



# 10 Church Street, Tewkesbury, Gloucestershire

## Historic Building Investigation

Johanna Roethe



# 10 Church Street, Tewkesbury, Gloucestershire

## Historic Building Investigation

Johanna Roethe

NGR: SO 89250 32634

Print: ISSN 2398-3841

Online: ISSN 2059-4453

The Research Report Series incorporates reports by Historic England's expert teams, their predecessors and other researchers. Many Research Reports are interim, to make available the results of specialist investigations in advance of full publication. Although subject to internal quality assurance they are not usually refereed externally and their conclusions may sometimes have to be modified in the light of information not available at the time of the investigation. Where no final project report is available, readers should consult the author before citing these reports.

For more information email [Res.reports@HistoricEngland.org.uk](mailto:Res.reports@HistoricEngland.org.uk) or write to:

Historic England, Fort Cumberland, Fort Cumberland Road, Eastney,  
Portsmouth PO4 9LD

Opinions expressed in Research Reports are those of the author(s) and are not necessarily those of Historic England.

# Summary

The building at 10 Church Street consists of three elements. The south bay represents the surviving element of a building constructed in around 1467, followed shortly afterwards by a building to the north of this, now represented by the middle bay, constructed in the 1470s. In the late 18th century the northern section of this front range was rebuilt. It is not known when the south bay was truncated. This report sets out the documentary history and fabric analysis of this Grade II\*-listed building.

## Contributors

The building was investigated by Johanna Roethe and Rebecca Lane. The report was researched and written by Johanna Roethe and edited by Rebecca Lane. Photography is by Johanna Roethe, Rebecca Lane, Abigail Lloyd and Steven Baker and aerial photography by Damian Grady. Sharon Soutar prepared the location map.

## Acknowledgements

Many thanks to the owner and occupiers of the property for facilitating access to the building and giving their permission to reproduce plans. The following have helped with the documentary research: Georgia Smith of Tewkesbury Borough Council, Anne Careless and her colleagues of Tewkesbury Library, the archivists of Gloucestershire Archives, the Historic England Archive, James Tongue and Jennifer Thurstan of the Gloucestershire Historic Environment Record, John Dixon of the Tewkesbury Historical Society and Wendy Snarey, who generously shared her research.

## Archive location

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

## Date of investigation

Documentary research and fabric analysis took place between July and November 2022. The report was written in June 2023 and desktop-published in January 2024.

## Contact details

Johanna Roethe, Historic England, The Engine House, Fire Fly Avenue, Swindon, SN2 2EH. [Johanna.Roethe@HistoricEngland.org.uk](mailto:Johanna.Roethe@HistoricEngland.org.uk); 01793 414777.

Front cover image: The street elevation of 10 Church Street. [Steven Baker © Historic England Archive, DP325768]

# Contents

Introduction .....	1
Location .....	1
Previous investigations .....	2
Documentary history .....	3
Origins of medieval Tewkesbury .....	3
Medieval history of Church Street .....	4
16th and 17th centuries .....	5
1700 to 1850 .....	6
1850-96 .....	8
1897-1947 .....	10
Since 1947 .....	15
Building analysis .....	21
Phase one: c. 1467 .....	21
The relationship between the two roof structures .....	32
Phase two: c. 1470s .....	33
Phase three: 16th/17th centuries .....	40
Phase four: late 18th century .....	42
Phase five: late 19th century .....	45
Phase six: 20th century .....	45
Discussion and concluding remarks .....	49
Bibliography .....	51
Web-based sources .....	51
Unpublished sources .....	51
Published sources .....	52
Endnotes .....	54

# Introduction

This report forms part of the ‘Tewkesbury’s Hidden Heritage’ project, part of the High Street Heritage Action Zone initiative delivered by Historic England in partnership with Tewkesbury Borough Council. The aim of the project is to enhance the understanding of particularly complex buildings and inform their future management.

10 Church Street is Grade II\* listed (NHLE 1282789).<sup>1</sup> This report brings together the results of documentary research, fabric analysis and dendrochronological analysis.<sup>2</sup> It details the documentary evidence for the history of the building, followed by an analysis of the different phases of building and alterations. The final discussion explores the evidence for the original planform of the buildings.

## Location

The building is located about 42m to the south-west of the junction of the three main streets in Tewkesbury: Church Street to the south-west, High Street to the north and Barton Street to the east (Figure 1). Just to the north-east of the building is Lilley’s Alley, which runs along the length of the plot.



Figure 1: Number 10 Church Street outlined in red on a modern Ordnance Survey map. The dashed line in green indicates the location of Lilley’s Alley. [Base map © Crown Copyright and database right 2023. All rights reserved. Ordnance Survey Licence number 100024900.]

## Previous investigations

There has been no previous in-depth investigation of the building. In 1972-3 a watching brief was undertaken during excavation work for the redevelopment of the southern ends of the former burgage plots belonging to 5-16 Church Street with new flats known as Priestley Court in Swilgate Road. The papers for that watching brief are now held by Tewkesbury Museum.<sup>3</sup> In 1998 a watching brief was undertaken during excavation work for the current rear extension and the results detailed in a grey literature report.<sup>4</sup>

# Documentary history

## Origins of medieval Tewkesbury

It is not clear when a settlement was first established on the site of modern Tewkesbury.<sup>5</sup> There is some evidence of activity in the area during the Roman period, when the town was located on an important route between Gloucester and Droitwich.<sup>6</sup> A short-lived minster appears to have been established in the 8th century at the confluence of the rivers Severn and Avon.<sup>7</sup>

The Domesday Book of 1086 contains the first mention of the town's name ('Teodekesbrie'); the name's origin is uncertain.<sup>8</sup> By that date, the settlement had a market and 13 burgesses.<sup>9</sup> A castle formed of a motte (mound) was created on Mythe Hill at the north end of town. Soon after 1087 Robert FitzHamon, the lord of Tewkesbury, established a Benedictine abbey, whose church was consecrated in 1121 or 1123.<sup>10</sup> This was established on a site to the south-west of the settlement. The town was referred to as a 'borough' during the medieval period but did not technically acquire full borough status until 1575.<sup>11</sup> Nevertheless, it had similar rights and privileges, including a market.

The town was established around the key communication routes in the area, including the road network, and provided access to the River Avon to the north, the River Severn to the west, and the smaller River Swilgate to the south. In addition, the artificial watercourse known as the Mill Avon was cut between the Severn and the High Street, either in the 12th or the 15th century.<sup>12</sup> The earliest road route in the area appears to be represented by Church Street and Barton Street, with the High Street added later.<sup>13</sup> However, there are suggestions that they replaced an earlier layout of lanes. These lanes, which had to be accommodated in the later street layout, may have included St Mary's Lane, Tolsey Lane and Red Lane.<sup>14</sup>

From the 11th century the 'Cross', that is the junction of Church Street, High Street and Barton Street, was the centre of the settlement and it seems likely that the first market – established by Queen Matilda between 1066 and 1086 – was also held here.<sup>15</sup> Some of the town's earliest surviving domestic buildings can be found near the junction, such as the stone-vaulted cellar under 89-90 Church Street which has been dated to the late 13th or early 14th century.<sup>16</sup>

## Medieval history of Church Street

The northern end of Church Street was an important location in the medieval period, fronting onto one of the main roads into the settlement and the market place. Swilgate Road, named after the River Swilgate just to the south, formed a back street just south of the plots on the south side of Church Street (see Figure 1). The street was historically known as 'Back of Swilgate'.<sup>17</sup>

Church Street also connected the market place to the Abbey precinct, and the monastery was obviously a significant influence in the development of the town, both through its wealth and its direct involvement in the construction of buildings in the settlement. The Abbey constructed what is now known as the Abbey Cottages (or Abbey Lawn Cottages) at 34-50 Church Street, a long row of 'renters' (shops with attached domestic accommodation for rent), whose timbers have a felling date range of 1405-8.<sup>18</sup>

The layout of Church Street generally followed the pattern of burgage plots elsewhere in the town, which were long and narrow. Access to the rear of the plots was by means of narrow side passages, which later became public alleys and private courts. It seems likely that the town's layout of burgage plots developed in several phases.<sup>19</sup> The older plots near the Cross, including those at the north-east end of Church Street, appear to have been smaller or were subdivided early on. The slightly later plots at the north end of the High Street were wider.<sup>20</sup> Subdivision started relatively early and by the mid-12th century ownership of half-burgages, like whole ones, qualified the owner for the full urban privileges.<sup>21</sup> The length of the plots were generally determined by natural features, like the Swilgate River to the south of Barton Street, and the pre-existing lanes.<sup>22</sup>

Surviving medieval buildings in Church Street indicate the wealth and investment in the settlement in the 14th and 15th centuries. Those which have been dendrochronologically dated include 9 Church Street, whose front range contains timbers with felling dates which indicate that it was probably originally constructed in the early 14th century and whose rear range includes timbers from the late 15th and early 16th century.<sup>23</sup> 8 Church Street comprises four different parts, which have been dated largely to the 15th century: the front range has been dated to 1495; a middle range has a felling date range of about 1490 to 1522; the rear range was dated 1439; and a further building at the south has been dated to 1462.<sup>24</sup>

82 Church Street also has different dates for its front and rear ranges: the timbers of the front range were dated to around 1452 and those of the rear range had felling ranges of 1330-49.<sup>25</sup> The Royal Hop Pole Hotel at 94 Church Street comprises three ranges of different dates: the eastern part of the front range with a felling date range of 1409-43, an arch-braced range with a felling date range of 1410-46, and a rear range, formerly free-standing, with a crown-post roof with a felling date range of 1374-1410.<sup>26</sup> Two other buildings in the street have been dated to the 15th century, the Abbey Cottages of 1405-8 and 66 Church Street of 1474/5.<sup>27</sup>



## 16th and 17th centuries

As the town's growth was constrained by rivers, flood plains and the existence of the Oldbury Field east of the High Street, which was only enclosed in 1811, many burgage plots underwent a process of densification by the construction of cottages behind the front buildings which were accessed by alleys.<sup>28</sup> This may also have happened to the rear plot of 10 Church Street, although evidence is lacking. It certainly happened to the rear of 9 Church Street: the east side of Lilley's Alley was almost entirely built up by 1883, the date the town was surveyed for the Ordnance Survey Town Plan of 1885. Of these only two historic buildings survive today: Tudor Cottage is a jettied timber-framed building from the early or mid-16th century (Figure 2), and Claypipes of the 16th and 19th centuries has a brick main range and a timber-framed range which bridges the alley.<sup>29</sup>



Figure 2: View along Lilley's Alley, looking north towards Church Street. 10 Church Street is to the left and Tudor Cottage to the right. [Steven Baker © Historic England Archive, DP325769]

## 1700 to 1850

Another phase of development of the rear plots in Church Street followed in the 18th century, when the ground level of the southern end of the plots of 10 and 11 Church Street was artificially raised, thereby maximising the use of the full plot.<sup>30</sup> Shortly afterwards, a row of five cottages were constructed on the south end of the plot of 11 Church Street.<sup>31</sup> By 1848 their location was known as Packer's Court and they were accessed from Swilgate Street, and by the 1880s the cottages were known as Yew Tree Cottages.<sup>32</sup>

The first depiction of the plot of 10 Church Street is on a map published in 1798 in William Dyde's *History and Antiquities of Tewkesbury* (Figure 3). It shows the location of the nearby Royal Hop Pole Hotel and the Market House. It suggests that a large part of the rear plot of 10 Church Street had been built over by that date; however, buildings and plots are shown very schematically on this map and this may not be reliable.



Figure 3: Detail from a map drawn by Mr Smith, engraved by J. Ross and published in 1798 by William Dyde. It is annotated in red with the locations of 10 Church Street and Lilley's Alley. [Tewkesbury Historical Society]

The first documentary evidence for the occupation of 10 Church Street also dates to the late 18th century. Between 1775 and 1803, 10 Church Street was owned by the banker and grocer James Pynock, who also lived there.<sup>33</sup> Pynock died in about 1803 and 10 Church Street was sold by auction that year.<sup>34</sup> The advertisement described the building as follows:

A good, substantial Freehold Burgage House, No. 10, well situated in the Church-street, in Tewkesbury aforesaid, with the Buildings and Conveniencies [sic] thereto adjoining, which, for many years past, have been occupied by Mr. James Pynock, Grocer and Banker, deceased, and are particularly calculated for carrying on that business, or any wholesale or retail trade.

The Premises consist of a good Shop, with a small Counting-house, fronting the street, a comfortable Back Parlour; Six commodious Bed-chambers, with Closets; and in the attic story are several convenient Rooms, one of which is very spacious, and has been used for a Store-room, wherein are proper requisites for a Crane. There are also very extensive underground Arched Cellars, a good Kitchen, Back Kitchen, and Pump-house, with a Laundry, Warehouse, and Lodging-room over the same, newly built; together with a small Garden, Two-stalled Stable, and other Conveniencies [sic], lying contiguous thereto.<sup>35</sup>

The 'newly built' outbuildings might be those depicted as a long rear range on Dyde's map.

The name of Lilley's Alley may have come into use at the beginning of the 19th century. It appears to have been named after Thomas Lilley or Lilly who in 1803 was listed in the poor rate records for part of 7 Church Street and also for a tenement in the alley.<sup>36</sup> The latter may be the same property owned by Thomas Lilley which in 1809 was described as being located 'at the bottom of the alley opposite the Swillgate'.<sup>37</sup> Most alleys in Tewkesbury were named after the occupier of the house fronting the street beside or over the alley entrance before the names were fixed in 1848; Lilley's Alley appears to be an exception to the rule.<sup>38</sup>

By 1808, 10 Church Street was owned and occupied by James Gorle.<sup>39</sup> By 1821, he had rented it out to Thomas Orme, a wine and spirit merchant.<sup>40</sup> By 1836, the building was owned and occupied by John Packer (1777-1855), a hosier and property owner, who also owned the houses on either side.<sup>41</sup> Packer's Court, the alley between 10 and 11 Church Street, was named after him. The inhabitant of 10 Church Street at the time of the 1841 Census is not clear as the entries do not use street numbers. It seems likely that it was George Beckett, a draper, who lived in a house between Lilley's Alley

and Packer's Court. His household also comprised his wife Julia Ann, Thomas Beckett, described as a gentleman, Catherine James, a lady, and one female servant. George Beckett must have leased the property from John Packer.

## 1850-96

At the time of the Censuses of 1851 and 1861 the house was unoccupied. In 1870 there was a sale by auction of 12 lots of properties in Church Street and Lilley's Alley, all of which had formerly belonged to John Packer.<sup>42</sup> 10 Church Street is not easy to identify due to the lack of street numbers in the auction catalogue but a sketch plan dated 1871 suggests it was part of lot 6 and had recently been occupied by William Morse.<sup>43</sup> Lot 6 was described as: 'Two Capital Front Dwelling Houses, situate on the Eastern side of the Church Street, with the Brewhouse and Stable in 'Lilley's Alley', the one lately occupied by Mr William Morse, and the other tenanted by Mr Thomas Matty, Fishmonger'.<sup>44</sup>

On 24 June 1870 four of the lots, but not apparently the lot which included 10 Church Street, were conveyed by George Packer, the brother of John Packer, and George Watson to Henry Paget Moore.<sup>45</sup> However, 10 Church Street must have been conveyed to the same owner in a separate transaction as members of the Moore family, who were local auctioneers and estate agents, owned the building and the surrounding properties later in the century and until 1897. 10 Church Street was still unoccupied at the time of the Census in 1871, as were the buildings on either side. It is unlikely that the buildings were entirely uninhabited at this time, but perhaps were only in use as commercial premises, with no one resident at the building full time.

By 1881 the house was occupied by the draper S. C. Rossiter and his family. On Census day that year, he was away but his wife, adult daughter, a niece who also worked as a draper's assistant and one servant were at home. The family were still at the address in 1885.<sup>46</sup>

In 1883 the Ordnance Survey's Town Plan of Tewkesbury was surveyed; it was published two years later (Figure 4).<sup>47</sup> This was the first detailed map of Tewkesbury since Dyde's map of 1790. It shows 10 Church Street with the main building fronting towards the street, a short range to the rear and a large garden. The property was flanked by Lilley's Alley to the east and Packer's Court (unlabelled) to the west. In the rear part of the burgage plot was a small structure opposite the northernmost of the Yew Tree Cottages.

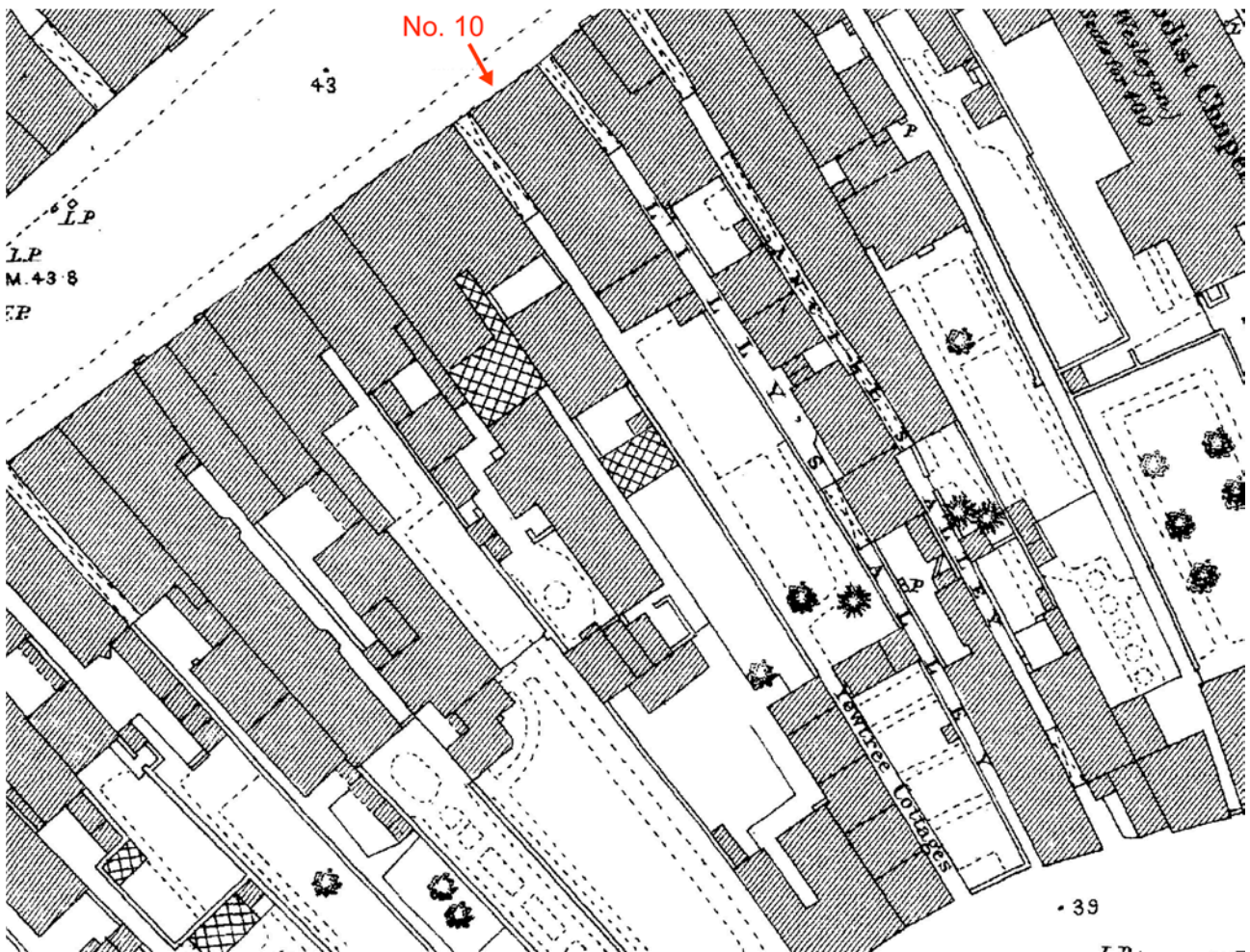


Figure 4: Detail from the Town Plan surveyed in 1883 (sheets XII.9.24 and XII.13.4), with the property indicated by a red arrow. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024.]

In March 1887 the house was advertised to let: 'No. 10, Church Street, comprising a Commodious Front Shop, Garden, and Premises, late in the occupation of Mr Rossiter'.<sup>48</sup> By 1891 the building was occupied by the grocer William H. Alder (died 1932), his wife, three children, a visitor and a boarder.<sup>49</sup> The Alder family lived and worked at 10 Church Street until 1933.<sup>50</sup>

A photograph by Henry Taunt shows Church Street in the last quarter of the 19th century (Figure 5). It was taken some time before 1895, the year the adjacent property, 9 Church Street, was restored.<sup>51</sup> This photograph shows the surviving shopfront of 10 Church Street already in situ. It may have been installed for Mr Rossiter in the 1880s or Mr Alder in the early 1890s.



Figure 5: Detail of a photograph of Church Street looking south-west, taken before 1895 by Henry W. Taunt. 10 Church Street is the fourth house from the left. [Source: Historic England Archive, CC57/00312]

## 1897-1947

Following the death in 1896 of Benjamin Thomas Moore, the then owner of 10 Church Street (and the paternal grandfather of the local writer John Moore), the building was again put up for sale. An initial auction of 25 lots, including 10 Church Street, was held on 14 August 1896 but not all of the properties appear to have been sold then.<sup>52</sup> Another auction was held on 24 May 1897 for seven lots, with 10 Church Street as lot 3. It was described as:

Lot 3 – All those very desirable and well-situated business premises known as no. 10 Church Street, let to Mr W. H. Alder, Grocer and Provision Dealer, at a low rental of £35 per annum, tenant paying rates. The accommodation comprises:

On the Basement – Capital Cellaring; On the Ground Floor – Commodious Shop Front, Dining Room, Larder, Kitchen with patent cooking range, Scullery with furnace and pumps well supplied with hard and soft water, and Back Staircase leading to Ware Room; on the First Floor – Drawing Room, Landing, China Pantry, and 2 Bedrooms; and on the Upper Floor – Landing, Store Room, and 3 Bedrooms; W.C. and excellent Garden.

The above Property is situate in the best and widest part of Church Street, near to the Cross, and has a frontage of 20ft. 4 [inches] and a depth of 160ft. There is a right of way to the Swilgate Road in front of Yew Tree Cottages. This Lot is sold subject to a right of way for the owners and occupiers of Lot 2 [11 Church Street] from the Swilgate Road to the coal yard of that Lot, for bringing in coal and other like purposes.<sup>53</sup>

According to the memorandum at the back of the auction catalogue, the incumbent tenant William Henry Alder acquired lots 2 and 3 for £950. However, this sale appears to have fallen through as on 14 July that year three members of the Moore family, all trustees of the will of Benjamin Thomas Moore, conveyed 10 and 11 Church Street to Thomas Collins for £950.<sup>54</sup>

The plan attached to the conveyance shows the internal subdivision of the ground floor of 10 Church Street and also that there were three doors into the house from Packer's Court to the west (Figure 6). One door led into a hallway behind the shop, the second into the second room from the south, and the last into the southernmost room. The plan is quite schematic and does not accurately show the shopfront with its deep, canted lobby or the fireplaces.

Thomas Collins (1819-1900), who acquired the building in 1897, was a local builder and church restorer, who purchased a number of historic buildings in Tewkesbury to save them from demolition and restore them. Among them are some of the most notable timber-framed buildings in the town: the Cross House, 107 & 108 Church Street, his own residence, which he restored in about 1860 or 1865; the front range of the Berkeley Arms, 8 Church Street, restored in 1877; 9 Church Street, restored in 1895; 9 High Street, also known as Golden Key House and the 'Nodding Gables'; Clarence House, 140 High Street; and the Old Hat Shop at 100 Church Street.<sup>55</sup> He often removed later roughcast which was hiding half-timbered elevations and is known to have partly reconstructed and embellished at least some of the properties.<sup>56</sup>

Collins was also the contractor for Sir George Gilbert Scott's controversial restoration of Tewkesbury Abbey (1874-1910), which prompted the founding of the Society for the Protection of Ancient Buildings.<sup>57</sup> This included the reconstruction of a bay of fan-vaulting in the north-east corner of the cloister in about 1898-9.<sup>58</sup>

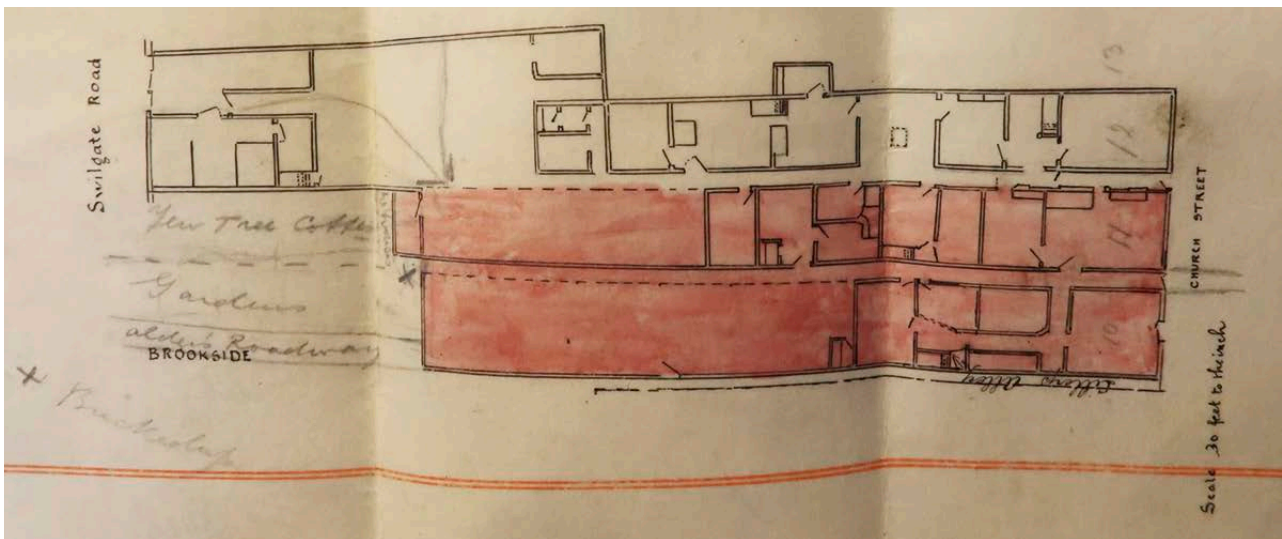


Figure 6: Ground-floor plan from the conveyance of 14 July 1897. 10 Church Street is the property at the bottom of the image, with 11 and 12 Church Street also shown. North is approximately to the right. [Private collection; reproduced with permission]

From 1895 Francis William Godfrey senior (died 1912) was Collins's partner and his son, Francis William junior, also worked for their building firm, known as Collins & Godfrey.<sup>59</sup> It is not known if Collins acquired 10 and 11 Church Street with a specific restoration objective in mind. He died three years later and the properties were inherited by Francis Godfrey senior, one of his executors.<sup>60</sup>

An advertisement of 1903 for Alder's grocery shop depicts the shopfront by that date (Figure 7). It had a deep lobby, which was typical for late Victorian and Edwardian shopfronts, and the letters 'ALDER' in the cresting above the fascia.

In 1913 the building was assed under the 1910 Finance Act, which provided further details about the property. 10 Church Street, then owned by F. W. Godfrey junior, managed by Moore & Sons and occupied by Alder, was described as having a large cellar; a double-fronted shop, a living room, larder, kitchen and scullery with pump on the ground floor; three rooms on the first floor; three rooms on the second floor and a store with an open ceiling.<sup>61</sup> Outside was a W.C., a yard and a garden. The property had a side and back entrance. It was let to Alder on a seven-year lease from 1902 for £38 p.a.

A detail from an aerial photograph of September 1928 shows the roof line of 10 Church Street from the west (Figure 8). It shows the hipped roof to the north bay of the house, a chimney stack between the north and middle bays and another stack at the north end of the south bay. Behind the building was a short, one-storey extension with a pitched roof. In the garden to the south was what appears to be a greenhouse.



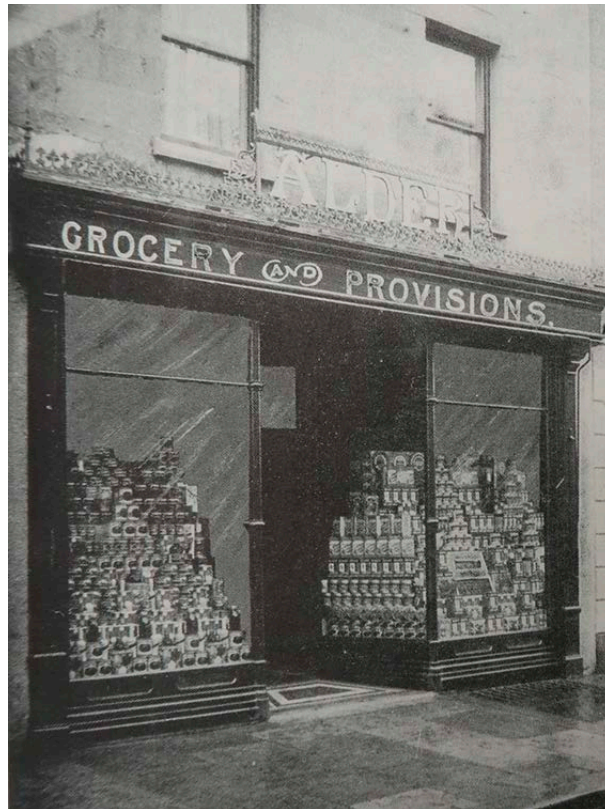


Figure 7: Detail from an advertisement of 1903 showing the shopfront of 10 Church Street. [Gloucestershire Archives, GAL/D5/30357GS]



Figure 8: Detail of an aerial photograph taken in September 1928, with a red arrow indicating the roof of 10 Church Street. [© Historic England Archive. Aerofilms Collection, EPW023945]

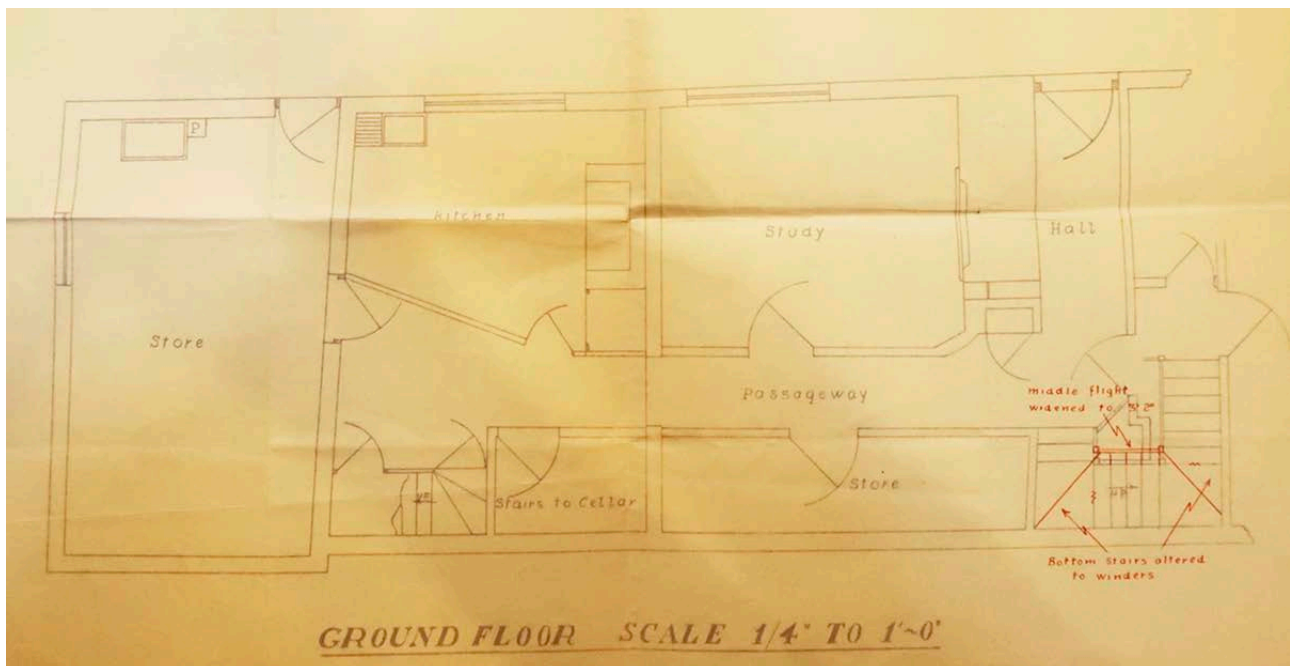


Figure 9: Partial ground-floor plan of 10 Church Street; the shop on the street front is not shown. North is approximately to the right. [Private collection; reproduced with permission]

In 1932 Mr Alder died, followed by his wife the next year.<sup>62</sup> The next known resident was Thomas Leonard Crow, an antiques dealer, who leased the house in March 1939 and lived there with his housekeeper.<sup>63</sup> He was to stay at the property until at least 1952.<sup>64</sup>

It seems likely that an undated and unsigned partial ground-floor plan preserved in a private collection dates from his time in the building, probably the 1920s or 1930s (Figure 9).<sup>65</sup> It was drawn up to show alterations to the staircase in the south-east corner of what is now part of the shop but was then a separate hallway. The middle flight was widened and the landings were changed to winder steps. Opposite the stair was a hallway leading to the northernmost external door into Packer's Court. The middle bay had a study to the west and a small storage space to the east, separated by a passageway. Further south was the kitchen to the west and the cellar stairs and another stair to the east. The south extension was used as a store and had external access from Packer's Court, as well as a sink and a pump.

Francis William Godfrey junior died in 1940.<sup>66</sup> His estate was broken up and sold by auction in September 1941. Some properties, including 9, 15 and 16 Church Street, were acquired by the Town Council.<sup>67</sup> 10 Church Street was withdrawn from sale at £825 and 'afterwards sold for £850'.<sup>68</sup> According to the sales contract the purchaser was R. Bloomer and his purchase encompassed lots 1 to 12.<sup>69</sup> When the conveyance was drawn up in January 1942 the purchaser's name was Mrs M. Bloomer, possibly the widow of 'R. Bloomer'.<sup>70</sup> In 1945 the lease to Mr Crow was renewed.<sup>71</sup> In about 1947 Crow used a sketch of one of his showrooms at 10 Church Street in an advertisement.<sup>72</sup> The sketch depicts the second-floor room in the south bay of the building, which by that date had a ceiling below the collar. At the right edge of the image is what was probably a brick chimneybreast.

## Since 1947

In 1952 the building was first added to the statutory list of buildings of special architectural or historic interest.<sup>73</sup> The following year the watchmaker Raymond Alfred Russell took out a seven-year lease of 10 Church Street.<sup>74</sup> A photograph of 1957 depicts the building during his time (Figure 10). It shows that the stonework of the upper storeys was in poor condition and that the cresting on top of the shopfront had been removed. The numbers '10' and '11' were painted on either side of the archway into Packer's Court, indicating that side access to 10 Church Street was still possible without needing to go through the shop.

In September 1958 Mr Russell went bankrupt.<sup>75</sup> The following month the shop was occupied by the carpet specialist F. W. Howell.<sup>76</sup> In December 1958 the property was offered for sale by Miss E. Bloomer.<sup>77</sup> In the sale particulars the building is described as 'one of the most dignified commercial properties in this street'.<sup>78</sup> The accommodation was described as follows:

### *On the Ground Floor:*

Double fronted shop, 15ft. x 17ft. 6ins. plus display windows with very fine antique oak panelled walls, wooden floors, built-in display cupboard and fluorescent lighting fittings.

Dining Room, 10ft. 6ins. x 13ft. with 'Esse-Dura' heating stove and wood floor.

Kitchen, 9ft. 6ins. x 11ft. 8ins. with 'Glow-worm' cooker and water heater sink (h. & c.), tiled floor and gas cooker point.

Workshop, 11ft. x 17ft. 3ins. with flagged floor and Loft (over) similar size.



Figure 10: 10 Church Street in 1957. [Source: Historic England Archive, TEW01/01/X74794]

Larder, useful, with shelves.

*On the First Floor:*

Living Room, 13ft. 8ins. x 17ft. 9ins. with modern tiled hearth and wood floor.

Store Room, with useful shelves and wood floor.

Bedroom I, 9ft. 6ins. x 10ft. 8ins. with exposed timbers, 3 built-in cupboards and wood floor.

Landing/Bedroom, 12ft. 6ins. x 8ft. 9ins. with exposed timbers and wooden floor.

Bathroom, 11ft. x 7ft. 9ins. With panelled bath and wash hand basin (h. &

c.), W.C., and airing cupboard with immersion heater.

Range of cupboards on Landing

*On the Second Floor:*

Bedroom II, 13ft. 7ins. X 16ft. 10ins. with wood floor and two built-in cupboards.

Boxroom, with shelves

Bedroom III, 9ft. 8ins. x 12ft. 6ins. with wooden floor and built-in cupboard.

Landing/bedroom, 9ft. 6ins. x 13ft. 3ins. with exposed timbers and wooden floor.

Kitchen/bedroom [probably the second-floor room in the south bay], 15ft. x 18ft. with exposed timbers, 'Apollo' stove, sink (h. & c.) and gas point.

*Underneath:* Useful dry Cellar

*Outside:* Separate W. C. Pleasant Flower Garden bounded by brick walls with productive Greenhouse and two Timber Garages [...] with covered wash, concrete and brick floor, and double doors to Swilgate Road.<sup>79</sup>

It seems likely that the two garages were located away from the main part of 10 Church Street, on the south side of Swilgate Road, which had a number of small structures until their demolition in about the 1980s. The southern end of the main plot (i.e. the area immediately north of Swilgate Road) had been in separate ownership since before 1897, so could not have provided any garage space (see Figure 6). A right of way to the passage between 10 and 11 Church Street was also included, in return for paying a contribution to its maintenance and repair.<sup>80</sup>

The property does not seem to have been sold at the time as the schedule of deeds lists the next conveyance only in October 1959, when it was sold to Mr and Mrs F. W. Howell.<sup>81</sup> In July 1961 they leased the property to Mr J. W. Jennings, another carpet specialist.<sup>82</sup> In February 1965 he bought the property.<sup>83</sup> It has been in the ownership of the family ever since.

During his work for the Victoria County History volume for Tewkesbury in about 1966-8, Stanley Jones photographed the rear of 10 Church Street (Figure 11). It shows the south elevation without render and with a metal-framed second-floor window. A single-storey rear extension is shown with a pitched roof and there were two chimneystacks against the wall to Lilley's Alley.



Figure 11: Detail of a photograph taken by Stanley Jones in about 1966-8, showing the rear elevation of 10 Church Street from Lilley's Alley. [© Historic England Archive, SJC01/03/0010]

According to aerial photographs, the chimneystack at the north end of the south bay was removed between 1966 and 1983 (Figures 12 and 13). Also by 1983 the roof of the single-storey rear extension had been changed from a pitched to a flat roof and a projecting window installed on the floor above.



Figure 12: Detail from an aerial photograph taken on 21 April 1966, with a red arrow indicating the chimneystack in the south bay. [Historic England (Ordnance Survey photography), OS/66019/v/003]



Figure 13: Detail from an aerial photograph taken on 14 May 1983, with a red arrow indicating the location of 10 Church Street. [© Crown copyright. Ordnance Survey, OS/83073/v/041]

In 1971 the Lilley's Alley Clearance Area Compulsory Purchase Order was served and several properties at the south end of the alley demolished, together with adjacent properties like Yew Tree Cottages.<sup>84</sup> In 1972-3 the southern ends of the plots of 6-12 Church Street were redeveloped with flats known as Priestley Court (see Figures 1, 13). The local archaeological unit were able to dig one trial trench in August 1972, which found that 'large-scale terracing had taken place in post-medieval times, presumably to raise buildings above the flood level of the Swilgate'.<sup>85</sup> During the cutting of the foundation trenches two rubbish pits with medieval pottery sherds and one ditch were observed.<sup>86</sup>

In 1996 listed building consent was granted for the installation of internal window grilles at 10 Church Street.<sup>87</sup> Two years later planning permission and listed building consent were granted for replacing the existing rear single-storey addition with a larger, flat-roofed extension.<sup>88</sup> An archaeological watching brief took place during the ground works for the new extension and observed three late medieval rubbish pits.<sup>89</sup> In 2008 listed building consent was granted for the reinstatement of ventilation grilles in the shopfront's stallrisers.<sup>90</sup>



## Building analysis

10 Church Street has three storeys with a cellar, and a street frontage which is two window bays wide. The building consists of three main bays, which are referred to in this report as the north, middle and south bay. All three were built in separate phases, have separate roof structures and frequently different floor levels.

The building is orientated on a north-west to south-east alignment, with the main north-west front facing onto Church Street. For the purposes of the description, however, the cardinal compass points have been used, with the main front described as the north elevation.

### Phase one: c. 1467

The earliest extant part of the building is the southern bay, although this represents only a partial survival. The south gable has empty (now lead-filled) mortices for windbraces on the south face of the principal rafters, and further infilled mortices on the main posts, for girding beams (Figure 14, also see Figure 11). These both indicate that the building, which this bay formed part of, originally extended at least one bay further south. It is not known when or why this was demolished. The surviving element of the building has been dendrochronologically dated to around 1467.<sup>91</sup>

The surviving bay is roughly oblong in plan, approximately 5.5m wide and 4.55m long. It consists of three storeys with the second floor open to the roof. The east elevation to Lilley's Alley is box-framed with later brick infill (Figure 15). It clearly shows that the south bay and the middle bay are separately framed with adjacent end posts (Figure 16). The roof structure of the south bay also varies in width, pitch and alignment from that of the middle bay (Figure 17).

The framing of the surviving bay comprises two pairs of posts, marking the south and north extent of the surviving framing. The northern posts are truncated, with that to the west visible at second-floor level (although it may survive further down) and that to the east surviving at first- and second-floor level. Originally however, it is likely that they would have risen the full height of the building. Of the southern pair of posts, the upper parts (at second-floor level) are visible both externally and internally. The western post of the southern pair survives internally at first-floor level as well (Figure 18). It appears to have a jowl or integral bracket perhaps to support a girding beam (although this has later been removed) but interpretation is hampered by the modern gloss paint on the timbers. The east post survives externally nearly to ground level (Figure 19). Both pairs of posts have jowled heads where they support the wall plates and the tie beams.

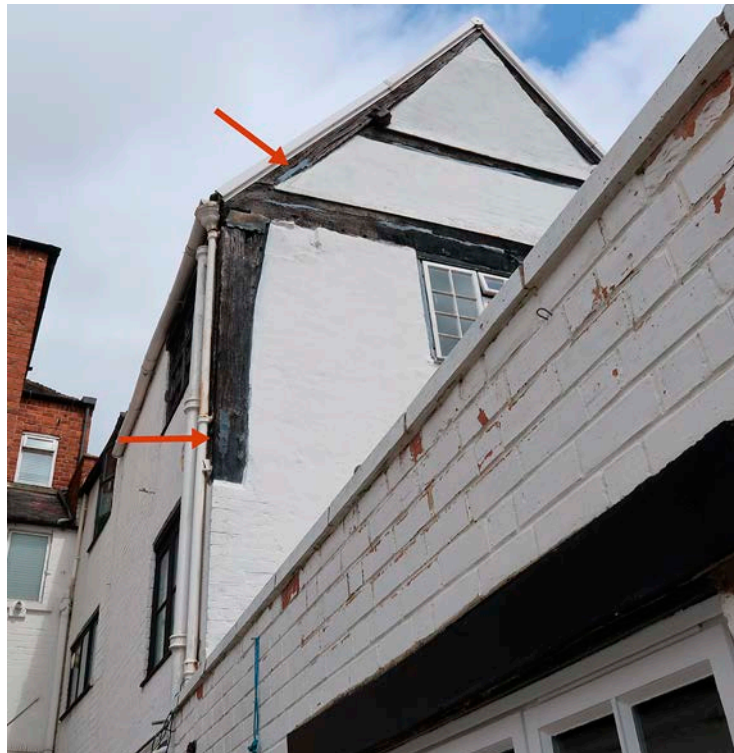


Figure 14: The south gable seen from Packer's Court, with arrows indicating the lead infill of the empty mortices on the west principal rafter (top arrow) and the west post (bottom). [Johanna Roethe © Historic England]



Figure 15: The east elevation of the south bay from Lilley's Alley. [Johanna Roethe © Historic England]

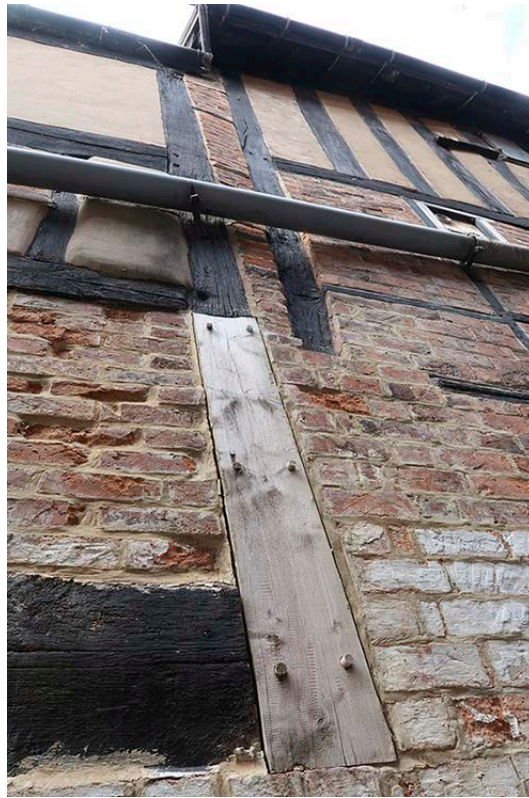


Figure 16: The east elevation from Lilley's Alley with the south bay to the left and the middle bay to the right, showing the partially truncated posts supporting the separate roof structures of the two buildings. [Johanna Roethe © Historic England]

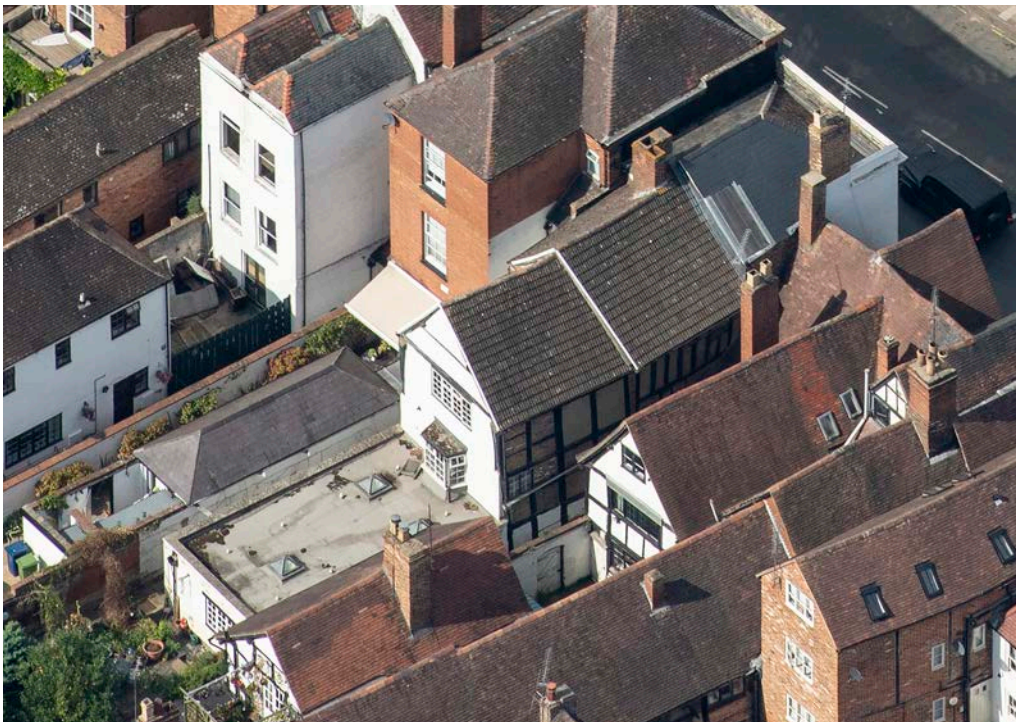


Figure 17: Detail of an aerial photograph taken in September 2021, with 10 Church Street at the centre. [Damian Grady © Historic England Archive, 35125\_041]

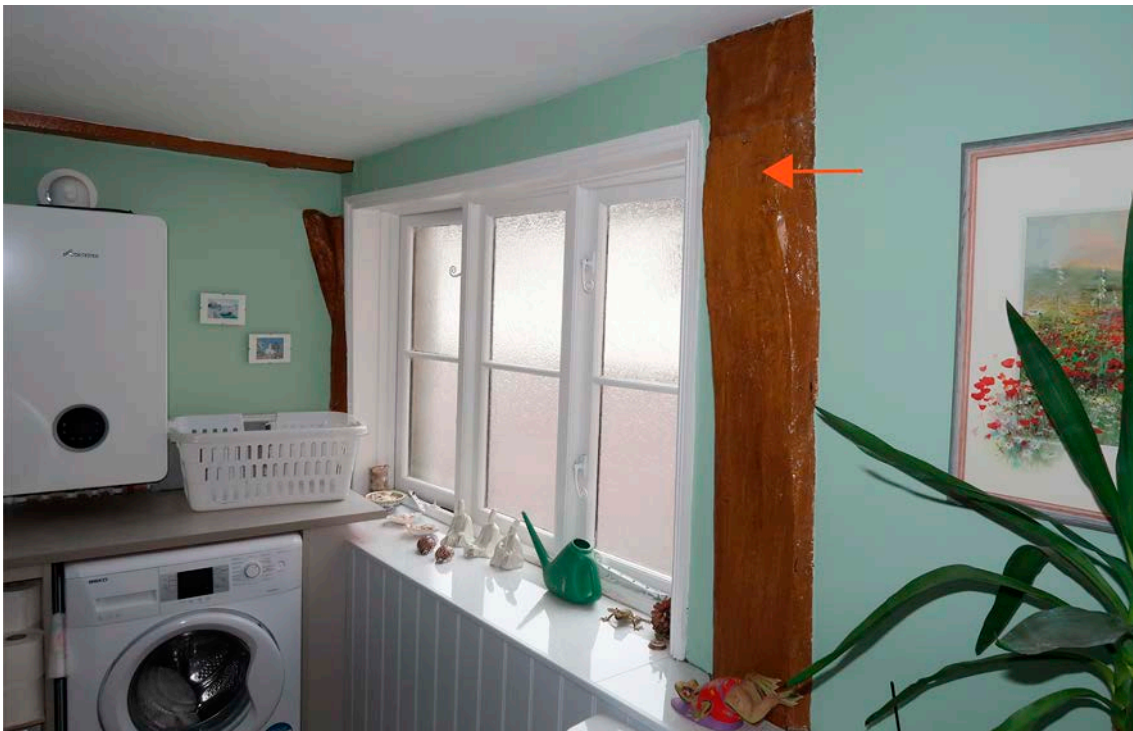


Figure 18: The south (left) and west walls at first-floor level. The west post of the south frame is to the left and a further full-height stud in the west wall to the right. The red arrow indicates the location of a carpenter's mark. [Johanna Roethe © Historic England]



Figure 19: View of Lilley's Alley looking south, with part of the east elevation of 10 Church Street to the right. The east post of the southern pair of posts is just visible behind the downpipe. [Abigail Lloyd © Historic England]

Between the posts on the east elevation, there is one central full-height stud rising from near the ground level to the wall plate (see Figures 15, 19). Again, it seems likely that this originally ran the full height of the building. Between these main structural elements, girding beams run at the floor levels, with further intermediate studs spanning the floor levels between these. There are also mid-rails on each floor level. Originally this must have created a regular box pattern arrangement, although some mid-rails have been removed, and others may have been inserted later. Internally, the full-height stud on the east wall has a carpenter's mark visible at first-floor level (within what is now the stairwell). This likely relates to the positioning of the stud within the bay (Figure 20). At second-floor level the three studs of the east wall are visible (Figure 21).

It is likely that the west elevation originally had a similar framing pattern, although this has been largely concealed externally by brick. Nevertheless, the pattern of studs and some intermediate staves can be seen internally at first- and second-floor level. At first-floor level is a stud with a carpenter's mark for II (two), which, as on the east elevation, probably indicates its position within the bay (see Figure 18). It has a jowl or an integral bracket below a cut in the stud, which may originally have supported a cross beam. However, the stud is now painted in gloss paint which makes it difficult to establish if the cut is an original feature.



Figure 20: The south-east corner of the rear bay at first-floor level, with an arrow indicating the location of one of the carpenters' marks on the full-height stud. [Johanna Roethe © Historic England]



Figure 21: The east wall of the attic of the south bay, showing the three studs and wall plate (with a later horizontal timber lapped onto the inner side of two of the studs). [Johanna Roethe © Historic England]

On the second floor the west wall has one stud which is pegged into the wall plate (Figure 22). This has a chamfer on its southern edge with straight cut stops at the top and bottom – this might be taken to indicate a window position, but just to the south of the stud are two stave holes suggesting a solid wall with a wattle-and-daub partition (Figure 23). The reason for this chamfering is therefore unclear, although it may be that the stave holes are later insertions, to block an original window. There are peg holes in the wall plate for further studs to the north and south of this, equidistant between the stud and the posts to the north and south.

On the northern side, where the bay is now abutted by the slightly later building to the north, there is little evidence of framing surviving below roof level. Given the differing floor heights between the two, however, it is likely that this frame was originally closed at all levels. At roof level the north end of the bay has a closed queen-strut truss, supported by a cambered tiebeam (Figure 24). Below the tiebeam are two arch braces running from the jowled posts to the tiebeam (Figure 25). At the centre is a central stud which is pegged into the tiebeam.



Figure 22: The west wall of the second floor of the south bay. [Johanna Roethe © Historic England]



Figure 23: The underside of the wallplate in the west wall with the stave holes and the top chamfer of the adjacent stud (right). [Johanna Roethe © Historic England]



Figure 24: The upper part of the north truss of the south bay, seen from the south. [Johanna Roethe © Historic England]



Figure 25: The lower part of the north frame of the south bay, seen from the south. [Johanna Roethe © Historic England]



To the south the framing surviving at second-floor level indicates that this frame was originally open at this level. Externally, as noted above, the principal rafters show clear evidence of mortices for further wind braces running to the south (see Figure 14). Internally, the cambered tiebeam is the same as that to the north and is chamfered underneath on its northern side (Figures 26, 27). It also has peg holes for two struts rising above; one of which has a carpenter's mark beside it. This is a II (two) – which may indicate that it was the second truss from the north. The peg holes indicate that originally the truss had the same queen-strut arrangement as the truss to the north. Knee braces are pegged into the south tiebeam and the posts (see Figure 27). The use of small knee braces instead of larger arch braces as used in the truss to the north suggests that originally this bay was open to that to the south, with the braces allowing for easier communication between the two bays.

Between the north and south trusses a single row of purlins run, clasped between the collars and the principal rafters at either end. These are supported by a single tier of curved wind braces (Figure 28). Several rafters below the purlin on the west side have individual carpenter's marks (Figure 29), probably to indicate their position within the bay. The original arrangement of the north and south frames at ground- and first-floor level is unclear as the lower sections have been completely replaced, although the possible jowl in the west post of the south frame at first-floor level (as described above) suggests a pattern of cross beams at the floor levels.

The lack of survival of the framing below second-floor level and the truncation of the building at a later date make it difficult to establish the original plan form of the building. It seems likely that it was accessed independently from the range built to the north, given the differing floor levels and the (limited) evidence that the partition between the two ranges was generally closed. At second-floor level however something more of the original arrangement survives, with the bay likely open to that which originally sat to the south. Such a large open space might indicate some form of storage function – although that is highly speculative given the limited surviving evidence.



Figure 26: The upper part of the south truss of the south bay. The red arrow indicates the location of the carpenter's mark to the left of a peg hole. [Johanna Roethe © Historic England]



Figure 27: The knee brace in the south-east corner of the south bay (with a later timber infilling the corner between the brace, the post and the tie beam, and a further later timber spanning the corner between the wall plate and the brace). [Johanna Roethe © Historic England]



Figure 28: The windbraces on the east side of the south roof. [Johanna Roethe © Historic England]

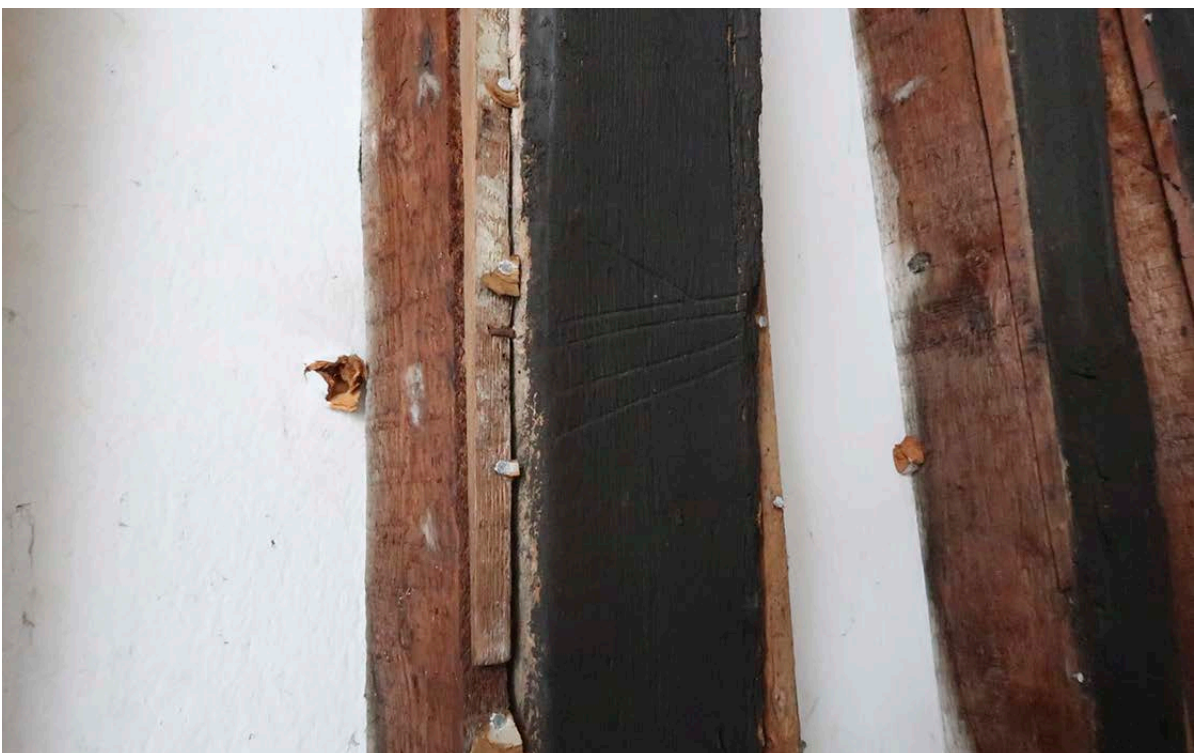


Figure 29: A carpenter's mark (a IIII to indicate the number 4, with an additional differential mark running off the top stroke) on a west rafter in the south bay. [Johanna Roethe © Historic England]

## The relationship between the two roof structures

According to dendrochronological analysis the roof over the south bay and that to the north of it are effectively coeval.<sup>92</sup> Samples from five rafters of the southern bay gave a felling date of 1467, while the timbers from the middle roof yielded a dating range of 1453-78.<sup>93</sup> Taken together with the fabric evidence which provides a clear sequence of construction phases, it seems highly likely that the middle bay was constructed very soon after the southern one.

The relationship between the two structures as visible in the east elevation has already been noted above. It is clear that the two structures are supported on separate posts, which sit adjacent to each other. That relationship is also clear internally at second-floor level in the middle bay – where the posts can be seen rising separately. There are also differences in the framing, with the south bay being box framed, but that to the north having a close studding arrangement surviving at second-floor level.

In the roof structure there are further indications that the two structures belong to separate phases. As noted above, the roof of the south bay has a closed queen-strut truss, supported by a cambered tiebeam and with arch braces below forming its northern extent. The roof has a single row of purlins, no ridge piece and a single tier of windbraces. The roof surviving over the middle bay is similar, with coupled rafters, no ridge piece and a single tier of purlins. The open south truss has raking queen struts. The main structural difference between the two is that the roof of the south bay has windbraces but the roof to the middle bay appears never to have had any windbraces.

So the two have notable differences but which was constructed first? The relationship of the two adjoining roof trusses provides evidence of the sequence of construction of the two frames. The north truss of the south roof is closed with a collar and two vertical queen struts, although there is no sign of any finished surface or render on the north side (Figure 30). By contrast, the south truss to the middle bay is open, suggesting it was built against the earlier truss to the south. Furthermore, the slightly raking, asymmetrical queen struts of the south truss of the middle bay are placed to accommodate the projecting purlins from the north truss of south roof, so must be later (see Figure 30). The west purlin of the south roof in particular is crudely hacked back to accommodate the west strut of the middle roof.

All this appears to indicate that the southern structure was built first. However, the lack of external finish on the daub of the closed truss suggests that this face of the structure was not designed to be exposed to the elements or to be visible. It might be argued that this was due to there being an existing building to the north, which this was built against. It seems unlikely, however, that a three-storey building was already extant on the northern part of the site prior to the construction of the surviving northern structure. Perhaps more likely is that the two structures were conceived at the same time but built in phases (see Discussion below for further consideration of this).



Figure 30: The closed north truss of the south bay seen from the north, with the open south truss of the middle bay in front of it. [Rebecca Lane © Historic England]

## Phase two: c. 1470s

Shortly after the construction of the southern bay, the building to the north was added. Of this one bay survives, although originally it is likely that it formed part of a three-bay range which would have run up to the street front. The surviving bay is approximately 4.55m long (similar in length to the surviving bay of the south building). There is a further 6.2m between the northern end of this surviving bay, and the street frontage. This is not sufficient space for two further full bays of the same proportions, but it seems unlikely that the building would have been set back from the street front. The fragmentary stonework surviving in the front wall of the cellar may form part of this phase (or earlier) – and would further suggest the building has always run up to the edge of the street. It may have been that there were two further bays of differing sizes, reflecting the functional arrangement of the space.

The surviving bay of this structure consists of three full storeys, with the floor levels different to those in the southern bay, although overall the buildings are broadly the same height. The northern structure appears to have had a more generous ground- and first-floor height, but with a lower second floor arrangement. Of this building two trusses

survive, the southernmost truss (built up against the northern truss of the building to the south) and a further truss which is now partially retained in the junction between the surviving bay and the rebuilt street-front bay.

The east elevation to Lilley's Alley retains close studding to the top floor, which is also visible inside (Figure 31). The framing of the lower floors has been rebuilt later. Although close studded rather than box framed, the framing has some similarities to that of the southern building, in that there is an intermediate stud in the centre of the bay which appears to have originally run down below the girding beam of the second floor. Originally this might have formed a similar full-height central stud to that used in the southern building. There is no mid rail to the close studding, but a short horizontal rail towards the north of the bay probably indicates the position of an original window opening, with a later, wider window opening now sitting in the same position. The west elevation has been completely rebuilt in brick, although it may originally have had a similar close studded pattern. The wall plate survives at roof level (see below) and close examination of this may confirm this from the peg arrangement.



Figure 31: The close studding of the second floor of the middle bay. [Johanna Roethe © Historic England]



Figure 32: Close studding in the west wall of the middle bay at second-floor level. [Johanna Roethe © Historic England]

To the south, the southern frame is not visible at ground- or first-floor level. At second-floor level it is open with the junction between this bay and the truss to the south visible (Figure 32). The east post is exposed at second-floor level and there is no evidence of any original closed elements on this, perhaps indicating that, as survives at roof level, the abutting of this frame against the building to the south meant it was left open, to create a slightly larger space. Of the northern frame some elements survive, mainly at second-floor level, including curved braces at the west and east rising from the posts to the tie beam near the corner posts. On the east side the brace is visible within a cupboard on the second floor and a larger area of the west end of the framing is visible (Figure 33). There is also one central pegged strut visible running down from the tiebeam, with an area of associated daub (Figures 34 and 35). This indicates that, as originally constructed, the southern bay of this building was divided from the bays to the north at this level. The north face of the truss has taper burn marks to the post, mid-rail and brace on the west side (Figure 36).



Figure 33: The west brace of the north truss of the middle bay, seen from the north. [Johanna Roethe © Historic England]



Figure 34: Remnant of daub below the tiebeam of the north truss in the middle bay. [Johanna Roethe © Historic England]





Figure 35: A pegged timber (centre bottom) below the tiebeam of the north truss of the middle bay. [Johanna Roethe © Historic England]



Figure 36: The taper burn marks on the north truss of the middle bay. [Johanna Roethe © Historic England]

Above the second floor two trusses survive at roof level. Both of these appear originally to have taken a similar form to the trusses of the south building, with queen struts rising to the collar, although in this building the struts are raking rather than vertical. The northern truss has been significantly altered as part of the reconstruction of the front of the range, but the tie beam is still in situ. Peg holes are evident for the position of raking queen struts, corresponding to those surviving in the southern truss. The later brickwork around the tie beam includes timbers which may represent the original struts reused in the construction. The surviving northern truss appears to have been closed at roof level, as on the floor below.

As discussed above, the roof of this building was built up against the roof of the building to the south. The southern truss of the range is therefore open, with no indication of stave holes or any other sign that it was designed to be closed. The slightly irregular arrangement of the truss was designed to accommodate its position adjacent to a pre-existing roof. The raking queen struts were placed in such a way to accommodate the projecting purlins of the south roof. The west strut is not framed properly into the tiebeam but is lapped onto the edge of the beam, although it is pegged, and its position corresponds to the comparable strut on the other side (Figure 37). It seems likely that this was adjusted after the truss was framed, to accommodate the projecting purlin of the southern roof.



Figure 37: The west strut of the south truss of the middle bay. [Rebecca Lane © Historic England]

Between the two surviving trusses of the middle bay the original roof largely survives, including the wall plates running along the external walls, the rafters and purlins. The rafters are coupled, without a ridge piece. There are no signs of windbraces in the roof, which therefore differs slightly from the southern building. The eastern purlin has a side-halved scarf near the north truss, with the northern part missing.

The height of the surviving part of this building strongly suggests it was always storeyed and did not include any open hall, with the ceilings on the first and second floor forming part of the same construction phase as the roof. There is no evidence of the original layout at ground-floor level, as the space has been opened out to the shop to the north. It has two chamfered ceiling beams which have scrolled stops to the south but not at the north end. A third beam in this space has a pattern of crenellation. All three beams appear to be *ex situ* and were probably imported from elsewhere in the 20th century. On the first floor is a full-width room with a decorative ceiling of moulded timbers, with hollow-chamfered joists and a moulded axial beam with hollow mouldings either side of a quarter round moulding, all interspersed with fillets (Figure 38). This moulding is of a type which is consistent with a 15th-century date. Linda Hall has recorded a ceiling beam of a similar profile in Kent with a slightly later date of 1507.<sup>94</sup> The decorative ceiling on the first floor has evidence that it was truncated. At the south end the axial ceiling beam abuts a similarly moulded transverse beam which is part of a stud partition. But at the north end of the room there is only a flimsy partition and no similarly moulded transverse beam, suggesting the ceiling might have originally continued further north.



Figure 38: The first-floor ceiling in the middle bay, looking south. [Johanna Roethe © Historic England]

At second-floor level, as already been noted, there is evidence of original partitioning between the surviving bay and that to the north. The room was always ceiled, rather than being open to the roof, with the central axial ceiling beam surviving. This beam has been dendrochronologically-dated to the mid-15th century, contemporary with the roof structure.<sup>95</sup> This now forms part of a partition dividing the second floor laterally to create two rooms in this bay. The partition is timber-framed, but it is unclear if it is original, or a later (perhaps 16th- or 17th-century) insertion.

## Phase three: 16th/17th centuries

The house has a cellar under the north and middle bays. It seems likely that this largely dates from the 16th or 17th century – and certainly from before the stack was inserted – although it has no easily dated features. The walls of the front portion are of stone, with much brick patching (Figure 39). The ‘chamfered and rebated stone door jamb with hinges’ mentioned in the list entry is no longer visible or obvious, but would suggest a medieval date (see Phase Two above).<sup>96</sup> On the other hand Stanley Jones noted that most cellars in the town, including those with doors to the street, ‘seem to be relatively late’.<sup>97</sup> On balance, it seems likely that the cellar under 10 Church Street was largely created, perhaps from a smaller medieval cellar, in the early modern period.

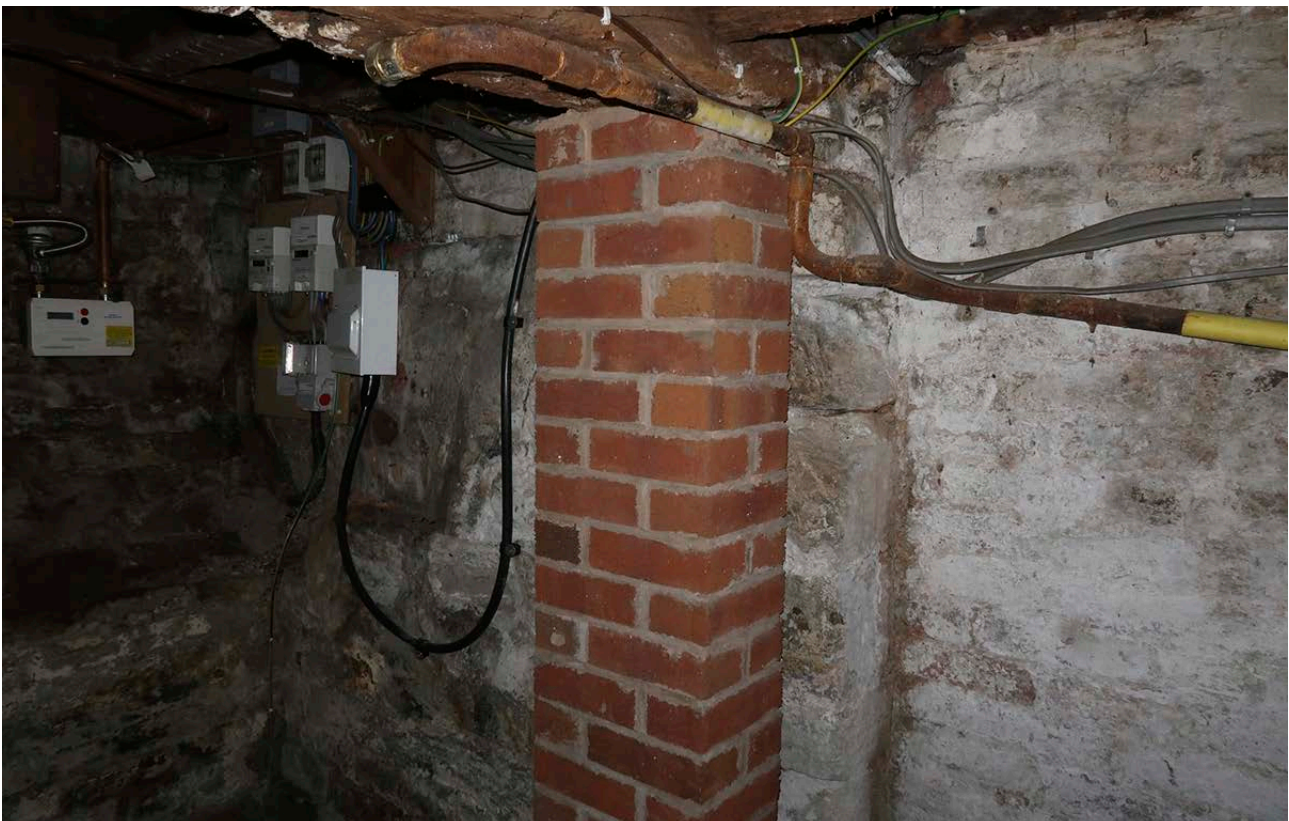


Figure 39: The north corner and north-east wall of the cellar. [Johanna Roethe © Historic England]

Probably in the 17th century, a large brick chimneystack was inserted in the southern bay of the front building, now sitting at the north end of the middle bay (Figure 40). The bricks are of a size typical for bricks produced in the 17th century. The chimneystack probably served fireplaces on either side of the wall as it projects today on both sides of the wall on the first and second floors. In the cellar the stack has a base of stone to the north side and brick coving to the south (Figure 41). It is not clear if the chimneystack in the south bay shown on the 1928 aerial photograph was inserted at the same time. It has since been removed and no details about its construction or date survive.

Also during the 16th or 17th century a ceiling was inserted into the second-floor room of the southern building. The roof was ceiled at collar height (see Figures 24, 26, 28). This ceiling was still in situ during the 1940s, when it is shown in a sketch, which explains the lack of staining on the upper part of the roof, but has been removed since.<sup>98</sup>



Figure 40: The chimneystack at the north end of the roofspace of the middle bay. [Johanna Roethe © Historic England]



Figure 41: The brick coving on the south side of the chimneystack in the cellar. [Johanna Roethe © Historic England]

## Phase four: late 18th century

In the late 18th century, and probably during the ownership by James Pynock who lived there between about 1775 and 1803, several major alterations took place. The northern section of the front range, next to the street, was demolished and rebuilt, leaving only a single bay of this structure. The surviving northern frame of the middle bay was partially rebuilt in brick. It seems likely that the wattle-and-daub panels of the side elevations of the middle and south bay were replaced with brick infill at the same time. The truncated floor joists of the second floor (the ceiling beams of the first floor) were encased by coving in the stairwell just to the north (Figure 42). This coved arrangement has previously been interpreted as a jetty, but is in fact a legacy of the truncation of the earlier structure, and the need to reconcile differing floor heights.



Figure 42: The truncated north end of the floor structure of the middle bay, seen from the stairwell in the front bay at first-floor level. [Johanna Roethe © Historic England]

The new north bay was built in brick with a stone frontage to the street. Its hipped, king-post roof was hidden from the street behind a parapet (Figure 43). The new structure was heated by a lateral chimney stack built against the east wall. A new staircase in the south-east corner of this bay provided access to all three floors. It has an open-well, closed-string staircase with stick balusters, Doric newel posts and a ramped handrail, all features consistent with a late 18th-century date (Figure 44). From the early plans it seems likely that as originally constructed this bay was subdivided at ground-floor level, with a shop to the north, and a doorway through to a private area to the rear, in which the staircase rose (see Figures 6 and 9).

A small room off the first-floor landing has a fanlight above its door with glazing bars in the form of a round arch and within that glazing bars forming two pointed arches and one ogee arch (Figure 45). Stylistically, this appears to date from the late 18th century. It has a slightly awkward relationship with the adjoining wall and doorframe but this might be because the space was carved out from the landing. The small room might be the 'china pantry' mentioned in the 1897 sale particulars. It is not clear if the south bay was also truncated during this period. The infill brickwork in the south gable may date from the 18th or 19th centuries.



Figure 43: The king-post truss in the roof of the north bay, looking north. [Johanna Roethe © Historic England]

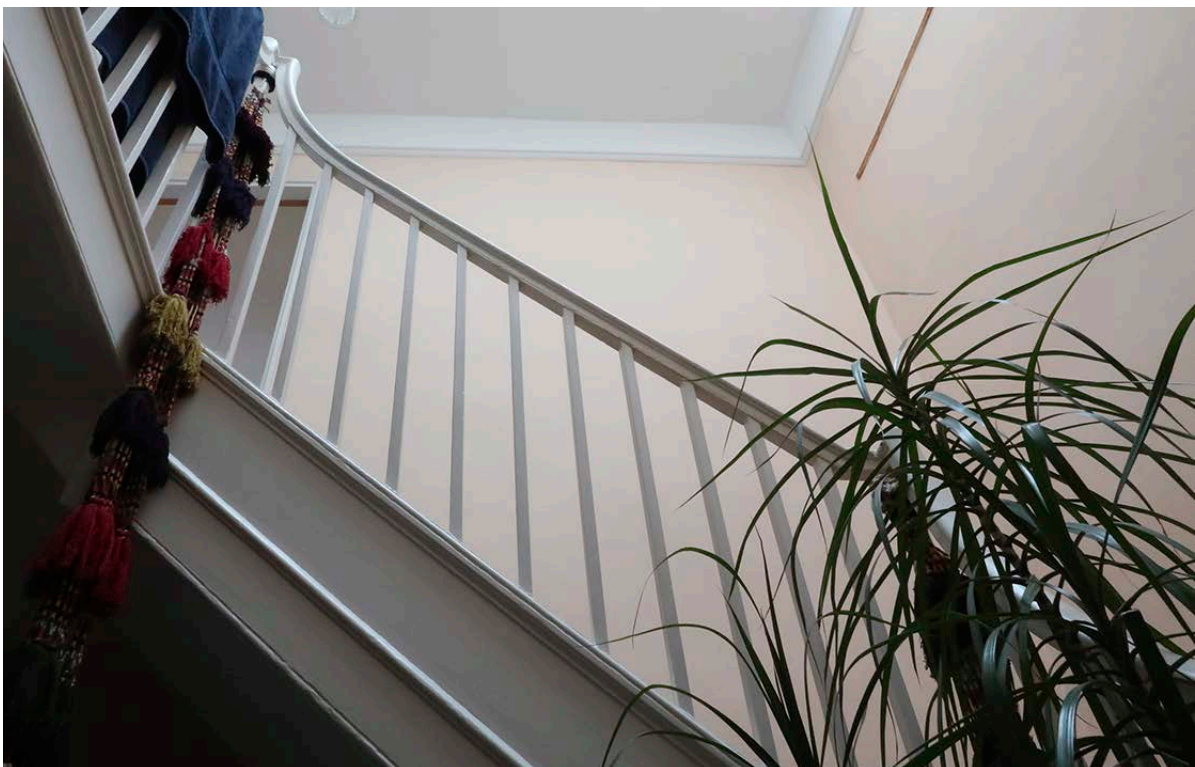


Figure 44: The stair balustrade between first and second floor. [Johanna Roethe © Historic England]





Figure 45: The fanlight on the first-floor landing of the north bay. [Johanna Roethe © Historic England]

## Phase five: late 19th century

In the late 19th century several alterations took place. The present shopfront was installed in the 1880s or 1890s (Figure 46, see Figure 5). It seems likely that the brick single-storey rear extension shown on the photograph of about 1966-68, and which was demolished in 1998, was also built in the 19th century, as its brickwork seems to date from that period (see Figure 11).

## Phase six: 20th century

Since the early 20th century there have been a number of incremental alterations. The antique dealer Leonard T. Crow seems the most likely candidate to have enlarged the shop at the front of the building by removing the partition to the side entrance corridor and also the partitions in the middle bay on the ground floor (see Figure 6). Probably as part of these alterations three historic ceiling beams were introduced to the ground-floor space of the middle bay. Two are chamfered beams with scrolled stops to the south but not at the north end, and a third beam has a pattern of crenellation (Figure 47).



Figure 46: The late 19th-century shopfront in 2023. [Steven Baker © Historic England, DP325768]



Figure 47: The ground-floor room in the middle bay, looking south. The crenellated beam is to the left and the two chamfered beams to the right. [Johanna Roethe © Historic England]



Figure 48: Mismatched arcading patterns in the frieze to the left of the chimneybreast in the north bay at ground-floor level. [Johanna Roethe © Historic England]

The enlarged ground-floor shop in the north bay was subsequently decorated with panelling, which appears to be *ex situ* and a mixture of patterns and dates (Figure 48). As part of these alterations to the shop the 18th-century staircase was altered to take up less space (see Figure 9). All of these alterations had certainly taken place by 1958 when a large shop with ‘antique oak panelled walls’ is described in the sale particulars.

Further minor alterations have been made since the 1950s and it is not always possible to assign a precise date. At some point after 1957 the stone of the front elevation, which had been in poor condition in 1957 (see Figure 10), was rendered and the design of the vents in the stallrisers altered from two per panel to one. The staircase in the south bay of the building, which leads from the ground to the first floor, was inserted (Figure 49). The plain design of the balusters and newel posts suggest a date in the second half of the 20th century.



Figure 49: The staircase in the south bay, seen from the first floor. [Johanna Roethe © Historic England]

At some point after 1957 the former door from Church Street to Packer's Court, which was formerly shared between 10 and 11 Church Street (see Figure 10), was fully incorporated into 11 Church Street. However, access to the court from 10 Church Street is still possible from the south. Between 1966 and 1983 the chimneystack at the north end of the south bay was completely removed, the roof of the rear extension changed to a flat roof, a canted projecting window installed in the south elevation at first-floor level and the second-floor south window widened (see Figures 11-13).

In 1998 the rear extension was replaced by a larger extension of the same width. Other recent repairs include the partial replacement of one post in the east elevation (see Figure 16) and repairs to the roof over the north bay.<sup>99</sup> A small, pegged timber window was inserted at first-floor level in the east elevation of the middle bay (see Figure 31).

## Discussion and concluding remarks

Today, 10 Church Street consists of three parts, of which the rear and middle bays are the earliest, both of which originally formed parts of larger buildings. Although dendrochronological testing of the two early bays has yielded roughly coeval date ranges, it is clear from the fabric evidence that the south structure was erected first. The south truss of the middle bay was obviously built up against the pre-existing north truss of this structure. The virtually contemporary dates of these two structures raise interesting questions about their planning and design. It is possible that the two were planned together but built in phases with only a year or two in between the construction of the south building and that to the north. If that was the case then the differing floor heights of the two buildings and the decision to create two separate structures rather than one larger structure suggest perhaps a functional separation. This is also hinted at by the use of close studding in the building to the north, with cheaper box framing in the building to the south. It is possible that the rear structure was used for ancillary purposes, perhaps for storage, with commercial premises and domestic accommodation in the northern range, on which more money was spent. While this is highly speculative given the limited surviving evidence for the original plan form of either structure, it would perhaps explain the construction of two separate structures at virtually the same time.

The precise appearance and plan of the buildings as extant by about 1500 are unclear because part of both buildings has been lost. What seems certain is that the northern of the two early structures was always storeyed, as it has 15th-century ceilings on the first and second floors (the former dated stylistically, the latter through dendrochronological analysis). The south structure also appears to have been storeyed. One piece of evidence for this is the small size of the knee braces in the south truss. Such knee braces typically feature in buildings where unobstructed space was required.

Other details of the original plan can be surmised with reasonable certainty. The missing medieval front portion probably contained the staircase to the upper floors as the extant middle bay has a full-width room on the first floor with no sign of a trimmer for a staircase. The northernmost bay is also highly likely to have contained a shop or similar commercial space on the ground floor due to the building's location close to the market place.

Many of Tewkesbury's medieval buildings were built with the side-entry plan, which persisted until the late 17th century.<sup>100</sup> Originally, side passages gave access to the rear of the plot which may originally have contained stables, stores, workshops and gardens.<sup>101</sup> The side passages developed over time into alleys and courts, containing ever denser concentrations of overcrowded cottages, which were deemed unsanitary by the 19th century.<sup>102</sup>

The Berkeley Arms at 8 Church Street demonstrate how densely built up the burgage plots were in the 15th century. It is an unusual survival for Tewkesbury as it retains a continuous stretch of medieval buildings along more than half of the narrow plot which is flanked to the west by Ancill's Alley. Like 10 Church Street, it has rear ranges which predate the front range: the jettied and storeyed front range has been dendro-dated to 1495; a middle range has a felling date range of about 1490 to 1522 and may be coeval with the front range; the rear range of 1439 has smoke-blackened timbers and may originally have been an open hall; and a further building at the south has been dated to 1462 and interpreted as a barn or an outbuilding.<sup>103</sup> Further investigation of the buildings is needed to fully understand how they related to each other and how were used but this example demonstrates the continual building and rebuilding process within a relatively short timeframe, as happened at 10 Church Street.

10 Church Street was historically flanked by two passages, which developed into Packer's Court to the west and Lilley's Alley to the east. It seems likely that either of these alleys could have provided independent access to the southern of the two 15th-century buildings. Given the existence of doors into the building from Packer's Court by the late 19th century, this may have been the passage used by the medieval inhabitants of 10 Church Street, even though its entry now lies within the east bay of 11 Church Street. If the southern building of 10 Church Street was originally used separately from the front building, it could also have been accessed through this passage. It may even have been in separate occupation to the front building.

As Sarah Pearson has pointed out, urban buildings without open halls were being erected in English towns by the 14th century, including in York and Salisbury.<sup>104</sup> Such two- or three-storeyed buildings can also be found in Tewkesbury and examples include 66 Church Street, a two-storey corner house that has been tree-ring dated to 1474/5, and 88 & 88a Church Street, a three-storey house from the late 15th century, which was jettied to the front and rear.<sup>105</sup> The latter has a narrow, two-storey rear wing which Stanley Jones thought was built shortly after the jettied building.<sup>106</sup> Access to the rear of the plot of 88 & 88A Church Street was through a passage formerly known as Butcher's Court, through the east bay of the building.<sup>107</sup> The building is also notable for two moulded fireplaces, apparently dating from the 15th century.<sup>108</sup>

Further fabric analysis at 10 Church Street, for example during any future opening-up works to the building, might be able to elucidate some of the questions concerning the original plan form of the building and the relationship between the two 15th-century buildings. Such works should be accompanied by appropriate building investigation and recording. Any works in the garden or any future replacement of the 1990s extension might uncover traces of the footings of medieval walls, giving an indication of the original extent of the southern building.

# Bibliography

## Web-based sources

Bristol and Gloucestershire Archaeological Society, 'Lloyd George Survey of Land Values: Gloucestershire', [www.glos1909survey.org.uk](http://www.glos1909survey.org.uk) (accessed 2 November 2022).

Broadway, Jan, 'Gloucestershire Hearth Tax 1672: Tewkesbury Hundred', [http://xmera.co.uk/hearthtax/places/86\\_00.html](http://xmera.co.uk/hearthtax/places/86_00.html) (accessed 22 August 2022).

## Unpublished sources

Arnold, Alison, Howard, Robert and Tyers, Cathy 2023 '10 Church Street (Jennings Carpets), Tewkesbury, Gloucestershire: Tree-ring analysis of oak timbers', Historic England Research Report Series, 18/2023.

Douthwaite, Antonia and Devine, Vincent 2007 'Gloucestershire Historic Towns Survey: Tewkesbury Borough Archaeological Assessments: Tewkesbury' (Gloucestershire County Council Archaeology Service, 1998, updated 2007).

Moir, Andy 2020 'A Brief Building Record of 8 Church Street (Berkeley Arms), Tewkesbury, Gloucestershire. Report: GBRG0222', Gloucestershire Building Recording Group.

Nayling, Nigel 2000 'Tree-ring analysis of timbers from the Old Hat Shop, 100 Church Street, Tewkesbury, Gloucestershire', Historic England Research Report Series, 68/2000.

Nayling, Nigel 2005 'Tree-ring analysis of timbers from 66 Church Street, Tewkesbury, Gloucestershire', Historic England Research Report Series, 11/2005.

Nayling, Nigel and Bale, Roderick 2020a 'Tree-ring analysis of timbers at 9 Church Street, Tewkesbury, Gloucestershire', DendroArch Report GDP GL9C/19/20.

Nayling, Nigel and Bale, Roderick 2020b 'Tree-ring analysis of timbers at 82 Church Street, Tewkesbury, Gloucestershire' DendroArch Report GDP GL82C/22/20.

Nayling, Nigel and Bale, Roderick 2020c 'Tree-ring analysis of timbers at the Berkeley Arms and Outbuilding, 8 Church Street, Tewkesbury, Gloucestershire', DendroArch Report GDP GLBA/5/20.

Nichols, Paul 1998 'An Archaeological Watching Brief at 10 Church Street, Tewkesbury, Gloucestershire', Gloucestershire County Council, Environment Department, Archaeology Service.

## Published sources

Alcock, Nat (ed.) 2007 'Tree-ring date lists 2007' *Vernacular Architecture*, 38 (2007), 98-138.

Bennett, James 1850 *The Tewkesbury Yearly Register & Magazine, Volume II Containing the Numbers from 1840 to 1849 Inclusive* (Tewkesbury).

Davies, W. 1903 *Official Guide to Tewkesbury, 'A Borough of Ancient Charter Proud'* (Tewkesbury).

Dixon, John 1999 'Tewkesbury's Fascinating Yet Controversial Alleys', *Tewkesbury Historical Society Bulletin*, 8 (1999), 13-17.

Dyde, William 1798 *The History and Antiquities of Tewkesbury, from the Earliest Periods to the Present Time. Collected from Ancient Records and Other Authentic Materials. To Which is Added Some Account of the Medicinal Water Near Tewkesbury.* (second edition, Tewkesbury).

Hall, Linda 2005 *Period House Fixtures and Fittings 1300-1900* (Newbury).

Hannan, A. 1993 'Excavations at Tewkesbury 1972-4' *Transactions of the Bristol and Gloucestershire Archaeological Society* 111 (1993), 21-75.

Jones, Anthea 2003 *Tewkesbury* (Chichester).

Kelly & Co. 1885 *Kelly's Directory: Gloucestershire* (London).

Meeson, Bob and Alcock, Nat 2016 'Black Swan Terrace, Upper Spon Street, Coventry: A Comparison of Medieval Renters', *Vernacular Architecture*, 47:1, 1-19.

Morris, Richard K., and Shoesmith, Ron (eds.) 2003 *Tewkesbury Abbey: History, Art and Architecture* (Logaston).

Pearson, Sarah 2009 'Medieval Houses in English Towns: Form and Function' *Vernacular Architecture* 40:1, 1-22.



Pigot 1822 *Pigot & Co.'s London & Provincial New Commercial Directory, for 1822-3: containing a classification of the merchants & traders of London, and two hundred & eighty of the principal Cities, Towns & Sea Ports* (Manchester).

VCH 1968 *The Victoria History of the Counties of England, A History of the County of Gloucester, Vol. VIII*, ed. C. R. Elrington (London).

Verey, David, and Brooks, Alan 2002 *The Buildings of England: Gloucestershire 2: The Vale and the Forest of Dean* (New Haven and London).

# Endnotes

- 1 National Heritage List for England entry 1282789, <https://historicengland.org.uk/listing/the-list/list-entry/1282789> (accessed 30 May 2023).
- 2 Arnold, Howard and Tyers 2023.
- 3 Tewkesbury Museum, TEWKM2013/068 for HER9371, handwritten notes on a watching brief at Lilley's Alley of 1972-3.
- 4 Nichols 1998.
- 5 Jones 2003, 8.
- 6 Ibid., 8-11; Douthwaite and Devine 2007, 20-1.
- 7 Jones 2003, 15-16.
- 8 Douthwaite and Devine 2007, 24.
- 9 Jones 2003, 21.
- 10 Verey and Brooks 2002, 712.
- 11 Jones 2003, 26.
- 12 Douthwaite and Devine 2007, 39.
- 13 Jones 2003, 28.
- 14 VCH *Glos.* 1968, 119; Jones 2003, 27.
- 15 VCH *Glos.* 1968, 118; <https://archives.history.ac.uk/gazetteer/gazweb2.html> (accessed 22 August 2022).
- 16 VCH *Glos.* 1968, 126.
- 17 <https://tewkesburyhistory.org/Fish-Alley> (accessed 22 August 2022); VCH *Glos.* 1968, chapter on the Growth of the Town.
- 18 Meeson and Alcock 2016, 1, 12.
- 19 Jones 2003, 27.
- 20 Ibid., 29.
- 21 Ibid., 30.
- 22 Ibid., 27.
- 23 Nayling and Bale 2020a, 3.
- 24 Moir 2020, 4; Nayling and Bale 2020c, 5.
- 25 Nayling and Bale 2020b, 2.
- 26 Alcock (ed.) 2007, 115.
- 27 Meeson and Alcock 2016, 1, 12; Nayling 2005, 4.
- 28 VCH *Glos.* 1968, 119.

- 29 National Heritage List for England entry 1282743 (Tudor Cottage), <https://historicengland.org.uk/listing/the-list/list-entry/1282743>; National Heritage List for England entry 1201276 (Claypipes), <https://historicengland.org.uk/listing/the-list/list-entry/1201276> (both accessed 10 February 2023).
- 30 Tewkesbury Museum, TEWKM2013/068 for HER9371, handwritten notes on a watching brief at Lilley's Alley of 1972-3.
- 31 Ibid.
- 32 Bennett 1850, 338; OS Town Plan surveyed in 1883 and published in 1885.
- 33 Gloucestershire Archives, Q/REL/1a/5 (land tax for 1775), Q/REL/1/Tewkesbury/1784 (land tax for 1784).
- 34 The National Archives, PROB 11/1401/33; *The Gloucester Journal* 24 October 1803, 3.
- 35 *The Gloucester Journal*, 24 October 1803, 3.
- 36 <https://tewkesburyhistory.org/Berkeley-Arms-8-Church-Street> (accessed 31 May 2023).
- 37 Gloucestershire Archive, D2080/76.
- 38 Dixon 1999, 15; Bennett 1850, 337-8.
- 39 Gloucestershire Archive, Q/REL/1/Tewkesbury/1808 (land tax for 1808), Q/REL/1/Tewkesbury/1810 (land tax for 1810-11).
- 40 'List of the Chief Rents, payable to the Governors of the Free Grammar School, in Tewkesbury, showing the Proprietors and Occupiers chargeable in 1821', transcript provided by the Tewkesbury Historical Society; Pigot 1822, 67.
- 41 Poor rate of 1836 as transcribed by Wendy Snarey.
- 42 Private collection, 1870 auction catalogue.
- 43 Private collection, sketch plan dated 26 May 1870.
- 44 Private collection, 1870 auction catalogue.
- 45 Private collection, conveyance of 24 June 1870.
- 46 Kelly 1885, 610.
- 47 Ordnance Survey, Town Plan (1:500), sheets XII.9.19-20, 24-5, XII.13.3-5, 8-9.
- 48 *Tewkesbury Register*, 5 March 1887, 1.
- 49 Census of 1891; National Probate Calendar for 1932.
- 50 *Tewkesbury Register*, 18 March 1933, 6.
- 51 Jones 2003, 174.
- 52 *Tewkesbury Register*, 25 July 1896, 1.
- 53 Private collection, auction catalogue, 1897.
- 54 Private collection, conveyance of 14 July 1897.
- 55 Jones 2003, 174; *Tewkesbury Register*, 6 January 1900, 1; VCH *Glos.* 1968, 128.

- 56 Jones 2003, 174.
- 57 *Tewkesbury Register*, 6 January 1900, 1; Morris and Shoesmith (eds.) 2003, 215; Verey and Brooks 2002, 713.
- 58 Morris and Shoesmith (eds.) 2003, 217.
- 59 Jones 2003, 175.
- 60 National Probate Calendar for 1900.
- 61 Valuation under the Finance (1909-10) Act 1910 of hereditament no. 831, originals at Gloucestershire Archives D2428/1/50/1 and The National Archives, IR58/33078, transcript at <http://www.glos1909survey.org.uk/code/data.php?id=76821> (accessed 22 November 2022).
- 62 National Probate Calendar for 1932; *Tewkesbury Register*, 18 March 1933, 6.
- 63 1939 Register; private collection, schedule of deeds and documents.
- 64 *Tewkesbury Register*, 24 May 1952, 4.
- 65 Private collection, undated plan.
- 66 *Tewkesbury Register*, 9 March 1940, 1.
- 67 *Tewkesbury Register*, 27 September 1941, 5.
- 68 Ibid.
- 69 Private collection, 1941 sales contract.
- 70 Private collection, schedule of deeds and documents.
- 71 Ibid.
- 72 The sketch could not be reproduced here because of copyright restrictions. <https://antiquetrade.leeds.ac.uk/dealerships/35190> (accessed 5 June 2023).
- 73 National Heritage List for England entry 1282789, <https://historicengland.org.uk/listing/the-list/list-entry/1282789> (accessed 30 May 2023).
- 74 *Tewkesbury Register*, 26 September 1958, 1.
- 75 Ibid.
- 76 *Tewkesbury Register*, 16 October 1958, 5.
- 77 Gloucestershire Archives, D4858/2/4/1958/13.
- 78 Ibid.
- 79 Ibid.
- 80 Ibid.
- 81 Private collection, schedule of deeds and documents.
- 82 Ibid.; *Tewkesbury Register*, 5 October 1962, 9.
- 83 Private collection, schedule of deeds and documents.

- 84 Tewkesbury Museum, TEWKM2013/068 for HER9371, handwritten notes on a watching brief at Lilley's Alley of 1972-3; Hannan 1993, 42.
- 85 Ibid.
- 86 Ibid.
- 87 Tewkesbury Borough Council, 96/00016/LBC.
- 88 Tewkesbury Borough Council, 97/01338/FUL, 97/01339/LBC.
- 89 Nichols 1998, n.p., paragraph 5.1.
- 90 Tewkesbury Borough Council, 07/01694/LBC.
- 91 Arnold, Howard and Tyers 2023, 7.
- 92 Ibid.
- 93 Ibid.
- 94 Hall 2005, 158.
- 95 Arnold, Howard and Tyers 2023, 11.
- 96 National Heritage List for England entry 1282789, <https://historicengland.org.uk/listing/the-list/list-entry/1282789> (accessed 30 May 2023).
- 97 VCH *Glos* 1968, 126.
- 98 The sketch could not be reproduced here because of copyright restrictions. <https://antiquetrade.leeds.ac.uk/dealerships/35190> (accessed 5 June 2023).
- 99 Pers. comm., C. Jennings.
- 100 VCH *Glos* 1968, 126.
- 101 Jones 2003, 30; Verey and Brooks 2002, 711.
- 102 Jones 2003, 165-6.
- 103 Moir 2020, 4; Nayling and Bale 2020c, 5.
- 104 Pearson 2009, 7.
- 105 Nayling 2005; VCH *Glos*. 1968, 128-9.
- 106 VCH *Glos*. 1968, 129; Historic England Archive, SJC01/02/019, sketch plan of 88 & 88A Church Street.
- 107 OS Town Plan published in 1885, scale 1:500; Bennett 1850, 338.
- 108 VCH *Glos*. 1968, 129; Historic England Archive, SJC01/02/019, sketch plan of 88 & 88A Church Street; National Heritage List for England entry 1205905, <https://historicengland.org.uk/listing/the-list/list-entry/1205905> (accessed 30 June 2023).



Historic England

# Historic England's Research Reports

We are the public body that helps people care for, enjoy and celebrate England's historic environment.

We carry out and fund applied research to support the protection and management of the historic environment. Our research programme is wide-ranging and both national and local in scope, with projects that highlight new discoveries and provide greater understanding, appreciation and enjoyment of our historic places.

More information on our research strategy and agenda is available at [HistoricEngland.org.uk/research/agenda](https://HistoricEngland.org.uk/research/agenda).

The Research Report Series replaces the former Centre for Archaeology Reports Series, the Archaeological Investigation Report Series, the Architectural Investigation Report Series, and the Research Department Report Series.

All reports are available at [HistoricEngland.org.uk/research/results/reports](https://HistoricEngland.org.uk/research/results/reports). There are over 7,000 reports going back over 50 years. You can find out more about the scope of the Series here: [HistoricEngland.org.uk/research/results/about-the-research-reports-database](https://HistoricEngland.org.uk/research/results/about-the-research-reports-database)

Keep in touch with our research through our digital magazine Historic England Research [HistoricEngland.org.uk/whats-new/research](https://HistoricEngland.org.uk/whats-new/research)