sup>60</sup>

The late 18th and early 19th centuries also saw the growth of the watch and clock-making trades. Between the 1740s and the 1920s Coventry became one of the country's centres for watchmaking, and thousands of people were employed locally in the industry.<sup>61</sup> This proficiency for highly detailed, precision engineering would, in turn, lead to the development of the manufacture of sewing machines, bicycles, and cars for which the city would later become known in the early 20th century. During the 19th and 20th centuries jewellers, watchmakers and cycle manufacturers would all occupy residences on The Burges and Hales Street.<sup>62</sup> Though it should be noted that clock manufacturing generally took place elsewhere in the city.



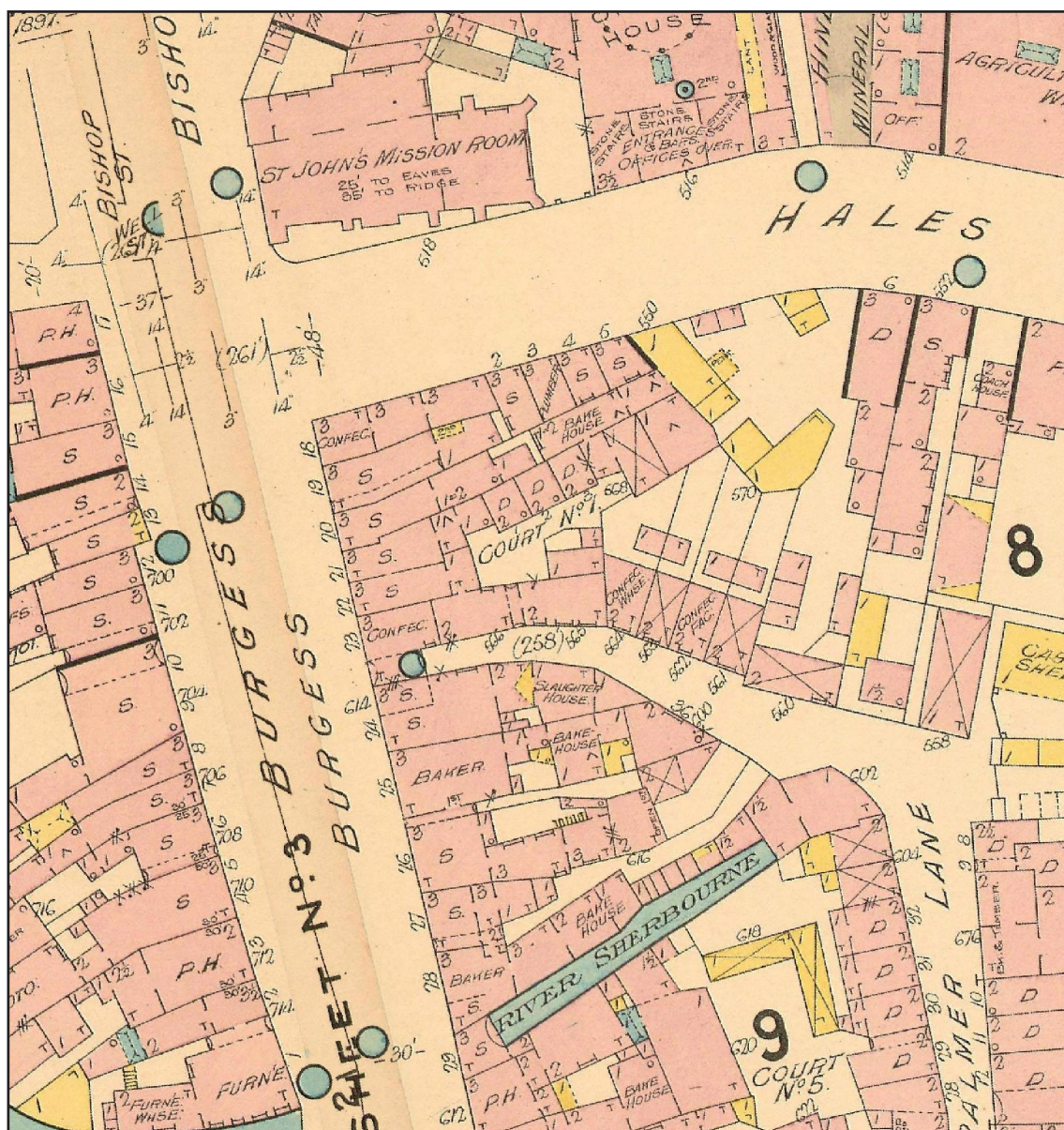


Figure 10: Charles E Goad Insurance Plan of Coventry, 1897 (detail) . © The British Library

The shops on The Burges and Hales Street included common trades like butchers, bakers, and confectioners, all of which are shown on the 1897 Goad Fire Insurance Plan of Coventry (Figure 10). Ancillary buildings for these trades such as slaughterhouses, bakehouses, and scalding houses were located to the rear.

The Goad Insurance Plan provides important detail regarding the construction materials, scale and uses of the buildings along The Burges and Hales Street. The buildings were predominantly built from brick with tiled roofs (shown in pink). Numbers 11-13 Hales Street, was shown to be a single-storey building of timber construction (coloured yellow) with a tile roof, and it appears to be linked to the bakehouse at the rear of 20 The Burges. The brick building now occupying the site must have been completed sometime after this date to replace the timber structure.

The buildings fronting The Burges and Hales Street were all shown to be three stories in height. It is notable that the existing buildings at 3, 5, 7, and 9 Hales Street (shown on plan as 2, 3, 4 and 5), are today only 2 storeys high, the top storey having been taken down during the latter half of the 20th century.

The buildings shown on The Burges and Hales Street were typically shops, some of which are identified as confectioners and bakers – as these would have made use of ovens and posed a fire risk, indeed several bakehouses were identified to the rear. Census data suggests that in most cases the shopkeepers would have lived above their ground-floor premises. Dwellings were also located to the rear in Courts 1 and 5, and were accessed from Palmer Lane. The locations of the narrow alleyways which grant access into rear courts and yards are illustrated on the plan as cross-hatched archways through several of the buildings.

## 20th Century

Despite the industrial expansion, the medieval core of the city remained remarkably unchanged at the dawn of the 20th century. The relative intactness of Coventry as a medieval town was much celebrated, for example by the local historian Mary Dormer Harris, writing in 1911.

Such a medley is Coventry that the great steeple over-shadows quiet, memory-haunted places, and streets filled with the clamour of traffic, pleasant houses rich men have lately built, and squalid courts, that occupy the site of many an ancient burgage croft and garden. It is a typically English city, whose history might serve as the “abstract and brief chronicle” of England... ...I know of no place which can be seen so freely and cheaply, where lingering over a charming effect, a boss, inscription or painted window may be done with such pleasure because interruption is so rare.<sup>63</sup>

Although picturesque, this image of the city reflects the reality of its narrow, overcrowded streets, which were struggling to meet the needs of its inhabitants or the demands of industry. As the city moved forwards into the 20th century, this medieval microcosm was soon to face monumental change.

Coventry was the fastest growing city in Britain during the first half of the 20th century.<sup>64</sup> The city’s population grew from around 70,000 in 1901, to 128,000 by 1921 and to 260,685 by 1951.<sup>65</sup> This growth drove a demand for new buildings and services, which the historic medieval core was unable to meet.

Following the outbreak of the First World War Coventry’s manufacturers were called upon to contribute to the war effort with engines, motorcycles and munitions. Military manufacturing became one of the city’s staple industries, bringing an influx of new workers. The medieval network of alleyways and burgage plots in the city centre were increasingly infilled with worker’s housing. Nevertheless, overcrowded



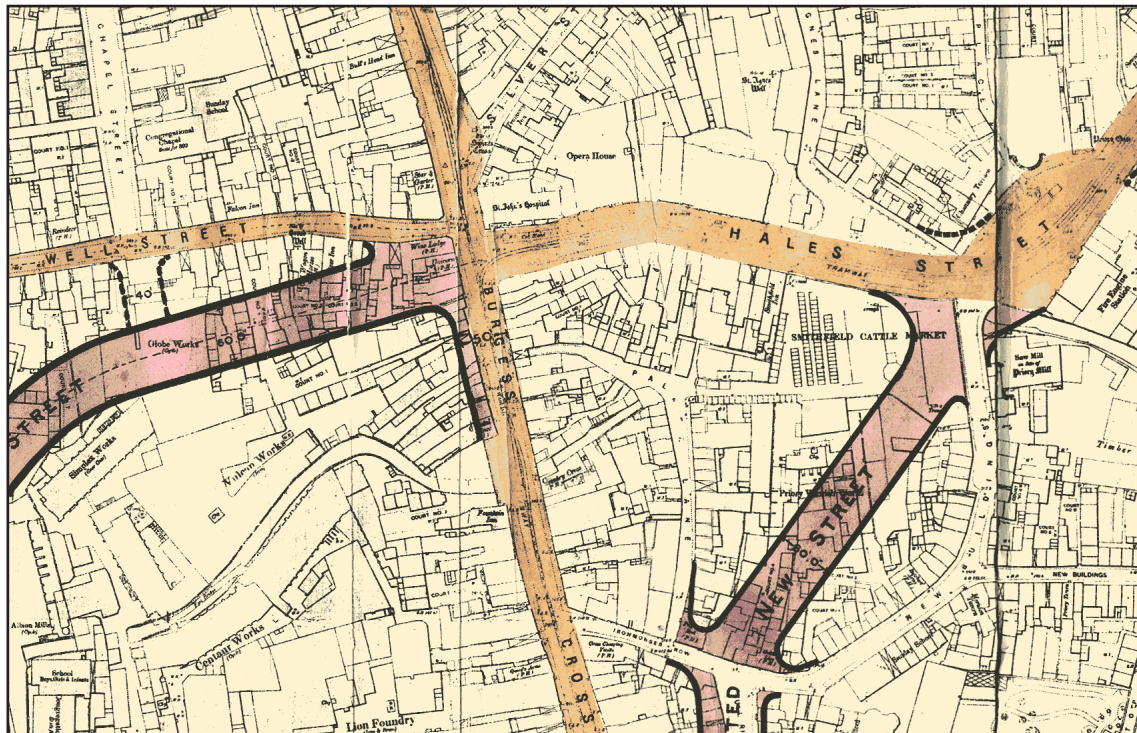


Figure 11: Coventry town centre traffic plan showing proposed new streets, 1914, Iliffe & Sons Ltd, proposed new streets shown in pink<sup>73</sup>

housing, poor drainage and water supplies, and dangerously congested roads continued to constrict the city's growth.

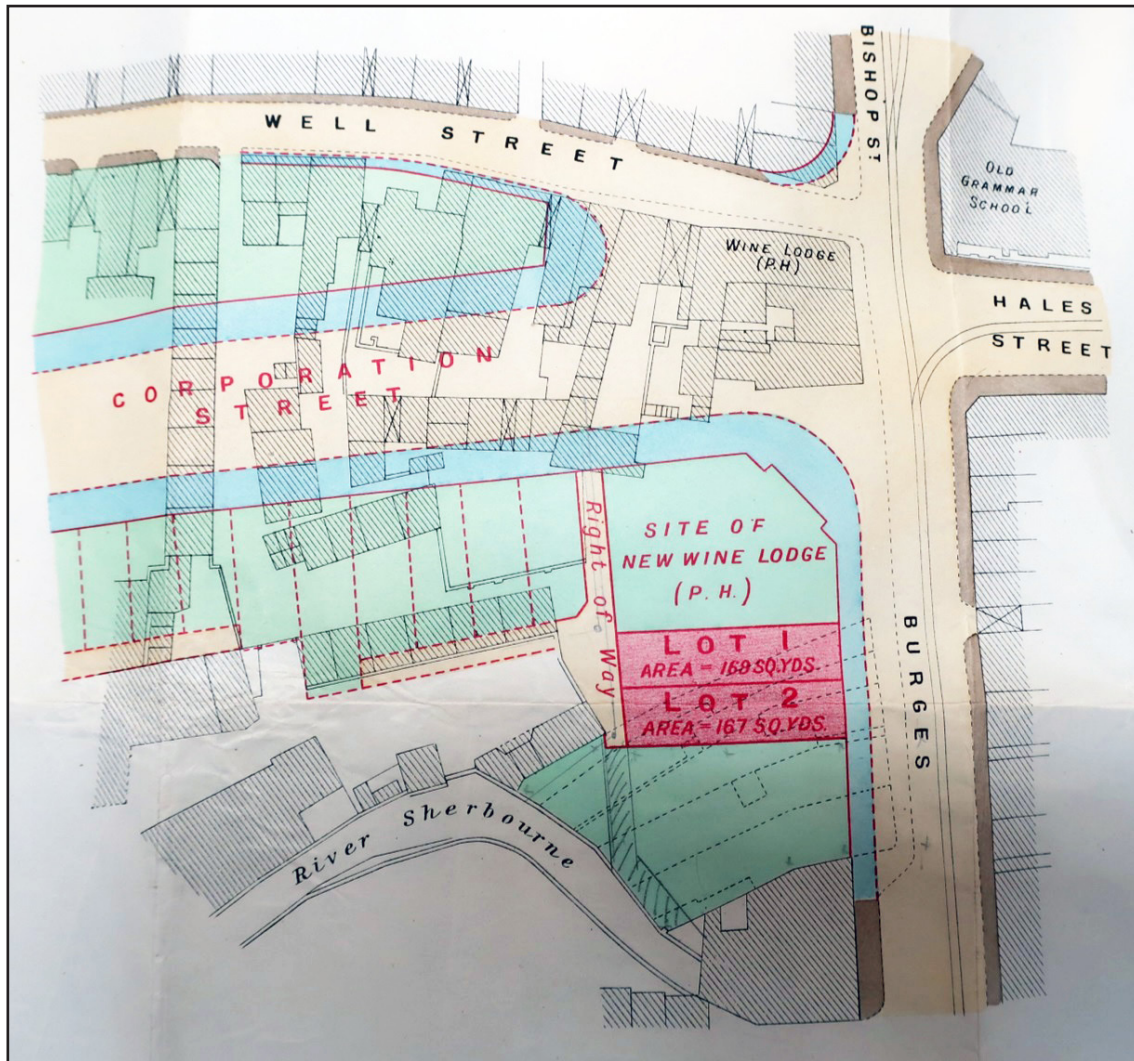


Figure 12: Plan of land for redevelopment on the east side of The Burges, 1932. Used with kind permission of Coventry Archives ref. PA1115/1

As early as 1914, plans were laid out for new roads in the centre which proposed substantial demolition (Figure 11). This included Corporation Street and Trinity Street, though neither of these would be completed until after the First World War.

The task of planning the city fell to Ernest Ford, who was appointed City Engineer and Planning Officer in 1924. Ford would oversee the creation of Corporation Street (1929-31), and Trinity Street (1937), both of which required substantial demolition of medieval streets centred on the market place. The Burges was subject to significant demolition of the buildings along its western side. This demolition was underway by 1931 and completed by 1937. The buildings fronting the eastern side of Palmer Lane had also been demolished by 1937.

Planning documents held by the local archives show that the land on the western side of The Burges was offered for sale and redevelopment in 1932 (Figure 12). Several of the then newly constructed buildings remain today, specifically





Figure 13: 1937 OS map of Coventry 1:2500 (detail) © Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence Number 100024900

numbers 5, 7, 9, 11, and 13, as well as the New Wine Lodge Public House, now The Phillip Larkin.

The buildings along the eastern side of The Burges saw few changes during this period, although Ordnance Survey (OS) maps surveyed immediately after the Second World War label a number of the buildings to the rear of the plots as ruinous.<sup>66</sup> 'Ruins' shown on 1950s OS maps are typically down to bomb damage.

By the time of the 1937 OS map (Figure 13) substantial demolition had taken place as part of Ford's plans to modernise the city. The buildings along the west side of The Burges were demolished, and, after street widening, were replaced by several new buildings. This also allowed for the creation of Corporation Street running westwards towards Hales Street.

By 1937 the River Sherbourne had been partly culverted under a new building opposite the Coventry Cross, and many buildings lining Palmer Lane had been demolished. The court dwellings behind The Burges had been partially demolished, and Court 5 had been infilled with new buildings. The dwellings which fronted Palmer Lane and enclosed Court 5 were cleared to make way for Trinity Street. The Owen Owen department store was constructed on a triangular plot south of The Burges in 1938. This building was extremely short-lived as it would be destroyed by bombing only a few years later.



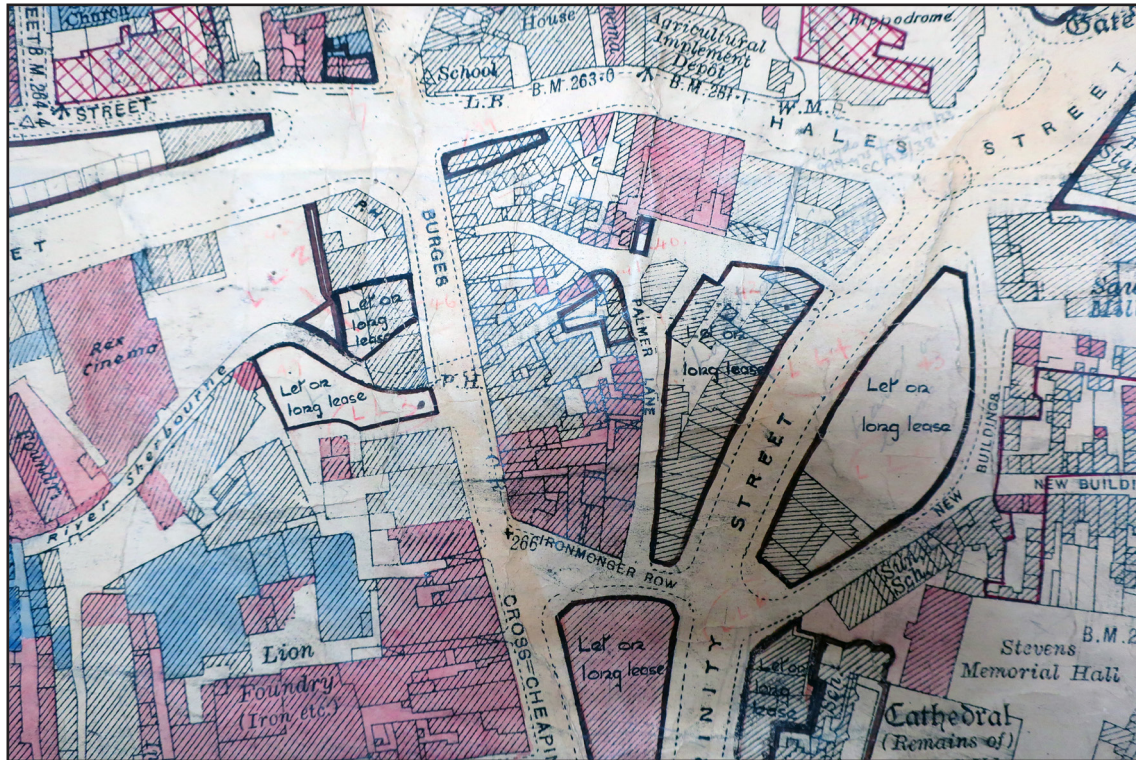


Figure 14: Area of Extensive War Damage Survey, 1946-9, Used with kind permission of Coventry Archives ref. CCD/AP/1/24/1/1. Buildings which were destroyed or damaged beyond repair were marked in pink, buildings damaged but capable of repair were marked in blue, hashed areas indicated land cleared under The Housing Act (1946).

Coventry was devastated by the Luftwaffe on the night of November 14 1940 and again in April 1941. Huge areas of the city centre were damaged with many buildings completely destroyed. The buildings in The Burges and Cross Cheaping saw damage to their facades and roofs, while those to the south of number 31 Cross Cheaping were damaged beyond repair and subsequently demolished.<sup>67</sup> Surveys in 1944 identified the streets south and west of The Burges as an area of extensive war damage, and financial support was offered by the government to enable repair and redevelopment in the years that followed.<sup>68</sup>

Following the bombing of Coventry during the Second World War, several surveys were undertaken to map and quantify the extent of the damage caused (Figure 14).

The buildings at the northern end of The Burges largely escaped significant damage, although the buildings immediately south of number 31 Cross Cheaping were damaged beyond repair and subsequently demolished. As were buildings adjoining numbers 11-13 Hale Street. The Owen Owen department store was also completely destroyed and subsequently rebuilt on a new plot south of Broadgate, now a Primark. The buildings at the south-eastern end of Cross Cheaping were also damaged beyond repair; this included timber-framed buildings believed to have dated from the early 17th century.





Figure15: Cross Cheaping and The Burges, looking eastwards, 1946, Historic England Archive (Aerofilms Photography) ref. EAW001828



Figure 16: Cross Cheaping and The Burges, looking eastwards, 1946, (detail) Historic England Archive (Aerofilms Photography) ref. EAW001828

An aerial photograph of 1946 shows the area soon after the end of the Second World War, and the large areas of cleared land and roofless, bombed out structures show the extent of the devastation wrought by the German bombers (Figures 15 and 16).

The aerial photograph shows the The Burges in some detail, as well as providing a record of the crowded arrangement of buildings located at their rear. The roofs of Court 1 are clearly visible as a row of chimneys located behind number 21-22 The Burges, along with its extremely small courtyard which was accessed from Palmer Lane.

South of 31 Cross Cheaping, and just outside of the study area, the houses at numbers 32-36 had been cleared by this date, following their destruction in the Blitz. These buildings had been recorded as 'damaged beyond repair' in the Bomb Damage Survey. Peculiarly, numbers 32-36 are still recorded on Ordnance Survey maps as late as 1960, presumably due to a mapping error. Further south, the bomb damaged Owen Owen department store had also been cleared and its basements left open.

## Post-war rebuilding

The City Architects' Department had been founded in 1939 with Donald Gibson at its head. After the war both Gibson and Ford produced separate plans for the reconstruction of the city. Ford's conservative scheme, which offered little change to the city's medieval street plan, was rejected in favour of Gibson's much more comprehensive scheme and, after numerous revisions, implementation of Gibson's scheme got underway in 1948.

Under Gibson, his successors, and their assistants, Coventry's post-war rebuilding resulted in an extensively remodelled city centre. While it was widely acclaimed at the time of its completion, it has not always fared well and has been much-altered in places.

Early plans for the reconstruction of the city show that the original intention was to entirely demolish the buildings along The Burges and Hales Street, leaving only the Old Grammar School in place. In Gibson's *Ultimate Plan for the City of Coventry* (1941) the buildings along the western side of The Burges are identified as 'likely to remain for some years', but with plans for a new 'Theatre of Cinema' overlaid behind them.<sup>69</sup> The eastern side of The Burges, Palmer Lane, and the western end of Hales Street were intended to be removed entirely and replaced with a further new theatre. The plans retained the road layout, although Palmer Lane was to be reduced to a narrow, apparently pedestrian road, and moved the building line back slightly creating new areas of green space.

During the 1950s and early 1960s, substantial demolition took place in the area surrounding The Burges. By the early 1960s, (Figure 17) the buildings behind the west side of The Burges had been cleared, the Sherbourne culverted and a large multi-story car park constructed. The construction of the car park necessitated the





Figure 17: Ordnance Survey map, published 1965, 1:2500 © Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence Number 100024900

demolition of the Lion Foundry, which had been damaged beyond repair during the Blitz, and also the remaining buildings of the Victoria Works (later Magneto), including the huge five storey former mill building.

By about 1965 new buildings were erected in place of the demolished Owen Owen department store, and 34-36 Cross Cheaping, with a new road linking Palmer Lane to The Burges created in the location of 32 and 33 Cross Cheaping. The buildings along the east side of The Burges were broadly unchanged, and the dwellings of Court 1 still survived until about 1965.

Ultimately, it seems that time, lack of money, and wider changes in attitudes to preserving historic buildings saved The Burges and Palmer Lane from demolition. While construction of the ring road, the polytechnic, Civic Offices and Hertford Street had demolished many old buildings which were capable of reuse, there seemed to have been little public protest.<sup>70</sup> Only a few ancient buildings were restored soon after the war including St Mary's Hall (1953, by the city engineer), Ford's Hospital (1951-3 by W S Hattrell), Bond's Hospital and 11 Priory Row (both by A H Gardner & Partners, 1953). The Town and Country Planning Acts of 1944 and 1947 required local authorities to compile lists of buildings of special architectural or historic interest for protection, but Coventry's lists were not compiled until 1955, after the construction of the new precincts.



Figure 18: Number 22-25 Cross Cheaping, Nathaniel Troughton c. 1864. Used with kind permission of Coventry Archives (ref. PA1/3)

In 1964 when Terence Gregory took over the post of City Architect and Planning Officer, he was tasked with completing the work of his predecessors. In 1965 he commissioned F W B Charles to undertake a survey of the city's remaining timber-framed buildings. This survey found that of the 240 which had survived the war, only 34 had escaped the sweeping reconstruction of the city.<sup>71</sup> Gregory and Charles' work led to the restoration and relocation of buildings along Spon Street (Figure 18) creating a new historic precinct of much-restored timber-framed buildings between 1968 and 1971. Spon Street and the area around Priory Row became Coventry's first conservation areas after the Civic Amenities Act in 1967. This, coupled with the changing attitudes to the wholesale clearance of previous decades, and increasingly limited budgets saved a number of Coventry's historic buildings, including it seems, The Burges and Hales Street.

Within the study area, the unusual hexagonal building on the north-east corner of Palmer Lane was constructed sometime before 1946 for the tool manufacturers Tuck and Blakemore. The building does not appear on the Ordnance Survey map published in 1937, and it is extremely unlikely that the building would have been constructed during the course of the war. Therefore the date of construction for this building is more likely to be between about 1937 and 1939. Around the same time the remaining open sections of the River Sherbourne in the city centre were culverted, removing from view the watercourse which had been such a vital catalyst to the city's historic development.



The existing blocks of shops on the intersection of Ironmonger Row, Cross Cheaping and Trinity Street were completed by 1970. This had required the demolition of buildings at 20-26 Cross Cheaping, which are believed to have dated from at least the early 17th century, and may have been far earlier in origin. Historic sketches of number 22-26 Cross Cheaping by Dr Nathaniel Troughton (1864) and held by the Coventry Archives show timber-framed buildings with three jettied storeys and a gabled fourth floor (Figure 18). The ground floor appears to have been occupied by shops with large glazed windows possibly dating from the 18th century. These sketches of now lost buildings, give some indication of the character of Cross Cheaping, and also The Burges and Hales Street prior to the alterations to the streets during the 18th, 19th and 20th centuries.

One further campaign of demolition took place by the late 20th century, destroying the remaining court dwellings (Figure 19) and several of the ancillary buildings to the rear of The Burges, fronting Palmer Lane.

Economic and industrial decline in the 1970s saw an end to the development of Coventry's city centre, and by the 1990s The Burges and Hales Street were becoming run down. The city's conservation department undertook repairs to the locally listed buildings in the mid-1990s.<sup>72</sup> However, despite some later recovery in the city's fortunes during the early 21st century, little to no development has taken place in the study area since.



Figure 19: Court dwellings to the rear of numbers 3-9 (odd) Hales Street prior to demolition, about 1970. Used with kind permission of Coventry Archives (not accessioned).



## ARCHITECTURAL AND HISTORICAL ANALYSIS

The principal focus of this Historic Area Assessment is the group of locally-listed buildings which line the eastern side of The Burges, and also the unlisted buildings on the southern side of Hales Street. This comprises 18-31 The Burges, 29-31 Cross Cheaping and 1, 1a, 3, 5, 7, 9, 11, and 13 Hales Street. Together with their surviving ancillary buildings facing Palmer Lane, this collection of seemingly commonplace buildings represents a rare survival of Coventry's pre-20th century townscape.

The urban form on The Burges is characterised by long thin building plots arranged at right angles to the street. The fronts of the plots are entirely built up along the street, with passageways leading back through the buildings to Palmer Lane behind. These frontages are understood to have been added to the buildings following works to widen The Burges in 1794.

It is not clear how much of any earlier timber-framed structures were preserved behind the front elevations, although timber framing is visible on some of the rear ranges when viewed from Palmer Lane. As is typical of urban centres following industrialisation, further new buildings were constructed to infill the rear gardens and replace former outbuildings along The Burges in the 19th century. Many of these were demolished during the 20th century, but some traces remain in the built fabric and in the documentary record.

This section will discuss the architectural development of each building based on visual assessment of the surviving historic fabric. Due to access constraints, this is largely based on visible external fabric. However, wherever possible this will include reference to the interior of the buildings.

This has been supplemented by detailed archival research into the historical development of each building, who occupied them, and what purposes or businesses were the buildings used for. This has been sourced from local census records and trade directories, as well as the collections held by the Coventry Archives. It should be noted that in some cases it is only possible to identify tenants rather than owners and, in cases where trade directories have formed the only evidence for the occupants of a building, this does not record residential occupants and so may not entirely represent the complete history of the site. Full findings are reproduced in Appendix A, including sources and references for the historic occupancy records.

### Historic built form

The presence of straight joints between brickwork, breaks or changes in the render, and variances in the scale and arrangement of the windows, chimneys and roof lines of the properties along The Burges and Hales Street indicate where distinct phases of development can be identified. Given that several records attest that The Burges was widened in 1794, and that the buildings on the eastern side were re-fronted or rebuilt to some degree soon after this date, it is assumed that the majority of the visible

frontages along the street date from this period. Along Hales Street, it appears that the buildings are of broadly similar date and were constructed or possibly refronted soon after the creation of the street in 1848, with the exception of numbers 11 and 13 which are known to be later.

The apparent breaks between the frontages on The Burges may suggest separate owners at the time of re-fronting, or could relate to the underlying built form and so indicate an older arrangement of buildings along the street. However, the width of some of the frontages; notably that which incorporates numbers 27-30 The Burges, indicates that in some cases several of the older, narrow building plots have been combined behind a single elevation.

As access to the interiors has been restricted, it has not been possible to prove conclusively whether earlier timber fabric may survive behind the street facing elevations. It is noteworthy however, that the rear elevations of the front ranges are also constructed in brick and would appear to be contemporary with their street facing elevations. While it is not unusual for rear plots to get successively filled in with new ranges and buildings, it seems unlikely that the rear facing elevations and gables would have been entirely refronted at the same time as the frontages were rebuilt. It is more typical that for reasons of cost and convenience, older fabric remains preserved on the lower-status rear elevations. Here, only The Coventry Cross and 30 Cross Cheaping show visible external evidence of timber framing. This strongly suggests that in most cases the buildings along the eastern side of The Burges were substantially rebuilt onto the footprints of earlier buildings following the widening of the road in 1794.

The numbering of the street largely correlates to the 19th century street arrangement, which consisted of small narrow units each occupied by a shop with residences above. More recently a number of the units have been combined to form larger commercial premises and the upper floors are used for storage or are vacant. Modern shop fronts also have the effect of obscuring possible architectural detail at ground floor level. Although there remain good examples of historic shopfronts at 21 and 23 The Burges, as well as at 3 Hales Street, most of the evidence for older shopfronts is fragmentary and concealed by modern signage.

For the purposes of this report, several of the properties have been assessed in groups. Such groupings were used where the visible fabric suggests that the buildings share a phase of construction or rebuilding, notably the post-1794 works along the the east side of The Burges or the post-1848 construction of the buildings in Hales Street. This is outlined on the plan below (Figure 20):

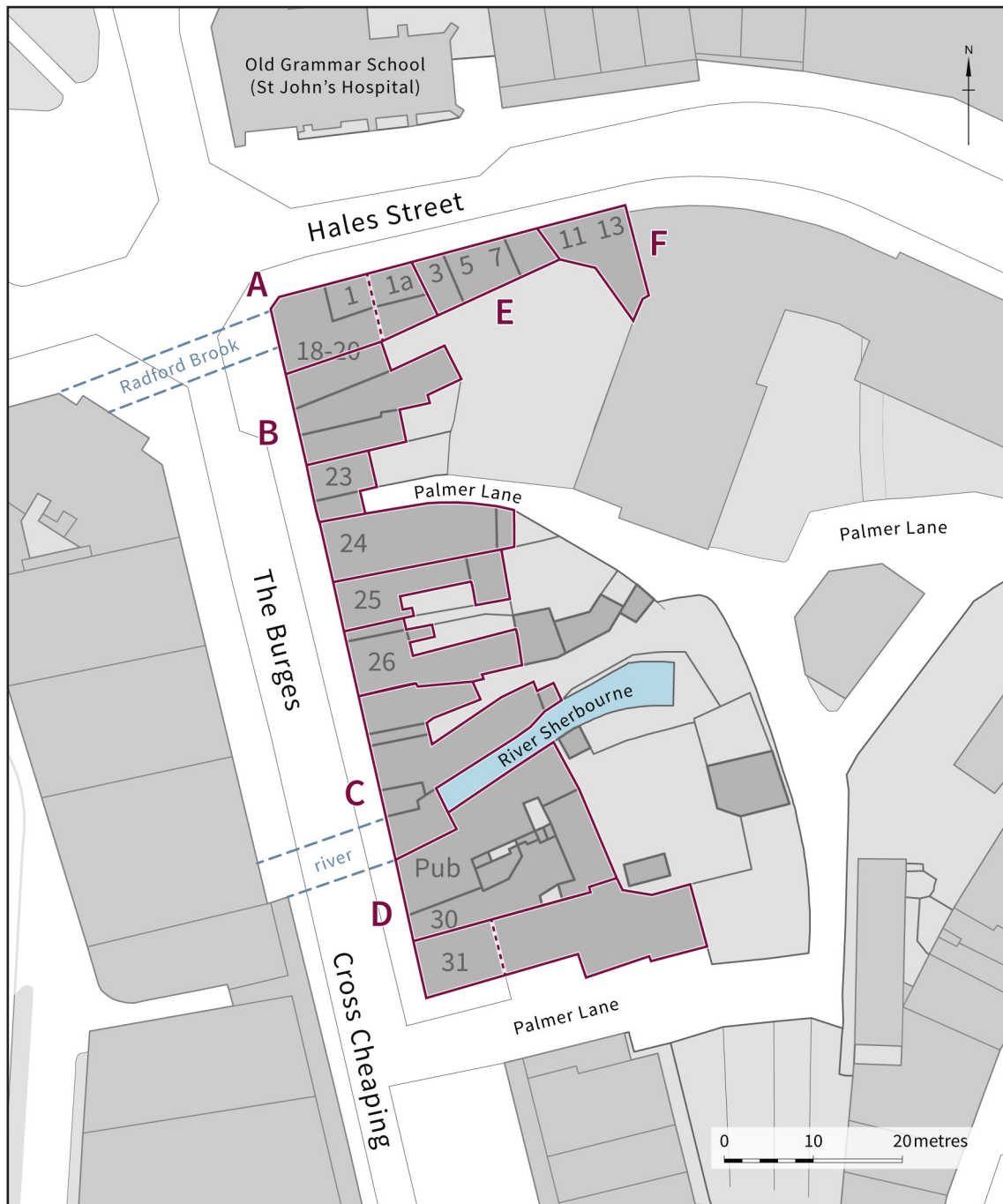


Figure 20: Building groups identified by visual survey and used in this section

Group A: 18 and 19 The Burges, 1 and 1a Hales Street



Figure 21: Numbers 18 and 19 The Burges, front elevation, November 2019 (DP249166)



Figure 22: 1 and 1a Hales Street, front elevation, November 2019 (DP249163)



Numbers 18-19 The Burges is prominently located on the junction with Hales Street, Bishop Street and Corporation Street, directly opposite the Old Grammar School. Its proximity to the Old Grammar School makes it easily identifiable in early records of the area, and as a result number 18 in particular features more frequently in the documentary record. Although number 18 has been occupied as a single, separate premises in the past, the design of its principal (west) elevation is shared with that of number 19. The documentary record shows that they have been in shared ownership since at least 1741, and presumably the existing shared frontage was added following the road widening works in 1794. The building incorporates numbers 1 and 1a Hales Street within its rear range at ground floor level, so these properties will also be discussed as part of this group.

## Historic overview

This group of properties occupies a site which has been at the junction between The Burges and Bishop Street since at least the 13th century. Its prominent position means that there is an exceptionally complete record of the ownership of the site dating back to 1741. Prior to the construction of Hales Street in 1848, the building abutted the now demolished library of the Old Grammar School.

Historic documents<sup>74</sup> indicate that numbers 18 and 19 The Burges and numbers 1 and 1a Hales Street have been jointly owned as a group by successive private owners from at least 1741 until 1939, after which the property was purchased by the Corporation. It also appears that the same owners likewise held the deeds for numbers 3, 5, 7, and 9 Hales Street following the street's construction in 1848. A full list of the known owners and occupiers of this group of buildings is provided in Appendix A.

In 1741 the site was recorded as being in the ownership of Oldfield Bowles Esq. It is possible that this refers to the Bowles family of North Aston, Oxfordshire. Oldfield Bowles (1739-1810) was a landowner and painter, whose wife's family owned Clevedon Court near Bristol. Oldfield's age in 1741 suggests that he had inherited this property from his father Charles. A mortgage for the property was conveyed from Oldfield Bowles to Benjamin Reeve on 5th September 1789. Reeve immediately leased part of the property to Mr John Hopkins and his trustees on 9th September that same year. The lease describes the premises as:

that part of a messuage or tenement with appurtenances, situate, standing and being in the city of Coventry aforesaid in a street or place called Saint John's Bridge on the east side of said street and adjoining to the library of the Free School of the said city and was formerly in the tenure or occupation of Widow Conygrave, afterwards of Richard Reeve and now or late in the tenure or occupation of the said Benjamin Reeve...<sup>75</sup>



John Hopkins is described in the documents as a victualler, though there is nothing to indicate that the premises were operated as a public house.

In July 1792 John Hopkins conveyed the leasehold of the property to Mr Edward Hudson the elder, of Woolston, Warwickshire for a fee of £180; around £26,300 in today's money.<sup>76</sup> This was shortly before the street was widened in 1794 and the adjoining library was demolished.

The corner of number 18, shown with timber framing on its gable end, can be just seen in a watercolour by Henry Jeayes, depicting the old library prior to its demolition (see Figure 7).<sup>77</sup> During the 18th century there was a dramatic increase in the production of topographical views by both amateurs and professionals, typically worked up in paint from sketches made at the scene.<sup>78</sup> Jeayes's painting, which dates from around 1793, shows a three-storey building, possibly brick fronted with timber framing on its north gable end. The second-floor windows are dormers within the roof space, indicating that the building shown is notably lower in height than the building which exists today. At ground-floor level it appears that there is a double-width opening, possibly for a shopfront, but the image does not provide enough detail to be certain of this. There also appears to a large opening in the northern gable end of the building at ground floor level. However, detail is limited, and it is possible that this actually depicts a fence between number 18 and the library. The roofline of the building continues out of frame, suggesting that then as now, the buildings fronting The Burges formed part of a larger terrace.

The watercolour dates from just before the widening of The Burges, then known as St John's Bridge, in 1794. The artists focus was on the Old Grammar School building; however he took the time to record the visible timber-framing on the northern end of this building.

A certain degree of artistic license is to be expected in a painting of this nature, and Jeayes's representation of the Old Grammar School is not wholly accurate. He has shifted the entranceway southwards to underneath the large traceried window, added a further large window into the northern bay and depicted the north and south bays as being of equal height. The development of the school has not been examined as part of this report; however, there is no visible evidence in the fabric of the Old Grammar School today which suggests that these features have been altered since this painting was created. It is possible therefore, that Jeayes's representation of the school was altered from reality in order to depict a more 'Picturesque' ideal. While this in itself does not mean that Jeayes representation of The Burges should be discounted as inaccurate, a degree of caution should be employed in drawing any conclusions about the existing buildings in relation to this painting.

It appears that Edward Hudson retained the property until November 1809 when the property was leased to William Taylor, a butcher who lived on St John's Bridge, and Edward Brierly of Newnham, a Gentleman. The lease of possession included the following description of the property:

New erected messuage or tenement with the appurtenances situated standing and being in the City of Coventry... ..in Saint John's Bridge on the east side of the same street and now of late adjoining the library of the Free School... whereon formerly stood one other messuage or tenement which was hereafter in the tenure or occupation of Widow Conygrave, afterwards of Richard Reeve, then Benjamin Reeve, and lately Catharine Hopkins and the said William Taylor. And also all that stable buildings, yard, garden, hereditaments and premises and every of their appurtenances to the said new messuage or tenement.<sup>79</sup>

This strongly suggests that following the demolition of the library in around 1800, the adjoining building, now 18 The Burges, was replaced or substantially rebuilt resulting in the 'new erected messuage'. The visible fabric of the extant front and rear ranges appears to be from a single phase of construction, lending credence to the possibility that the building was entirely replaced prior to 1809.

William Taylor would in turn mortgage part of the premises to Mr Edward Arnold, a charcoalman, for the sum of £400. Taylor also conveyed part of the premises under a leasehold agreement to Mr John Troughton Esq. in 1813.

It appears that William Taylor maintained his interest in the property until at least 1816, when Mr Edward Arnold, acting under direction from Mr Taylor, mortgaged his premises to Mr Joseph Kelsey, a maltster.

By May 1824, Messrs Troughton, who were named as James, Joseph, and Bryan Troughton, conveyed the premises to Mr Charles Holt, a baker, subject to a mortgage to Mr Kelsey returning £400 plus interest. The three Troughtons are presumably related to John Troughton, who was mentioned in the 1813 leasehold agreement. The Messrs Troughton are all identified as bankers.

Within four months Charles Holt had conveyed part of the premises to Mr John Royle, a rate collector, in return for the sum of £270 and 16 shillings. The indenture related to buildings described as including 'a bakehouse and oven, wood room, stables, yard and other outbuildings and outhouses in the occupation of the said Charles Holt'.<sup>80</sup> These were most likely ancillary buildings at the rear of the property rather than fronting The Burges.

The bakehouse and oven mentioned in the 1824 indenture may have formed part of the property until at least the end of the century. In August 1843 Messrs Royle, Holt and others conveyed the 'messuage and premises' to Mr Joseph Hatchett, a baker, and also to Mr Josiah Riddington, a scrivener. A bakehouse is shown on the 1897 Goad Insurance Plan of Coventry at the rear of 20 The Burges. As it seems to have been accessed from Hales Street, this was probably the bakehouse belonging to 18 and 19 The Burges and 1 and 1a Hales Street.

Soon after Joseph Hatchett purchased the property in 1843, plans were put in motion to create a new street leading towards Swanswell Gate. Hales Street was completed in 1848. A plan from 1846 (see Figure 9), which shows the planned route of the then unnamed street, highlights the buildings owned by Mr Hatchett and his neighbours.

Joseph Hatchett and his descendants owned this group of buildings until they were sold to the Corporation in 1939. A tax assessment of the properties owned by Joseph Hatchett (the son of the Joseph Hatchett identified in 1843) in 1898 lists his property portfolio as including numbers 7, 8, 18 and 19 The Burges, and also 2, 3, 4, and 5 Hales Street, all of which are identified as 'houses'. The numbering of the houses on Hales Street would change to the current numbering (3, 5, 7 and 9) in around 1910. Number 1 Hales Street is not listed here, but this document does provide a list of the tenants for numbers 18 and 19 The Burges: at number 18 T. Glenn, a confectioner, and at number 19 Edward Mattocks, a pawnbroker.

After the death of Joseph Hatchett II, ownership passed to his daughter Alice Purslow. In 1937, Mrs Purslow sold the access rights to the internal passageway between 19 and 20 The Burges (accessed via the currently disused southern entrance door in the shopfront).<sup>81</sup> The sale document records that this sale included a covenant to support the existing building over the said passageway and of access to the steel beams 'carrying the brickwork over the new shop front to Nos. 18 and 19'.<sup>82</sup> The northernmost entrance is canted to face the crossroads, and is recessed beneath the overhanging first floor. The angled entrance is shown on the 1886 Town Plan and the reported "new" shopfront in 1937 continued this feature.

As mentioned above, this group of properties was sold to the Corporation in 1939. The buildings have remained in council ownership since that date.

## Historic occupancy

The buildings have been occupied by a wide number of tenants and businesses, the earliest records of which come from the 1861 census. Unfortunately Census records taken in 1841 and 1851 did not individually identify properties by number and so it has not been possible to identify earlier occupants. The full list of tenants from 1861 until the 1990s are recorded in Appendix A a short summary is provided below for each building in Group A.

### 18 The Burges

- In 1861 the premises was occupied by Joseph Hill, a butcher born in Coventry. He lived above the shop with his wife Mary, son Henry, and two apprentices. He was still occupying the premises in 1871.

- Sometime between 1871 and 1874 the shop was taken over by Henry Wale, who was also a butcher. In 1881 he was living above the shop with his wife and four children
- Henry Wale occupied the shop until 1884, after which number 18 was taken over by another master butcher named John Lenton (or Lanton). John Lenton lived at the property with his wife Annie, their two sons John Jr. and Joseph, and their servant Mary Bird.
- Sometime between 1898 and 1901 the Lentons left the shop, and it became a confectioners occupied by Thomas Glenn. The Glenn family continued to occupy the shop until 1936, during which time they traded variously as Glenn and Co., T. Glenn & Co. Confectioners and later Glenn's Confectioners.
- The 1897 Charles E. Goad Ltd Insurance Plan of Coventry (sheet 2-1), clearly identifies the premises as a confectioners.
- From 1919 T. Glenn & Co. are also recorded as occupying the adjoining unit at 1 Hales Street, and between 1921-27 they expanded their business into 1a Hales Street, opening Mrs Glenn's Fancy Goods. Although they vacated 18 Burges in c.1936, Glenn's Confectioners are known to have continued to occupy the premises at 1 Hales Street until at least 1955.
- By 1937 the shop was occupied by Arthur Hammon, a gentlemen's outfitters, who also took over the premises at number 19. Arthur Hammon Ltd is known to have occupied both numbers 18 and 19 until 1990.
- At the time of writing, both numbers 18 and 19 The Burges are occupied by the Kong clothing store.

## 19 The Burges

- The 1861 Census records that number 19 was occupied by Edwin Cowie, a pawnbroker and clothier who lived at the property with his wife Mary and their two sons Edgar and Josiah, along with a servant Alice Cowie, presumably a relative. They also shared the premises with a Henry Hill, a silk weaver for ribbons. It is likely that Henry rented a room at the house and worked locally.
- By 1874 another pawnbroker and clothier by the name of Edward Mattocks had taken over the shop. Edward Mattocks occupied the premises until at least 1898, although curiously in 1893 the occupier was listed as Emma Mattocks before reverting to Edward the following year.
- Little is known about who occupied number 19 after 1898, however in 1911 the premises was occupied by Wyles Brothers Ltd, a boot store. Wyles Brothers, later Wyles Footwear, continued to occupy the building until 1936

when the shop was taken over by H. Madeley, a hosier. It appears from photographs dated 1935 that Wyles Footwear, blocked or likely covered over the first and second floor windows fronting the Burges.

- After 1937 the premises were occupied by Arthur Hammon, who remained at the shop until at least 1995.
- At the time of writing, both numbers 18 and 19 The Burges are occupied by the Kong clothing store.

## **1 Hales Street**

- In 1881 the building was occupied by Henry Wale, a butcher, his wife Olive and their four children. In addition, they employed an assistant and a domestic servant who also lived at the property.
- Two years later in 1886, a new butcher named John Lenton (or Lanton) had taken over the premises and he remained there until 1892.
- The shop was thereafter taken over by Arthur Peake, a draper.
- Sometime before 1901 the shop was taken over by Thomas Glenn, Fruiterer. Glenn already occupied the premises at number 18 Burges, and would remain at number 1 until at least 1955 operating as Glenn's Confectioners.
- Photographs suggest that numbers 1 and 1a only occupied the ground floor levels of this building, and that after 1937 Arthur Hammon's premises extended above them at first floor level.
- In 1992 the shop was occupied by "Jokers", a fancy dress shop, but it is not known when they left the premises.
- At the time of writing 1 Hales Street is occupied by the Smartphones shop.

## **1a Hales Street**

- The first record of number 1a Hales Street dates from 1921 when Mrs Glenn opened a fancy goods shop. Presumably this refers to the wife of Thomas Glenn, the confectioner who occupied 18 Burges and 1 Hales Street next door.
- In 1929 the fancy goods store was replaced by Ashley and Moore Wine and Spirit Merchants.
- This firm, later operating as H. D. Moore, Wine and Spirit Merchants would occupy the premises until 1960.



- Photographs suggest that numbers 1 and 1a only occupied the ground floor levels of this building, with Arthur Hammons premises extending above them at first floor level.
- Few records have been found for later occupants of the premises. More recently the shop has been occupied by “American Nail Design”.

## Description

Numbers 18-19 The Burges comprises a three-storey structure, aligned west to east on the northernmost end of this terrace of buildings. Two rear ranges extend eastwards, roofed at right angles to the main range. The northernmost of the rear ranges incorporates 1 and 1a Hales Street. As mentioned above, ownership records for this building suggest that it was substantially rebuilt following the road widening in c 1794. Based on an analysis of visible fabric, it seems like that the earliest phase of the building is the three main ranges, which date from around 1800. To the east of the southern rear range there is a later extension, now rendered. The date of this part of the range is uncertain, as there is a lack of diagnostic features visible externally, but it seems likely that at least part of the range may date from the 19th century, based on the map evidence.

Today this property is combined with number 20 The Burges under a single shop premises; the Kong clothing store.

**Phase One:** The c1800 three-storey main range is built of brick with a rendered finish and surviving window openings to the west (front) elevation, giving a symmetrical arrangement. The central windows on both the first and second-floor are blind. The north (gable) end of the front range is constructed in Flemish bond and is blank above the ground-floor shopfront. Historic photographs show that previously this displayed painted shop signage.

The northern rear range fronts Hales Street and appears to have been constructed in a single phase which is contemporary with the front (west) range. It is constructed in brick in Flemish bond. The window openings have prominent voussoirs with a central keystone in the lintels. At ground-floor level it comprises late 20th century shopfronts.

The southern rear range is also constructed from brick. Although they are much obscured from view by later buildings and modern fencing, both of the rear ranges appear to date from the same period as the front range. The window openings in the rear ranges have shallow brick arched lintels. This style of window was common in domestic properties until at least the late-18th century.<sup>83</sup>

**Phase Two:** Extensions to the east of the southern rear range appear to have been added in the 19th century, probably in two phases.

**Phase Three:** In 1937 a new shopfront was added to the building, with a steel beam installed across the frontage to number 20 in order to support the new structure. It appears that the existing shopfront is entirely a late-20th century replacement, although it continues the historic arrangement of the ground floor with the canted entrance facing the crossroads.

**Phase Four:** During the mid- to late 20th century the building was re-roofed and the southern chimney taken down. The single-storey block attached to the south rear range was also reroofed in corrugated asbestos cement.

**Phase Five:** After 1974, the roof of the north range fronting Hales Street was altered to remove the parapet. This truncated the lintels of the second-floor windows.

**Phase Six:** The building was renovated in 1994-5 by the Coventry City Council Conservation Department. The shopfront to 18 and 19 The Burges was replaced, and the interior of the ground floor shop was refitted.

## Group B: 20, 21, and 22 The Burges



Figure 23: 20-21 The Burges, October 2019

## Historic occupancy

Unlike the buildings at 18 and 19 The Burges, it has not been possible to identify the owners of the buildings at numbers 20-22. The available records do not identify whether the occupants of the buildings are owners or tenants, although the latter is more likely in most cases. The exception to this is the sale of the central passage between numbers 19 and 20, from Mrs Alice Purslow to Ms Jessie Tod in 1937.<sup>84</sup> Ms Tod operated a butchers shop in 20 The Burges until 1940, although she herself was resident at 19 Hales Street.

Brief summaries of the residents and shopkeepers are provided below and a full record can be found in Appendix A

### 20 Burges

- In 1861 the premises at number 20 is identified as being shared by two families; that of John Hough, a master butcher employing two men, and William Barber, a master baker employing 30 men and boys. It appears that John Hough occupied both the shop and part of the property as a resident, shared with a house servant; Mary Mortwood, and two slaughtermen; John Padbury and Henry Rowbotham.
- William Barber's family was substantially larger; comprising his four sons and two daughters ranging in age between 33 and 12. Along with two journeyman bakers, William Welch and Henry Neale. The Barbers also occupied the shop at 21 Burges.
- By the 1871 census the Barbers had left, although John Hough continued to occupy the property where he is identified as a Pork Butcher and Provisions Dealer. He shared the property with two Shopmen: Robert and Edward Cleaver, and an apprentice Edward Millward.
- Hough's Butchers continued to occupy the property right up until 1939-40. John Hough passed away in 1888, and the business was taken over first by his wife Sarah, and later "the Misses Tod". This presumably refers to his nieces Emma, Jessie, and Sarah, who had moved into the property from Scotland some time before the 1881 Census. Jessie and Sarah are later recorded as assistants and apprentices to Mrs Hough in 1891. The Trade Directories record a "Miss Tod" as running Hough's Pork Butchers until 1939-40. In 1937 Ms Jessie Tod purchased the adjoining passageway from Mrs Alice Purslow at 19 The Burges.
- The 1911 census shows Jessie Tod now living at 19 Hales Street with her sister Sarah Prentice, now widowed. It appears that Jessie continued to work as a pork and provision dealer on The Burges, operating under the name of 'Hough's Pork Butchers'.

- By 1955 another butcher has moved into the shop, identified as A.H. Burton Ltd. They stayed at number 20 until the 1960s.
- In 1970 Arthur Hammon expanded his shop further along the Burges and took over the property at number 20.
- At the time of writing, number 20 forms part of the Kong clothing store.

## 21 Burges

- In 1861 the shop was shared between by William Barber, master maker, and John Beacon, a plumber, glazier and house painter and his wife Anne. The Barbers also occupied part of number 20 next door.
- By the time of the 1871 census the shop had been taken over by Frederick Hough, a jeweller. Frederick lived above the shop with his wife Maria, their three year old daughter Ann and seven month old son Frederick, as well as their servant Mary. There is no evidence to suggest that the two Hough families were related.
- Frederick Hough and his family continued to occupy the shop until 1901. Frederick Sr. died aged 71 in 1905 and although his sons Frederick Jr. and Thomas were listed as jeweller's apprentices in earlier censuses, it is unknown whether they took over their father's business.
- Sometime before 1911 the shop was taken over by R. Gilbert & Sons and, as evidenced by the surviving brass inscription in the lobby floor, R. Gilbert & Sons may have been responsible for the elaborate shop front which survives to this day. It is also assumed that the clock fixed to buildings frontage dates from Gilbert's remodelling. Photographs held by Coventry Archives reveal that the equally elaborate interior survived inside this shop until the mid-1990s but was subsequently removed during renovations.<sup>85</sup>
- R Gilbert & Sons previously held premises on Broadgate and were known for their fine silver pocket watches. The company was liquidated in September 1970, but continued to occupy the shop at 21 Burges until this date.
- Today 21 The Burges is occupied by Skate Hut.

## 22 Burges

- The 1861 census shows us that, as elsewhere on the Burges number 22 was in shared between two families; the Suttons and the Tiplecotts.



- John Sutton was a tailor and clothier who lived with his wife Jane and their daughter Sarah, as well as his mother, also Sarah, his sister Mary who was employed as a housekeeper, and her daughter Mary Ann, a house servant.
- Henry Tiplecott is identified as a provisions dealer employing one man. Henry lived with his wife Eliza, their teenage daughters Saura, Alice, and Miriam, and their seven year old son Frederick. They also had a servant named Ann Haverson.
- An advert in the Coventry Standard in October 1867 reported that the butcher Henry Jephcott had moved his premises from 22 The Burges into 25 The Burges.<sup>86</sup>
- By 1871 the shop has been taken over by Elizabeth Davies, a pork pie and sausage maker originally from Surrey. Elizabeth remained at the shop until at least 1881.
- Local trade directories suggest that the shop continued to operate as a butchers, pork pie makers and provision dealers under various members of the Davies family until c1940. The census records for 1891 and 1901 shows a family identified as Davis [sic] occupying the property. However this is likely a simple misspelling.
- Between 1881 and 1892, the Davies/Davis family shared the building with J. Pell, a pork pie and sausage maker. It should be noted that in the 1883 Trade Directory, J Pell is identified as only being a resident.
- From 1940 to 1960 little is known about the occupants of number 22, but by 1960 the building was occupied by The Pram Shop, ran by C. R. Collins.
- By 1978 the premises had again changed hands to that of a hair salon named 'Hair by Jackson', it is not known if the upper floors continued to be occupied as a residence by this date.
- At the time of writing, the shop is occupied along with 21 The Burges by Skate Hut.

## Description

Although today number 20 forms part of the Kong clothing store, the building's principal (west) elevation facing The Burges suggests that it was re-fronted in conjunction with numbers 21 and 22. As with other properties along The Burges, it is not likely that these three properties were ever used as a single unit. Instead documentary records suggest that when the buildings along The Burges were re-fronted in 1794, the west elevation was unified by a single owner or group of owners



Figure 24: Rear ranges 20-22 The Burges, limited view from Palmer Lane, November 2019 (DP248435)

to create a more cohesive frontage, while the premises behind remained separate from one another.

The buildings are of three storeys set beneath a pitched, tiled roof. Number 20 appears to have a single-pile front range, with a rear range extending eastwards behind the main frontage at right angles to the street. Numbers 21 and 22 are now double pile, with a second range running parallel to the front range set under clay-tiled, pitched roof. The roof of the rear range is separated from The Burges range by a central valley gutter. Both numbers 21 and 22 now also have further single-storey rear ranges. That to number 21 sits at right angles to the main range, with a smaller lean-to rear range to number 22.

**Phase One:** The three-storey main range dating from shortly after 1794 is built of brick in Flemish bond, which remains visible on the southern bay of the west elevation (number 22), the rest of the elevation is rendered. The frontage is symmetrical and comparatively plain, the un-rendered bay shows that the windows openings feature rubbed brick window heads.

**Phase Two:** The rear range of numbers 21 and 22 is also constructed from brick with segmental-arched brick window heads; whose style and size suggests an early-to mid-19th-century construction date. The rear range of number 20 is rendered and painted which obscures details concerning its construction and approximate date, however the style of the window openings is similar to that on the rear range of numbers 21 and 22, suggesting it may be of a similar date. It is possible that the

rear ranges are in fact contemporary with the front range, with the difference in the constructional detail due to their subordinate position, but this is not clear. If they are of different date then they were probably constructed within the early part of the 19th century, not long after the construction of the front ranges. Further examination of the interior of the buildings might confirm their phasing.

**Phase Three:** The elaborate, curved shopfront of number 20 was added to the building at some point between 1911 and 1920. This is arguably the best preserved historic shopfront on The Burges, and except for the modern security grille and side panels, it appears to be largely complete, even retaining its original door and handle.

The shopfront has been executed in a simple Art Nouveau style characterised by the use of sinuous, asymmetrical forms, carved plant-like embellishments and curved plate glass. These features, coupled with its high arched fascia make it an eye-catching and rare survival in The Burges. The fascia is set underneath a deep projecting cornice supported on console brackets enriched with foliate designs. Some of these carved elements are obscured behind the side panels for the security grille; however the shopfront would appear to be largely complete. Mirrored ceiling tiles have survived above the entranceway and would have acted to reflect and increase the natural light available within the recessed entrance.

The shopfront also preserves the name of one of the former occupants of the shop. R. Gilbert and Sons, a jeweller who occupied the shop from around 1911. The name, which is cast in brass and set into the entranceway floor, is the only example of a preserved decorative floor surface on The Burges or Hales Street. It is probable that this nameplate would have accompanied a mosaic, marble or other decorative floor surface in the entranceway, which has since been lost and replaced with concrete.

**Phase Four:** During the early 20th century a large buttress was added to the rear range of numbers 21 and 22. The exact date for its construction is unclear, but it is built onto an earlier single storey structure which appears on the 1897 Goad Insurance map. A further single storey structure with a shallow mono-pitch roof was also added to the rear of number 22 during this period. It is assumed that the render was applied to the front elevation of number 22 during the 20th century.

**Phase Five:** At some point after 1978, the shop premises at number 21 were extended into number 22 and as such both are currently occupied by 'Skate Hut' Historic images demonstrate that previous shopfront comprised a smaller window to the right hand side with an entrance door to the left.

**Phase Six:** The building was renovated 1994-5 by the Coventry City Council Conservation Department. The shopfronts to numbers 20 and 22 were replaced, and the shopfront at number 21 was repainted. The raised and fielded pilasters which divide the three shopfronts also appear to have been added during this scheme of restoration. The differing designs between the three shopfronts and the use of vertical elements help to illustrate that the shopfronts were previously separate units.



## 23 The Burges



Figure 25: 23 The Burges, November 2019 (DP249162)

### Historic occupancy

As is typical of the buildings along The Burges, number 23 has been home to a succession of tradesmen and shopkeepers occupying the ground floor, with residential occupants above. The ownership history of the building is unknown, and it is possible that some of the occupiers identified in the documentary records may have owned the building rather than having just been tenants. A summary of the occupants of the building since 1861 is provided below; a full record for the building is provided in Appendix A.

- In 1861 the premises were occupied by two families; the Suttons and the Hicklings. The head of the Sutton family was John who worked as a tailor and clothier. He lived with his two daughters and also his mother, sister, and niece. Alfred Hickling worked as bookbinder and printer and lived with his wife and their two young children, as well as his wife's mother.



- Between 1871 and 1901 the residences at number 23 were occupied by a succession of various residents and trades, including:
- William H Cole, a Draper, and his younger sister Rosetta who worked as a housekeeper (1871-79);
- William Stacey, furniture dealer and cabinet maker (1879 - ?)
- William Boucher, a draper, hosier and haberdasher (1881);
- Josiah Johnson, a tobacconist (1883-4);
- James Lucas, a tailor (1886);
- T. Glenn, confectioner (c 1890-2), who shortly afterwards would move to his premises at number 18; and
- William Mattocks, a hairdresser (1898 – c 1912)
- The longest of the tenants was William H Turner, a confectioner who occupied part of the property from 1893 until his death in 1912. The business continued to be referred to as William H Turner Confectioners until 1919 when it became known as Mrs Turner Confectioners, and it is assumed that the business was continued by his wife Ellen after his death.
- The years following the First World War sees a change from named individuals occupying the property to the trading names of businesses being recorded. Between 1919 and 1978 these included:
  - Sears & Co. Ltd, a boot store (1919-c 1935) – moved to 24 The Burges in 1935-6;
  - Lytton Bros. Tailors (1929);
  - R Smyth and Co. Tailors (1931-2);
  - Dresden Clothiers (1931-2);
  - Pegg & Co. Costumers (1935-6);
  - Eight Hours Cleaners Ltd (1937-40);
  - B&B Handbags (1948);
  - Empire Fruit Stores (1955-c 1963);
  - True Form Shoes (1955);

- Curtess Shoes Ltd (1960-?) – moved to 24 The Burges sometime before 1966
- Floral Charm Florists (1978)
- Godiva Tailors (present).

## Description

Number 23, also known as Palmer House, is notable for the arched passageway leading through the property to Palmer Lane. The alleyway retains a historic cobbled road surface and glazed tiles to either side of the entranceway. The tiles have signs of impact damage and wear from vehicles moving through the arch before the street was closed to traffic.

The building is a two-bay, three-storey structure under a pitched, tiled roof. The first and second floor extend above the alleyway to Palmer Lane. The rear ranges have been demolished during the latter half of the 20th century and the rear elevation appears to have been largely rebuilt in brick. There is no evidence of building scars or former openings into the rear ranges shown on earlier plans, although some 19th-century windows are retained in the southern face of the rear of the building, overlooking Palmer Lane.

**Phase One:** The proportions of the front range in relation to its neighbours suggests that this buildings is slightly later in date than those to either side, although the presence of Palmer Lane obviously predates it by several centuries. The form of the window openings, which are also significantly larger than those on adjacent properties, supports this, suggesting that this range may have been constructed later in the 19th century.

**Phase Two:** At some point during the late 19th century, the existing timber shopfront was added. While details regarding the fascia are obscured by the existing signage, the stepped and moulded cornice along with the fine etched glazing in the transom light, suggests a shopfront of some quality. The existing modern signage may conceal evidence of a former fascia design or for a blind box (concealed canopy). The modern security grille has apparently removed or covered over details of the pilasters to either side of the shopfront.

**Phase Three:** During the early to mid-20th century the rear wall above the archway was altered to insert three narrow windows, at both first- and second-floor level. The rear elevation of the main house was also entirely refaced in red brick in a simple stretcher bond. This has removed any evidence of the two-storey structure which formerly abutted the rear of number 23 and extended as far as the existing brick wall along Palmer Lane.

**Phase Four:** Stepped doorways were added in the alley during the 20th century, presumably after the lane was closed to vehicular traffic.

## 24 The Burges



Figure 26: 24 and 25 The Burges, November 2019 (DP249161)

### Historic overview

Number 24 appears in the historic record variously as numbers 23, 23a and 24. This shift in numbering seems to have arisen when the building was split into two units during the late 19th century. Sometime between 1888 and 1897 a small self-contained unit (23a) was created inside this building which was had a frontage to The Burges as well as windows into the alleyway leading to Palmer Lane. These openings have been bricked up in more recent years. The existing doorway leading from Palmer Lane previously provided access into the residential part of the building. This unit was removed in 1912 and the window openings to Palmer Lane were blocked. However, the building was still identified as number 23a on Ordnance Survey maps as late as 1965.

The ground floor is largely taken up by the existing modern shop front which it shares with number 25. A single pilaster and console bracket survives on the northern side of the shopfront. While this is mirrored by a similar pilaster and bracket on the southern side of No 25, photos from 1978 suggest that this may be the

last surviving remnant of an earlier shop front, with the bracket on number 25 added later to match this one.

### Historic Occupancy

The following is a summary of the various residents and businesses which have occupied number 24. A full record of the occupants is produced in Appendix A.

- In 1861, number 24 was occupied by a butcher John Sheane, his wife and three sons. He employed two men who are also recorded as living above the shop in addition to a female servant.

It is notable that of John and Elizabeth's three sons, the eldest William is identified as a butcher and farmer presumably to carry on the family business, whereas the second son Alfred is a commoner of Lincoln College. Commoners were students who paid for their own tuition and 'commons' i.e. food, in contrast to scholars who were there by endowment. This indicates that the family had sufficient wealth to send their second son to university. The youngest son Edward was employed as a watch maker-finisher.

- The premises continued to be occupied by several families of butchers until 1919. A slaughterhouse was identified on the premises in 1897 and presumably was continued to be used for some years into the early 20th century.<sup>87</sup> The building was occupied by a number of families during this period:
  - William J Rate, his wife Mary, his brother Abraham (a farmer) and Arthur Tubb, a servant (1871 census);
  - Joseph W Pratt (1874-80);
  - By 1881, the larger premises in Number 24 had been taken over by William Cordell Smith, a butcher. Smith lived at the property with his wife and later their daughter and two sons from 1881 to at least 1910. Smith also employed and provided accommodation for several butchers apprentices, who were recorded in the 1881, 1891 and 1901 censuses;
  - By 1910, the smaller unit (23a) was occupied by a hairdresser by the name of Maddocks.
  - By the time of the 1911 census, a pork butcher; George Fallows, had moved into the building with his wife, son, and two female assistants.
- In 1912 Sears & Co. Ltd, a firm of bootmakers lodged a planning application to install a new shopfront in a simple Art Nouveau style (Figure 27). This



removed the second smaller shop unit (23a), which had previously been occupied by a barber, and the ground and first floors of the building were reordered. The slaughterhouse was also converted into storage.

- After 1919 part of the building was also occupied by The British and Argentine Meat Company (1919-1934).
- Sears & Co. Boot Stores stayed at the shop until at least 1940.
- Sometime between 1940 and 1966 the shop was taken over by Curtess Shoes who, as indicated by photographic records, continued to occupy the premises until at least the late 1970s.
- At the time of writing this premises is in shared occupancy with number 25 as Impulse bar.

### *Description*

At the time of writing, 24 The Burges is currently occupied as a single premises with number 25 (Impulse bar). However, the design of the front elevation and the documentary record indicates that this building was a separate property for most of its history. As is typical of the built form of The Burges, the building comprises a three-storey structure with a shopfront at ground-floor level and former residential accommodation above. The building retains its chimneys at either side of the roof; the southern chimney had previously been taken down and then rebuilt back to its full height after 1978.

**Phase One:** The front range dating from after the 1794 widening is constructed from brick and is very plain. The ground floor and first floor of the rear range also appears to date from the late-18th to early-19th century.

**Phase Two:** Sometime between 1888 and 1897 a small self-contained unit (23a) was created inside this building which was had a frontage to The Burges as well as windows into the alleyway leading to Palmer Lane.

**Phase Three:** Sometime between 1897 and 1946 the building was extended to the rear with a flat roofed extension above first-floor level.

**Phase Four:** In 1912, Sears and Co applied to install a new shopfront in a simple Art Nouveau style into the building (Figure 27). The approved plans suggest that this removed the smaller unit (23a) and blocked the window openings in the north wall.

The plans lodged in 1912 also included substantial changes to the layout of the building's floor plan, including the rear service buildings and slaughterhouse. The application provides us with a record of the internal floor plan in 1912, and the proposed floor plan following insertion of the new shopfront. Prior to 1912, the



Figure 27: Plan for new shopfront, Number 23a (24) The Burges, 1912. Used with permission of Coventry Archives (ref. CCD-3-BYE-6912)

ground-floor layout comprised two small shop units, a living room, workroom and to the rear; a slaughterhouse with pens. The shops were accessed from The Burges and the living areas from Palmer Lane. Upstairs there were four bedrooms, a large drawing room and bathroom.

The plans showing the proposed new shopfront removed the second shop unit (23a) and extended the shop premises back to take up most of the ground floor. The workroom and slaughterhouse became stores, and in the main house a bedroom on the first floor was removed in favour of a combined kitchen and living room. The second-floor layout was unaltered. It has not been possible to gain access to the interior of this building to confirm how this corresponds to the existing layout. It is possible that the layout of the upper floors may retain features from this early 20th century remodelling.

**Phase Five:** After 1978 the building was reroofed, taking down the southern chimney and removing a pre-existing deeply overhanging cornice. The roof profile was previously much shallower than the existing roofline.

It appears that a new shopfront had been installed by this time, although elements of the earlier 1912 shopfront were preserved.

There are definite similarities between the approved design and the shopfront shown in 1978 photos of the street. In particular, the layout and scale of the 1978 shopfront matches that of the 1912 plan, although the more elaborate door, pilaster caps and fascia board were either never installed, or had been lost by 1978.

**Phase Six:** In the late 20th century, the ground floor elevation was remodelled in order to install a new brick stallriser and large window, the entrance was relocated from the centre of the shopfront to the left hand side.

## 25 The Burges

### Historical Overview

As is typical of the buildings along The Burges, number 25 has been in mixed use since at least 1861, with commercial premises on the ground floor, service buildings behind and residential occupation in the upper floors.

Sales particulars for the shop found in the Coventry Herald in July 1909 describe the premises as a large double-fronted shop property, with also a frontage of 35ft to Palmer Lane.<sup>88</sup> Internally there was a dining room, filling room, kitchen, bakehouse, boiling house, drawing room and five bedrooms plus cellars. The shop also came with extensive outbuildings to the rear including stabling and a coach house accessed from Palmer Lane. At the time of its sale the building was occupied by a family firm of butchers.

The comparatively high number of butchers, sausage makers, pork pie makers, and provision dealers on The Burges were no doubt assisted in their trade by the proximity of Butcher Row located to the south. Coincidentally, this may have also influenced the number of confectioners who occupied the street, who would have made use of the by-products of butchery such as gelatine.

### Historic occupancy

The following is a summary of the various residents and businesses which have occupied number 25 The Burges since 1861. A full record of the occupants is produced in Appendix A.

- In 1861 number 25 was occupied by three sisters; Ann, Hannah, and Esther Davis who were all milliners. The sisters also employed two assistant milliners Elizabeth Bevins and Susan Scars (both 19), and a 14 year old house servant called Sarah College.
- By 1871 however, the premises were occupied by Eliza Jephcott and her family, who were pork pie makers and provision dealers.
- The Jephcott family continued to occupy number 25 as a pork pie and sausage makers until 1909. Eliza was succeeded by her youngest son Herbert in 1893 and, following his death in 1896 aged just 33, his wife Annie continued the business until 1909. The 1901 census suggests that Annie was

then known as Annie Wedgwood. However in 1909 she was again using the surname Jephcott.

- At the time of the shops sale in 1909 the building was divided and part let along with the stabling at the rear, to a Mr A Hawkes for a rental of £50 per annum. The rest being occupied by Mrs A Jephcott, widow of Mr H Jephcott.
- A planning application to install a new shopfront at the property was lodged in 1910 by the River Plate Fresh Meat Co.<sup>89</sup> The proposed design was for a panelled shopfront, with a large central window and an entrance door leading of The Burges. The second entrance which led to a passage for the residential property was located on the southern side leading from The Burges. The block plan reveals that the rear plot extended around to the south, enclosing the plot of number 26 next door.
- In addition to the River Plate Fresh Meat Co. the 1911 Census records Mr William Turner and his wife and daughter as living in the residential part of the property. This is the same William Turner who ran a confectioner's shop from number 23.<sup>90</sup>
- In addition to the Turners and the River Plate Co., the trade directory for 1911-12 lists several businesses operating from number 25. These include
  - G Smith & Co. Tailors, Drapers &c.;
  - Moore's Modern Methods, office supplies;
  - Royal Typewriting Agency; and

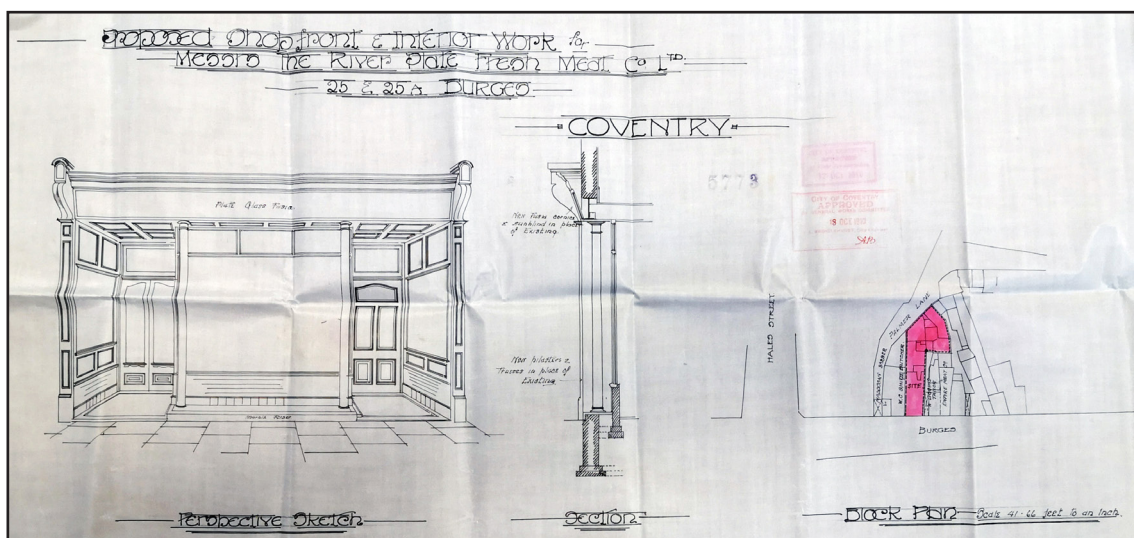


Figure 28: Planning application for new shopfront, 25 The Burges, 1910. Used with the permission of Coventry Archives, ref. CCD-3-BYE-5773



- Harry Rainbow, Agent.
- By 1919, the property had again reverted to a single occupant, one Mrs Fanny Oliver, a chiropodist. She remained at the property until around 1929.
- From 1931-2 the property was occupied by Mr Stanley Perrett, and also by the British and Argentine Meat Company who also held premises at number 24.
- In 1935 the shop was taken over by W R Fletcher, a family of butchers. Historic photos show that Fletcher's butchers continued to occupy number 25 until at least the early 1960s.
- It is unknown exactly when Fletchers closed, but by the late 1970s, the premises had been taken over by La Chaumiere Nightclub.
- Sometime before the 1970s a false timber frame was applied to the front of the building.
- By 1980 this had been replaced by the After Eight Night Club.
- At the time of writing this premises is in shared occupancy with number 24 as Impulse bar.

## Description

Though historically number 25 has existed as a single self-contained building, at the time of writing this report, the building is combined with number 24 as part of the Impulse bar.

Number 25 is a two-bay, three-storey building fronting The Burges. As with other buildings along the street it is presumed that the front range dates from soon after the 1794 widening of The Burges, and the visible brickwork of the first and second storeys, which is arranged in Flemish Garden Wall bond, would broadly support this date.

The east (rear) elevation of number 25 has been substantially rebuilt in the latter half of the 20th century. Aerial photographs from 1946 show the building as having two rear ranges extending towards Palmer Lane at right angles to the main front range.<sup>91</sup> Each range had a separate pitched roof with a central valley gutter and, unlike the existing rear elevation, they extended beyond the rear range of number 24. At least one of the ranges had its own chimney stack.

It is not known when these ranges were removed, although OS maps suggest that it may have taken place as early as 1950 when the northern rear range appears to have been extended. Nor is it clear if they were wholly demolished or if any part of them was preserved within the existing structure. The existing rear range appears

to contain at least two phases of brick construction along with a possible blocked window, although close inspection of these features has not been possible

**Phase One:** The front range, built shortly after 1794, is constructed in brick with pairs of surviving window openings at first- and second-floor level on the west elevation.

**Phase Two:** Between 1946 and 1950 the rear ranges were substantially rebuilt. A single-storey, flat-roofed structure was also added which filled in the entirety of the old rear yard. The date of this structure is unknown.

**Phase Three:** Between 1946 and 1978 a false timber frame was applied to the front of the west elevation. This had been removed by the 1990s.

**Phase Four:** At some point after the 1978 photomontage of the street, the building was re-roofed. It appears that the chimney was taken down at the same time.

**Phase Five:** In the late 20th century, the ground floor elevation was altered and reordered in order to install a new, higher brick stallriser. The entrance was widened to give room for a double door.

## 26 The Burges



Figure 29: 26 The Burges, November 2019, (DP249160)

## Historic occupancy

Few documentary records have been found in relation to number 26 The Burges, aside from historic census records, trade directories and a few photographs. Plans submitted in 1910 as part of an application for number 25 next door shows that the shop at number 26 was, at that date, divided into two separate shops fronting onto The Burges.<sup>92</sup>

As is typical of the properties in the study area, number 26 has housed a succession of shopkeepers and residents, often living and working in close quarters to one another.

- An 1846 advertisement in the Coventry Standard refers to the 'sale of warehouse fixtures and household furniture from the property of Messrs M and W Spencer, who were changing their place of business, opposite the Rose & Crown on the Burges'.<sup>93</sup> This feasibly could refer to number 26 or number 27 next door. However, none of the properties on The Burges were assigned numbers at this date and so this cannot be proven definitively.
- In 1861 the premises were occupied by Selina Wright, a milliner. She employed two assistants Elizabeth Atkin and Ann Ewoer who also lived above the shop.
- By 1871 the shop was occupied by Thomas Liggins, a tailor and outfitter.
- Thomas Liggins & Co. Tailors occupied the shop until 1911. Although the 1911 trade directory indicates that by that date, Tom Sherbourne Liggins was sharing the premises with the Empire Meat Co. This corresponds to the two separate shopfronts recorded in the 1910 plan.
- By 1919 the shop had been taken over by a new firm of outfitters known as Luckman Bros. Ltd (George and J.D. Luckman). The firm remained at the premises until at least 1980.
- Today the shop is occupied by Sapphire Jewellers.

## Description

Number 26 The Burges is a three-storey, brick building which is taller than its neighbours. The building has a shallow-pitched roof set behind a low parapet. The windows feature voussiors with a raised central keystone, and plain sills. This is the only attempt at architectural decoration in the otherwise plain frontage. The southern windows are slightly distorted, particularly notable on the second floor. This could be indicative of historic movement or relate to hidden timber framing behind the brick skin. The building also incorporates a passage leading through to the rear of the property.



Figure 30: The Burges c.1980s, note the shopfront for Luckman Bro's on number 26.<sup>110</sup>

The front range is double pile under shallow-pitched roof; from this a three-storey rear range extends back along the southern boundary of the plot.

**Phase One:** The three storey front and rear ranges were constructed soon after the road widening of 1794 and probably before 1820. They are constructed in brick in Flemish bond. The 1897 Goad Insurance plan shows that the eastern end of the rear range was accessed by an external timber staircase. A further two-storey range also existed at the rear, parallel to Palmer Lane, which is depicted on plans of 1851.<sup>94</sup> The three-storey rear range would appear to be largely contemporary with the front range. Changes in the brickwork on the gable end are suggestive of some rebuilding of this gable, particularly above the window.

**Phase Two:** Between 1851 and 1898 a small, narrow, two-storey building was added to the rear courtyard, along its northern boundary with number 25.

**Phase Three:** Bombing in the Second World War damaged the historic two-storey rear range beyond repair and it was subsequently demolished in around 1946. It also appears that the gable end of the three-storey rear range was also partially rebuilt at this time.

**Phase Four:** After 1960, the existing single-storey flat-roofed building was added at the rear of the plot, fronting Palmer Lane.



## Group C: 27, 28, 29 and 30 The Burges



Figure 31: Numbers 27, 28, 29 and 30 The Burges, November 2019 (Investigator photograph)

### Historical Overview

The buildings at 27-30 The Burges have, like others along the street, a long association with small independent shops and traders. By the late 19th century however, some of the smaller independent shops were being taken over by national chains. One such example can be found in the trade directory for 1886, which lists Home and Colonial Tea Stores as having taken over the premises at number 30 (then number 29).

Home and Colonial Stores Ltd was once one of the UK's largest retail chains, and was founded in London in 1883, opening stores in Birmingham and Leeds soon after. By 1903 there were over 500 stores nationally, mostly selling tea. The chain was so ubiquitous that it was one of three stores immortalised in a verse in John Betjeman's poem "Myfanwy"

Smooth down the Avenue glitters the bicycle,  
Black-stockinged legs under navy blue serge,  
Home and Colonial, Star, International,  
Balancing bicycle leant on the verge.<sup>95</sup>

Number 29 (now Marlboro News) is a later introduction into the row. Dating from some point between 1888 and 1897, it was created by subdividing the ground floor

of number 28. The numbering of the street was subsequently shunted so that by 1906 the previous number 29 had become number 30, as it remains today.

This group also contains one of the historic passageways which provide access to the rear of the plot. The passage is located between numbers 27 and 28, with the first and second floors suspended above it.

Number 30 is constructed over the culvert carrying the river Sherbourne. Archaeological evidence suggests that buildings have been constructed right up to the banks of the Sherbourne since relatively early in the city's history.<sup>96</sup> Although the earliest town plans are less clear, by the time of Samuel Blandford's 1749 town plan a building is clearly shown in the same location as number 30.

## Historic occupancy

### **27 The Burges:**

Several other properties along The Burges have a history associated with confectionary and butchery, and number 27 is one of these. The building was once linked with number 28 and was occupied by a family of confectioners in 1861. Having housed a confectioner until 1886, afterwards the building was occupied by a butchers until the 1960s.

- In 1861 both 27 and 28 Burges were occupied by Caroline Hawkes. She was a confectioner employing one man; a journeyman confectioner named George Smith, and two boys. Her daughter Elizabeth is listed as a confectioner's assistant, and her son William as a confectioner's apprentice. Also living on the premises was her sister Emma Dawkins, who was identified as the 'fundholder'.
- The size of the business was substantial enough that the census records a housemaid and an under-housemaid, as well as a cow boy living at the premises.
- By the time of the 1871 census, the confectioners business had moved into number 28 only, where it was known as Robinson and Hawkes Confectioners. Number 27 is identified as being occupied by a 'cooper's shop' (barrel maker) in the Census records.
- By 1874 a man named Frederick Robinson is also identified as living at number 27. It is probable that he is the 'Robinson' from Robinson & Hawkes Confectioners.
- It appears that number 27 remained in the occupation of the Hawkes family, as by 1879 the local Trade Directory makes reference to a William Hawkes

living at number 27. He was identified as a 'cooper and confectioner'; i.e. a barrel maker and sweet maker; a somewhat unusual mix of trades.

- William Hawkes stayed at the property until 1883, variously described in the trade directories as both a cooper and a confectioner, with additional premises at 26 Hertford St and 1 High Street.
- By 1886 number 27 had been taken over by a haberdasher named G Lloyd, and the following year by the Frozen Meat Co.
- Between 1894 and 1901 the premises were occupied by the butcher William F Montgomery.
- The shop continued to operate as a butcher well into the 20th century.
- Sometime before 1911 the building was occupied by the butcher George Hancox and his wife Beatrice, before being taken over by The Empire Meat Co. in 1919.
- The Empire Meat Co. remained at the premises until around 1938, and in 1939-40 it passed into the hands of another butcher: J H Dewhurst Ltd.
- The Dewhursts are recorded at number 27 until the 1960s.
- Photographs from the late 1970 up until the 1990s show that the building was then occupied by the East Yorkshire School of Motoring.
- At the time of writing, the building is occupied by Subway, a fast food chain.

## **28 Burges**

The property was divided in the late 19th century, creating the smaller unit in the ground floor, now numbered 29.

- The early history of number 28 is closely tied to that of number 27 above, with which it was occupied by the Hawkes family until 1883. After 1884, William Hawkes moved his premises to 26 Hertford Street, closing down his other shops.
- Soon after in 1886 a new confectioner moved into number 28. John Thomas Hancox occupied the premises until c1901, which he shared with William Clarke, a tobacconist.
- In the early years of the 20th century, the premises at number 28 appear to have been split in two creating a smaller self-contained unit. Ordnance Survey maps suggest that this had taken place by about 1906 and the buildings were renumbered to account for this new unit. The shop on the south side became number 30 (this had previously been number 29).

- From 1911-1936 the premises were occupied R R Walker, a pork pie specialist. William Clarke having moved next door to the (new) number 29 by 1911.
- After a short period as a bakers occupied by F Harvey, the premises became known as Farmer Giles Milk Bar in 1939-40.
- It is unknown exactly when Farmer Giles' restaurant closed, but photographs taken when the current occupier (Oodles restaurant) moved into the building in 2019, shows that "Mr Giles' Restaurant" survived well into the 21st century.

## **29 Burges**

- In the later years of the 19th century, the premises at number 28 appear to have been split in two to create number 29 Burges. Historic maps suggest that this had taken place by 1897 and by 1906 the buildings had been renumbered to account for this new unit. However, early occupancy information about this unit has not been found.
- After 1911 number 29 was occupied by William Clarke, tobacconist.
- William Clarke remained at the premises in number 29 until the 1960s when they became known as W Clarke Newsagents. A newsagent shop continued to occupy the premises into the late 1970s, but photographs indicate that the name had changed to Marlboro News, which remains today.

## **30 Burges**

It appears that number 30 was created when number 28 was divided in two in the late 19th century, after which the buildings were re-numbered. Thus, this shop was previously number 29 but after c1906 became number 30.

- In 1861 the shop was occupied by a newsagent and stationer, George Braumont, his wife Martha, and their 15 year old niece Sarah Garfield, who worked as an assistant in the shop.
- Sometime before 1871 the shop was taken over by John Moxon, a shoe and boot maker from Yorkshire. John lived above the shop with his wife Selina, their four young children and a servant Jane Cline, who was just 13.
- The Moxons appear to have occupied the shop until 1880, when another shoe and boot maker moved into the premises.
- Henry Croxford, remained at number 29 until 1886 when the building was taken over by Home and Colonial Stores Ltd.



- Home and Colonial Stores continued to occupy the premises until at least 1940.
- After 1940, and possibly due to war damage, the building appears to have been unoccupied for a number of years.
- By 1955 the shop was again occupied. Stanley's Greengrocers, later Stanley's Fruiterers and Florists remained at the premises until at least 1960 but it is unclear who occupied the premises thereafter.

## Description

As with other properties along the street, the front elevation of numbers 27 to 30 The Burges appears to have been constructed in a single phase; unifying the front elevations of several individual building plots. The whole elevation is 6 bays in width, and three storeys in height. The building plots themselves vary in width, resulting in an uneven spacing of the windows and shopfronts, although the shape of the window openings and the bond of the brickwork is consistent across the elevation. The roof line is also uneven, having been seemingly re-roofed in two parts.

The course of the river has influenced the form of the rear ranges. Elsewhere along the street the buildings have typically a single-pile plan (with a few examples of double-pile plan), with rear ranges extended back towards Palmer Lane at right angles to the front range. Here the course of the river reduced the available building space to the rear, and as such only number 28 has a substantial rear range, but this is canted to follow the river bank. A small, narrow courtyard divides the rear ranges of numbers 27 and 28 and connects to a passageway leading from The Burges.

**Phase One:** The front range facing The Burges was constructed soon after the road widening works of 1794, along with the easternmost half of the rear range of number 28 and the rear range of number 27. The west elevation is very plain with no architectural ornamentation. The windows appear to have undergone replacement across the elevation, but their general form with plain sills and shallow brick arched lintels suggest a date in the early years of the 19th century.

**Phase Two:** Soon after the construction of the front range, the rear range of number 28 was extended westwards, with a two-storey range added onto the pre-existing three storey one. This is identified as a bakehouse by 1897.<sup>97</sup>

**Phase Three:** By 1851, additional smaller buildings had been added to the back of number 28, these extended all the way through to Palmer Lane.

**Phase Four:** Between 1851 and 1897, the rear ranges fronting Palmer Lane had been demolished and replaced with a row of narrow single-storey structures. This created an alleyway leading through from Palmer Lane to the passage leading through to The Burges.

**Phase Five:** Between 1888 and 1897 the ground floor of number 28 was subdivided to create a small self-contained shop unit fronting The Burges (number 29).

**Phase Six:** At some point in the 20th century, the rear elevation of number 30 was partially rebuilt at first-floor level. This was done to accommodate a combined window and dormer arrangement. This replaced an earlier opening in the rear elevation of the front range. The upper floor of the rear range of number 28 had also been rebuilt by this date.

## Group D: The Coventry Cross and 30 Cross Cheaping



Figure 32: The Coventry Cross and Plaza Studio, November 2019 (DP249978)

### Historical Overview

Few documentary records have been found for the Coventry Cross or 30 Cross Cheaping. The Coventry Cross was not, it seems, constructed as a public house.

Census records and trade directories have provided an account of the various publicans of the Coventry Cross, and of the residents and shopkeepers who have occupied Number 30 Cross Cheaping.

## Historic Occupancy

### Coventry Cross Public House

- The 1861 census suggests that the premises now known as The Coventry Cross was not operating as public house at that date. Instead the occupants of the building are recorded as James Shaw, a merchant clothier/maker, and his sister Rebecca who was employed as a housekeeper.
- By 1871 the building was occupied by publican William Whitehead and his family. Both of his daughters are listed as barmaids. He is believed to have stayed at The Coventry Cross until 1874.
- The pub has been managed by a succession of publicans since then:
  - 1879 - 1881 Thomas Gregory, listed as licensed victualler in the 1881 census occupied the pub along with his wife Jane and nephew William Heatley. Their niece Harriet Jackson was also employed at the pub as a barmaid.
  - 1886 - 1893 George Skidmore was the publican. In 1891 he lived at the pub with his wife Sarah, their sons George, William, and John, and their daughter Rose, as well as a servant named Alice Wells.
  - 1894 - 1905 Charles J Wareham is recorded in the 1901 Census as living on the premises with his wife Eliza, four sons; Charles, William, Percy and Herbert, as well as their daughter Rose. They also employed a servant Louisa Lidgett.
  - 1907 - 1909 Samuel Drakeford Hadden.
  - 1910 Thomas Pegg Turman.
  - 1911 - 1913 W J Buckler.
  - 1914 George Alfred Pickard.
  - 1918 - 1922 Mrs. Lizzie Pickard (widow of the above).
  - 1922 John Alfred Weller.
  - 1929 - 1932 H Johnson.
  - 1933 - 1934 T Pointer.
  - 1935 - 1936 W Towns.

- 1937 - 1940 E Deakin.
- 1978 Mr John Bradley.

### 30 Cross Cheaping

- In 1861, the premises were occupied by James Brown, a hairdresser and tobacconist along with his wife, son and two daughters.
- By the time of the 1871 census, the premises had been taken over by William Buckland, a watch case maker. Buckland lived with his wife Emma.
- By 1881 the premises had changed hands again, this time to William Butler, his wife Hannah, and their 7 month old daughter Florie. Like several occupants on The Burges, William was occupied as a pork pie and sausage maker.
- Members of the Butler family still occupied the premises in 1891. However, Arthur Griffin is now listed as the head of the family. His wife, though recorded as Ann, shares the same birth year and middle initial as 'Hannah', wife of William Butler in 1881. 'Florry' Butler now ten, and Elizabeth Butler are also listed as living at the premises along with another daughter Alice Griffin. Perhaps 'Ann'/Hannah remarried after William Butler died in 1887.
- By 1901 the Griffin and Butler family has been replaced by John Atkinson and his wife Charlotte, who were provisions dealers. They also employed a servant by the name of Edith Payne.
- By 1906 the shop premises had come into the occupation of a firm named Cyclist Supply Stores, although their tenure at the property was short-lived and they were replaced by Alf Turner & Co., a shaving salon and tobacconist by 1910.
- By 1911 trade directories list number 30 Cross Cheaping as 'void' and it apparently remained unoccupied until 1919 when it was taken over by Hootch Bros Bazaar.
- There is a significant gap in the records after 1920 and no occupants have been identified until 1935 when an estate agent by the name of Smith and Berry moved into the premises. They remained at the building until the outbreak of the Second World War, but there is again a gap in the records during the war years.
- By 1947 the building was occupied by the Provincial Building Society who stayed until at least 1958.



- In 1967 the site was being advertised as vacant, along with number 31 Cross Cheaping, by the Coventry Corporation, with preference being given to those 'displaced by Corporation redevelopment'. Soon afterwards the shop was occupied by a new estate agents; Ward and Halbert.
- Ward and Halbert stayed at the premises until at least 1972 and by 1978 the shop was occupied by Plaza Studio who, though now defunct, are still listed on the shopfront for the building.

## Description

The roof line, chimneys (one of which has been lost but is shown in historic photographs), and eaves level of The Coventry Cross (29 Cross Cheaping) and number 30 Cross Cheaping suggest that the front elevation of these two buildings may date from a single phase of construction. The existing rendered frontage of number 30 makes it difficult to confirm this from external inspection alone. However, it would appear that, like other buildings along the street; these two properties may have been re-fronted or partially rebuilt as a single, unified frontage, with the separate units preserved behind.

The elevation fronting The Burges is visually divided between The Coventry Cross and number 30. The latter has been disused for a number of years and is currently boarded over with plywood at ground floor level.

The elevation was constructed from brick in Flemish bond, which has been painted on the Coventry Cross and covered in a rendered finish on Plaza Studio. The building is three-storeys, with a front range running parallel to the street. The rear elevation of the front range has two east-facing gables, and a long range running eastwards along the bank of the river channel behind the Coventry Cross. Further small single and one-and-a-half storey buildings have been constructed to the rear in various phases (Figure 33).

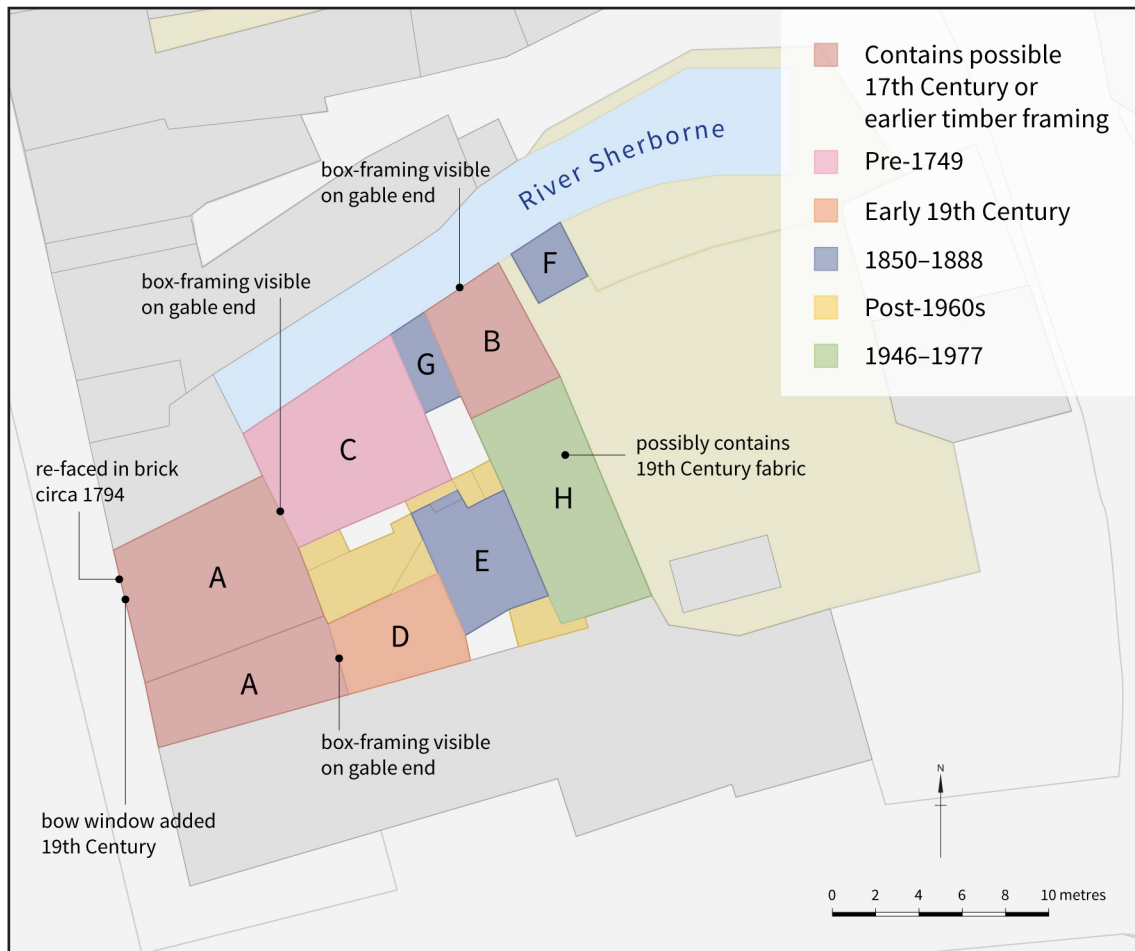


Figure 33: The Coventry Cross, phased development plan

The loss of the 19th century court dwellings, which historically backed onto the rear of The Coventry Cross from Palmer Lane, has resulted in the pub occupying an unusually large plot to the rear of The Burges when compared to its neighbours. It is noteworthy that the existing 'beer garden' broadly corresponds to the historic footprint of the now lost 'Court Number 5', which was the central courtyard for at least five, two-storey court dwellings. The court dwellings, along with many of the service buildings to the rear of the Coventry Cross and 30 Cross Cheaping were demolished in the early 20th century.

The east elevations of The Coventry Cross and 30 Cross Cheaping (block A) offer the only externally visible evidence of historic timber frame construction within the study area (Figure 34). Examples of timber framing are visible in the rear gables of the front range, and a third example survives on a small outbuilding overlooking the river Sherbourne.

However, records of historic plans or alterations have not been found. Samuel Blandford's 1749 map of Coventry, suggests that the long two-storey rear range, which runs between the front range of the Coventry Cross, along the bank of the river channel, was in place by this date. Then as now a small building was recorded next to, but not abutting this range. The small free-standing building would appear



Figure 34: Timber framing to the rear of the Coventry Cross, as viewed from Palmer Lane, November 2019 (DP248430)

to correspond to the existing one-and-a-half-storey building with visible timber framing overlooking the Sherbourne.

**Phase One:** Both the rear gable of The Coventry Cross (A) and the building overlooking the river (B) are suggestive of box-frame construction with queen-post roof trusses. The date of this phase of construction is unknown but is presumed to predate the alterations to the front range, after The Burges was widened in c1794. Fragments of timber rafters can be seen in the rear gable of 30 Cross Cheaping. Given the proportions and height of the gabled ranges, the timber-framed elements are most likely to date from the 17th century, but further inspection is required to confirm this. The original purpose of block B is not known, and it has been heavily reconstructed, but the surviving north timber-framed gable end suggests a date in the 17th century, if not earlier.

**Phase Two:** The long rear range which runs parallel to the River Sherbourne (C) was constructed prior to 1749. This range may be contemporary with the timber framed front range, but later alterations have obscured visible evidence of this.

**Phase Three:** c1794 following the widening of The Burges, the front range was refronted in brick.

**Phase Four:** At some point during the 19th century, the ground floor of the front range was reordered to incorporate the central bow window with two entrances to either side. The form of the glazing bars of the bow window is suggestive of the 'Ipswich' window style. This form of window was fashionable in the late 17th century, and underwent widespread revival in the 19th century.<sup>98</sup>

**Phase Five:** By 1851, a long rear range had been added to the rear of 30 Cross Cheaping, at right angles to the front range (D). A further single-storey building had also been built further to the east of this range. The single-storey block abutted block B, and formed the western boundary of Court Number 5; the court dwellings having been constructed onto Palmer Lane by this date. Fragments of this single-storey range may be preserved within block H.

**Phase Six:** Between 1851 and 1888, the long rear range behind 30 Cross Cheaping had been extended eastwards by the addition of a two-storey bakehouse (E).<sup>99</sup> This partially filled in the courtyard between number 30 and the pub. Blocks F and G were also added during this period.

**Phase Seven:** Between 1914 and 1937 the court dwellings fronting Palmer Lane were demolished, and the single-storey range (in the location of block H) was extended eastwards.

**Phase Eight:** The substation was added to the rear of the plot, fronting Palmer Lane between 1937 and 1946. Given the intervention of the war, it is probable that this was completed before 1939.

**Phase Nine:** By the time of the 1977 Ordnance Survey map, block H had been constructed. This appears to have replaced the earlier single-storey block.

**Phase Ten:** At some point after 1977, the rear range behind 30 Cross Cheaping (D) was removed, this reopened the historic courtyard behind the front range.



## Number 31 Cross Cheaping



Figure 35: 31 Cross Cheaping, Forbidden Planet, November 2019 (DP249155)

### Historical Overview

Until the mid-20th century, this building was located in the middle of a terrace of properties extending as far south as what is now number 4 Cross Cheaping. War bombing devastated the adjoining buildings to the south and they were demolished by 1946 (see figures 14 and 16). There is a further single storey block to the rear.

As a result, the existing building is only a small fragment of the much larger structure which existed prior to the Second World War. The south elevation was formerly the party wall between this and the adjoining building and was rebuilt following the bomb damage and subsequent demolition of the rest of the terrace. Any evidence of the bombed buildings has been completely removed, and any scars in the remaining elevation are covered by render and a modern billboard.

The flat-roofed, two-storey block which runs eastwards along Palmer Lane was built in brick onto the site of the previous three-storey rear range of number 31. It seems to have been added in a single phase after 1946. Some fragments of earlier walls

relating to the demolished buildings in the vicinity of Palmer Lane may be preserved within the lower courses of the boundary walls to the rear, but these have been extensively rebuilt and altered in subsequent years. Historic Ordnance Survey maps mistakenly show the bomb-damaged buildings to the south as surviving until 1960, when historic photographs confirm that they were in fact demolished soon after the war ended (see Figures 15 and 16).

## Historic occupancy

- In 1861 the premises at number 31 Cross Cheaping was occupied by William Rogers, a master linen draper who employed two apprentices and one women.
- In addition to his wife (Emma) and daughter (also Emma), William shared the house with his sister-in-law who worked as a milliner. In addition the Census also recorded a 'visitor' Emma Eliomersley, two apprentices and a servant Mary A Bosworth as living with the family. Mary's place of birth is given as 'New York, America'.
- William Rogers remained at number 31 until at least 1866, as an advert for a draper's apprentice at his premises was posted in the Coventry Standard in June of that year.<sup>100</sup>
- In 1869, an advert in the Coventry Standard announces the opening of Thomas Gilbert and David Sheasby's Haberdashery and Trimming Warehouse.<sup>101</sup>
- David Sheasby and his family are recorded in 1871 as living above the shop at number 31 Cross Cheaping. David and his wife Mary would remain at the premises until the end of the 19th century. By 1901 David, his wife and two of their daughters had relocated to Queens Road, Coventry.
- Their son Fred would remain at 31 Cross Cheaping until at least 1911. He also worked as a haberdasher and lived with his wife Eliza and their three sons. They also employed three assistants and a family servant in 1911.
- By 1936 the premises had been taken over by Woodley's furniture store.
- In 1940, Woodley's offered to replace any item of their furniture which was destroyed in the war for free.
- Woodley's remained at the shop until 1966, when they were taken over by Boyd's, an electrical appliance shop.
- The building was occupied by 'Nickelbys', a shop selling men's formalwear, in 1978 but more recent occupation records have not been identified.

- The shop is currently occupied by Forbidden Planet.

## Description

As mentioned above, this building has been extensively rebuilt following bomb damage in the Second World War. The front (east) range is a brick three-storey, two-bay building with a steeply pitched hipped roof dating from soon after the road widening works in 1794. Number 31 is taller than its neighbours, and although its elevations are generally very plain, the front elevation has a well-proportioned symmetrical frontage, with an unusually tall ground-floor shopfront. The shopfront itself is deeply recessed creating an angled, covered entranceway which maximises the window display space available in this narrow frontage.

The rear ranges of the building are believed to date from the latter half of the 20th century, although they have been constructed onto the footprint of earlier ranges.

**Phase One:** The front range was constructed in around 1794 and historically had a long rear range extending backwards towards the now lost Court Number 5. No evidence remains of this range or any other ancillary buildings, so their phasing is unclear. They certainly were complete by the time of the 1851 Board of Health Map

**Phase Two:** OS maps suggest that by 1914 the building had been combined with number 32 Cross Cheaping next door, and they are shown on the map as a single large unit. By the time of the 1937 OS map they were again shown as separate premises.

**Phase Three:** Bombing during the Second World War did irreparable damage to the terrace to the south. Numbers 32 to 36 Cross Cheaping were demolished by 1946.

**Phase Four:** Following the substantial bomb damage caused to the buildings adjoining number 31 to the south in the Second World War, the buildings to the rear were demolished sometime after 1946. The existing rear range appears to have been constructed soon after this in a single phase. The existing range was constructed onto the footprint of the historic rear range. The rear elevation of the front range was also refaced in brick.

**Phase Five:** The front elevation of the front range was repaired and new brickwork was installed between the first- and second-floor windows on the southern side. This removed and replaced the plain lintel of the first-floor window. The reason for this repair is unknown, but it is possibly connected to the bomb damage suffered by the adjoining buildings.

**Phase Six:** The existing shopfront was installed at some point between 1946 and 1978.

**Phase Seven:** The existing sash windows were installed into the front range after 1978.





Figure 36: 1846 'Plan of Intended Street' overlaid on modern OS mapping (grey). Note that the rear elevations of number 3-9 (odd) Hales Street correspond to their existing alignment, with the fronts of the properties apparently being realigned and/or refronted to accomodate the road.

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'Plan of Intended New Street, 1846' ref. CCD-CE-47-17 Used with kind permission of Coventry Archives.



Figure 37: Hales Street, 1951 Used with kind permission of Coventry Archives, ref. CCG-CG-1-161-1-11



## HALES STREET

Hales Street was first laid out on plan in 1846.<sup>102</sup> The western end of the street occupied the site of the library of the Old Grammar School, although the demolition of this building had taken place earlier. The exact date of the demolition is unknown but would appear to have taken place between 1794 and 1809.

The 1846 plan shows a block of buildings belonging to a Mr Hatchett as occupying the site of the present 1-9 Hales Street, with further buildings and gardens in the area of the existing roadway identified as belonging to the Revd. W. Drake. It would appear from comparing this plan with later maps of Hales Street that Rev. Drake's buildings were demolished; presumably after being purchased by the Corporation, and Mr Hatchett's buildings which included numbers 18 and 19 The Burges, were either demolished and rebuilt, or refronted to accommodate the new street.

Indeed if one overlays the existing footprint of both Hales street and the existing buildings at numbers 1, 1a, 3, 5, 7, and 9 (Figure 36), it could suggest that these building were refronted to accommodate the route of the new street, but that their footprint at the rear remained unchanged. This may explain the peculiar triangular form of the building at 3, 5, 7, and 9, and the apparent stylistic variation between the front and rear elevations. Despite the front elevation suggesting that was constructed in a single phase.

### Group E – Numbers 3 - 9 (odd) Hales Street



Figure 38: Numbers 3, 5, 7, and 9 Hales Street, November 2019 (DP249164)

## Historic overview

These buildings have undergone substantial alterations during their lifetime, most notably to remove the topmost floor in the mid-20th century. Documentary records also suggest that the buildings may originally have formed part of the rear range to number 18 The Burges, and as such may contain fabric dating from before the construction of Hales Street in 1848. Occupational records for this building have not been located prior to the 1871 census and, as elsewhere in the study area, the lack of building numbers in the census makes it impossible to identify occupants prior to this date. Although records held by Coventry Archives indicate that they have been in shared ownership with numbers 18 and 19 The Burges, and 1 and 1a Hales Street since at least the mid-19th century.<sup>103</sup>

## Historic Occupancy

### 3 Hales Street

- Before the turn of the 20th century, this building was known as number 2 Hales Street. It appears that the street was renumbered early in the 1900s.
- The 1871 census recorded that this property was occupied by William Anstee, a dyer from Coventry. Also resident were his wife Mary Ann; a milliner, their daughters Fanny and Agnes, and son William. They also employed a housekeeper named Mary Earnes.
- By the time of the 1881 census the premises were occupied by Thomas Humphrey, a local hatter, his wife Maria and their two children Walter and Emily.
- By 1886 the premises was occupied by a tobacconist and newsagent by the name of J Baughan, although it is unknown whether Baughan was resident at the property or just occupied a shop there.
- Sometime before 1891 Edwin Waterfall and his family moved into the property, which they shared with Baughan. Edwin worked as a painter, and the birthplaces of his children; Liverpool, London and Coventry suggest that the family moved several times before moving back to his home town.
- After 1894 J Baughan shared the premises with a confectioner by the name of William Taylor, although by 1901 both of them had left the property, and a new confection called Herbert Moore had taken over the shop.
- Based on historic photographs it appears that the firm of H. Moore Confectioners stayed at the shop until 1951. After which there is a gap in the records for number 3 until 1966 when the shop was occupied by “Good Listening TV Rentals”.

- In 1968 adverts in the local press indicate that the shop was occupied by a company called “Carpet Beggars”. The self-contained flat above the shop was being advertised as vacant in October of that year.
- From 1971–79 the shop was occupied by “I AM Boutique”, after which there is a substantial gap in the records for this building.
- By 1992 the building was occupied by Hannigan’s Clothing.
- Sometime before 2015 the shop was occupied by Hales Street Studios, a tattooist. More recently the shop has been occupied by Milk Clothing.

## 5 Hales Street

- Before the turn of the 20th century, this building was known as number 3 Hales Street. It appears that the street was renumbered early in the 1900s.
- The earliest reference to an occupant at number 5 (then number 3) was in 1869, when John Hatton advertised the sale of furnishings from the premises. Whether Hatton was an occupant or an owner living elsewhere is unknown.
- In 1871 the premises was occupied by Thomas Neale, his wife Eliza and their two children William and Eliza.
- Sometime before the time of the 1881 census, the premises were taken over by John Marston, a boot maker from Coventry. Marston also occupied the premises at number 7 (then number 4). He lived above the shop with his wife, two sons and two daughters, as well as their domestic servant.
- By 1894 the building was occupied by the London Repairing Tailors, although it is not known for certain when they moved into the property.
- The 1897 Goad Fire Insurance Map of Coventry clearly identifies number 5 as being occupied by a plumber. This would appear to refer to George R Marson, who in 1896 moved into the premises as a gasfitter and bell hanger.
- Advert for G R Marson Ltd, Coventry Evening Telegraph - Wednesday 14 September 1898
- George Marson would occupy the premises until at least 1940. As technology moved forward, so did his business; becoming a ‘Gas & Electrical Engineer’ by 1911.
- By 1929 the firm had become known as G R Marson Ltd, Electrical Engineers.

- As with other properties along Hales Street and The Burges, there is a gap in the records between 1941 and 1951, this is presumably linked to the damage and later rebuilding following the Second World War bombing.
- Sometime prior to 1951 the premises were taken over by Frederick Woodward Ltd, a firm of decorators. They remained at 5 Hales Street until at least 1960.
- The shop is currently occupied by Godiva News.

## **7 Hales Street**

- Before the turn of the 20th century, this building was known as 4 Hales Street. It appears that the street was renumbered early in the 1900s.
- The earliest record for number 7 Hales Street is the 1871 census, which records the building as 'occupied by hosier's shop'. This suggests that no one lived at the building.
- By 1881, the premises were occupied by John Marston, who also occupied the premises at 5 Hales Street.
- The trade directory for 1884 indicates that the shop premises at number 7 had been taken over by J Wrist, a tobacconist
- The 1891 census records that the upper floors of number 7 were occupied by James Worst, a warehouse man and his wife Louisa. Despite the similarity between the two names, it appears that this was a separate individual to J Wrist, who continued to occupy the shop.
- Soon after in 1893, a house furnisher by the name of Henry Sidwell had moved into the upper floors along with his family. This included his wife, four daughters, two sons and a granddaughter. The Sidwells are recorded in the 1901 census as resident at the building.
- J Wrist was later replaced by another tobacconist by the name of David Cooke in 1901.
- David Cooke, later trading under the name Cookes Tobacco Co. remained at until at least 1970.
- The shop is currently occupied by Lyca Mobile.



## 9 Hales Street

- The 1871 census shows that 9 Hales Street occupied by Jane Marston, a milliner from Coventry. The Census also records that she shared the premises with her aunt Jane Baker and a 'visitor', one George Boston, a trimming weaver.
- Jane Marston remained at the property until at least 1901, later become a milliner, hat and feather cleaner.
- The 1891 census records that a second family had moved into the premises. Henry Wilson, a haberdasher from Coventry lived with his wife, two young children and also Ada Moore who worked as a haberdashers assistant. It appears that this family had moved on by 1901.
- By 1911 the premises had been taken over by William Henry Loasby, a fancy goods and bookseller. He stayed at the property until around 1922.
- Between 1924 and 1935 the occupant is recorded in the trade directories as E Blakeman, a dairyman.
- In 1937 the shop once again became a milliner, this time owned by a company named Estelle, and later a company named as Maison Layette who remained at the premises until 1960.
- At the time of writing, the chop is occupied by a salon known as Turkish Barbers.

## Description

Numbers 3, 5, 7, and 9 have undergone a high degree of alteration during the latter half of the 20th century. Most notably, between 1951 and 1974 the second storey was entirely removed. A photograph taken in 1951 shows the building with this storey intact and shows the building originally had a mansard roof set behind a low parapet with large chimney stacks located centrally along the ridge.<sup>104</sup> It is presumed that this frontage dated from after the opening of Hales Street in 1848, although the buildings behind could be slightly earlier as suggested by the 1846 plan.<sup>105</sup> It is not known why the building was reduced in height.

Photographs taken in 1951 (Figures 39 and 40) also record parts of the rear elevation before the uppermost storey was removed.<sup>106</sup> These photos help to illustrate the extremely cramped quarters behind the street facing frontages. The photos also lend weight to the theory that this group of buildings may have existed prior to the creation of Hales Street, and were subsequently refronted to accommodate the new road. The photographs show that the rear elevation differs stylistically from the street facing frontage. This is not wholly unusual as back of house areas are

typically simpler and more utilitarian than the principal elevation. However, the style of the window openings, the shallow pitch of the original roof and the quality of the brickwork is suggestive that the rear of the building may date from the early 19th century, with the front elevation having been rebuilt to follow the new street in 1848.

The photographs (Figure 40) also appear to show that the roof above number 9 was extended upwards before 1951, with a clear break between the new and older roofline. It is possible that this was undertaken to create additional living space within the building whose footprint had been most reduced by the alterations to the frontage.

Due to the works to reduce the height of the building, the existing north elevation is truncated from its original form; now being four bays wide but only two storeys in height. The roof line has been lowered so much that it necessitated the replacement of the first floor windows lintels with the existing plain concrete lintels, a change from their historic segmented flat arches. The elevation is constructed of brick and is extremely plain.

**Phase One:** The 1846 'Plan of the Intended New Street' shows a building with a similar footprint to this group as owned by Mr Hatchett. The visible fabric on the rear elevations suggests that the buildings may have been constructed in the early 19th century, and were subsequently refronted to accommodate Hales Street (Figure 36). Based on documentary evidence it is clear that in their original form these buildings were three storeys in height and their width on plan suggests that they may have been double pile. The 1846 plan, suggests that the buildings were originally of equal depth along their length running east-west. Today they narrow towards the eastern end (number 9) to accommodate the road.

**Phase Two:** The north elevation was refronted 1846-8 to accommodate the new roadway of Hales Street. At the same time, the roof appears to have been raised above number 9, seemingly to create additional internal space.

**Phase Three:** The shopfront in number 3 (Milk Clothing) was installed during the early 20th century.

**Phase Four:** Between 1951 and 1974 the building was reduced in height, removing the top floor and truncating the first floor windows.



Figures 39: Photo showing part of the rear elevation of 3, 5, 7, and 9 Hales Street, 1951, Used with kind permission of Coventry Archives, ref. CCG-CG-1-161-1-11



Figures 40: Photo showing part of the rear elevation of 3, 5, 7, and 9 Hales Street, 1951, Used with kind permission of Coventry Archives, ref. CCG-CG-1-161-1-11



## Group F: Numbers 11 and 13 Hales Street (Sultan Kebab House)



Figure 41: 11-13 Hales Street, November 2019 (Investigator photograph)

### Historic overview

The first identified occupant of the building was a draper named Arthur Cole in 1901. This coupled with the visible fabric places the construction of this brick building probably around the turn of the 20th century. A photograph of Hales Street taken in 1951 shows that the building at numbers 11 and 13 covered over historic painted signage on the gable end of number 9 next door.<sup>107</sup> A pre-existing timber structure is recorded on this site as early as 1888, but its use or whether it was occupied as a residence or shop premises is unclear.<sup>108</sup>

### Historic Occupancy

#### 11 Hales Street

- No written documentary records have been found prior to 1901. It is possible that Arthur Cole and any other early occupants of the building were using the timber structure shown on the 1888 OS map and 1897 Goad map.
- The first recorded occupant found for number 11 is Arthur D Cole, a tailor and woollen draper.



- Number 11 had been taken over by 1911, and was then the premises of Louis Cooper, a boot retailer and leather dealer. Cooper remained at the property until 1926.
- Between 1926 and 1936 the building was occupied by Midland Factoring Co. Wholesale Cycle Agents.
- After 1937 the shop was taken over by H Evans & Son, watchmakers who later became Evans Jewellers.
- Evans Jewellers remained at the premises until 1951.
- By 1972 the shop unit had been combined with number 13 next door and was jointly occupied by 'Gallery Cavenagh Ltd.'.
- Today the shop remains in joint occupation with number 13 as the Sultan Kebab House.

### **13 Hales Street**

- The first recorded occupant for number 13 is given in 1911, and was a tailor and outfitters by the name of Baker Bros. Ltd.
- Baker Bros occupied the site until 1921, when it was taken over by Mrs Sumner, a milliner.
- The property remained in use as a milliner under a succession of different owners until 1960 when it was occupied by L.H. Taylor.
- By 1972 the shop unit had been combined with number 11 next door and was jointly occupied by 'Gallery Cavenagh Ltd.'.
- Today the shop remains in joint occupation with number 11 as the Sultan Kebab House.

### **Description**

The exact date of the existing building's construction is not known. A building is shown in this location from around 1888, but its footprint does not match the existing property and it is not numbered.

The 1897 Goad Insurance Plan for Coventry records the street and its buildings in remarkable detail. It shows that a fire-proof wall was built between number 9 next door (then number 5), and the timber building which preceded the present 11-13. This timber building was linked to the bake house at the rear of no's 3, 5, 7, and 9.

It is possible that this now lost timber building was a service block tied to the bake house, hence the fire-proof wall.

Numbers 11 and 13 Hales Street were constructed in the early years of the 20th century as a single building containing two shop units. The building is built of brick and is two storeys in height under a shallow pitched roof. The building has retained both of its tall narrow chimneys, although the western chimney has been altered to remove the decorative dentilled cornice and chimney pots. This appears to have taken place after the top storey of the adjacent building was taken down. The eastern chimney remains complete and unaltered.

The frontage of the two properties is symmetrical with tall, narrow, triple windows at first-floor level. The chamfered mullions, window heads, and sills are assumed to be either stone or concrete, although this is obscured by the existing painted finish. Above this, there is a moulded and dentilled cornice, which has also been painted. Areas where paint has flaked away suggests that the cornice is constructed from either brick or terracotta.

The rear elevation was inaccessible and obscured from view by high fencing. No historic photos have been found which show the rear elevation of this building, although partial elevations show that it is constructed of brick.

**Phase One:** An L-shaped building was constructed on this site sometime before the production of the 1888 town plan. This is shown on the 1897 Goad Insurance Plan to have been constructed from timber and linked to the brick bakehouse behind numbers 3, 5, 7, and 9 Hales Street.

**Phase Two:** The timber structure was removed and the existing brick building was constructed in a single phase in around 1901.

**Phase Three:** The western chimney was reduced in height after the adjacent building (number 9) was reduced in height between 1951 and 1974.

**Phase Four:** In 1972 new shopfronts were installed into the ground floor of both numbers 11 and 13.<sup>109</sup> Fragments of an earlier shopfront shown in the 1951 photos of Hales Street have survived around this later insertion. Notably this includes a dentilled cornice across the entire length of the shopfront and a pair of timber pilasters with moulded capitals to either side of number 11.

## SIGNIFICANCE AND DISTINCTIVENESS

For such a small area of the city, The Burges and Hales Street have been subject to many centuries of change and development which has shaped the built environment of these streets. Many of the characteristics of the study area are common among urban centres of similar size, particularly in the Midlands where medieval towns have been extensively redeveloped during industrialisation.

The Blitz also had a profound and long-lasting effect on the city, which has conspicuously shaped much of the city's architectural and cultural identity. These buildings, however, escaped both the worst of the bombing and also the sweeping changes which followed the war years. Ultimately, the study area is significant for its preservation of the medieval streetplan in the route of The Burges, the survival of a collection of early 19th-century shops with housing above, and the unbroken association of this area with commerce and small individual traders since the Middle Ages.

### Commerce and Industry

Long before Coventry became an industrial centre the city was home to a thriving trade in woollen cloth which drove its early prosperity and provided the foundation for much of its medieval architecture, including the now lost Priory and surviving fragments of the city's many monastic orders.

The area around the River Sherbourne has been associated with trade and light industry since the earliest origins of the city. The market place was established just to the south of the study area by the end of the 11th century, and documentary and archaeological evidence confirms the presence of wool and cloth trades, as well as butchers, bakers and glaziers centred on the watercourses. Within the study area this early history and the topography is preserved within the name The Burges which derives from 'St John's Bridges' and echoes both the connections to the vanished watercourses and to the city's monastic heritage at the Hospital of St John, a small part of which survives as the Old Grammar School.

By the 18th century The Burges had become entirely commercial, with shops fronting the street.<sup>111</sup> This continues today, and has strongly influenced the development of the buildings, with a focus on trade at the front, residential accommodation above, and service buildings to the rear. Unfortunately, most of the service ranges have been lost or replaced, particularly during the 20th century. As such the connection of these buildings - which historically included bakehouses, slaughterhouses, and animal pens - to the shops at the front has largely been lost, although the survival of the rear ranges of the Coventry Cross does provide some sense of a typical arrangement within one of the former plots.

Like its larger neighbour Birmingham, industrial Coventry developed around a collection of smaller-scale workshops and factory units, which initially focussed on

silk weaving. The weavers of Coventry were largely independent and were generally slow to adopt larger-scale manufacturing processes and machinery. Industrial expansion during the 18th and 19th century was further constrained by the surviving medieval street plan and so factory buildings grew into sites behind and close to residential and commercial streets. Wartime bombing and redevelopment during the 20th century has seen the complete loss of the former factories in the streets immediately adjacent to the study area, and as such much of the historic setting and context of The Burges and Hales Street has been destroyed. The visible route of the River Sherborne however, and other surviving elements, do highlight the original form of the area.

The demand for workers' housing in the 18th and 19th centuries prompted the infilling of the rear plots along the eastern side of The Burges with court dwellings, and records show that a number of the properties were occupied by multiple families. Then, as today, the ground floor shops were typically used by small independent traders which serviced the needs of local residents rather than larger national chains. Post-war clearance of the court dwellings means that frequently little more survives than the empty site of a former courtyard. The demolition of the court dwellings off of Palmer Lane is a significant loss in the history of the study area.

The central role that commerce played in the development of these streets is continued by the remaining shops. Despite a national decline in the fortunes of high streets, The Burges and Hales Street have largely retained their small collection of independent shops.

## **Buildings**

Despite the origins of The Burges, Cross Cheaping and Palmer Lane as medieval streets, the visible fabric of the study area is principally 19th century in date, with successive alterations, extensions and new buildings added to the rear plots during the 20th century. The majority of the frontages along The Burges date from the early 19th century, which is consistent with documentary records which state that the street was widened in 1794 and that the buildings facing the street were rebuilt or refaced. Map evidence suggests that by the time of road widening the street frontages along The Burges had already become entirely built up.

As discussed in section 4, the visible fabric of both the front and rear facing elevations of the main ranges appear to be, in most cases, contemporary with one another. It would be unusual for both the front and rear elevations of a building to be entirely refaced at the same time. This strongly suggests that in most cases the buildings along The Burges were substantially rebuilt onto the footprints of earlier buildings following the widening of the road in 1794. Certainly in the case of 18 and 19 The Burges the building is described as 'newly erected' in ownership deeds from 1809, which suggests a substantial, if not complete rebuilding of the properties in this location.<sup>112</sup> It is reasonable to conclude therefore, that the majority of the buildings are unlikely to retain significant early fabric behind the visible elevations.



Only the Coventry Cross and 30 Cross Cheaping show visible external evidence of timber framing. This suggests that the rear elevations of these two buildings are earlier than the elevation fronting The Burges, and it is possible that these buildings will contain early fabric internally.

The buildings of The Burges and Hales Street are generally domestic in character, with little emphasis on architectural adornment. Visual embellishment would have been achieved through elaborate shopfronts with large windows to display wares. Today a handful of these survive; notably at numbers 20 (c 1910-20), and 23 The Burges and 3 Hales Street (both early-20th century). Fragmentary remains of other shopfronts have survived elsewhere, including at 24 The Burges and 11-13 Hales Street, and these provide tantalising clues to their original form.

Although domestic flats above the shops in Hales Street were being advertised for letting as late as the 1960s, most of these now lie vacant or converted for shop storage.

## HERITAGE AND CONSERVATION

The historic environment of The Burges and Hales Street has faced many challenges since the end of the Second World War. Notably, redevelopment of large swathes of the city has erased much of Coventry's medieval streetscape and built fabric, removing much of the historic context of these streets. In addition, while The Burges and Hales Street escaped wholesale demolition by post-war development; changes in shopping habits, coupled with lack of investment in this area has resulted in the buildings becoming generally run down and, in most cases, this has also led to the replacement of earlier shopfronts with lower-quality modern ones. At the time of writing, most of the shops along The Burges and Hales Street are occupied. However, vacancy above first-floor level is understood to be an issue, this can lead to a general lack of maintenance in these disused floors.

Incremental demolition of the ancillary buildings behind the street facing ranges has occurred since the mid-20th century, and many of the former service buildings and yards which do remain are in poor condition. The River Sherbourne has also been successively enclosed since the 19th century, and the last open section in the area is today overgrown and largely concealed from view. The importance of this watercourse in the development of this area is itself not immediately obvious, with most visitors to The Burges likely ignorant of its existence.

Although this research report has only been concerned with the eastern side of The Burges, it is worth noting that many of these issues are echoed on the western side of the street; with a number of the early 20th century buildings suffering from similar issues of poor quality modern shopfronts and apparent vacancy above first floor level.

At the time of writing, The Burges and Hales Street are subject to an area regeneration scheme led by Historic Coventry Trust, as part of Historic England's High Street Heritage Action Zone (HAZ) programme. The programme, which is being run cooperatively with local partners, seeks to improve the environment in Lady Herbert's Garden and The Burges conservation area for traders and visitors, removing it from the Heritage at Risk Register. This will involve refurbishing shops, including conserving the historic fabric of the shop-fronts and facades thereby providing employment opportunities. The improvements will bring abandoned upper floors back into use as housing and enhance the public realm and security to reduce anti-social behaviour.

## CONCLUSIONS AND RECOMMENDATIONS

Coventry today is considered by many to be a modern city. While its medieval origins are well documented, it is the post-war rebuilding of the city which has influenced much of its present character. The study area represents a small fragment of the medieval city preserved within the historic streets of The Burges, Palmer Lane and Cross Cheaping, along with a short section of the River Sherbourne, around which much of the early growth of the city was centred. However, it is the area's long-standing association with commerce and small independent traders which has most strongly influenced the built form of the study area today.

18-30 The Burges and 30-31 Cross Cheaping are described in the local list as

a row of much altered, but nonetheless important, medieval timber-framed buildings, some of which may date back to the 15th century, the backs of which overhang the River Sherbourne in Palmer Lane.

Based on fieldwork and documentary evidence consulted for this historic area assessment it seems more likely that the existing buildings of the study area were largely rebuilt in the early 19th century. The only exceptions to this are considered to be the Coventry Cross public house, and 30 Cross Cheaping, where timber framing is visible on the rear gables and outbuildings to the rear. In order to confirm this it will be necessary to gain internal access to these buildings. Evidence of early fabric could be contained within the basement spaces of other buildings along the street, and access to these spaces could also be useful for further study. This has been impossible during this period of study due to access constraints, and from restrictions which arose from the Covid-19 lockdown in early 2020.

Trade directories and Census records have helped to compile an understanding of The Burges and Hales Street as a busy and densely populated commercial and residential centre as far back as the mid-19th century. However, time restraints have meant that much of the city's extensive archival records have not been accessed. Rate Books for the city dating from between 1605 and 1805 are contained within the Coventry Archives, as well as within the Warwickshire County Record Office. These records could help to further illustrate the early occupants of The Burges, Cross Cheaping and Palmer Lane.

There is also a large, un-catalogued collection of records relating to the restoration of the buildings by the Coventry City Council Conservation Department in the mid-1990s. These are held within the Coventry Archives. A small number of these were viewed during archival research for this report, but they were not examined in their entirety. These documents may prove a useful source of information regarding the interiors of the buildings prior to renovation, particularly in relation to the upper floors where historic internal fabric is more likely to have survived from the former residences.

This historic area assessment aims to contribute to the better understanding of the history, character and significance of The Burges and Hale Street's historic built environment. The study area faces many challenges, not least to improve the environment in the conservation area and to remove it from the Heritage at Risk Register. This is a particular focus of the High Street Heritage Action Zone initiative, and this report demonstrates that this small collection of historic streets deserves to be regenerated in order to ensure their continued survival as a centre for commerce and independent trade, sustaining the character of the area which has developed over the previous centuries.



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## APPENDIX A: HISTORIC OCCUPANCY DATA

18 THE BURGES	Year	Occupier	Source
	1861	Joseph Hill 44 1817 Head Coventry, Warwickshire Butcher Master Employing 3 Apprentice Mary A Hill 47 1814 Wife Coventry, Warwickshire Henry Hill 20 1841 Son Coventry, Warwickshire Butcher Apprentice John Flecknoe 17 1844 Apprentice Harborough, Warwickshire Butcher Apprentice Charles Hambling 16 1845 Apprentice Reading, Berkshire Butcher Apprentice	1861 Census
	1871	Joseph Hill 54 1817 Head Coventry, Warwickshire Butcher Mary A Hill 57 1814 Wife Coventry, Warwickshire Henry Hill 30 1841 Son Coventry, Warwickshire Butcher Samuel Belbridge 17 1854 Servant Coventry, Warwickshire Butcher Shopman	1871 Census
	1874-84	Henry Wale, Butcher	Kelly's Directory, Warwickshire (various editions covering the period 1874-1884)
	1881	Henry Wale 37 1844 Head Butcher Olive Wale 36 1845 Wife Butchers Wife Herbert H Wale 10 1871 Son Scholar Olive E Wale 5 1876 Daughter Scholar Maud J Wale 3 1878 Daughter Ernest L Wale 2 1879 Son Charles Thompson 21 1860 Servant, Butchers Assistant Sarah A Harrison 18 1863 Servant General Domestic Servant	1881 Census
	1886-1894	John Lenton, Butcher	Kelly's Directory, Warwickshire 1890-99

1891	Head: John Lanton, 37, b.1854 Butcher (Master) Wife: Annie Lanton, 36, b.1855 Son: John Lanton, 14, b.1877 Son: Joseph Lanton, 10, b.1891 Servant: Mary Bird, 18, b.1873, Domestic Servant	1891 Census
1896-1936	Thomas Glenn, Confectioner (trading as Glenn & Co. Confectioners after 1911)	Various trade directories (Spennells Annual Directory of Coventry & District, and Kelly's Directory of Warwickshire) covering the period 1896-1936) 1434-26-59 Ownership records 18-19 Burges, 1-9 Hales Street
1896	Thomas Glenn, Confectioner Midland Railway Receiving Office (sharing premises with Thomas Glenn)	Kelly's Directory of Warwickshire, 1890-99
1901	No entry found	1901 Census
1911	No entry found	1911 Census
1937-c.1992	A Hammon, gent's outfitters (also trading as Arthur Hammon Tailors, Arthur Hammon Ltd. And Arthur Hammon Ladies Gents and Juvenile Tailors)	CCA-3-1-12033-1--3 Lease 18-19 Burges Arthur Hammon, 1953 AHammons Coventry Evening Telegraph - Thursday 27 October 1955 1434-26-59 Ownership records 18-19 Burges, 1-9 Hales Street
1992-?	Evolve (clothing?)	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-present	Kong Clothing	

19 THE  
BURGES

Year	Occupier	Source
1861	Edwin Cowie 37 1824 Head Foleshill, Warwickshire Pawn Broker and Clothier	1861 Census
	Mary Cowie 22 1839 Wife Lowestoft, Suffolk	
	Edgar Cowie 1 1860 Son Coventry, Warwickshire	
	Josiah Cowie 17 1844 Nephew Foleshill, Warwickshire Pawn Broker Assistant	
	Alice Cowie 18 1843 Servant Warrington, Warwickshire House Servant	
	Henry Hill 47 1814 Head Coventry, Warwickshire Silk Weaver Ribbon	
1871	Census entry not found	1871 Census
1881	Census entry not found	1881 Census
1891	Census entry not found	1891 Census
1874-1898	Edward Mattocks, Pawnbroker and Clothier (Emma Mattocks listed as occupant in 1892)	Kelly's Directory, Warwickshire (various editions covering the period 1874-1898)
1901	Census entry not found	1901 Census
1901-10	Vacant?	No records found
1911	Census entry not found	1911 Census
1911-34	Wyles Bros Ltd, Boot Stores	Various trade directorys (Spennells Annual Directory of Coventry & District, and Kelly's Directory of Warwickshire) covering the period 1896-1936)
1935-6	H Madeley, Hosier	Spennells Directory of Coventry 1935-6

1937- c.1992	A Hammon, gent's outfitters (also trading as Arthur Hammon Tailors, Arthur Hammon Ltd. And Arthur Hammon Ladies Gents and Juvenile Tailors)	CCA-3-1-12033-1--3 Lease 18-19 Burges Arthur Hammon, 1953 AHammons Coventry Evening Telegraph - Thursday 27 October 1955 1434-26-59 Ownership records 18-19 Burges, 1-9 Hales Street
1992-?	Evolve (clothing?)	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-present	Kong Clothing	



20 THE  
BURGES

Year	Occupier	Source
1861	William Barber 58 1803 Head, Bulkington, Warwickshire Baker Master Employing 30 Man and 1 Boy George Barber 31 1830 Son, Coventry, Warwickshire Grocer and Provment Dealer Ann Barber 27 1834 Daur, Coventry, Warwickshire House Keeper Matilda Barber 25 1836 Daur, Coventry, Warwickshire Assistant In Baker Shop John Barber 23 1838 Son, Coventry, Warwickshire Watch Maker Finisher William Barber 21 1840 Son, Coventry, Warwickshire Watch Maker Finisher Isaac Barber 12 1849 Son, Coventry, Warwickshire Scholar William Welch 28 1833 Servant, Middleton, Northamptonshire Journeyman Baker Jonathan Neale 20 1841 Servant, Atherstone, Warwickshire Journeyman Baker Maria Perberdy 20 1841 Servant, South Kilworth, Leicestershire House Servant George Perkins 16 1845 Servant, Fillongley, Warwickshire Grocer Assistant William Moorwood 14 1847 Servant, Fillongley, Warwickshire Errand Boy	1861 Census
	John Hough 39 1822 Head Coventry, Warwickshire Pork Butcher Master Employing 2 Men Mary A Mortwood 19 1842 Servant Nethu Whitacre, Warwickshire House Servant Henry Rowbotham 24 1837 Servant Anstey, Warwickshire Slaughterman John Padbury 18 1843 Servant Nuneaton, Warwickshire Slaughterman	

1871	John Hough 47 1824 Head Coventry, Warwickshire Pork Butcher Robert Cleaver 33 1838 Shopman Stretton Under Ford, Warwickshire Pork Butcher Shopman Edward Cleaver 16 1855 Shopman Stretton Under Ford, Warwickshire Pork Butcher Shopman Edward Millward 16 1855 Apprentice Coventry, Warwickshire Pork Butcher Apprentice	1871 Census
1881	John Hough 59 1822 Head Coventry, Warwickshire Pork Butcher & Confectioner Sarah E Hough 48 1833 Wife Coventry, Warwickshire Pork Butchers Wife James F Tod 20 1861 Nephew Scotland Pork Butcher Emma Tod 16 1865 Niece Scotland Shop Assistant Jessie Tod 13 1868 Niece Scotland Visitor Charles Warden 45 1836 Brother To Wife Coventry, Warwickshire Mary Jeffries 35 1846 Servant Bristol, Gloucestershire General Servant Domestic Albert Edmonds 16 1865 Servant Somerset, Somerset Assistant Shop Thomas Neale 16 1865 Servant Atherstone, Warwickshire Butcher Assistant Shop	1881 Census
1891	Head: Sarah Hough, 58, b.1833, Widow, Pork Butcher Brother: Charles Warden, 49, b.1842, Butcher's Assistant Nephew: Charles Todd, 37, b.1854, Butcher Niece: Jessie Lord, 23, b.1868, Shop Assistant Niece: Sarah Todd, 21, b.1870, Butcher's Apprentice Servant: Helena White, 21, b.1870, Butcher's Apprentice Servant: Mary Jefferies, 40, b.1851, Domestic Housekeeper	1891 Census
1874-86	J. Hough, Pork Butcher and Provision Dealer	Kelly's Directory of Warwickshire covering the period 1874-1886)
1890-1901	Mrs Sarah E Hough, Provision Dealer (widow of John Hough)	Spennells Annual Directory of Coventry & District, 1890-1900
1901	No Census records found	1901 Census
1911	No Census records found	1911 Census

1901-31	Hough Ltd. Pork Butchers		
1931-40	Hough Pork Butchers, (Misses Tod, proprs)		British Newspaper Archives
1941-55	Unknown		
1955-66	A. H. Burton Ltd, butchers		
1966-1970	?		
1970-c.1992	A Hammon, gent's outfitters (also trading as Arthur Hammon Tailors, Arthur Hammon Ltd. And Arthur Hammon Ladies Gents and Juvenile Tailors)		CCA-3-1-12033-1--3 Lease 18-19 Burges Arthur Hammon, 1953 AHammons Coventry Evening Telegraph - Thursday 27 October 1955 1434-26-59 Ownership records 18-19 Burges, 1-9 Hales Street
1992-?	Evolve (clothing?)		Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-present	Kong Clothing		

21 THE  
BURGES

Year	Occupier	Source
1861	<p>William Barber 58 1803 Head, Bulkington, Warwickshire Baker Master Employing 30 Man and 1 Boy</p> <p>George Barber 31 1830 Son, Coventry, Warwickshire Grocer and Provment Dealer</p> <p>Ann Barber 27 1834 Daur, Coventry, Warwickshire House Keeper</p> <p>Matilda Barber 25 1836 Daur, Coventry, Warwickshire Assistant In Baker Shop</p> <p>John Barber 23 1838 Son, Coventry, Warwickshire Watch Maker Finisher</p> <p>William Barber 21 1840 Son, Coventry, Warwickshire Watch Maker Finisher</p> <p>Isaac Barber 12 1849 Son, Coventry, Warwickshire Scholar</p> <p>William Welch 28 1833 Servant , Middleton, Northamptonshire Journeyman Baker</p> <p>Jonathan Neale 20 1841 Servant, Atherstone, Warwickshire Journeyman Baker</p> <p>Maria Perberdy 20 1841 Servant, South Kilworth, Leicestershire House Servant</p> <p>George Perkins 16 1845 Servant, Fillongley, Warwickshire Grocer Assistant</p> <p>William Moorwood 14 1847 Servant, Fillongley, Warwickshire Errand Boy</p> <p>John Beacon 33 1828 Head Kenilworth, Warwickshire Plumber Glazier and House Painter</p> <p>Anne Beacon 24 1837 Wife Rochester, Kent</p> <p>Anne Beacon 4 1857 Daur Sale of Dogs Poplar Cond'n Scholar</p> <p>Walter Beacon 1 1860 Son Coventry, Warwickshire</p> <p>David Hough 12 1849 Lodger Coventry, Warwickshire Errand Boy</p>	1861 Census
1871	<p>Frederick Hough 35 1836 Head Coventry, Warwickshire Jeweller</p> <p>Maria Hough 25 1846 Wife Coventry, Warwickshire</p> <p>Ann E Hough 3 1868 Daughter Coventry, Warwickshire Scholar</p> <p>Frederick Hough 7mo 1871 Son Coventry, Warwickshire</p> <p>Mary E Steed 18 1853 Servant Stow On Wold, Gloucestershire General Servant</p>	1871 Census



1874-1901	Frederick Hough, Watch and Clock manfr, jeweller and silversmith	Spennels Directory of Coventry and Warwickshire various editions 1874-1901
1881	<p>Frederick Hough 48 1833 Head Coventry, Warwickshire Silversmith &amp; Jeweller</p> <p>Maria Hough 38 1843 Wife Coventry, Warwickshire</p> <p>Frederick Hough 10 1871 Son Coventry, Warwickshire Scholar</p> <p>Thomas Hough 8 1873 Son Coventry, Warwickshire Scholar</p> <p>Florence Hough 6 1875 Daughter Coventry, Warwickshire Scholar</p> <p>Emma Hough 4 1877 Daughter Coventry, Warwickshire Scholar</p> <p>Arthur Hough 1 1880 Son Coventry, Warwickshire</p> <p>Harriett Beasley 18 1863 Servant Stoke, Warwickshire Domestic Servant</p> <p>Elizabeth Warner 17 1864 Servant Willenshall, Warwickshire Nursemaid</p>	1881 Census
1891	No census records found	1891 Census
1901	<p>Head: Fredarick Hough, 67, b.1834, Watchmaker Jeweller</p> <p>Wife: Maria Hough, 57, b.1844</p> <p>Son: Fredarick Hough, 30, b.1871, Watchmaker Jeweller</p> <p>Son: Thomas Hough, 27, b.1874 Jewellers Assistant</p> <p>Daughter: Florence Hough, 26, b.1875</p> <p>Daughter: Emma Hough, 24, b.1877</p> <p>Son: Arthur Hough, 21, b.1880, Butcher</p> <p>Daughter: Alice Hough, 18, b. 1883</p>	1901 Census
1902-1909	No records found.	
1910	Mrs Elizabeth Davies (owner - lived 27 Warwick Row, Coventry)	1910 Kelly's Directory
1911	No census records found	1911 Census
1911-70	R Gilbert & Sons, Jewellers	Spennels Directory of Coventry and Warwickshire and Post Office Directory of Coventry various editions 1911-1970

1978	Victoriana	1978 Photomontage of The Burges © Coventry City Council
1978-1992	No records found.	
1992	Louisa James Jewellers	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-Present	Skate Hut	

22 THE  
BURGES

Year	Occupier	Source
	John Sutton 42 1819 Head Kenilworth, Warwickshire Tailor and Clothier Jane Sutton 16 1845 Daur Coventry, Warwickshire No Occupation Sarah Sutton 11 1850 Daur Coventry, Warwickshire Scholar Sarah Sutton 75 1786 Mother West Haddon, Northamptonshire No Occupation Mary Ann Grims 46 1815 Sisters Son Clerkenwell, London House Keeper Mary A Grims 21 1840 Niece Pancras, London House Servant	1861 Census
1861	Henry Tiplecott 44 1817 Head Coventry, Warwickshire Provision Dealer Employing 1 Man Eliza Tiplecott 41 1820 Wife Coventry, Warwickshire Saura[sic] Tiplecott 16 1845 Daur Coventry, Warwickshire Assistant In Shop Alice E Tiplecott 15 1846 Daur Coventry, Warwickshire Scholar Mariam Tiplecott 13 1848 Daur Coventry, Warwickshire Scholar Frederick Tiplecott 7 1854 Son Coventry, Warwickshire Scholar Ann Haverson 17 1844 Servant Claverdon, Warwickshire House Servant	
1871	Elizabeth Davies 48 1823 Head Camberwell, Surrey Provision Dealer Emma Palmer 17 1854 Servant Berkswell, Warwickshire General Servant Matilda Evans 13 1858 Servant Coventry, Warwickshire General Servant	1871 Census
1874- 1883?	E Davies, Pork Pie and Sausage Maker	Spennells Directory
1881	Elizabeth Davies 47 1834 House Keeper London Provision Dealer George Davies 19 1862 Nephew London Assistant & Provision Dealer	1881 Census
1881	J Pell, Provision Dealer	Spennells Directory
1883	J Pell (resident) E Davies, Pork Pie Maker	Spennells Directory
1886	J Peel (presumed mis-spelling of Pell), Pork Pie and Sausage Maker	Spennells Directory

1890-2	J. Pell, Pork Pie and Sausage Maker	Spennells Directory
1891	Head: George Davis, 56, b. 1835, Provision Dealer Son: James Davis, 32, b.1859, Provisions Assistant Daughter: Rebecca Davis, 17, b.1874, Student scholar	1891 Census
1901	George Henry Davis [sic], 38, b.1863, Provision Dealer	1901 Census
1893-1911	George H. Davies, Pork Pie and Sausage Maker	Spennells Directory
1911	Mary Davies 50 1861 Female Head Widowed Sowe, Warwickshire Provision Dealer Rebecca Davies 37 1874 Female Sister In Law Single Coventry, Warwickshire Head Teacher Elizabeth Barratt 28 1883 Female Niece Single Coventry, Warwickshire Assistant In Connection With No 1	1911 Census
1911-12	Mrs Davies, Pork Pie and Sausage Maker	Spennells Directory
1914-1919	No records found, but presumed to remain with the Davies family.	Spennells Directory
1919-27	G. Davies, Pork pie &c. maker	Spennells Directory
1929-40	J H Davies, Pork pie maker	Spennells Directory
1940-1960	No records found.	
1960	The Pram Shop, C R Collins (manager)	Spennell's Directory
1960-78	No records found	
1978	Hair by Jackson	1978 Photomontage of The Burges © Coventry City Council
1978-?	Unknown	
?-Present	Skate Hut	



23 THE  
BURGES

Year	Occupier	Source
1861	John Sutton 42 1819 Head Kenilworth, Warwickshire Tailor and Clothier	1861 Census
	Jane Sutton 16 1845 Daur Coventry, Warwickshire No Occupation	
	Sarah Sutton 11 1850 Daur Coventry, Warwickshire Scholar	
	Sarah Sutton 75 1786 Mother West Haddon, Northamptonshire No Occupation	
	Mary Ann Grims 46 1815 Sister Clerkenwell, London House Keeper	
	Mary A Grims 21 1840 Niece Pancras, London House Servant	
	Alfred Hickling 26 1835 Head Coventry, Warwickshire Bookbinder and Printer	
	Mary A Hickling 27 1834 Wife Birmingham, Warwickshire	
	Henry Hickling 3 1858 Son Birmingham, Warwickshire	
	Alice Mary Hickling 2 Mo 1861 Daur Coventry, Warwickshire	
1871	Katherine Gutteridge 51 1810 Mother In Law Binathorpe, Warwickshire Late House Keeper	1871 Census
	William H Cole 29 1842 Head Coventry, Warwickshire Draper	
1874	Rosetta Cole 24 1847 Sister Coventry, Warwickshire House Keeper	Kelly's Directory of Warwickshire
	W & R Cole, Drapers and Boot Makers	
1879	William Stacey, Furniture Dealer and Cabinet Maker	Kelly's Directory of Warwickshire
1881	William Boucher 33 1848 Head Coningsby, Lincolnshire Draper	1881 Census
	Jane Boucher 29 1852 Wife Birmingham, Warwickshire	
	Violet Boucher 6 1875 Daughter Derby, Derbyshire	
	Charles Boucher 3 1878 Son Derby, Derbyshire	
	Henry Boucher 1 1880 Son Birmingham, Warwickshire	
1883-4	Harriet Putsey 13 1868 Visitor Birmingham, Warwickshire	Kelly's Directory of Warwickshire
	Josiah Johnson, Tabacconist	
1886	James Lucas, Tailor	Kelly's Directory of Warwickshire

1890-1	T. Glenn, Confectioner	No Census records found for 1891, but recorded in Spennell's Directory of Coventry
1892	T. Glenn, Confectioner	Kelly's Directory of Warwickshire
1893-1901	William Turner, Confectioner	Kelly's Directory of Warwickshire
1898	Wm H Turner, Confectioner 23a Wm Mattocks, Hairdresser	Spennell's Directory
1901	Head: William Turner, 42, b.1859, Confectioner Wife: Ellen Turner, 40, b.1861 Daughter: Pollie Turner, 15, b.1886 Daughter: Louisa Turner, 10, b.1891	1901 Census
1901	Wm H Turner, Confectioner	Spennell's Directory
1910	23a Wm Mattocks, Hairdresser	Spennell's Directory
1910	23a Wm Maddocks (?) hairdresser	Spennell's Directory
1911-12	Wm H Turner, Confectioner	Spennell's Directory
1912-1919	23a Wm Mattocks, Hairdresser No records found	Spennell's Directory
1919-20	Wm H Turner, Confectioner	Spennell's Directory
1921-27	23a Sears & Co. Ltd Boot stores Mrs. Turner, Confectioner 23a Sears & Co. Ltd Boot stores	Spennell's Directory

1929	Lytton Bros. Tailors		
1929-31	23a Sears & Co. Ltd Boot stores		Spennell's Directory
	No records found		
	R Smyth & Co. Tailors		
1931-2	23a Sears & Co. Ltd Boot stores		
	Dresdens clothiers		Spennell's Directory
1933-4	Sears & Co. Ltd Boot stores		Spennell's Directory
1935-6	Pegg & Co. Costumiers		Kelly's Directory of Warwickshire
1937-40	Eight Hours Cleaners Ltd. Dyers and cleaners		Kelly's Directory of Warwickshire
1948	B&B Handbags		Kelly's Directory of Warwickshire
1955	The Empire Fruit Stores		
1958	23a True Form Shoes		Kelly's Directory of Warwickshire
			British Newspaper Archive
	Empire Fruit Stores		
1960	23a Curtess Shoes Ltd		Kelly's Directory of Warwickshire
1963	Empire Fruit Stores		1963 Photograph of The Burges © Coventry Archives
1978	Floral Charm (?)		1978 Photomontage of The Burges © Coventry City Council
1978-1992	Unknown		

1992	Revive Clothing	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
1992-?	Unknown	
?-Present	Godiva Tailors	

#### 24 THE BURGES

Year	Occupier	Source
1861	John Sheane 55 1806 Head Harborough Mama, Warwickshire Butcher 1 Employing 2 Men Elizabeth Sheane 54 1807 Wife Coventry, Warwickshire William H Sheane 29 1832 Son Coventry, Warwickshire Butcher and Farmer Alfred Sheane 19 1842 Son Coventry, Warwickshire Commoner of Lincoln College Edward Sheane 18 1843 Son Coventry, Warwickshire Watch Maker Finisher Lucy Poole 25 1836 Servant Kensley, Warwickshire House Servant John Dunn 19 1842 Servant Hatton, Warwickshire Trade Servant William Gilbert 17 1844 Servant Brinklow, Warwickshire Trade Servant	1861 Census
1871	William J Rate 63 1808 Head Witnash, Warwickshire Butcher Mary Rate 35 1836 Wife Ryton On Dunsmore, Warwickshire Abraham W Rate 36 1835 Brother Leamington, Warwickshire Farmer Arthur Tubb 17 1854 Servant Willingale, Warwickshire	1871 Census
1874-1880	Joseph W. Pratt, Butcher	Kelly's Directory of Warwickshire



1881	William C Smith 24 1857 Head Bedworth, Warwickshire Butcher Martha Smith 22 1859 Wife Kenilworth, Warwickshire Butchers Wife Harry Gill 18 1863 Servant Coventry, Warwickshire Butchers Apprentice Arthur Ayton 17 1864 Servant Keresley, Warwickshire Butchers Apprentice	1881 Census
1891	Head: William Smith, 34, b.1857, Master Butcher Wife: Martha Smith, 32, b.1859 Daughter: Beatrice Smith, 9, b.1882 Son: Samuel Smith, 6, b.1885 Servant: George Stockley, 30, b.1861, Butcher's Apprentice Servant: George Parker, 15, b.1876, Butcher's Apprentice Servant: Elizabeth Cadman, 15, b.1876, Domestic Cook	1891 Census
1901	Head: William Smith, 44, b.1857, Butcher Wife: Martha Smith, 42, b.1859 Daughter: Beatrice Smith, 19, b.1882 Son: Samuel Smith, 16, b.1885, Butchers Assistant Son: Gilbert Smith, 10, b.1891 Servant: Henry Walters, 21, b.1880, Butchers Assistant Servant: Annie Gibson, 19, b.1882, General Servant	1901 Census
1910	William Cordell Smith, Butcher	Kelly's Directory of Warwickshire
1911	Nz[sic] George Fallows 30 1881 Male Head Married Shrewsbury Pork Butcher Emma Louisa Fallows 39 1872 Female Wife Married Hope Salop Assisting In Business George Ralph Fallows 8 1903 Male Son 0 Coventry Rosanah Welch 30 1881 Female Assistant Single Birmingham Working In Business Dorothy Glady Welch 22 1889 Female Servant Single Oxford General Servant Domestic	1911 Census
1911-12	George Fallows, Pork Butcher	
1919-34	British and Argentine Meat Stores	Spennels Directory

1935-40	Sears & Co. Ltd Boot stores	Spennels Directory
1940-1963	No records found	
1963-1978	Curtess Shoes	1963 Photograph of The Burges © Coventry Archives and 1978 Photomontage of The Burges © Coventry City Council
1992	Bobby's, The Club	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-Present	Impulse Bar	

25 THE  
BURGES

Year	Occupier	Source
1861	Ann Davis 56 1805 Head Coventry, Warwickshire Milliner Hannah Davis 48 1813 Sister Coventry, Warwickshire Milliner Esther Davis 45 1816 Sister Coventry, Warwickshire Milliner Elizabeth Bevins 19 1842 Assistant Desford, Leicestershire Milliner Susan Scars 19 1842 Assistant Wellingboro, Northamptonshire Milliner Sarah College 14 1847 Servant Brinklow, Warwickshire House Servant	1861 Census
1867	Henry D Jephcott announces the removal of his butchery business from 22 The Burges to 'more commodious premises at 25 Burges'.	Coventry Standard - Saturday 26 October 1867
1871	Eliza Jephcott 51 1820 Head Coventry, Warwickshire Provision Dealer Frederick Jephcott 19 1852 Son Coventry, Warwickshire Provision Dealer Assistant Alice E Jephcott 25 1846 Daughter Coventry, Warwickshire Marion Jephcott 23 1848 Daughter Coventry, Warwickshire Herbert H Jephcott 8 1863 Son Coventry, Warwickshire Scholar Selina Drakeford 22 1849 Servant Coventry, Warwickshire General Servant	1871 Census
1874-9	Mrs E. Jephcott, Pork pie and sausage maker	Kelly's Directory of Warwickshire
1881	No Census records found	1881 Census
1881-90	Mrs E. Jephcott, Pork pie and sausage maker	Kelly's Directory of Warwickshire

1891	<p>Head: Herbert Jephcott, 28, b.1863, Provisions Dealer</p> <p>Wife: Annie Jephcott, 26, b.1865</p> <p>Daughter: Ethel Jephcott, 6, b.1885</p> <p>Son: Albert Jephcott, 5, b.1886</p> <p>Daughter: Vera Jephcott, 5mth, b.1891</p> <p>Brother-in-Law: Henry Burton, 19, b.1872, Provisions Apprentice</p> <p>Servant: Alice Howers, 19, b.1872, Nurse</p> <p>Servant: Mary Burton, 18, b.1873, Domestic servant</p>	1891 Census
1892-1896	Herbert Harry Jephcott, Baker and Pork Pie Maker	Spennell's Directory of Coventry
1896-1907	<p>Mrs Annie Jephcott, Pork Pie and Sausage Maker</p> <p>(Mr Herbert Harry Jephcott died aged 33 in 1896)</p>	Spennell's Directory of Coventry
1901	<p>Head: Annie Wedgwood, 36, b.1865, Provision Dealer</p> <p>Daughter: Ethel Jerbcott, 15, b.1886</p> <p>Son: Albert Jerbcott, 13, b.1888</p> <p>Daughter: Vera Jerbcott, 10, b.1891</p> <p>Servant: Menetta Rowles, 23, b.1878, Assistant Shop</p>	<p>1901 Census</p> <p>(Annie is assumed to be the widow of Herbert Jephcott, with children's names misspelled in the Census)</p>
1909	Sales of 25 The Burges by Mrs Annie Jephcott, widow of Herbert Jephcott.	Coventry Herald - Friday 09 July 1909
1907-1909	<p>Mrs Annie Jephcott, Pork Pie and Sausage Maker</p> <p>Mr A Hawkes (rear including stabling)</p>	Kelly's Directory of Warwickshire
1910	River Plate Fresh Meat Co.	Kelly's Directory of Warwickshire

1911	William Herbert Turner 52 1859 Male Head Married (27) Coventry, Warwickshire Confectioner Ellen Turner 50 1861 Female Wife Married (27) Coventry, Warwickshire Assisting In the Business Louie Turner 20 1891 Female Daughter Single Coventry, Warwickshire Assisting In the Business	1911 Census
1911-12	G Smith & Co. Tailors, Drapers &c. Moore's Modern Methods, Office supplies Royal Typewriting Agency Harry Rainbow, Agent River Plate Fresh Met Co., James Farmer, manager	Spennell's Directory of Coventry
1913-19	Unknown, no records found	
1918-1929	Mrs Fanny Oscar, chiropodist	Spennell's Directory of Coventry
1931-2	Stanley Perrett	Kelly's Directory of Warwickshire
1933-4	Stanley Perrett British and Argentine Meat Co. Ltd.	Kelly's Directory of Warwickshire
1935	W & R Fletcher, butchers moved into the premises at 25 The Burges	Coventry Herald - Friday 05 April 1935
1935	W & R Fletcher, butchers	Spennell's Directory of Coventry
c.1960	F & L Fletcher Ltd, butchers	Photograph of The Burges c.1960 ©Coventry Archives ref. c05039
1963	Fletchers Butchers	Photograph of The Burges 1963©Coventry Archives
1966	Fletcher Ltd, butchers	Kelly's Directory of Warwickshire
1978	La Chaumiere Nightclub	1978 Photomontage of The Burges ©Coventry City Council



1980	After Eight Night Club	<a href="https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887">https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887</a>
1992	Bobby's, The Club	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-Present	Impulse Bar	

## 26 THE BURGES

Year	Occupier	Source
1861	Selina Wright 43 1818 Wife Coventry, Warwickshire Haberdasher Elizabeth Atkin 20 1841 Assistant Thurlaston, Leicestershire Shop Ann Eweor 19 1842 Assistant Woodford, Northamptonshire Shop	1861 Census
1871	Thomas Siggins 24 1847 Head Bedworth, Warwickshire Martha Siggins 20 1851 Sister Bedworth, Warwickshire Thomas Birch 15 1856 Servant Bedworth, Warwickshire	1871 Census Presumed mis-spelling of Liggins)
1874-1881	Thomas Liggins & Co, Tailors, Clothiers, Woollen Drapers, and General Outfitters	Kelly's Directory of Warwickshire
1883	Thomas Liggins (resident) J.E. Banks & Co. Tanners	Kelly's Directory of Warwickshire
1881	No Census records found	1881 Census

1886-1901	T Liggins & Co. Merchant Tailor	Spennell's Directory of Coventry
1901	No Census records found	1901 Census
1910	W Liggins, Tailor	Spennell's Directory of Coventry
1911	Tom Sherbourne Liggins 38 1873 Male Head Widowed Coventry, Warwickshire Shopkeeper Tailor Bertha Elizabeth Kimbell 27 1884 Female Servant Single Bedford, Bedfordshire Housekeeper	1911 Census
1911-12	Tom S. Liggins, Tailor Tom Sherbourne R.M.S. Society Entertainer Empire Meat Co. Butchers	Spennell's Directory of Coventry
1919-30	Luckman Bros. Ltd, Outfitters (George and J D Luckman)	Spennell's Directory of Coventry
1931-63	Luckman Bros. Ltd, gent's outfitters	Spennell's Directory of Coventry and Photograph of The Burges c.1960 ©Coventry Archives ref. c05039 and Photograph of The Burges 1963©Coventry Archives
1970-80	Luckman Bros. Ltd, outfitters	Spennell's Directory of Coventry
1980	Luckman Bros. Ltd, outfitters	<a href="https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887">https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887</a>
1980-1992	Unknown	
	Classic Collections, Ladies Boutique	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
1992		
?-present	Sapphire Jewellers	

27 THE  
BURGES

Year	Occupier	Source
1861	<p>Caroline Hawkes 49 1812 Head Coventry, Warwickshire Confectioner Employing 1 Man &amp; 2 Boys</p> <p>Emma Dawkins 46 1815 Sister Coventry, Warwickshire Fundholder</p> <p>Elizabeth Hawkes 19 1842 Daur Coventry, Warwickshire Assistant In Confectioner Shop</p> <p>William Hawkes 15 1846 Son Coventry, Warwickshire Confectioner Apprentice</p> <p>George Smith 25 1836 Servant Coventry, Warwickshire Confectioner Journeyman</p> <p>Peter Brain 19 1842 Servant Coventry, Warwickshire Cow Boy</p> <p>Mary Ann Perkins 24 1837 Servant Fillongley, Warwickshire Housemaid</p> <p>Emma Woods 15 1846 Servant Himington, Huntingdonshire Under Housemaid</p>	1861 Census
1871	Occupied as Cooper (shop)	1871 Census
1874	Frederick Robinson	Kelly's Directory of Warwickshire
1879	William Hawkes, Cooper and Confectioner	Kelly's Directory of Warwickshire
1880	William Hawkes, Confectioner (also had premises on 26 Hertford St and 1 High Street)	Kelly's Directory of Warwickshire
1881	No Census records found	1881 Census
1881	William Hawkes, Cooper	Kelly's Directory of Warwickshire
1883	William Hawkes, Cooper J.E. Banks & Co. Tanners	Kelly's Directory of Warwickshire
1886	G Lloyd, Haberdasher	Kelly's Directory of Warwickshire
1891	No Census records found	1891 Census
1890-2	Frozen Meat Co.	Kelly's Directory of Warwickshire

1893-1901	William F Montgomery, Butcher	Kelly's Directory of Warwickshire
1901	No Census records found	1901 Census
1911	George Hancox 31 1880 Male Head Married (1) Coventry Butcher (Master) Beatrice Hancox 32 1879 Female Wife Married (1) Leeds, Yorkshire Assisting In Business	1911 Census
1911-12	George Hancox, Butcher	Kelly's Directory of Warwickshire
1919-38	Empire Meat Co. Ltd	Spennell's Directory of Coventry
1939-60	J. H. Dewhurst Ltd. Butchers	Spennell's Directory of Coventry
1967	Vacant- advertised to let (along with 30 Cross Cheaping) by the Coventry Corporation, preference given to those displaced by Corporation redevelopment)	<i>British Newspaper Archive</i>
1978-92	East Yorkshire School of Motoring	1978 Photomontage of The Burges ©Coventry City Council and Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-Present	Subway	

28 THE  
BURGES

Year	Occupier	Source
1861	<p>Caroline Hawkes 49 1812 Head Coventry, Warwickshire Confectioner Employing 1 Man &amp; 2 Boys</p> <p>Emma Dawkins 46 1815 Sister Coventry, Warwickshire Fundholder</p> <p>Elizabeth Hawkes 19 1842 Daur Coventry, Warwickshire Assistant In Confectioner Shop</p> <p>William Hawkes 15 1846 Son Coventry, Warwickshire Confectioner Apprentice</p> <p>George Smith 25 1836 Servant Coventry, Warwickshire Confectioner Journeyman</p> <p>Peter Brain 19 1842 Servant Coventry, Warwickshire Cow Boy</p> <p>Mary Ann Perkins 24 1837 Servant Fillongley, Warwickshire Housemaid</p> <p>Emma Woods 15 1846 Servant Himington, Huntingdonshire Under Housemaid</p>	1861 Census
1871	<p>Caroline Hawkes 60 1811 Head Coventry, Warwickshire Confectioner</p> <p>William Hawkes 25 1846 Son Coventry, Warwickshire Confectioner</p> <p>Thomas Burns 18 1853 Apprentice Coventry, Warwickshire Confectioners Assistant</p> <p>Hannah Bonson 22 1849 Servant Bedworth, Warwickshire General Servant</p> <p>Thomas Hubbard 17 1854 Servant Kenilworth, Warwickshire Porter</p> <p>Agnes Bull 16 1855 Servant Marston Lane, Warwickshire General Servant</p>	1871 Census
1874	Robinson & Hawkes, Confectioners	Kelly's Directory of Warwickshire
1880-83	William Hawkes, Confectioner (also had premises on 26 Hertford St and 1 High Street, solely based at Hertford Street after 1883)	Kelly's Directory of Warwickshire
1881	No Census records found	1881 Census



1891	<p>Head: John Hancox, 65, b.1826, Master Stationer</p> <p>Wife: Maud Hancox, 45, b.1836, Stationer's Assistant</p> <p>Daughter: Bartha Hancox, 17, b.1874, Stationer's Assistant</p> <p>Daughter: Kate Hancox, 16, b.1875, Stationer's Assistant</p> <p>Daughter: Annie Hancox, 13, b.1878</p> <p>Son: George Hancox, 10, b.1881</p> <p>Son: John Hancox, 9, b.1892</p> <p>Son: Arthur Hancox, 6, b.1885</p> <p>Servant: Herbert Hall, 19, b. 1872, Confectioner's Assistant</p> <p>Servant: Walter Haynes, 15, b.1876, Confectioner's Assistant</p> <p>Servant: Hannah Cooper, 21, b.1870, Domestic</p>	1891 Census
1886	J T Hancox, Confectioner and Baker	Kelly's Directory of Warwickshire
1890-1	J T Hancox, Confectioner and Baker	
	28a Jones' Boot Warehouse	Kelly's Directory of Warwickshire
1892-1901	J T Hancox, Confectioner and Baker	
	28a D Cooke, Tobacco & Cigar Manufacturer and Importer	Kelly's Directory of Warwickshire
1901	No Census records found	1901 Census
1911	<p>Muriel Josephine Hyde 31 1880 Female Servant Single Coventry, Warwickshire</p> <p>Confectioner's Shop Assistant</p> <p>Florence Price 24 1887 Female Servant Single Birmingham, Warwickshire</p> <p>Confectioner's Shop Assistant</p> <p>May Edith Bedwell 22 1889 Female Servant Single Earsham, Norfolk General Servant (Domestic)</p> <p>Albert Flowers 16 1895 Male Servant Single Nuneaton, Warwickshire</p> <p>Apprentice Confectionery Baking</p>	1911 Census
1911-36	R. R. Walker, Pork pie specialist etc.	Spennell's Directory of Coventry

1937-8	F Harvey, baker	Spennell's Directory of Coventry
1939-60	Farmer Giles Milk Bar	Spennell's Directory of Coventry
1963	Farmer Giles Milk Bar, Snack Bar and Restaurant	Photograph of The Burges c.1960 ©Coventry Archives ref. c05039 and Photograph of The Burges 1963 ©Coventry Archives
1970	Georgios Christofides (resident)	Spennell's Directory of Coventry
1978-92	Farmer Giles Bar and Restaurant	1978 Photomontage of The Burges ©Coventry City Council and <a href="https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887">https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887</a>
1980	Farmer Giles Bar and Restaurant	
1992	Farmer Giles Bar and Restaurant	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-Present	Oodles Takeaway	

29 THE  
BURGES

Year	Occupier	Source
1861	Didn't exist (previously part of no.28)	1861 Census
1871	Didn't exist (previously part of no.28)	1871 Census
1881	Didn't exist (previously part of no.28)	1881 Census
1891	No Census records found	1891 Census
1890-1901	Home and Colonial Tea Stores (Home and Colonial Ltd after 1894)	Kelly's Directory of Warwickshire
1901	No Census records found	1901 Census
1911	No Census records found	1911 Census
1911-1955	William Clarke, Tobaccoconist &c.	Various trade directorys (Spennells Annual Directory of Coventry & District, and Kelly's Directory of Warwickshire) covering the period 1911-1955)
1960	W. Clarke Newsagents	Spennell's Directory of Coventry
1963-66	obscured in photos	Photograph of The Burges c.1960 © Coventry Archives ref. c05039 and Photograph of The Burges 1963©Coventry Archives
1978-92	Marlboro News	1978 Photomontage of The Burges ©Coventry City Council and
1980	Marlboro News	<a href="https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887">https://www.coventrytelegraph.net/lifestyle/nostalgia/gallery/look-coventrys-bustling-burges-photos-14744887</a>

1992	Marlboro News	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-Present	Marlboro News	

### 30 THE

BURGES Note, was No.29 prior to 1880s

Year	Occupier	Source
1861	George Braumont 51 1810 Head Coventry, Warwickshire News Agent and Stationer Martha Braumont 49 1812 Wife Coventry, Warwickshire Sarah Garfield 15 1846 Niece London, Middlesex Assistant Man Shop	1861 Census (recorded as number 29)
1871	John Moxon 35 1836 Head South Kirkby, Yorkshire Shoe Manufacturer Selina Moxon 33 1838 Wife Coventry, Warwickshire Kate Moxon 6 1865 Daughter Coventry, Warwickshire Scholar Elizabeth Moxon 3 1868 Daughter Coventry, Warwickshire Scholar John J Moxon 1 1870 Son Coventry, Warwickshire David Moxon 3mo 1871 Son Coventry, Warwickshire Jane Cline 13 1858 Servant Coventry, Warwickshire General Servant	1871 Census (recorded as number 29)
1874	J. Moxon, Boot and Shoe Maker	Kelly's Directory of Warwickshire (recorded as number 29)
1881	George Braumont 51 1810 Head Coventry, Warwickshire News Agent and Stationer Martha Braumont 49 1812 Wife Coventry, Warwickshire Sarah Garfield 15 1846 Niece London, Middlesex Assistant Man Shop	1881 Census (recorded as number 29)

1880-86	Henry Croxford, Shoe and Boot Maker	Kelly's Directory of Warwickshire (recorded as number 29)
1891	John Moxon 35 1836 Head South Kirkby, Yorkshire Shoe Manufacturer Selina Moxon 33 1838 Wife Coventry, Warwickshire Kate Moxon 6 1865 Daughter Coventry, Warwickshire Scholar Elizabeth Moxon 3 1868 Daughter Coventry, Warwickshire Scholar John J Moxon 1 1870 Son Coventry, Warwickshire David Moxon 3mo 1871 Son Coventry, Warwickshire Jane Cline 13 1858 Servant Coventry, Warwickshire General Servant	1891 Census
1901	No Census records found	1901 Census
1911	No Census records found	1911 Census
1911-40	Home and Colonial Tea Stores Ltd.	Spennell's Directory of Coventry
1940-55	No records found	
1955-60	Stanley's Greengrocers	Spennell's Directory of Coventry
1960	Stanley's Fruiters and Florists etc	Spennell's Directory of Coventry
1963-66	obscured in photos	Photograph of The Burges c.1960 ©Coventry Archives ref. c05039 and Photograph of The Burges 1963©Coventry Archives
1978-92	Kwick Chick Restaurant and Takeaway	1978 Photomontage of The Burges ©Coventry City Council and Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
?-Present	City Mini Market	



THE  
COVENTRY  
CROSS

Year	Occupier	Source
1861	James Shaw 26 1835 Head Redditch, Worcestershire Merchant Clothier Maker Rebecca Shaw 27 1834 Sister Senton, Nottinghamshire House Keeper	1861 Census
1871	William Whitehead 49 1822 Head Coventry, Warwickshire Watch Springer Publican Elizabeth Whitehead 48 1823 Wife Coventry, Warwickshire Emma A Whitehead 20 1851 Daughter Coventry, Warwickshire Bar Maid Eliza Whitehead 18 1853 Daughter Coventry, Warwickshire Bar Maid	1871 Census
1868	The building was converted into a public house with William Whitehead as Licensee (a pub of this name was previously located in Bishop Street until 1856).	<a href="http://realalerambls.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambls.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1881	Thomas Gregory 44 1837 Head Coventry, Warwickshire Licensed Victualler Jane Gregory 47 1834 Wife Coventry, Warwickshire Licensed Victuallers Wife Harriet Jackson 21 1860 Niece Coventry, Warwickshire Barmaid William Heatley 12 1869 Nephew Coventry, Warwickshire Scholar	1881 Census
1891	George Skidmore 49 1842 Head Birmingham, Warwickshire Publican Sarah Skidmore 49 1842 Wife Birmingham, Warwickshire George Skidmore 30 1861 Son London, Middlesex Dress Maker William Skidmore 19 1872 Son London, Middlesex Shoe Maker John Skidmore 16 1875 Son London, Middlesex Rose Skidmore 11 1880 Daughter Coventry, Warwickshire Alice Wells 26 1865 Servant Wolston, Warwickshire Domestic	1891 Census
1894	Edwin Horsfield, publican	<a href="http://realalerambls.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambls.co.uk/history/C/coventry_cross_cross_cheaping.html</a>

1901	Charles Wareham 58 1843 Head Chatham, Kent Publican Eliza Wareham 57 1844 Wife Kings Lynn, Norfolk Charles Wareham 33 1868 Son Caventry, Warwickshire School Assistant William Wareham 23 1878 Son Caventry, Warwickshire Work Keeper Rose Wareham 18 1883 Daur Caventry, Warwickshire Bar Maid Percy Wareham 15 1886 Son Caventry, Warwickshire Stationer Clerk Herbert Wareham 14 1887 Son Caventry, Warwickshire Louisa Lidgett 20 1881 Servant North Sonerton, Lincolnshire General Servant	1901 Census
1904	Leased by Phillips & Marriott for 21 years for £150 per anum, including 2 cottages, from James Warden of Walsgrave.	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1905	Charles J. Wareham	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1911	No Census records found	1911 Census
1907-1909	Samuel Drakeford Hadden	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1910	Thomas Pegg Turman (or Furman)	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1911-12	W.J. Buckler	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1914	George Alfred Pickard	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1918-1922	Mrs. Lizzie Pickard	Spennell's Directory of Coventry
1919	Ownership passed to Phillips and Mariott	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1922	John Alfred Weller	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>

1929-32	H. Johnson	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1933-4	T. Pointer	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1935-6	W. Towns	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1937-40	E. Deakin	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1941-45	Cecil Alfred Fleetwood	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1945-60	Mrs Lillian Hilda Fleetwood (widow)	<a href="http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html">http://realalerambles.co.uk/history/C/coventry_cross_cross_cheaping.html</a>
1978	Mitchells and Butler (owners)	Spennell's Directory of Coventry

30 CROSS  
CHEAPING

Year	Occupier	Source
1861	James Brown 34 1827 Head Coventry, Warwickshire Hair Dresser Tobacconist Mary Brown 30 1831 Wife Coventry, Warwickshire James Brown 5 1856 Son Coventry, Warwickshire Scholar Elizabeth Brown 8 1853 Daur Coventry, Warwickshire Scholar Alice Brown 1 1860 Daur Coventry, Warwickshire	1861 Census
1871	William Buckland 27 1844 Head Coventry, Warwickshire Watch Case Maker Emma Buckland 26 1845 Wife Coventry, Warwickshire	1871 Census
1881	William Butler 28 1853 Head Coventry, Warwickshire Pork Pie & Sausage Maker Hannah E Butler 24 1857 Wife Coventry, Warwickshire Pork Pie & Sausage Maker Florrie Butler 7m 1881 Daughter Coventry, Warwickshire Lizzie Rayson 17 1864 Servant Coventry, Warwickshire General Domestic Servant	1881 Census
1891	Arthur Griffin 38 1853 Head Coventry, Warwickshire Master Butcher Ann E. Griffin 36 1855 Wife Coventry, Warwickshire Florry Butler 10 1881 Daughter Coventry, Warwickshire Elizabeth Butler 7 1884 Daughter Coventry, Warwickshire Alice Griffin 2 1889 Daughter Coventry, Warwickshire Alice Clark 21 1870 Servant Coventry, Warwickshire Domestic Servant Annie Cooper 14 1877 Servant Coventry, Warwickshire Domestic	1891 Census
1894-6	Griffin, pork butcher	Kelly's Directory of Warwickshire
1901	John Atkinson 57 1844 Head Islington, London Provision Dealer Charlotte Atkinson 57 1844 Wife Farnham, Surrey Edith Payne 25 1876 Servant Breerley Hill, Staffordshire Shop Assistant	1901 Census
1906	Cyclists Supply Stores	Spennell's Directory of Coventry

1910	Alf Turner & Co. Shaving Saloon and Tobacconist	Spennell's Directory of Coventry
1911	No Census records found	1911 Census
1911-12	Listed as 'Void' (?)	Spennell's Directory of Coventry
1919-20	Hootch Bros Bazaar	Spennell's Directory of Coventry
1921-35	No records found	
1935-40	Smith and Berry Estate Agents	Spennell's Directory of Coventry
1947-58	Provincial Building Society	Spennell's Directory of Coventry
1963-66	obscured in photos	Photograph of The Burges c.1960 ©Coventry Archives ref. c05039 and Photograph of The Burges 1963©Coventry Archives
1967	Vacant- advertised to let by the Coventry Corporation, (preference given to those displaced by Corporation redevelopment)	
1968-72	Ward and Halbert Estate Agents	
Present	Plaza Studio (Vacant and ground floor interior removed at some point before 2019)	1978 Photomontage of The Burges ©Coventry City Council and Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)



31 CROSS  
CHEAPING

Year	Occupier	Source
1861	William Rogers 37 1824 Head Coventry, Warwickshire Linen Draper Master Employing 2 Apprentice & 1 Women Emma Rogers 38 1823 Wife Warwick, Warwickshire Emma Rogers 9 1852 Daur Coventry, Warwickshire Scholar Mary A Meers 28 1833 Sister In Law Warwick, Warwickshire Milliner George Taylor 19 1842 Apprentice Birmingham, Warwickshire Draper Apprentice Charles Manger 15 1846 Apprentice Stretton Under Bees, Warwickshire Draper Apprentice Emma Eliomersley 9 1852 Visitor Warwick, Warwickshire Scholar Mary A Bosworth 25 1836 Servant New York, America House Servant Thomas Gilbert and David Sheasby's Wholesale and Retail Mart (haberdashers)	1861 Census
1869		New Haberdashery, Trimming and Fancy Warehouse' Coventry Standard - Saturday 20 February 1869
1871	David Sheasby 35 1836 Head Long Itchington, Warwickshire Haberdasher Mary A Sheasby 23 1848 Wife Balscote, Herefordshire Harbert J Sheasby 1 1870 Son Coventry, Warwickshire Alice Cleaver 28 1843 Shop Woman Warmington, Warwickshire Haberdasher Assistant Sarah A Smith 14 1857 Servant Corley, Warwickshire General Servant Tom Hardy 12 1859 Servant Anstey, Warwickshire Porter	1871 Census
1874-86	David Sheasby, Hosier, haberdasher and dealer (wholesale and retail)	Kelly's Directory of Warwickshire

1881	<p>David Sheasby 35 1846 Head Long Itchington, Warwickshire Hosier &amp; Haberdasher</p> <p>Mary Ann Sheasby 33 1848 Wife Balscote, Oxfordshire Hosier &amp; Haberdasher</p> <p>Herbert J Sheasby 11 1870 Son Coventry, Warwickshire Scholar</p> <p>Arthur William Sheasby 8 1873 Son Coventry, Warwickshire Scholar</p> <p>Frederic Sheasby 6 1875 Son Coventry, Warwickshire Scholar</p> <p>Florence May Sheasby 3 1878 Daughter Coventry, Warwickshire</p> <p>Ethel Annie Sheasby 8m 1881 Daughter Coventry, Warwickshire</p> <p>Alice Cleaner 38 1843 Cousin To Wife Warmington, Warwickshire Shop Assistant</p> <p>Elizabeth Slatter 19 1862 Sister To Wife Balscote, Oxfordshire Domestic Nursemaid</p> <p>Mary Ann Kelsey 16 1865 Servant Barnacle, Warwickshire General Servant Domestic</p>	1881 Census
1886-1905	The City Trimming House, D. Sheasby	Kelly's Directory of Warwickshire
1891	<p>David Sheasby 45 1846 Head Long Peckington, Warwickshire Hosier &amp; Haberdasher</p> <p>Mary Sheasby 43 1848 Wife Balscote, Oxfordshire Hosier &amp; Haberdasher's Assistant</p> <p>Fred Sheasby 14 1877 Son Coventry, Warwickshire Hosier &amp; Haberdasher's Assistant</p> <p>Florrie Sheasby 13 1878 Daughter Coventry, Warwickshire</p> <p>Ethel Sheasby 10 1881 Daughter Coventry, Warwickshire</p> <p>Thild Sheasby 3 1888 Daughter Coventry, Warwickshire</p> <p>Elizabeth Spencer 35 1856 Servant Coventry, Warwickshire Haberdasher's Assistant</p> <p>Mary Adkin 25 1866 Servant Chesterham, Yorkshire Haberdasher's Assistant</p> <p>Edith Maycock 23 1868 Servant Oxford, Worcestershire Haberdasher's Assistant</p> <p>Hannah Mulles 25 1866 Servant Oxford, Dorset Domestic</p> <p>Fanny Sheasby 14 1877 Servant Napton, Warwickshire Nurse</p>	1891 Census

1901	Fredarick[sic] Sheasby 26 1875 Head Coventry, Warwickshire Drafers Assistant Eliza Sheasby 25 1876 Wife Coventry, Warwickshire Sophia Dalton 20 1881 Servant Coventry, Warwickshire General Servant	1901 Census
1911	Frederick Sheasby 36 1875 Male Head Married Coventry, Warwick Haberdasher Eliza Sheasby 35 1876 Female Wife Married Coventry, Warwick Arthur David Sheasby 7 1904 Male Son Coventry, Warwick Ronald Sheasby 4 1907 Male Son Coventry, Warwick Eria Sheasby 0 1911 Male Son Coventry, Warwick Lizzie Barnett 43 1868 Female Visitor Single Coventry, Warwick Monthby Nurse Lucy Stephens 28 1883 Female Servant Single Barton, Stafford Draper Assistant Nellie Williams 21 1890 Female Servant Single Sarn, Montgomery Draper Assistant Annie Love 23 1888 Female Servant Single Tamworth, Warwick Draper Assistant Edith Reynolds 30 1881 Female Servant Single Coventry, Warwick General Servant (Domestic)	1911 Census
1911-20	David and Frederick Sheasby, fancy draper	Spennell's Directory of Coventry
1920-36	No records found	
1936-63	Woodley's (Furniture Shop)	Woodleys' Coventry Evening Telegraph - Friday 04 December 1936, and Woodleys War Guarantee' Coventry Herald - Saturday 05 October 1940 Spennell's Directory (various editions)

1966	Boyd's of Broadgate (electrical appliance shop)	Boyd's Acquire Woodley's Premises at 31 Cross Cheaping ' Coventry Evening Telegraph - Thursday 17 March 1966
1963-66	obscured in photos	Photograph of The Burges c.1960 @Coventry Archives ref. c05039 and Photograph of The Burges 1963@Coventry Archives
1978	Nickleby	1978 Photomontage of The Burges @Coventry City Council and Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
? - Present	Forbidden Planet	

1 HALES  
STREET

Year	Occupier	Source
1861	No census record found	1861 Census
1871	No census record found	1871 Census
1881	Henry Wale 37 1844 Head Butcher Olive Wale 36 1845 Wife Butchers Wife Herbert H Wale 10 1871 Son Scholar Olive E Wale 5 1876 Daughter Scholar Maud J Wale 3 1878 Daughter Ernest L Wale 2 1879 Son Charles Thompson 21 1860 Servant, Butchers Assistant Sarah A Harrison 18 1863 Servant General Domestic Servant	1881 Census
1886-92	John Lenton, Butcher	Kelly's Directory of Warwickshire
1891	No census record found	1891 Census
1893	Arthur Peake, Draper	Kelly's Directory of Warwickshire
1896-1901	Thomas Glenn, fruiterer	Kelly's Directory of Warwickshire
1901	No census record found	1901 Census
1911	No census record found	1911 Census
1911-40	T. Glenn & Co. Confectioners Ltd	Kelly's Directory of Warwickshire and Spennell's Directory of Coventry (various editions)
1951-?	Glenn's Confectioners (Arther Hammon above ground floor level)	Hales Street 1951, © Coventry Archives ref. CCG-CG-1-161-1-11
?-Present	The Smartphone Shop	



1a HALES

STREET Note, it appears that this unit did not exist before 1921

Year	Occupier	Source
1861	No census record found	1861 Census
1871	No census record found	1871 Census
1881	No census record found	1881 Census
1891	No census record found	1891 Census
1901	No census record found	1901 Census
1911	No census record found	1911 Census
1921-7	Mrs Glenn, fancy goods dealer	Spennell's Directory of Coventry
1929-30	Ashley and Moore, Wine and Spirit Merchants	Spennell's Directory of Coventry
1931-60	H D Moore, Wine and Spirit Merchants	Spennell's Directory of Coventry
1951	H D Moore (Arther Hammon above ground floor level)	Hales Street 1951, © Coventry Archives ref. CCG-CG-1-161-1-11
?-present	American Nails	

### 3 HALES STREET

Note, existed as no.2 until c.1910

Year		Source
1861	No Census records found	1861 Census
1871	William Anstee 55 1816 Head Coventry, Warwickshire Dyer Mary Ann Anstee 20 1851 Daughter Coventry, Warwickshire Milliner Agnes Anstee 17 1854 Daughter Coventry, Warwickshire Bar Maid Fanny Anstee 15 1856 Daughter Coventry, Warwickshire Ribbon Weaver William Anstee 12 1859 Son Coventry, Warwickshire Scholar Mary Eames 32 1839 House Keeper Edinburge, Ireland House Keeper	1871 Census
1874	W Anstee, dyer waterer and presser	Spennell's Directory of Coventry
1881	Thomas Humphery 70 1811 Head Coventry, Warwickshire Hatter Maria Humphery 43 1838 Wife Mansfield, Nottinghamshire Walter Humphery 14 1867 Son Mansfield, Nottinghamshire Hatters Assistant Emily Humphery 11 1870 Daughter Coventry, Warwickshire Scholar	1881 Census
1881	Thomas Humphries, hatter (note, spelled differently in 1881 Census)	Spennell's Directory of Coventry
1886	J Baughan, stationer	Spennell's Directory of Coventry
1891	Edwin Waterfall 39 1852 Head Coventry, Warwickshire Painter Elizabeth Waterfall 36 1855 Wife Sutton Coldfield, Warwickshire Arthur Waterfall 12 1879 Son Liverpool, Lancashire Edith Waterfall 11 1880 Daughter London Mabel Waterfall 6 1885 Daughter Coventry, Warwickshire John Bell 42 1849 Brother Yarleston, Suffolk Printer Compositor	1891 Census
1892	E Waterfall	Spennell's Directory of Coventry
1894	William Taylor, Confectioner	Spennell's Directory of Coventry

1896	J Baughan Newsagent and Tobacconist	Spennell's Directory of Coventry
1901	William Taylor, Confectioner No Census records found	1901 Census
1901-20	Herbert Moore Confectioners	Spennell's Directory of Coventry
1911	No Census records found	1911 Census
1951	Herbert Moore Confectioners	Hales Street 1951, © Coventry Archives ref. CCG-CG-1-161-1-11
1966	Good Listening TV Rentals	Spennell's Directory of Coventry
1968	Carpet Beggars Advertised for a vacant self-contained flat above the shop in October 1968	Coventry Telegraph, classifieds October 1968
1971-9	I AM Boutique Clothing store	Spennell's Directory of Coventry
1992	Hannigan's Clothing	Coventry Conservation Dept. Photos - refurbishment of The Burges, 1992-1996 (uncatalogued in the collection of Coventry Archives)
2015	Hales Street Studios, tattooist	Google StreetView 2015
?-present	Milk Clothing	

5 HALES  
STREET

Note, existed as no.3 until c.1910

Year	Occupier	Source
1861	No Census records found	1861 Census
1871	Thomas Neale 33 1838 Head Nuneaton, Warwickshire Miller Eliza Neale 30 1841 Wife Nuneaton, Warwickshire William Neale 6 1865 Son Nuneaton, Warwickshire Scholar Eliza Neale 3 1868 Daughter Eccleshall, Derbyshire Scholar	1871 Census
1874	W Wallington, clock maker	Kelly's Directory of Warwickshire
1881	John Marston 31 1850 Head Coventry, Warwickshire Boot Maker Emily Marston 29 1852 Wife Coventry, Warwickshire Assistant Shop Arthur Marston 7 1874 Son Coventry, Warwickshire Scholar Emily Marston 5 1876 Daughter Coventry, Warwickshire Scholar William Marston 2 1879 Son Coventry, Warwickshire Edith Marston 5m 1881 Daughter Coventry, Warwickshire Annie Jones 18 1863 Servant Coventry, Warwickshire General Domestic Servant	1881 Census
1881	Public Benefit Shoe and Boot Co.	Kelly's Directory of Warwickshire
1886	Hand-in-Hand Boot Co.	Kelly's Directory of Warwickshire
1891	No Census records found	1891 Census
1892	D Ensor, Auctioneer, Estate Agent and Shipping Agent	Kelly's Directory of Warwickshire
1894	The London Repairing Tailors	Kelly's Directory of Warwickshire
1896	George R Marson, Gasfitter and Bellhanger	Kelly's Directory of Warwickshire
1898	George R Marson, Gasfitter and Bellhanger	GR Marson Coventry Evening Telegraph - Wednesday 14 September 1898
1901	No Census records found	1901 Census
1901	George R Marson, Gasfitter and Bellhanger	Spennell's Directory of Coventry

1903	Marson Bros and Burbury (formerly G.R. Marson) Electrical Engineers, Gas and Hot Water Fitters	Spennell's Directory of Coventry
1911	No Census records found	1911 Census
1911-40	George R Marson, Gas & Electrical Engineer (Tel. 111)	Spennell's Directory of Coventry
1941-51	No records found	Spennell's Directory of Coventry
1951	Occupied but illegible on photograph	Hales Street 1951, © Coventry Archives ref. CCG-CG-1-161-1-11
1955-60	Frederick Woodward (Coventry) Ltd. Decorators	Spennell's Directory of Coventry
?-present	Godiva News	

7 HALES

STREET Note, existed as no.4 until c.1910

Year	Occupier	Source
1861	No Census records found	1861 Census
1871	Occupied as Hosiers Shop	1871 Census
1874	A Wilson, hosier, haberdasher and general dealer	Kelly's Directory of Warwickshire



1881	John Marston 31 1850 Head Coventry, Warwickshire Boot Maker Emily Marston 29 1852 Wife Coventry, Warwickshire Assistant Shop Arthur Marston 7 1874 Son Coventry, Warwickshire Scholar Emily Marston 5 1876 Daughter Coventry, Warwickshire Scholar William Marston 2 1879 Son Coventry, Warwickshire Edith Marston 5m 1881 Daughter Coventry, Warwickshire Annie Jones 18 1863 Servant Coventry, Warwickshire General Domestic Servant	1881 Census
1886	F Swann, music seller and dealer in musical instruments	Kelly's Directory of Warwickshire
1891	James Worst 36 1855 Head Coventry, Warwickshire Warehouse Man Louisa Worst 29 1862 Wife Coventry, Warwickshire	1891 Census
1892-98	J. Wrist, Tobacconist	Kelly's Directory of Warwickshire
1893	Henry Sidwell, House Furnisher	Kelly's Directory of Warwickshire
1901	Henry Sidwell 58 1843 Head Coventry, Warwickshire House Furniture Eliza Sidwell 59 1842 Wife Coventry, Warwickshire Lizzie Sidwell 34 1867 Daur Coventry, Warwickshire Walter Sidwell 24 1877 Son Coventry, Warwickshire House Furniture Nellie Sidwell 23 1878 Daur Coventry, Warwickshire Watch Maker Jeweller Kate Sidwell 22 1879 Daur Coventry, Warwickshire Silk Brokers Charles Sidwell 19 1882 Son Coventry, Warwickshire Cabinet Maker Amy Dodwell 29 1872 Daur Coventry, Warwickshire Nellie Dodwell 8 1893 Grand Daur Coventry, Warwickshire	1901 Census
1901-23	David Cooke, Tobacconist	Kelly's Directory of Warwickshire
1911	No Census records found	1911 Census
1924-70	Cookes Tobacco Co. tobacconists	Spennell's Directory of Coventry
?-present	Lyca Mobile	

9 HALES  
STREET

Note, existed as no.5 until c.1910

Year	Occupier	Source
1861	No Census records found	1861 Census
1871	Jane Marston 40 1831 Head Coventry, Warwickshire Milliner Jane Baker 68 1803 Aunt N K, Warwickshire Milliner George Boston 18 1853 Visitor Bedford, Bedfordshire Trimming Weaver	1871 Census
1874-1901	J. Marston, Milliners and Straw Bonnet Maker (also trading as a Milliner, Hat and Feather Cleaner from 1896 onwards)	Kelly's Directory of Warwickshire and Spennell's Directory of Coventry (various editions 1874-1901)
1881	Jane Marston 53 1828 Head Coventry, Warwickshire Millener	1881 Census
1891	Jane Marston 66 1825 Head Coventry, Warwickshire Dress Maker  Harry Wilson 28 1863 Head Coventry, Warwickshire Hab Dasher Hannah Wilson 27 1864 Wife Boston, Lancashire Maria Wilson 3 1888 Daughter Coventry, Warwickshire Henry Wilson 1 1890 Son Coventry, Warwickshire Ada Moore 19 1872 Servant Coventry, Warwickshire Hab Dasher's Assistant Charlotte Veasey 14 1877 Servant Hollyhurst, Warwickshire Domestic	1891 Census
1901	Jane Marston 75 1826 Head Caventry, Warwickshire Milliner	1901 Census
1911	No Census records found	1911 Census
1911-22	Wm. Hy. Loasby, fancy goods and bookseller	Spennell's Directory of Coventry
1924-35	E Blakeman, dairyman	Spennell's Directory of Coventry
1937-8	Estelle, milliner	Spennell's Directory of Coventry
1939-60	Maison Layette, milliners (also trading as Maison Layette, Mantles and Gowns after 1951)	Spennell's Directory of Coventry

1951	Maison Layette	Hales Street 1951, © Coventry Archives ref. CCG-CG-1-161-1-11
?-present	Turkish Barber Shop	

11 HALES  
STREET

Year	Occupier	Source
1861	Does not appear in the Census records. Date of construction for the existing building is unclear but broadly between 1897-1911.	1861 Census
1871		1871 Census
1881		1881 Census
1891		1891 Census
1901		1901 Census
1911		1911 Census
1901	Arthur D Cole, Tailor and Woollen Draper	Spennell's Directory of Coventry
1911-24	Louis Cooper, boot retailer, leather dealer	Spennell's Directory of Coventry
1926-36	Midland Factoring Co. Wholesale cycle agents	Spennell's Directory of Coventry
1937-51	H Evans & Son. Watchmakers	Spennell's Directory of Coventry
1951	H Evans & Son	Hales Street 1951, © Coventry Archives ref. CCG-CG-1-161-1-11
?-present	Sultan Kebab House	

13 HALES  
STREET

Year	Occupier	Source
1861	Does not appear in the Census records. Date of construction for the existing building is unclear but broadly between 1897-1911.	1861 Census
1871		1871 Census
1881		1881 Census
1891		1891 Census
1901		1901 Census
1911		1911 Census
1911-20	Baker Bros Ltd, Tailor and Outfitter	Spennell's Directory of Coventry
1921-2	Mrs Sumner, milliner	Spennell's Directory of Coventry
1924-8	E M Oliver, milliner	Spennell's Directory of Coventry
1929-36	E M Williams, milliner	Spennell's Directory of Coventry
1939-40	A Taylor, milliner	Spennell's Directory of Coventry
1955	Ann Taylor Millinery	Spennell's Directory of Coventry
1960	L H Taylor	Spennell's Directory of Coventry
?-present	Sultan Kebab House	





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