



81-2 Barton Street and 1-3 Mason's Court, Tewkesbury, Gloucestershire

Historic Building Assessment

Rebecca Lane and Johanna Roethe



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Summary

The buildings at 81-2 Barton Street and 1-3 Mason's Court comprise an early 14th-century cruck-framed hall to the rear and a front range which probably dates from between 1450 and 1500. The hall is the earliest, upstanding domestic building in Tewkesbury and the town's only cruck building. It is notable for its unusual construction which combines closed cruck frames with open box-frames with compound rafters. This report details the history and development of the building, based on fabric analysis and documentary research. It also discusses the findings of a previous investigation by Stanley Jones and the results of dendrochronological dating.

Contributors

The building was investigated by Johanna Roethe, Rebecca Lane and Abigail Lloyd. Additional photography is by Steven Baker and aerial photography by Damian Grady. Sharon Soutar prepared the location map and Rebecca Lane the measured drawings.

Acknowledgements

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Front cover image: The street elevation of 81-2 Barton Street in 2023. [Steven Baker © Historic England Archive, DP325781]

Archive location

Historic England Archive, The Engine House, Fire Fly Avenue, Swindon, SN2 2EH.
Archive@HistoricEngland.org.uk

Date of research and investigation

Documentary research took place between July 2022 and April 2023. The building was visited in July and August 2022 and April 2023. The report was finalised in January 2024.

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Introduction

The property numbered 81-2 Barton Street and 1-3 Mason's Court comprises a front range of two storeys and attic, and a large main range to the rear. The latter is the only cruck-framed building in Tewkesbury and one of the earliest buildings in the town. It is a Grade II*-listed building (NHLE 1205058).¹ This report brings together the results of documentary research, fabric analysis and dendrochronology.²

This report forms part of the 'Tewkesbury's Hidden Heritage' project and is 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 aid their future management.

This report details the documentary evidence for the history of the building, followed by an analysis of the different phases. A final section discusses the significance of the main range. The concluding remarks set out avenues for future research. Three appendices include the drawings and photographs by Stanley R. Jones from the 1960s and the photographs taken by the Royal Commission on the Historical Monuments of England (RCHME) in 1971.

Location

The plot of 81-2 Barton Street and 1-3 Mason's Court is located about 50m to the east of the junction of the three main streets in Tewkesbury: Church Street to the south, High Street to the north and Barton Street to the east (Figure 1). The building is located on the south side of Barton Street and the plot includes the alleyway known as Mason's Court, a private passageway which runs under the western part of the front range of 81-2 Barton Street.

The building consists today of three different parts (Figure 2). There is a front range facing the street of two storeys and attic (numbered as 81-2 Barton Street on the ground floor and 3a and 3b Mason's Court on the upper floors); a tall gabled main range to the rear (2 Mason's Court and incorporating parts of 1 and 3b Mason's Court) and a south range (part of 1 Mason's Court) comprising two gabled, two-storey ranges to the south-west and one flat-roofed, single-storey range to the south-east.

The present numbering of the front range towards the street (81 and 82 Barton Street) dates from the 19th century, when the ground floor was subdivided into two shops which were numbered separately. From the 1940s the shops have been in joint occupation and since 1961 there has been one single shopfront.³ In the 1970s and 1980s the whole property was internally reconfigured and subdivided into five separate properties.



Figure 1: A modern Ordnance Survey map showing the property outlined in red and the alleyway known as Mason's Court with a dashed green line. [Base map © Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100024900.]



Figure 2: Detail of an aerial photograph of 2021, looking north, annotated to indicate the different elements of 81-2 Barton Street. [Damian Grady © Historic England Archive, 35126_011]

The main range sits slightly east of the front range and overlaps with the adjacent street-front property (78-80 Barton Street). This reflects the complexity of the plot arrangement in this part of the town – as is typical in urban areas – where any original medieval plot pattern has seen sub-division and amalgamation. Nos 78-80 Barton Street has not been investigated as part of this project and will not be considered in detail as part of this report. However, given the position of the main range some consideration of the overall plot layout covering nos 78-80 is included in this report.

Previous investigations

The building was investigated in the 1960s by pioneering vernacular buildings historian Stanley Jones (1927-2017) as part of his research for the buildings chapter in the *Victoria County History* volume on Tewkesbury (published in 1968).⁴ He re-visited the building in the 1970s, when more historic fabric had been exposed as part of alterations.⁵ Jones prepared several measured drawings for a planned article on the building, which never came to fruition.⁶ His notes, drawings and slides are now held by the Historic England Archive.⁷ In 1984 F. W. B. Charles and Mary Charles published some of Jones's findings.⁸

In December 1971 Dennis Evans, a photographer from the RCHME, visited the building and took 24 photographs, to record the building in advance of alterations.⁹ However, no building investigation took place at that time.

In 2011 an archaeological evaluation in the garden south of 1 Mason's Court found a probably medieval alluvium layer as well as various finds, garden soil and a rubbish pit, all dating from the post-medieval period.¹⁰

Documentary history

Origins of medieval Tewkesbury

It is not clear when a settlement was first established on the site of modern Tewkesbury.¹¹ 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.¹² A short-lived minster appears to have been established in the 8th century at the confluence of the rivers Severn and Avon.¹³

The Domesday book of 1086 contains the first mention of the town's name ('Teodekesbrie'). The origin of the name is uncertain.¹⁴ By that date, the settlement had a market and 13 burgesses.¹⁵ 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 1123.¹⁶ This was established on a site towards 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 1575.¹⁷ 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 access to the River Severn to the west, the River Avon to the north and the smaller River Swilgate to the south. The main road ran north-east to south-west, now represented by High Street and Church Street. 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.¹⁸ Also, as the plots on the north side of Barton Street have been modified to accommodate the plots of the southern end of the High Street, it has been suggested that Barton Street and probably also Church Street were laid out before the High Street.¹⁹

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.²⁰ 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.²¹

Medieval history of Barton Street

Barton Street's name first appears in a document of 1257.²² It was named after the barton or grange of the earls of Gloucester, which may have been located on the south-west corner of the junction of Chance Street and East Street, to the north of the eastern end of Barton Street.²³ Swilgate Road, named after the River Swilgate just to the south, runs parallel with Barton Street, and formed a back street just south of the plots on the south side of Barton Street; the street was historically known as 'Back of Swilgate' (see Figure 1).²⁴ East Street to the north of 21-48 Barton Street probably performed a similar back lane function for the north side of Barton Street.

The layout of Barton Street generally followed the pattern of burgage plots elsewhere in the town, which were long and narrow. Access to the rear of a plot was often by means of a narrow alley under the street frontage, which ran the length of the plot. These access alleys evolved over time into Tewkesbury's system of public alleys and private courts.

It seems likely that the town's layout of burgage plot developed in several phases and there is no standard size of plot.²⁵ The older plots near the Cross, including those at the west end of Barton Street, appear to have been smaller or were subdivided early on and the slightly later plots at the north of the High Street were much wider.²⁶ 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.²⁷ The length of the plots was generally determined by natural features, like the Swilgate River to the south of Barton Street, and what appear to have been pre-existing lanes, like St Mary's Lane, Tolsey Lane and possibly Red Lane.²⁸

Because Barton Street is at a lower level than other parts of Tewkesbury, the plots on the south side in particular were more vulnerable to flooding and therefore did not extend as far back as other plots in the town.²⁹ Although the plot behind 81-2 Barton Street now extends 83m from the street frontage to Barton Street to the north side of Swilgate Road, historically only the northern part of the plot may have been usable.

Surviving medieval buildings in Barton Street include several which have been dated to the 15th century. No. 4 Barton Street has a rear range which has been dendro-dated to 1474/5 and a front range of about 1485.³⁰ No. 17 Barton Street is a refronted, two-storey building from the 15th century, which may have originally been the solar wing to a hall on the site of one the adjoining houses.³¹ No. 50 Barton Street is a two-storied, jettied solar wing of about 1500, which may have functioned in conjunction with a further range on the site of 49 Barton Street, although this has been rebuilt.³²

By about 1500 a common plan in Tewkesbury comprised a front range, parallel with the street, containing an in-line one-bay hall. Access to the first-floor chamber would typically have been by means of a ladder, as in the case of Margery Hull who fell to her death

in about 1392, possibly from such a ladder.³³ One example of this plan form in Barton Street was nos 27, 28 & 29, a parallel-plan building with both hall and solar facing the street.³⁴ Today, only the solar survives as no. 29, which is thought to date from the late 15th or 16th century.³⁵ The hall, which contained an arch-braced collar-beam truss, was according to map evidence demolished in the 1960s.³⁶

While some information about the general development of Barton Street can be inferred from the burgage plot information and general sources, there are no surviving records relating to individual properties on the street. The Earl of Gloucester owned extensive property in the town, as did the abbey, and it is likely that many of the plots were developed under their patronage, as is seen in other important medieval settlements.³⁷ There is no information on the early ownership of 81-82 Barton Street, however, to clarify who might have been responsible for the construction of the notable surviving buildings.

16th and 17th centuries

There are indications that by the 16th and 17th centuries Barton Street was the least prosperous of the three streets of central Tewkesbury. Accounts of the 16th century show that it contained fewer and poorer houses than the other two main streets, something which may be due to the lower lying nature of the street which made it more prone to flooding.³⁸ In 1608 the street had far fewer inhabitants than Church Street or the High Street and they had humbler occupations.³⁹

According to the Hearth Tax of 1672 Barton Street had smaller properties with fewer hearths, compared with Church Street. The records for the Barton Street ward list 27 households with three or more hearths, compared with 38 households of three or more hearths in the Church Street ward.⁴⁰ And there were only five households with five or more hearths in Barton Street, compared with 11 in Church Street. Even the largest properties with the most hearths were smaller in Barton Street than those in Church Street. In Barton Street the two largest properties both had seven hearths, in Church Street the largest building had 11 hearths. At least two of the larger houses in Barton Street belonged to two inns, both located near nos 81-2, underlining the commercial importance of the plots near the street junction: the inn later known as the Plough, located at 85 Barton Street (three plots to the west), had seven hearths listed under its innkeeper Francis Little, and another inn at 78-80 Barton Street directly to the east, run by the innkeeper Thomas Crumpe, had five hearths.⁴¹ The latter's original name is not known but by 1775 it was called the Maidenhead and by 1798 the Star & Garter.⁴²

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, during the later 17th and 18th centuries many burgage plots underwent a process of densification by erecting cottages behind the front buildings which were accessed by the alleys.⁴³

As with the medieval period, there is no surviving indication of who owned 81-2 Barton Street during this period. The first records of the property relate to the late 18th century.

Late 18th to early 19th centuries

The first depiction of the plot of 81-2 Barton Street is on a map published in 1790 in William Dyde's *History and Antiquities of Tewkesbury* (Figure 3). It shows the location of the nearby inns, the Plough (now no. 85) and the Star & Garter (now nos 78-80). However, buildings and plots are shown very schematically on this map and are not a reliable depiction.

It is possible that use of the rear plot of 81-2 Barton Street may have been maximised during the period by artificially raising the ground level of the southern end of the plot. This is known to have happened during the 18th or 19th century at 10 Church Street, only about 90 metres to the south-west.⁴⁴ However, at present no archaeological evidence for this has been found.

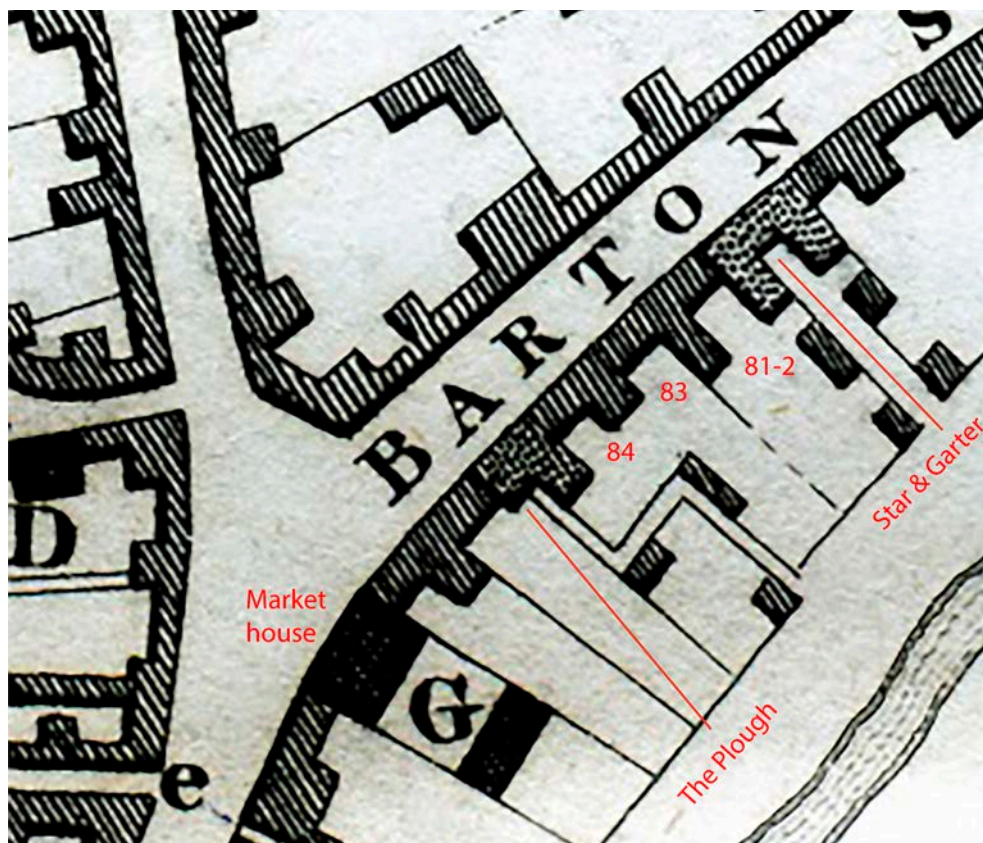


Figure 3: Detail from a map drawn by Mr Smith, engraved by J. Ross and published in 1798 by William Dyde. It is annotated with the locations of 81-2 Barton Street and neighbouring properties. Inns and public houses are indicated on the map by stippling, public buildings by solid black. [Tewkesbury Historical Society]

It is difficult to trace the owners and occupiers of 81-2 Barton Street through the land tax records of the late 18th century and early 19th century.⁴⁵ Positive identification is hampered by the lack of street numbering in these records, gaps in the surviving records, the inconsistent inclusion of properties in the side alleys and the complex property boundaries in the alleys.⁴⁶

Based on the land tax records, it seems that the Mason family was living there by the 1770s.⁴⁷ In 1775 William Mason lived at a property close to the Maidenhead Inn (now 78-80 Barton Street), which probably equates to nos 81-2, and was also paying the land tax for Mr Nind, probably his tenant, who lived in an adjoining property or another part of the plot.⁴⁸ In 1780 William Mason is listed as owner and occupier of what is almost certainly 81-2 Barton Street or part thereof; again a tenant, Joseph Fryzer, lived in an adjoining property also owned by Mason.⁴⁹ In 1775 both properties were charged the same land tax (3 shillings) but from 1780 the tax on the property occupied by William Mason was charged at a much higher rate (12 shillings) than the property he rented out (4 shillings).⁵⁰ It continued to be charged a higher land tax at least until 1810, when the surviving land tax records for the Borough of Tewkesbury cease.

In 1784 William's relative Edward Mason, a butcher, was listed as owner and occupier of only one property.⁵¹ The adjoining property, still occupied by Joseph Fryzer, was by then owned by John Bullock.⁵² In 1791 Edward Mason's property was owned by Mr Field and was occupied by 'Edward Mason & others'.⁵³ Taken together, these land tax records appear to indicate a decline in the fortunes of the Mason family, who owned two properties in 1775 and 1780 but had to sell one by 1784 and by 1791 had become tenants themselves.

During their residence, the private alleyway, which runs underneath the front range and then alongside the main range of 81-2 Barton Street, became known as Mason's Court. It was common usage in Tewkesbury that the alleys and courts were named after the person living in the house at the front of the plot.⁵⁴ Therefore, until the names of alleys, courts and lanes were fixed in 1848, their names changed frequently.⁵⁵

In 1803 the Maidenhead Inn at 78-80 Barton Street, which had been renamed as the Star & Garter Inn, to the east of nos 81-2, was for sale at auction.⁵⁶ It was acquired by the local Baptist congregation who had outgrown their previous building in Old Baptist Chapel Court. In 1805 a new chapel opened on a plot north of Swilgate Road (Figure 4).⁵⁷ This site included the southern end of the burgage plot of 81-2 Barton Street. It is not known when this was acquired and added to that of the inn – whether in around 1803 or much earlier.

By 1808 the owner of 81-2 Barton Street appears to have been Joseph Simmonds; also listed at the property is a Mr Eagles, probably his tenant.⁵⁸ Two years later Joseph Simmonds was still the owner and was resident at the property, the other resident was a Mr Carless.⁵⁹

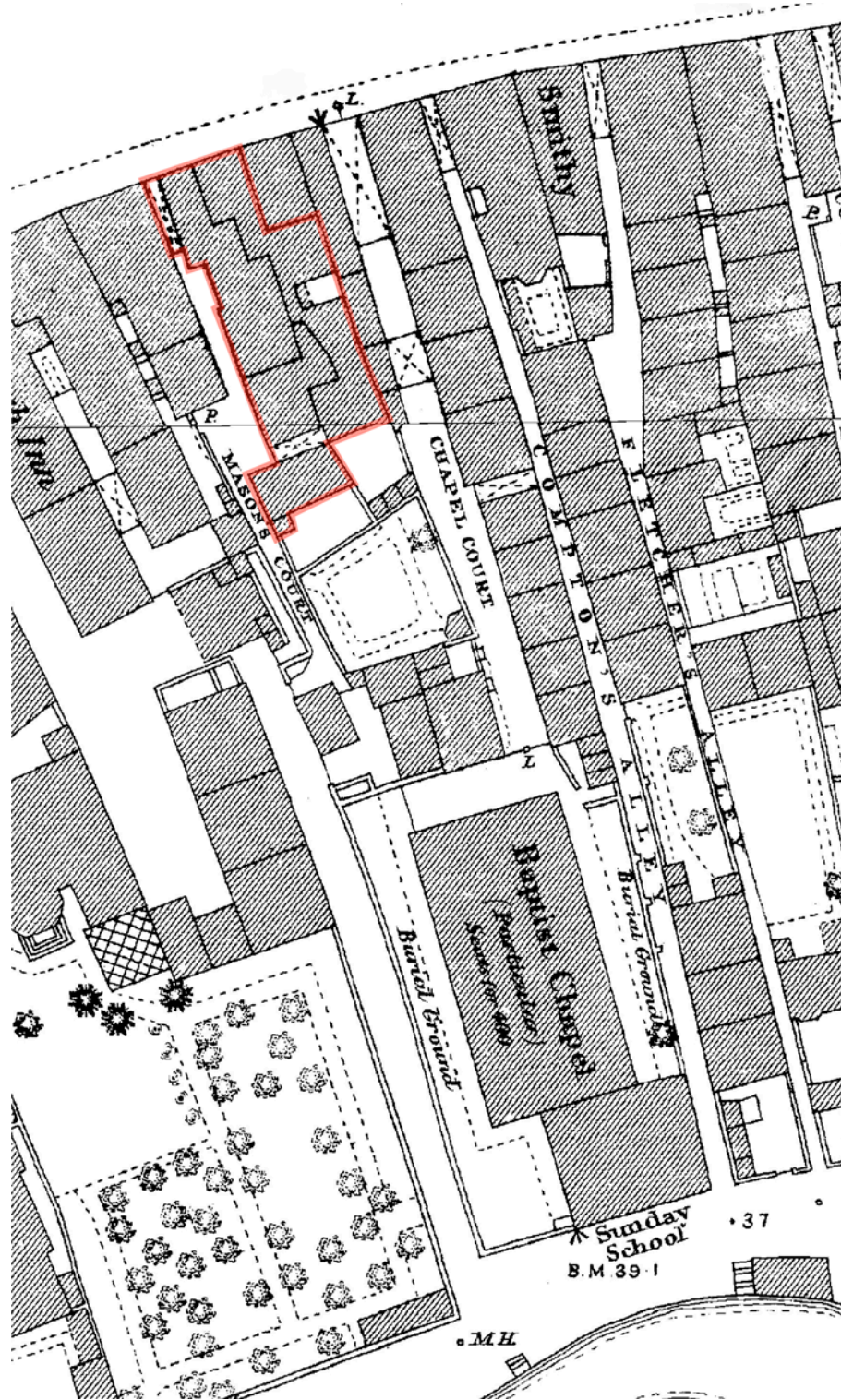


Figure 4: Detail from the OS Town Plan surveyed in 1883 (sheets XII.9.24 and XII.13.4), with the location of 81-2 Barton Street outlined in red. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2024). Licence numbers 000394 and TP0024.]

1830s-1900s

The next occupier of the property was the Green family who lived there by 1833 and occupied various parts of the property until the late 19th century.⁶⁰ By 1836 the building had been divided into two, separately numbered properties (81 and 82 Barton Street). According to the poor rate of 1836, William Green, a tailor, owned both; he lived at 82 Barton Street and Maria Green at no. 81.⁶¹ Four years later, when the Census was taken, William Green (born about 1803) lived at 81 Barton Street with his family and George Green (born about 1772), a shopkeeper, at no. 82 with his family.⁶² There were also two entries for properties in 'Green's Alley' (i.e. Mason's Court): One property was occupied by George Wilson (born about 1776), an agricultural labourer, his wife and daughter. The other property was lived in by George Morfield or Morfields (born about 1821), another agricultural labourer, with his wife and two children.

In 1848 a committee of the Commissioners of Tewkesbury Streets drew up a definitive list of the names of 'streets, lanes, ways, passages and places' in the borough which were to be marked with 'on strong zinc plates, in plain Roman characters'.⁶³ The name 'Mason's Court' was chosen over 'Green's Alley', suggesting the name was still in predominant use. Despite this intervention by the Commissioners, the names of alleys remained in flux and the Census of 1861, for example, ignored the sign for 'Mason's Court' and called it, confusingly, 'Potter's Court' after the then occupier of 83 Barton Street.

At the time of the 1851 Census, William Green still lived at 82 Barton Street with his wife, three children and a niece. Benjamin Purser (born about 1821), a widowed baker, lived with his two daughters and a lodger at no. 81. Three properties in Mason's Court were listed. They were occupied by Benjamin Moore (born about 1820), a blacksmith, with his wife, a son and a lodger; George Wilson and his wife, both by then paupers; and Thomas Macdonald (born about 1821), an engineer, and his wife Sarah, a stocking maker.⁶⁴

Ten years later, both frontage properties were again occupied by members of the Green family: William Green, senior, by then retired, lived at 82 Barton Street with his wife and one daughter, and William junior (born about 1829), a tailor and draper, lived at no. 81 with his wife and two children. In Mason's Court there was one empty property and one occupied by Mary Hartin (born about 1802), a widowed 'chairwoman' (possibly a charwoman), a son, a daughter, and a boarder.⁶⁵

By 1871 William Green junior had moved to 82 Barton Street, where he lived with his wife, a son and a domestic servant. Charlotte Walker (born about 1837), a dressmaker and grocer, lived at no. 81 with her sister-in-law, her niece and a lodger. In one Mason's Court property lived Samuel Gannaway (born about 1845), a joiner, his wife and daughter. In the other lived Mary Hartin, then described as a cake seller, with her daughter and grandson.⁶⁶

In 1881 Maria Cook (born about 1822), a widowed greengrocer, lived with her daughter at 81 Barton Street. Two households lived at no. 82: Eliza Clay (born about 1833), a dressmaker, and her daughter formed one household; and Henry Malley (born 1842), a 'beer traveller', with his wife and son, the other. The Green family had by then moved to 1 Mason's Court. There is no reason to presume that this was in the same location as the present 1 Mason's Court, i.e. a range at the rear of the cruck-framed main range, but evidently their property did sit to the rear accessed via the alleyway. Thomas H. Green (born 1831), a widowed tailor, lived there with three daughters, one son-in-law, two granddaughters and an uncle. 2 Mason's Court was inhabited by Thomas Howis or Harris, a blind former dancing master, with his nephew, and no. 3 by George Booth (born about 1854), a brickmaker, with his wife, three children and his widowed father.⁶⁷ This is the last reference to the Green family occupying part of the property.

In 1883 the Ordnance Survey's Town Plan of Tewkesbury was surveyed; it was published two years later (Figure 5).⁶⁸ This was the first detailed map of Tewkesbury since Dyde's map of 1790 and shows the complex property boundaries for 81-2 Barton Street and Mason's Court. The footprint of the building was largely as now, with the front range aligned along Barton Street and the wider main range, which extended behind the frontage building of 78-80 Barton Street. On the ground floor, the front range was divided lengthways into two. The map indicates the main range was also subdivided on the ground floor and further subdivision on the upper floors seems likely. By that date there were also several rear ranges: Two abutted the south elevation of the main range and a third was linked to them by an archway (shown as a dashed X). Further south was a walled garden and a group of small buildings abutting the northern boundary wall of the Baptist Chapel.

By 1883 the footprint of the main range was no longer obvious from the OS plan due to subdivisions and accretions (Figure 6). The Town Plan shows a small open area on the range's east side; this was a light well which was only covered over in the late 20th century.

In the late 19th century there was a high turnover of shopkeepers and residents at 81-2 Barton Street and Mason's Court. In 1885 the local business directories listed the butcher Edward Harper at no. 81 and the grocer Richard George Rickford at no. 82.⁶⁹ By the time of the 1891 Census James Wilkes (born about 1846), a haulier, and his wife Emily, a greengrocer, lived at no. 81 with their seven children, occupying four rooms. Richard George Rickford and his wife still lived at no. 82. There was only one entry on the Census for Mason's Court: Henry Breadwell (born about 1863), a miller, lived with his wife and two sons in two rooms.⁷⁰

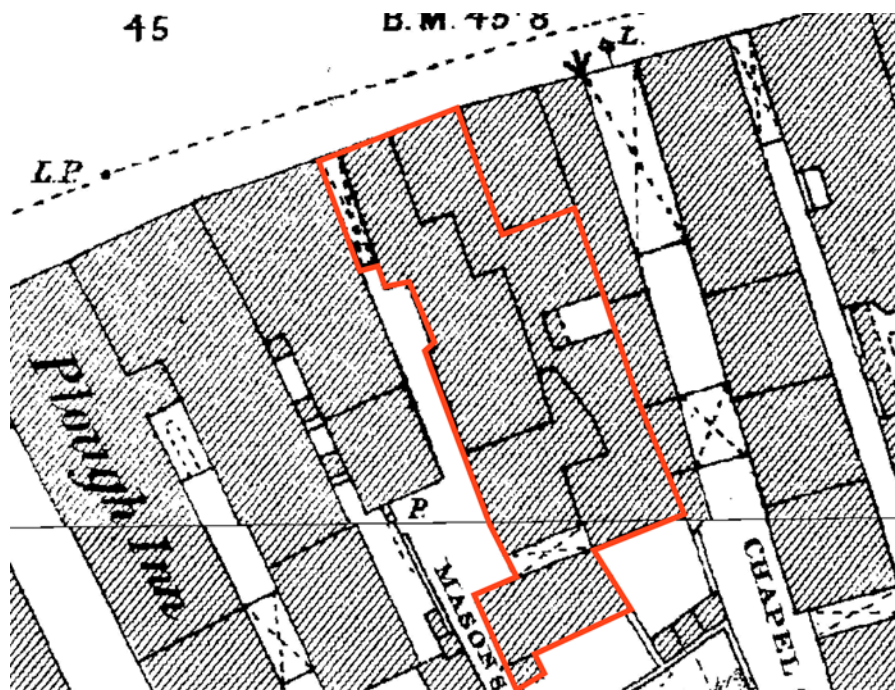


Figure 5: The property now forming 81-2 Barton Street outlined in red on the Ordnance Survey Town Plan surveyed in 1883 and published in 1885 (sheets XII.9.24 and XII.13.4). [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2024). Licence numbers 000394 and TP0024.]

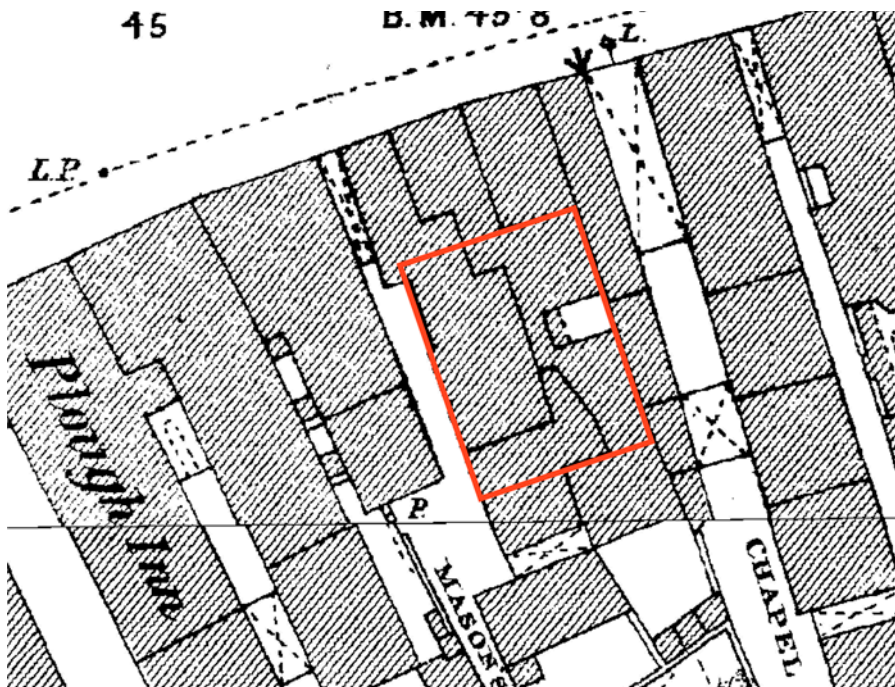


Figure 6: The approximate extent of the main range outlined in red on the Ordnance Survey Town Plan surveyed in 1883 and published in 1885 (sheets XII.9.24 and XII.13.4). [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2024). Licence numbers 000394 and TP0024.]

The following year Rickford gave up his grocery business and the shop was taken over by Edward Baughen Askwith (1868-1943), a watchmaker and jeweller.⁷¹ By 1893 the plot appears to have been still in one ownership. That year it was advertised for sale by auction and described as comprising:

Lot 2. – Two Dwelling Houses, with Yards and Gardens, known as Nos. 81 & 82, Barton Street, in the occupation of Mr. Wilkes, Greengrocer, and Mr Askwith, Watchmaker, together with a Dwelling House at the rear, in the occupation of Mr Taylor, the whole producing rentals amounting to £33 11s. per annum.

Lot 3. – A Cottage with Stables, and Loft over, Yard and Shed, situate at the bottom of Mason's Court, with back entrance from Swilgate Road, in the respective occupation of Mr. Young, and Mr. Wilkes, at rentals amounting to £6 6s. per annum.⁷²

It seems likely that Mr Taylor's dwelling house comprised the oblong building just south of the southern end of the main range, and that the cottage with stables was further south on the plot and just to the north of the Baptist Chapel (see Figure 4). It is not indicated who was selling the property, nor is it known who acquired the two lots.

1900s-45

The Census of 1901 lists under Mason's Court only one household, including William Smith (born about 1865), a brickmaker, his wife and his younger brother.⁷³ The Census entry for that year lists Askwith, watchmaker and jeweller, his wife, two children and a sister-in-law at 82 Barton Street but there is no entry for no. 81.⁷⁴ It seems that he occupied both properties. This is confirmed by the local Post Office Directory for 1902, which lists his photographic business at no. 81 and his watchmaking business at no. 82, and an advertisement of 1903 which includes a photograph of the two shopfronts (Figure 7).⁷⁵ This shows that the frontage was still unrendered brick and that no. 82 had a taller shopfront and a more deeply recessed entrance. The two first-floor sash windows were differently glazed: the one to the left (east) had two over two plate-glass panes, the other sashes with eight over eight panes.

By 1905 Askwith's business had moved away and W. H. Haines, a fishmonger and rabbit salesman, was listed at 81 Barton Street.⁷⁶ By 1910, it was still a fishmonger, then run by William Tustin, and no. 82 was used as refreshment rooms, run by Miss Rose (or Rosina) Fisher.⁷⁷ Both were still there by the time the Census was taken the following year. William Tustin (born about 1886), whose living accommodation comprised three rooms at 81 Barton Street, had one assistant.⁷⁸ Rosina Fisher (born about 1864) occupied four rooms at no. 82.⁷⁹ (The number of rooms noted on the 1911 Census form did not include bathrooms, sculleries, lobbies, closets, warehouses, offices or



Figure 7: Detail from an advertisement of 1903 showing the shopfronts of 81 (left) and 82 Barton Street. [Gloucestershire Archives, GAL/D5/30357GS]

shops.) There were two properties in Mason's Court. One, comprising two rooms, was occupied by John Gannaway (born about 1840), a widowed butcher.⁸⁰ The other, of three rooms, was the home of William Henry Harries (born about 1862), a hotel waiter, with two sons.⁸¹

The 1913 Valuation required by the 1910 Finance Act provided further details about the properties. Nos 81 and 82 Barton Street and three properties in Mason's Court were owned by Martha Roberts of 112 High Street, Tewkesbury.⁸² All five properties were described as being 'very old'. No. 81 Barton Street, still occupied by Tustin, was described as a house of brick and tile in poor condition, with a small shop and a living room on the ground floor and two rooms on the first floor. It had access to mains water supply and an external WC and wash house. By contrast, no. 82, occupied by Rose Fisher, was in 'very fair' condition. It had on the ground floor a narrow shop, a sitting room and kitchen, on the first floor three rooms, including one over the shop at no. 81, and two rooms on the second floor. It also had mains water and an external toilet and wash house. The total floor area of 81 and 82 Barton Street was given as 332 square yards (277.5 square metres).

Three properties in Mason's Court were also owned by Martha Roberts. One was a house of 40 yards in fair condition occupied by John Gannaway.⁸³ This had a kitchen and a back kitchen on the ground floor, three rooms on the first floor, mains water and an

external WC. This may have been the 'dwelling house at the rear' mentioned in the 1893 sale. Another property mentioned in the 1913 Valuation is a house 'at the end of Mason's Court' (i.e. the alleyway) formerly occupied by Gannaway which was described as 'now demolished'.⁸⁴ Its valuation was combined with the third property, a stable in Mason's Court.⁸⁵ Occupied by George Darke, this was described as one-stall stable of brick and tile in poor condition, with a lean-to cart shelter with a slate roof. This demolished house and the stable appear to be the cottage with stables mentioned in the 1893 sale advert.

By January 1914 the fishmonger's shop at 81 Barton Street was in the hands of Walter William Caudle, a fish dealer, who was declared bankrupt soon after.⁸⁶ On Census day in 1921 Edwin Bisley (born about 1850), a tobacconist, lived at no. 82 with his wife and son.⁸⁷ There were two properties in Mason's Court. John Turner Gannaway still lived in one, which comprised three rooms.⁸⁸ William Hartin (born about 1843), a retired labourer, lived in another three-roomed property in Mason's Court.⁸⁹ 81 Barton Street appears to have been empty at the time of the Census.

In the inter-war period there was further rapid turnover of shopkeepers at 81 and 82 Barton Street: in 1923 no. 81, still a fishmonger's, was occupied by Arthur Thorpe, a fried fish dealer, and no. 82 was Bisley & Son's tobacconist's shop.⁹⁰ In 1927 Thomas Bassett, a pork butcher, was at no. 81. Bisley & Son continued at no. 82.⁹¹ By 1939 Vincent J. Cockell, a master saddler, was based at no. 81 and Ada Grace Parker ran the tobacconist's shop at no. 82.⁹² Cyril Collier, a lorry driver, and his wife Phyllis lived at 1 Mason's Court and George Key, a retired postal worker, and his wife Rosa Ann at no. 2.⁹³

An aerial photograph taken in 1928 shows the large roof of the main range to the rear, with what appear to be small rooflights and two chimneystacks, one at the north end of the roof ridge and one near the middle (Figure 8). There were also two dormer windows on the west slope of the roof of the main range.

1945-65

In the immediate post-war period, the two shops were run by members of the Lloyd family: Mr Lloyd ran a radio shop at 81 Barton Street between about 1945 and 1955, and his mother ran a wool shop at no. 82 between about 1946 and 1958.⁹⁴ The radio shop was taken over by J. T. Wall and the wool shop by Mr and Mrs E. Robinson.⁹⁵ In 1952 the building was first added to the statutory list of buildings of historic or architectural interest (now the National Heritage List for England).⁹⁶

A photograph taken in 1957 shows the street elevation with the two shopfronts (Figure 9). By that date 82 Barton Street was a wool shop but had retained the tobacconist signage of the shopfront, amplified by a projecting sign on the first floor with the lettering 'Patons and Baldwins Wools'. The fascias of the two shops had been aligned by then but the shop window of 82 Barton Street was still taller than that of no. 81. Each shop



Figure 8: Detail from an aerial photograph taken in September 1928, with arrows indicating the front range to Barton Street (arrow A), the tall roof of the main range (arrow B) and the small rear range in Mason's Court (arrow C). [© Historic England Archive. Aerofilms Collection, EPW023945]



Figure 9: Photograph of 81-2 Barton Street in 1957. [Source: Historic England Archive, TEW01/01/X69722]

had projecting signs on the first floor and above the entrance to the alleyway was a lead downpipe with hopper. The attic had two dormer windows and two rooflights. The roof ridge to the street front range was largely as now, consisting of a gable roof parallel with the street, which near its eastern end rises in line with the roof pitch of the main range. The brickwork of the front elevation had been painted.

In 1961 John Wall, the shop's proprietor, lived in one of the flats above the shop, and the firm's engineer, Mr G. Smith, in the other.⁹⁷ That year Mr Wall received planning permission to combine the two shops and install a new shopfront.⁹⁸ At the same time, unspecific 'minor' alterations were made throughout the ground floor.⁹⁹ The 1965 Electoral Register lists John Wall and his wife Lona [sic] C. at 82 Barton Street, and has no entry for no. 81, probably indicating that the two were used in conjunction.¹⁰⁰

Investigations by Stanley R. Jones, 1966-70s

In 1966-7 the vernacular architecture expert Stanley Jones studied the building in connection with his research for the *Victoria County History (VCH)* volume on Tewkesbury.¹⁰¹ Jones was the first to identify the significance of the main range as a surviving cruck-framed hall and he extensively studied the building. He appears to have revisited it in the 1970s when he was working on an article about the building, which however remained unpublished.¹⁰² Among his papers are five incomplete drafts for an article on the building.¹⁰³

He made sketches and measured drawings of the main range, including a ground-floor plan which survives in various versions (Figure 10), elevations of nearly all frames (except frame 4), the ground-floor elevation of the west wall and a longitudinal section (see Appendix 2 for all drawings).

During his visits in the 1960s and 1970s, Jones took a limited number of photographs, which form a valuable record of the site prior to alterations in the 1970s (see Appendix 1). Two exterior photographs show the west elevation of the main range facing the alleyway (Figure 11). By that date there was a chimneystack near the north gable of the main range, with possibly a second one just to the west. Most images show the interior of the upper part of the main range, which was then still largely undivided, apart from partitions forming attic rooms in the northern part of the main range (Figures 12-14). They also show extensive smoke-blackening, particularly on the closed frame 1 (see Figure 13). In 1973 the list entry for 81-2 Barton Street was updated but the full findings of Jones's work were only added to the list description in the 1994 revision when the building was upgraded to Grade II*.¹⁰⁴

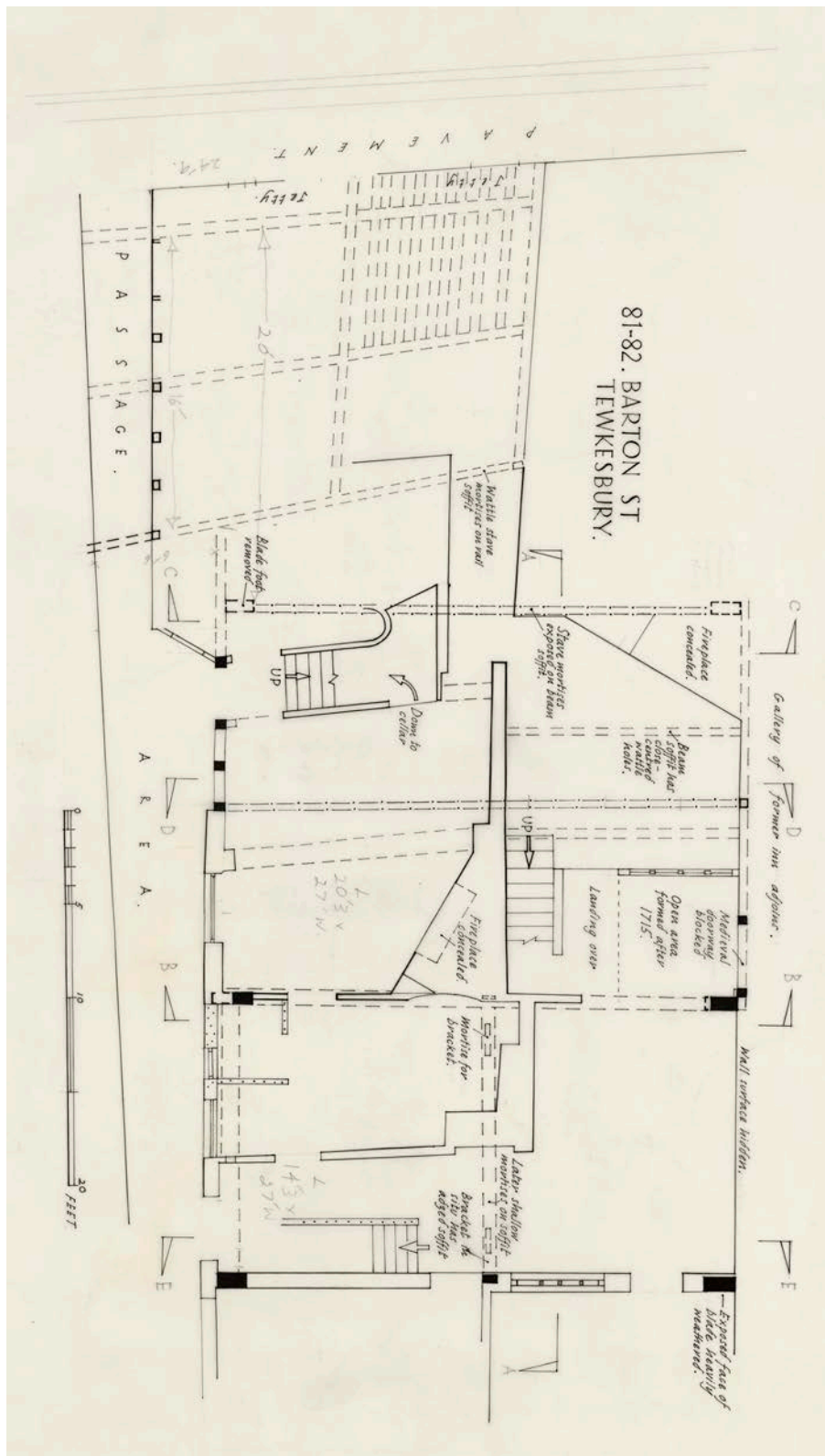


Figure 10: Undated ground-floor plan of 81-82 Barton Street, drawn by Stanley R. Jones. This appears to be the final version of a number of drafts. North is at the top of this page. [© Historic England Archive, SJC01/01/001/04]



Figure 11: 1960s photograph by Stanley R. Jones, showing the west elevation of the main range (centre) and the south-west rear range (right). [© Historic England Archive, SJC01/03/0013]



Figure 12: 1960s photograph by Stanley R. Jones, showing part of the two southern bays of the building, including the truss over the solar (bays C and D either side of the east end of frame 4). [© Historic England Archive, SJC01/03/0003]



Figure 13: 1960s photograph by Stanley R. Jones showing the smoke-blackened south face of the northernmost frame (frame 1), with the lath-and-plaster attic in the foreground. [© Historic England Archive, SJC01/03/0008]



Figure 14: 1960s photograph by Stanley R. Jones showing the smoke-blackened south face of the partition between the hall and solar (frame 3) with the collar of the open frame over the solar (frame 4) in the foreground. The brick is part of a later chimneystack. [© Historic England Archive, SJC01/03/0006]

Features currently not visible

Stanley Jones mentioned in his notes and draft articles several features which are currently not visible and depicted them in his drawings (see Appendix 2). One of these features in the main range is the trefoil-headed window head in the west wall on the ground floor, which Jones depicted variously as either having three or four lights (Figures 15 and 16, see Figure 10). No photographs of it are known. In the 1970s-80s an external staircase was built up against it and it is no longer visible internally but may still be in situ. The form of the window head led Jones to date the building to the early 14th century, a date which has now been confirmed by dendrochronological analysis.

Another significant feature he saw was a ground-floor doorway in the east wall next to frame 3, that is at the south end of the open hall (see Figure 10). He interpreted this as evidence for a cross passage at this end of the open hall and also for a connection to the neighbouring plot to the east. In his drawings, Jones shows a corresponding door opening at the west (see Figures 10 and 15) but there does not seem to have been any surviving evidence for this.

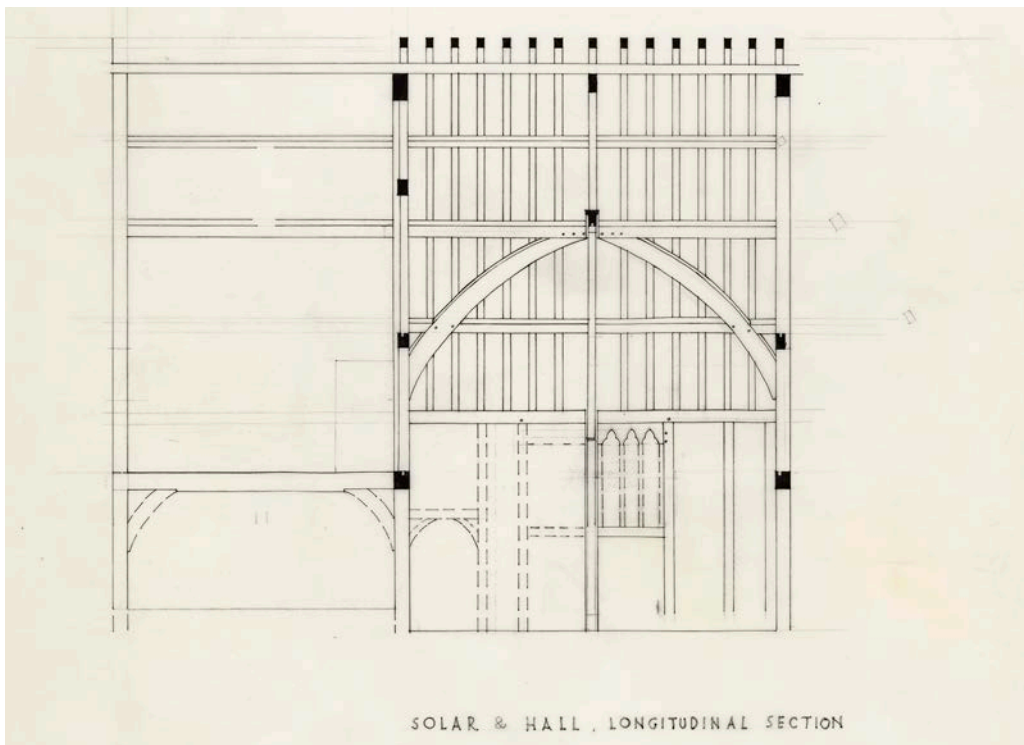


Figure 15: Stanley Jones's sectional drawing of the west side of main range. [Historic England Archive, SJC01/01/001/05]

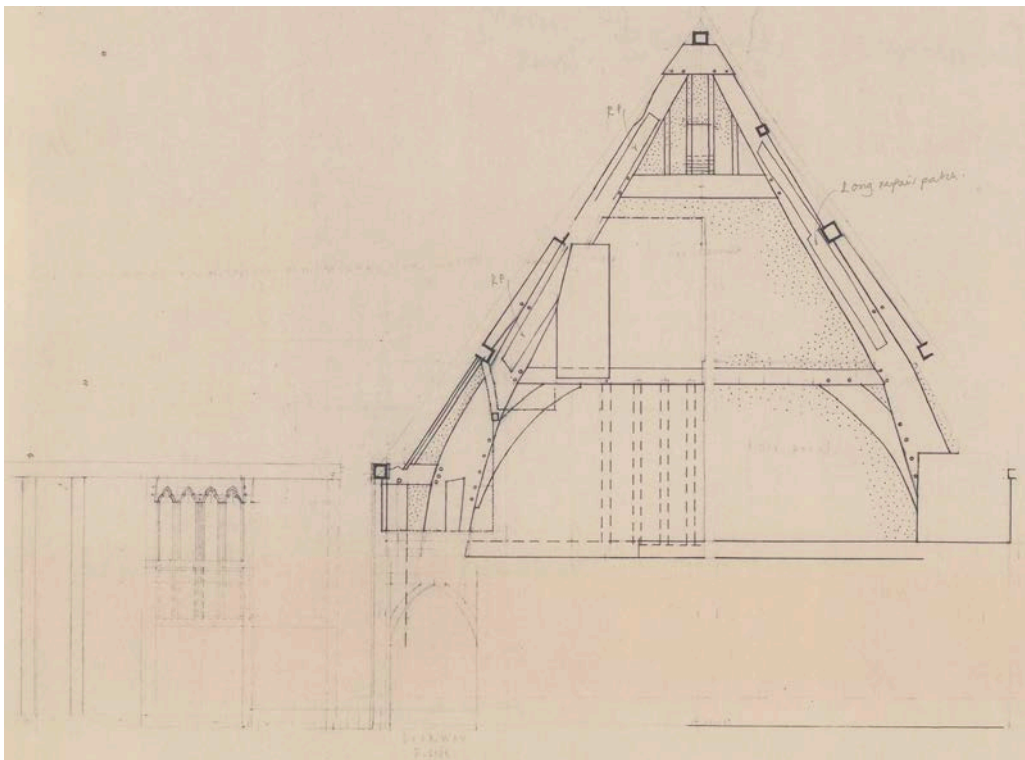


Figure 16: Stanley Jones's drawing showing the partial east elevation of the west wall (left) and the elevation of the south side of frame 1 (right). [© Historic England Archive, SJC01/01/001/08]

Jones also described an axial ceiling beam in the two southern bays of the main range on the ground floor and a curved, axial bracket with an adzed soffit at the south end (see Figures 10 and 15). He interpreted both features as part of an original solar floor at the south end of the building. Neither is currently visible and no photographs are known.

Medieval patch infills

Jones was also the first person to observe the shallow inlays or patch infills on some of the cruck blades in the main range. He interpreted them as original interventions to disguise a flaw in the timbers as the inlays had been fixed without nails. He described how the absence of smoke-blackening to one such cut-out which had lost its inlay revealed these features.¹⁰⁵ His drawings show at least three such areas on the south side of frame 1 (see Figure 16). Of these only the two in the roof space are currently visible. In addition, another shallow cut-out, not shown on Jones's drawing, is visible on the south side of the eastern blade of frame 1 at first-floor level.

In one of Jones's manuscripts he also claims to have seen such cut-outs and inlays on frame 3.¹⁰⁶ However, his drawing of the south side of frame 3 does not show any, nor are any visible today. He went on to suggest that all four blades from frames 1 and 3 were cut from one limb and hence had the same flaw. This seems unlikely as the blades from frame 3 appear to be halved-tree sections.¹⁰⁷ However, it is possible that further infills are currently masked by plaster and paint and might be uncovered during any opening up works.

The front range

In the front range, Stanley Jones saw a significant amount of evidence which is no longer visible, particularly the smoke blackening in the east bay roof and some form of evidence for an original jetty (see Figure 10).¹⁰⁸ He concluded that the front range had a one-bay open hall in the south half of the east bay which continued below an upper solar in the west bay. He proposed a cross passage through the front range on the line of the present entrance, although his evidence for this is unclear. An intriguing detail which Jones also noticed is the western peg hole in the south-west post of the front range (see Phase Three). This is still visible and suggests that the building may have continued further west.



Figure 17: Detail of an aerial photograph of 2021, looking north, with labels indicating the locations of 81-2 Barton Street and the former inn at 78-80 Barton Street. [Damian Grady © Historic England Archive, HEA35126_011]

Relationship to the Star & Garter Inn

Stanley Jones suggested that the main range may have been used in conjunction with an inn just to the east, the current 78-80 Barton Street. This appears to have been based partly on the property boundary line to the east of nos 81-2 and the existence of a medieval doorway in the east wall of the main range (Figure 17, see Figures 1 and 10). However, the evidence for an inn-related use of 81-2 Barton Street is tentative and Jones was not able to come to a firm conclusion.

The current building at 78-80 Barton Street appears to date largely from the early 18th century but there was an inn on the site by the 1660s. By the 17th century when it was run by the Crumpe family, it was one of the larger inns in the town.¹⁰⁹ An inventory of Thomas Crumpe's possessions taken in May 1664 following his death gives an impression of the extent of the building, including three named bedrooms (Spread Eagle, White Hart, Crown) and five other bedrooms, two parlours, a hall, a warehouse, a brewhouse, a kitchen, a cellar and a stable with nine horses.¹¹⁰ The next innkeeper was Samuel Crumpe and the 1672 Hearth Tax lists five hearths under his name, as well as one listed separately under Widow Crumpe but which may have been part of the same complex.¹¹¹

The inn appears to have been rebuilt or remodelled in about 1715, the date on a rainwater hopper at the rear.¹¹² Internally, the main staircase and corner fireplaces are said to survive from the early 18th-century phase.¹¹³ By 1775 the inn was known as the Maidenhead and by 1798 as the Star & Garter.¹¹⁴ In 1798 it offered 'excellent stabling' and was the starting point for 'Birch's Wagon' to Cheltenham and London every Saturday.¹¹⁵ The Star & Garter closed in 1803 and was shortly afterwards acquired by the local Baptist congregation who built a chapel to the rear.¹¹⁶

In the 20th century the former inn was converted to apartments and the only remaining indications of its former use are the carriage archway in the street elevation, the narrow courtyard behind and the remnants of a timber balustrade on the upper floor of the west range of the narrow courtyard (see Phase Five).

The property boundary between 81-2 Barton Street and the former inn follows a dogleg line, with the large main range of nos 81-2 being located partly behind no. 81 and partly behind nos 78-80 (see Figures 1 and 17). Given the relationship between the main range and nos 78-80 it is possible that the section of the plot which is now nos 78-80 was originally part of a larger plot with nos 81 and 82 (see Phase Five). If so, it is unclear when nos 78-80 became separately owned, although it is likely to be before the construction of the front range in the late-medieval period, as this does not appear to have continued further to the east, as one might expect if that property was still part of the plot.

In his unpublished draft articles Jones explored a further possibility, although he was unable to reach a definite conclusion. He proposed that the main range at 81-2 Barton Street had been part of a medieval inn which included the site of nos 78-80.¹¹⁷ The hypothetical medieval inn may have extended across two burgage plots.

Further investigation of 78-80 Barton Street might provide further information about the evolution of the inn. At present, there is no evidence for the use of the main range at nos 81-2 as part of an inn.

RCHME visit in December 1971

In 1970 Mr Wall, the owner of 81-2 Barton Street, received planning permission for 'alterations and extension to existing premises to provide lounge with bedroom over'.¹¹⁸ No further details are known but it seems likely that this relates to the rebuilding of the south-west range to the south of the main range, which is now part of 1 Mason's Court. By 1971, when it is shown in photographs, the south-west range which slightly projects into the alleyway had been rebuilt (Figure 18).



Figure 18: The single-storey range to the rear of the main range and the newly rebuilt south-west range (left) in a photograph by Dennis Evans of December 1971. [© Crown Copyright. Historic England Archive, BB72/00613]

In December 1971 Dennis Evans, a photographer from the RCHME, visited the building and took 24 photographs (see Appendix 3).¹¹⁹ It is likely that further planned alterations to the listed building prompted his visit. However, as is obvious from his photographs some alterations had already taken place by then, including the retiling of the roof of the front range (Figure 19).

Other photographs show part of the west elevation towards the alleyway (Figure 20) and the interior of the two first-floor rooms over the shop (now flat 3a Mason's Court). But the main focus of the photographic recording was the main range, which was then partly in residential use. In particular he focused on recording the visible cruck blades (Figure 21). Evans's images also show the collar and arch brace of the open hall's intermediate frame (frame 2) which was still partly encased by attic subdivisions in the roof space (Figure 22).



Figure 19: The shopfront at 81-2 Barton Street in a photograph by Dennis Evans of December 1971. [© Crown Copyright. Historic England Archive, BB72/00610]



Figure 20: The west elevation of the main range (left) and the rear range (right) in a photograph by Dennis Evans of December 1971. [© Crown Copyright. Historic England Archive, BB72/00612]



Figure 21: View from the front range at first-floor level with the north side of frame 1 of the main range in the foreground right. Photograph taken by Dennis Evans of December 1971. [© Crown Copyright. Historic England Archive, BB72/00615]



Figure 22: The collar of frame 2 with the partially-surviving arch brace to the east (left), photographed by Dennis Evans in December 1971. [© Crown Copyright. Historic England Archive, BB72/00629]

The building in 1978

In early 1978 the property changed hands and the shop became David Dudley's butcher's shop.¹²⁰ In April 1978 the architect David G. Nelmes of Gloucester prepared a survey of the building.¹²¹ These plans are the first known detailed depiction of the internal arrangements of the building.

The ground-floor shop in the front range was open to the full width of 81 and 82 Barton Street with only a wall stub and two posts as remnants of the former division into two shops (Figure 23). The south wall of the front range had already been largely removed on the ground floor. The rooms on the first and second floors of the front range were labelled as 'vacant' (Figures 24 and 25). The two rooms on the second floor were of unequal size, with the eastern room extending slightly further south than the west room.

The cellar under the front range roughly comprised two spaces divided by a wall with a door opening (Figure 26). Both spaces had vents towards the street. In addition, the east space also had a shallow recess towards the street, which may have been a blocked vent, coal chute or similar. Against the south wall of the east room was another staircase, which is labelled on the plans as 'sealed off'.

The main range could be accessed from the alleyway and through the shop in the front range. In general, the ground and first floors of the main range had been much subdivided and the first floor had been adapted for residential use (see Figures 23 and 24). In the front and main ranges there were three chimney stacks: one between the front and main ranges, another at the north-east corner of the main range and a third set in the centre of the main range which projected north and south. Internally, all of the fireplaces appear to have been blocked by that date.

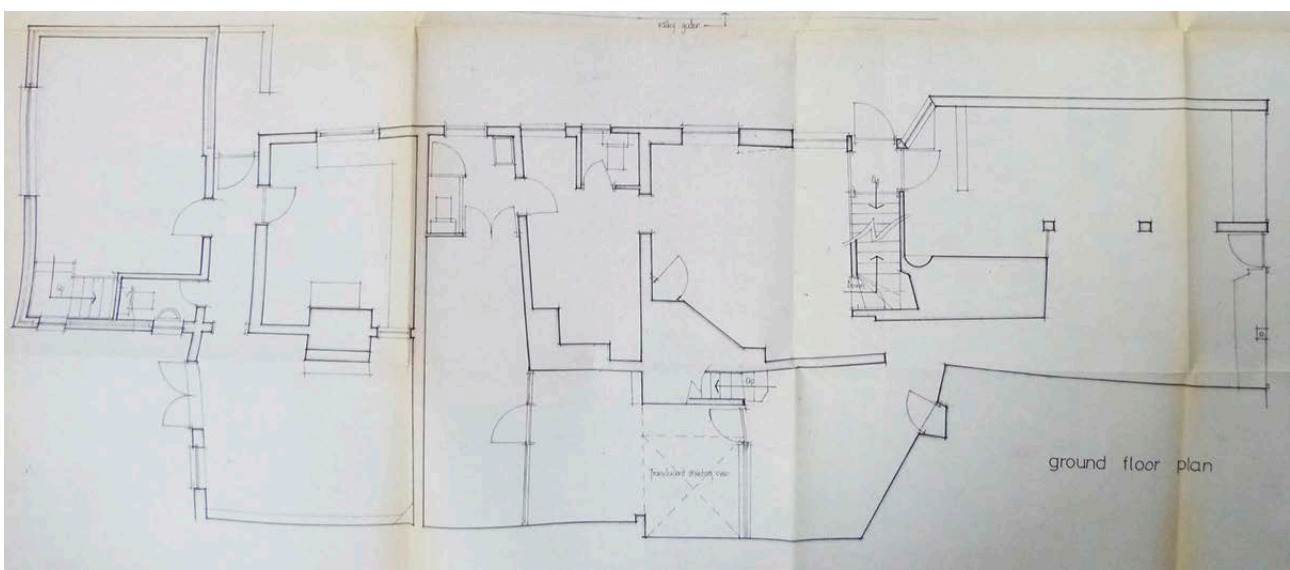


Figure 23: Ground-floor plan of 81-2 Barton Street and 1-3 Mason's Court as surveyed in 1978 by David Nelmes. North is to the right. [Tewkesbury Borough Council, planning file T.3651/B]

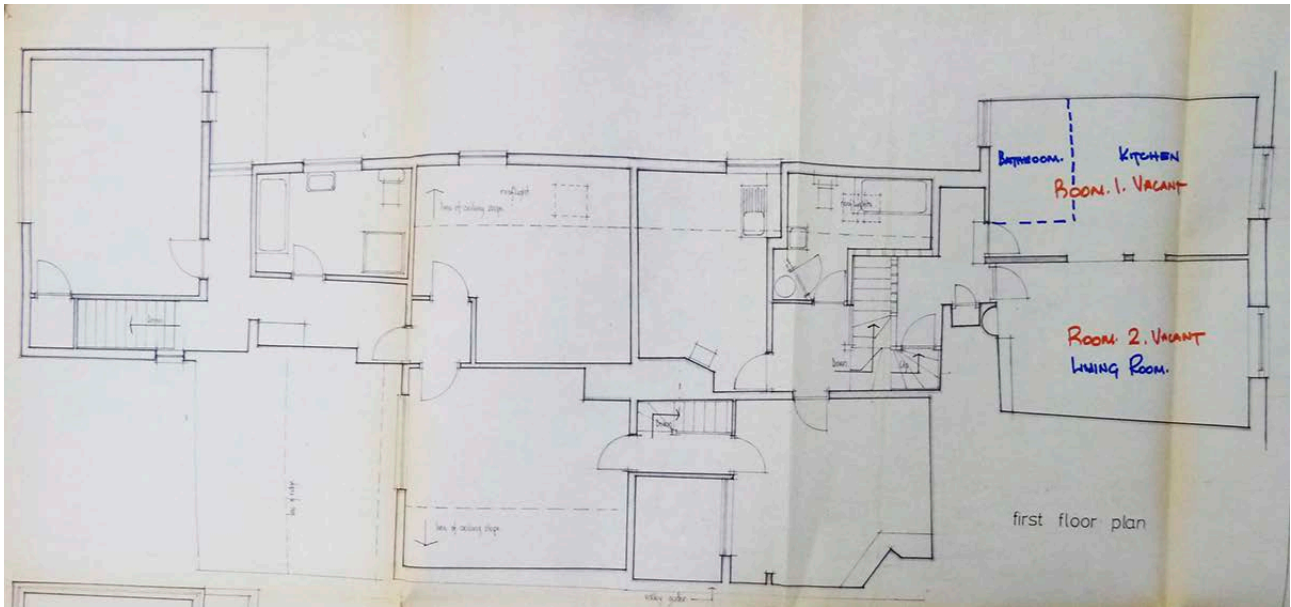


Figure 24: First-floor plan of 81-2 Barton Street and 1-3 Mason's Court as surveyed in 1978 by David Nelmes. North is to the right. [Tewkesbury Borough Council, planning file T.3651/B]

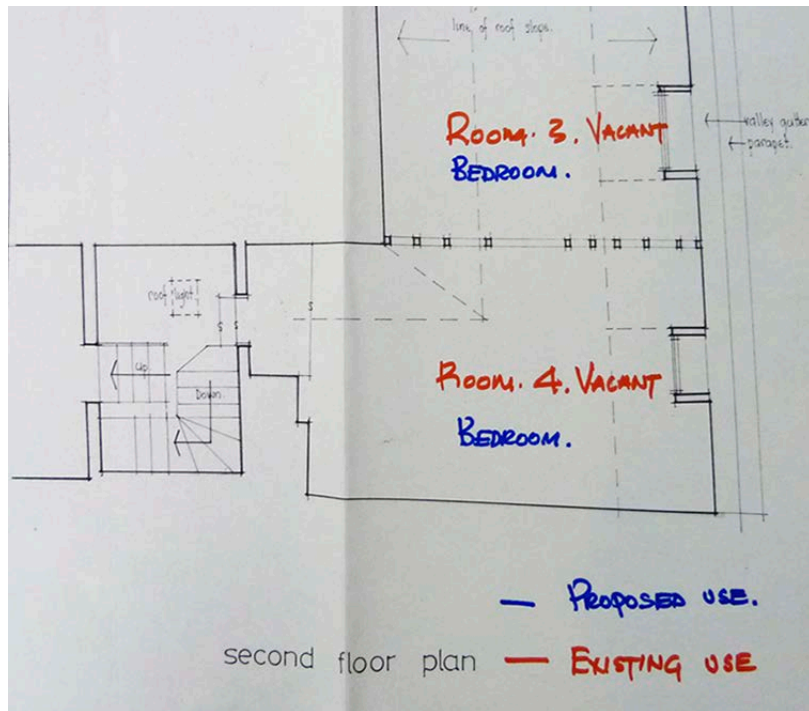


Figure 25: Second-floor plan of 81-2 Barton Street and 1-3 Mason's Court as surveyed in 1978 by David Nelmes. North is to the right. [Tewkesbury Borough Council, planning file T.3651/B]

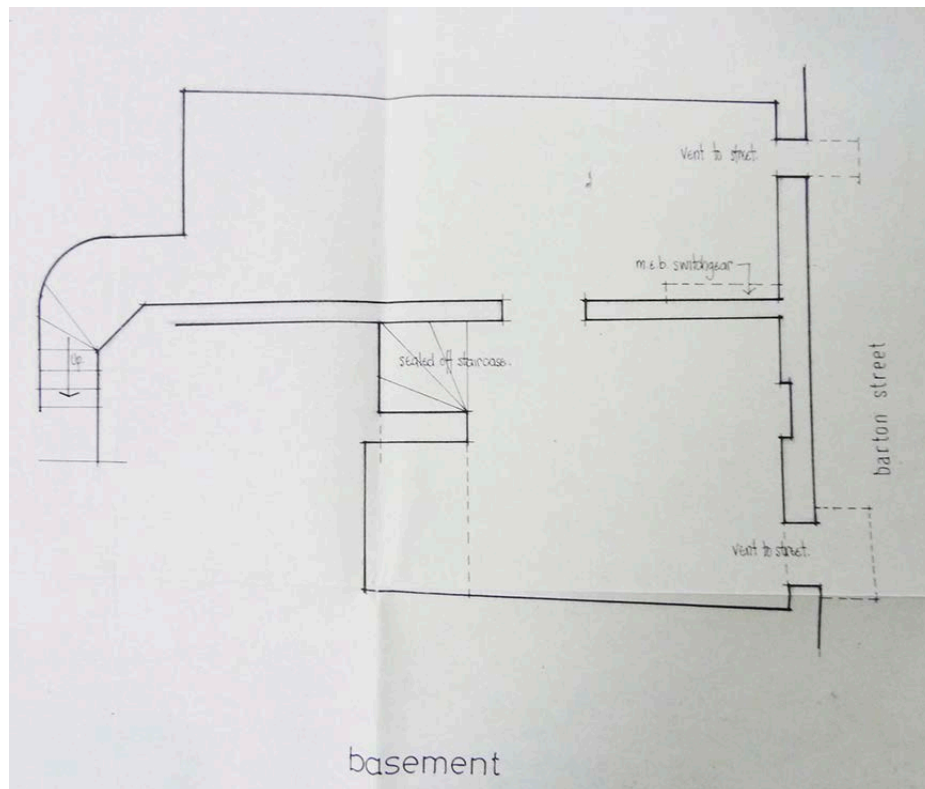


Figure 26: Basement plan of 81-2 Barton Street as surveyed in 1978 by David Nelmes. North is to the right. [Tewkesbury Borough Council, planning file T.3651/B]

The main staircase in the main range was at its north end, just east of the entrance from the alleyway, and provided access to all floors of the main range and front range, including the cellar and attic (see Figure 21). A secondary stair was in the eastern room in the second bay from the north of the main range and connected the ground and first floors.

The three rear ranges to the south formed – at least on the ground floor – a separate unit of three interconnected spaces with its own chimney stack. On the first floor the south-western range was connected by a door to the south end of the main range.

Alterations, c. 1978-86

Major alterations took place in the late 1970s and 1980s. In May 1978 Mr Dudley's architect, David Nelmes, applied for planning permission to convert the upper rooms in the front range from showrooms and storage to one flat.¹²² The proposals were sketched on the plans (see Figures 24 and 25): On the first floor the west room was to be divided into a kitchen and a small bathroom in the south-west corner and the east room was to

be the living room. Both rooms on the second floor were to be bedrooms. Although the correspondence mentions 'external access' the plans do not show how the flat would be accessed, apart from a then extant staircase in the northern bay of the main range.

These proposals for the front range vary from the present arrangement of two separate flats on the first and second floor, with the second-floor kitchen and bathroom in the north bay of the main range, an external staircase to the first floor and an internal staircase up to the second floor. It is unclear if the current configurations date from 1978 or a later phase. In September 1978 Mr Nelmes proposed to 'regularise' the two first-floor window openings on the street elevation.¹²³

While the bulk of the alterations to the main range appear to have happened in the 1980s, an aerial photograph of July 1979 shows that some external alterations had happened by that date (Figure 27). This includes the removal of the chimneystacks above roof level. By 1979 the roof of the single-storey south-east range had also been changed to a flat roof.

Another phase of works affected the upper floors of the main range. In 1981 planning permission was granted for changing the use of part of the first floor of the main range from residential to office use.¹²⁴ In 1986 another application to change the use of part of the first and second floors from residential to offices received consent.¹²⁵ Presumably most of the alterations to the main range were made as part of the work relating to these two applications, but documentary evidence is slim.¹²⁶ No detailed list of works or any plans survive in the planning files. A description based on fabric analysis appears under Phase Eight of the building analysis.



Figure 27: Detail of an aerial photograph taken on 5 July 1979, with an arrow indicating the plot of 81-2 Barton Street. [© Crown Copyright. Historic England Archive, NMR/1575/004]

Alterations since 1986

Most alterations to the building since 1986 have been minor and incremental. As part of the application, an archaeological evaluation was undertaken by Nathan Thomas of Gloucestershire County Council's Archaeology Service.¹²⁷ A trench was excavated in the garden of 1 Mason's Court, to the south of the single-storey south-east range. The earliest deposit included two sherds of medieval Malvern Chase jar of the 12th to 14th century and two residual sherds of Roman pottery. The report concluded that this deposit was probably an alluvial deposit from the medieval period, due to the inclusion of water-worn pebbles.¹²⁸ Two other deposits were man-made features: a steep-sided linear cut containing mostly pottery from the 17th and 18th centuries and a possible rubbish pit containing fragments of pottery from the 17th and 18th centuries and fragments of clay pipe of a type which can be dated to the mid-to-late 17th century.¹²⁹

Between about 2009 and 2015 the fascia of the shopfront was changed when a new butcher took over the shop.¹³⁰ In 2021 listed building consent and planning permission were granted for the replacement of two rear windows at 1 Mason's Court with timber sash windows.¹³¹

Building analysis

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

The frames of the main range are numbered from the north (frames 1-5) and the bays are given letters, also starting at the north (bay A-D). In the front range the frames are referred to as west, central and east.

Phase One: 1300-20

It has been suggested that the plots along Barton Street had been laid out by the 12th century, and it is likely that there were buildings on the plots from this early date. However, the earliest surviving structure dates from the early 14th century. This is represented by the main range which sits back from the street front within the plot (see Figure 2). Dendrochronological analysis has resulted in a felling date range of 1301-18 and further analysis has shown that with 95% probability the timbers were felled between 1299 and 1304.¹³² The building was probably constructed within a couple of years of the felling date. The range was probably originally used in conjunction with a front range towards Barton Street but this was later rebuilt and its original form is unknown. It is possible that the original plot extended further east as is suggested by the current relationship with the neighbouring property nos 78-80 (see Phase Three).

The main range has an oblong plan with internal measurements on the ground floor of approximately 8.6m (28ft 3in) wide and 10.5m (34ft 6in) long (Figures 28-30).¹³³ This is subdivided by the five frames of the building, creating four bays. There are no visible carpenters' marks numbering the frames, but for the purposes of this report they have been numbered 1 to 5 running from north to south, so frame 1 sits adjacent to the front range. Similarly, the bays between the frames are referred to as A to D, running from north to south.

The five frames comprise three closed, cruck-framed frames (frames 1, 3, 5) and two open, box-framed frames (frames 2 and 4). The two northern bays have a slightly greater degree of decoration on the intermediate frame (frame 2) and have smoke-blackening on the roof timbers and on the panels at the apex of frames 1 and 3. This suggests that bays A and B formed a hall open from floor to the roof with an open hearth probably sitting towards the northern end.

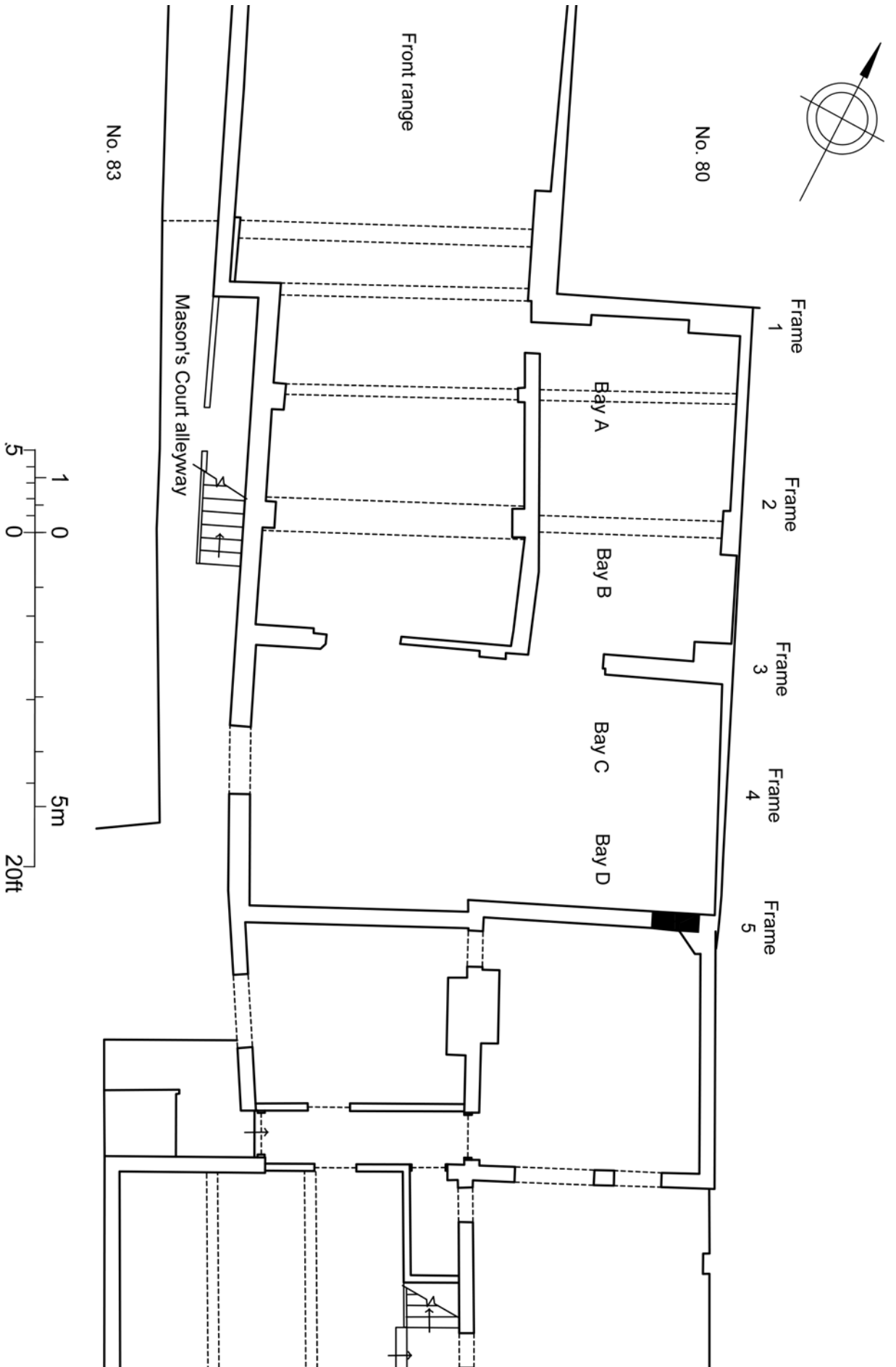


Figure 28: Measured drawing of the main range at ground-floor level (scale 1:100). The solid lines denote wall lines and the dashed lines overhead features. [© Historic England]

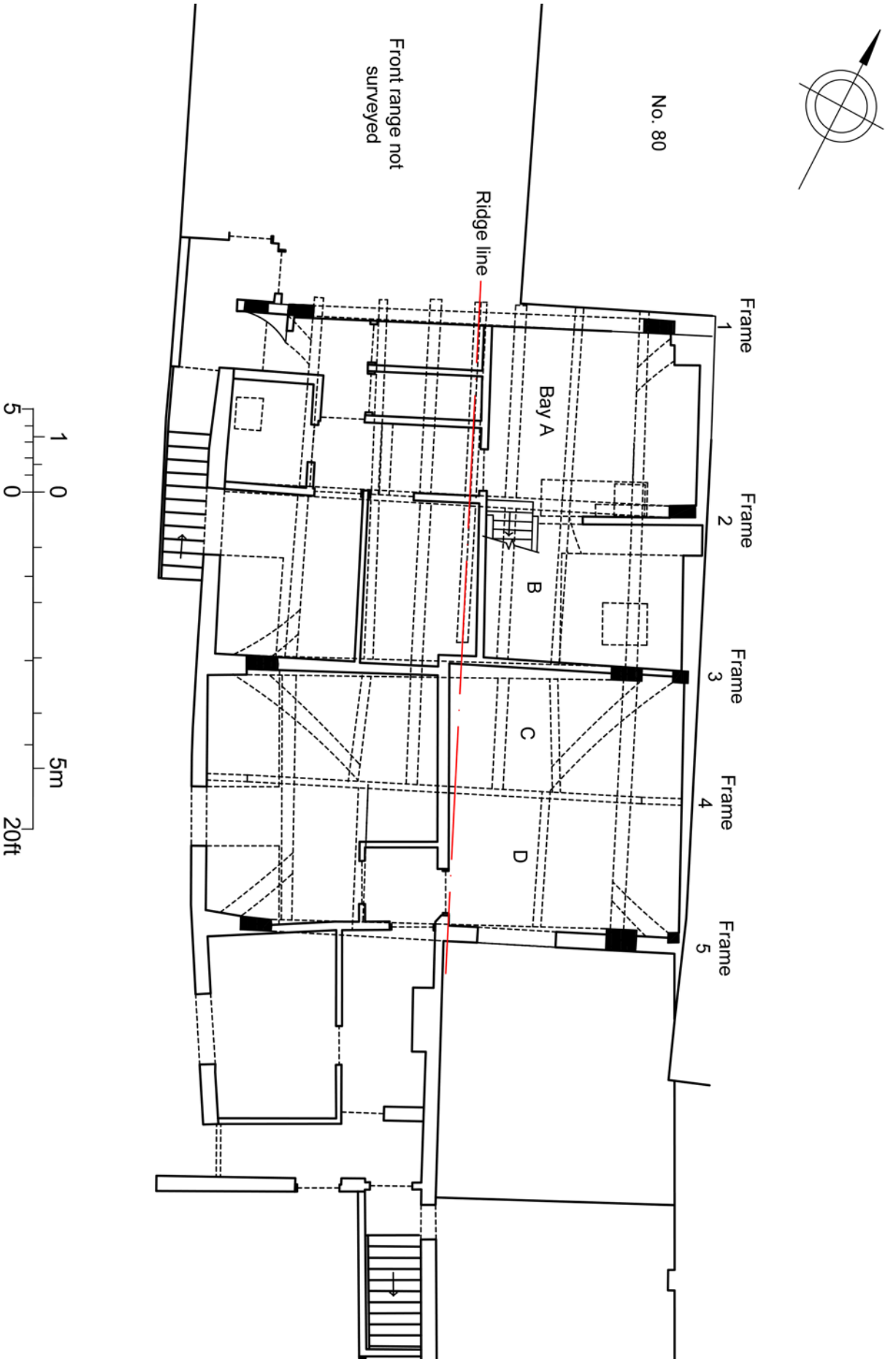


Figure 29: Measured drawing of the main range at the modern first-floor level (scale 1:100). The solid lines denote wall lines and the dashed lines overhead features. [© Historic England]

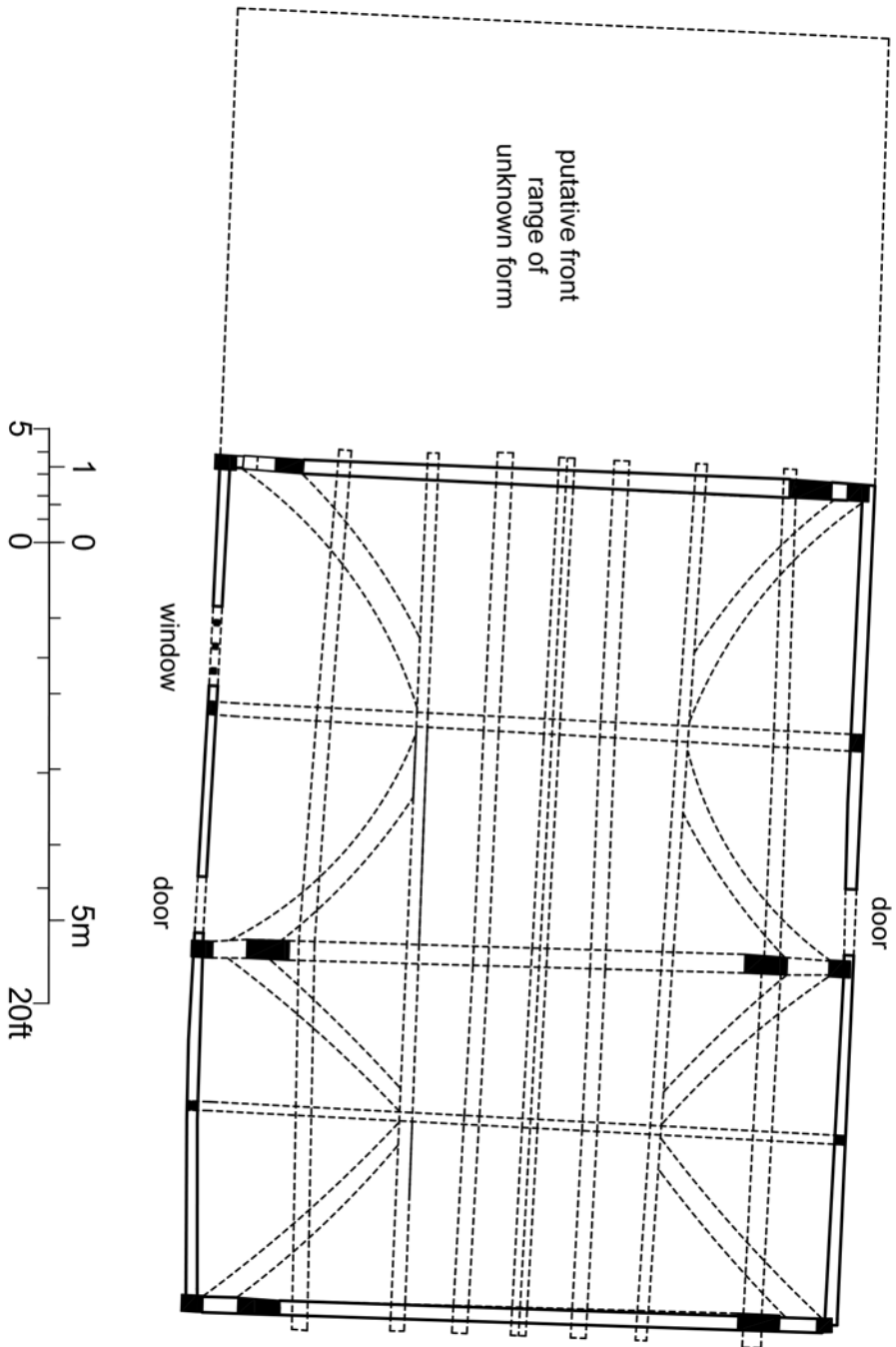


Figure 30: Reconstruction of the original plan (based on the existing first-floor plan) with reflected roof plan (scale 1:100). The solid lines denote wall lines and the dashed lines overhead features. [© Historic England]

The two southern bays appear always to have been floored. Jones suggested this provided a solar (or high-status room) over a service room, although the level of survival does not indicate much about the status or use of these two spaces. In terms of the overall plan form it is notable that bays C and D to the south of the two hall bays are much narrower in length, measuring internally only 2.35m (bay C) and 2.2m (bay D), compared to 2.85m (bay A) and 3m (bay B). Whilst slight irregularities in length are not unusual, this difference emphasises the importance of the open hall in the original arrangement.

Each cruck frame has an apex formed by a saddle, which supports a square-set ridge piece. This is type 'C' in the typology of cruck apices, the most common type.¹³⁴ However, there are considerable variations in the arrangement of the other features of the frame – particularly in the arrangement of the collars and/or tiebeams and associated braces. This appears to relate to their different functions in relation to the overall structure and is discussed in detail below.

The intermediate frames (frames 2 and 4) have compound rafters, with squared spacers above and below the purlins. There are three levels of purlins. Each of the four bays has a single windbrace. They rise from the present first-floor level, where they are pegged into the cruck frames' packing piece, to the central purlin.

One of the most distinctive and unusual features of the building is the use of the alternating frame forms. The juxtaposition of cruck frames and box frames in the same building is not unknown, but typically it is the cruck frames that provide the open frames.¹³⁵ The presumption has always been that this allowed for a greater floor space in an open hall – and also allowed the cruck frame to form the show-piece of the arrangement. Here the arrangement is the opposite way around, and the reasons for this are not entirely clear. This will be discussed further below. It is possible in fact to read the building as having three main frames, with two mid-frames – although the fact that the intermediate frames are also supported by posts within the side walls makes this technically incorrect. However, this sense of two larger bays (as opposed to four smaller ones) is reinforced by the pattern of the windbraces, as there is a single massive windbrace in each bay – with the lower ends tenoned into the cruck frames (at 1, 3 and 5) and the upper ends into the box frames (at 2 and 4; see Figures 12, 15). The windbraces in the northern two bays (A and B) are chamfered; those in the southern bays (C and D) are not.

As originally constructed, it is clear that the building was fully timber framed, that is with timber-framed side walls, as well as the main transverse frames which survive today. Some of the side wall framing appears to have been visible, at least internally, when Stanley Jones visited in the 1960s, with the positions of other elements able to be inferred from the exposed wall plate (Figure 31, see Figure 20). It is likely that this survives, although now concealed by later covering. Jones was able to note that the side walls were originally formed of full height studs which ran up to the wall plate, some of

which were still in situ. The studs were widely spaced, and he also noted a distinctive infill method utilising squared-off staves, infilled with cob and then with an 'overlay'.¹³⁶ This infill method is still visible today in surviving original panels of the closed transverse frames, which confirms Jones's observations on this point. The mortices for the infill staves are carefully cut, and the staves themselves are also neatly formed (as Jones noted). Where visible today the 'overlay' appears to have been formed of thin timber slivers, which are fixed to the staves, onto which more plaster has been applied.

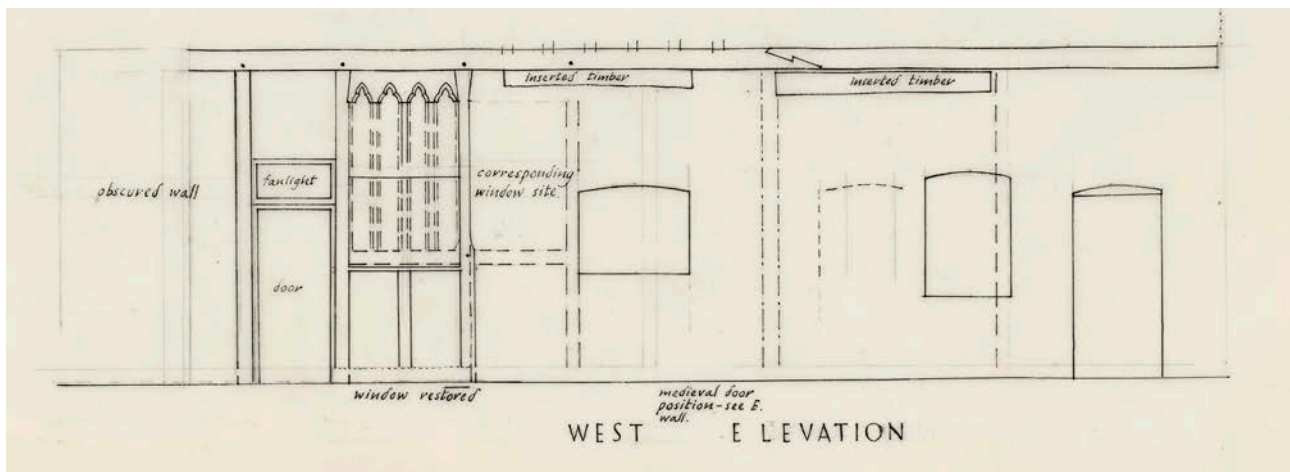


Figure 31: West elevation, drawn by Stanley R. Jones. [© Historic England Archive, SJC01/01/001/01]

The northern cruck frame (frame 1) is a closed frame and originally appears to have been the gable end of the main range (see Figure 16). Given the plot arrangement it is possible that there may have been some form of further structure sitting to the north of this range, on the street front, as part of this original phase. There is considerable uncertainty over what form this might have taken, and how it might have communicated with the main range. The survival of a smoke vent in the upper part of frame 1 would suggest that this represented the gable end of the cruck-framed structure, with any further building to the north separate to some degree, or possibly a lower, perhaps single-storey structure. However, to the north of the frame there are further smoke blackened rafters, which run at the same angle and level as those in the main structure to the south. These have been placed as part of a later phase (see Phase Two below), but it remains possible (but unlikely) that they formed part of the original phase.

Frame 1 is a full cruck, that is two blades each formed of a single timber rising from a point on or close to the ground to the apex of the roof (see Figure 16). Jones was unable to observe if these sat on padstones or a sill wall, but he notes that 'each blade tapers gradually upwards towards the saddle piece and is more or less straight with only a slight inward curvature at the lower extremity'.¹³⁷ The crucks of this building are of a notable size, with the apex height being some 8.9m above external ground level.

The cruck has a saddle sitting immediately under the apex, supporting a square-set ridge piece, an apex form known as ‘type C’ in cruck typologies (see below for further discussion of the form of the cruck).

The frame also has evidence for two collars, an upper and a lower collar. Both are tenoned into the cruck blades at their outer edges. The lower collar does not sit as low as the tiebeam on frame 5 (see below), so can be considered a collar rather than a tiebeam. The upper collar is no longer visible but is shown in photographs by Stanley Jones in the 1960s (see Figure 13). The lower collar is still visible and is supported by curved braces rising from the cruck blades (Figure 32). It is notable that the form of the braces supporting this lower collar is different from those supporting the lower collar of frame 3 (see below). The reason for this is unclear but is discussed further below. The existence of any further transverse beam below the collars is now concealed, and the opening up of this bay to the building to the north on the ground floor – which happened before 1978 – may have removed any evidence.



Figure 32: The south side of the east blade of frame 1 at the present first-floor level, showing from left to right the lower collar, arch brace, east cruck blade and windbrace. [Johanna Roethe © Historic England]

In the 1960s Jones saw evidence for a cruck spur running from the west blade of frame 1 to the wall plate, and this was photographed by the RCHME in 1971 (Figure 33). This photograph shows the spur tenoned into the outer edge of the western cruck blade, fixed with three pegs. Although there are some later timbers partially obscuring the original arrangement in the photograph, it appears that the spur is supported by a cruck stud, which sat slightly inwards from the outer end of the spur and the wall plate. Pegging for the joint between the stud and the spur is visible. The wall plate itself also appears to have been in situ at this stage, and to be seated on the outer edge of the cruck spur, although it is not clear how it was jointed to it. Just visible rising from the top of the cruck spur is a packing piece (or secondary rafter) designed to support the purlins. Jones did not appear to have noted the position of any tiebeam, nor is one shown in the photograph. However, neither he nor the later photographer appear to have seen the lower part of the frame.



Figure 33: The south side of the west blade of frame 1, at the modern first-floor level, photographed in 1971. [© Crown Copyright. Historic England Archive, bb72/00622]

Two rows of purlins are still visible trenched into the back of the cruck blades (with a halved lap joint). A further purlin running lower down the roof is visible in sections but Jones saw much more of it (see Figures 15 and 16). This appears to have engaged with a packing piece on the back of the main blade, although this arrangement is not clearly shown in Jones's drawing. Both central and upper purlins project slightly beyond frame 1 into the later part of the range to the north (Figures 34 and 35). The central purlins have later timbers lapped onto their outer edges, continuing their line further north, but the upper purlins terminate just beyond the frame. Where the upper purlin runs over the west cruck blade there is a larger cut-out than on the corresponding area to the east (Figure 36). This may be a later alteration, but its purpose is unclear.



Figure 34: The north side of the west end of frame 1, seen from the second-floor flat in the later front range and looking west. The arrow indicates the projecting central purlin, with a later timber scarfed onto its northern end. [Johanna Roethe © Historic England]

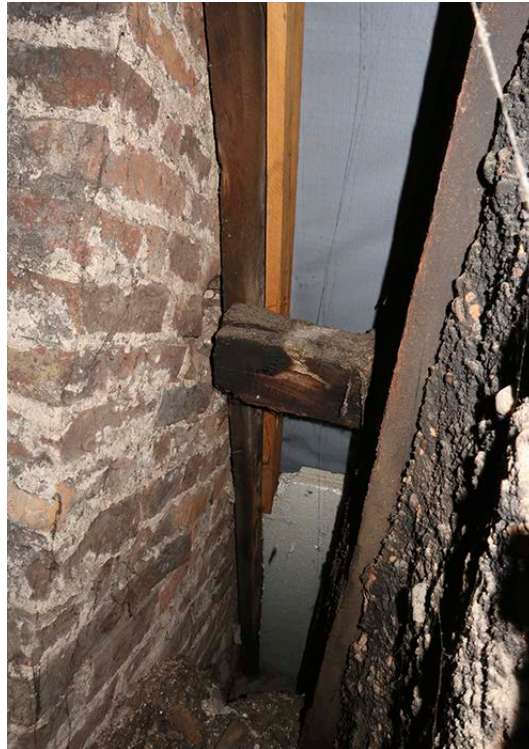


Figure 35: The north side of frame 1 (right) and the projecting upper east purlin (centre). The brick is part of the adjoining building, 78-80 Barton Street. [Johanna Roethe © Historic England]

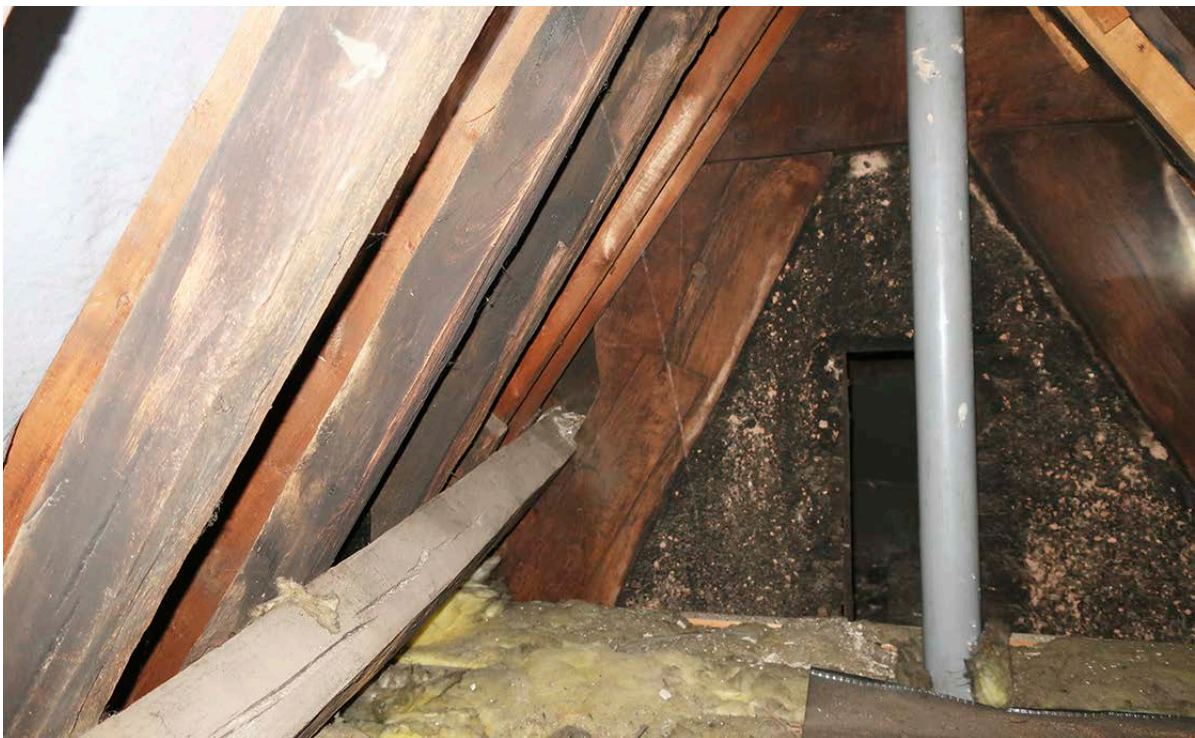


Figure 36: The roof space in bay A with the upper purlin on the west side. [Rebecca Lane © Historic England]

The main evidence for this frame having been originally the northern extent of the main range survives in the upper part of the frame, in the form of a smoke vent. Just below its apex, frame 1 retains a smoke-blackened panel formed of studs supported by the upper collar and running into the saddle and the blades at their upper ends. These are mostly concealed by the plaster finish, but where it has fallen away (particularly on the northern face) they can still be observed. Where it can be observed, the inner face of the panel can be seen to be formed of thin slivers of timber, placed horizontally, which must be nailed or fixed onto the studs behind (Figure 37). At the centre of the panel is an oblong opening (see Figures 13, 16, 36, 37). This is carefully framed within the panel, directly above the upper collar, and between two studs.

There is heavy smoke encrustation on both sides of this panel (Figure 38, see Figures 35-37). This appears to have been the smoke vent for the open hall. Its position indicates that the structure cannot have continued further to the north, although as mentioned above, the roof line does now continue. This means that the northern face of this frame sits within the later roof space, which has protected much of the outer face. This includes the evidence for the original plaster face, with smoke blackening on it. The survival of both the vent arrangement and the original smoke-blackened external face of such an early building is extremely rare. There are also some tentative signs of weathering on the cruck blades towards the apex of the frame – but this could not be closely examined.



Figure 37: The south side of the apex of frame 1 with the smoke vent. [Johanna Roethe © Historic England]



Figure 38: The west end of the north side of frame 1, with smoke blackening to the infill panel and the west cruck blade. [Johanna Roethe © Historic England]

The opening is lined with thin timbers which are nailed to the studs (see Figure 37). These appear to have been applied later (see Phase Two below), but the studs which formed the opening must have provided a well-defined opening as originally formed.

Both cruck blades of frame 1 have shallow inlay or patch infills on their south face. Stanley Jones speculated that these were where a flaw in the timber was cut out to a shallow depth and a timber piece inserted. The infills are smoke blackened to the same degree as the rest of the blades, suggesting these were repairs undertaken by the original carpenter while preparing the cruck blades for construction. Of the various patches that Jones observed, three are still visible, all on the south side of frame 1: one on the east blade at what is now first-floor level, where the patch infill is missing (Figure 39), one in situ patch infill on the west blade in the roof space (Figure 40) and a third on the east blade in the roof space, which is also missing its infill (Figure 41). The last two areas of infills are not at the same height (Figure 42). According to Stanley Jones's drawings these two continued further down the blade but this area is not currently visible (see Figure 16).



Figure 39: The south side of the east blade of frame 1 at collar level (now first-floor level), with the shallow cut-out indicated by a red arrow. [Abigail Lloyd © Historic England]

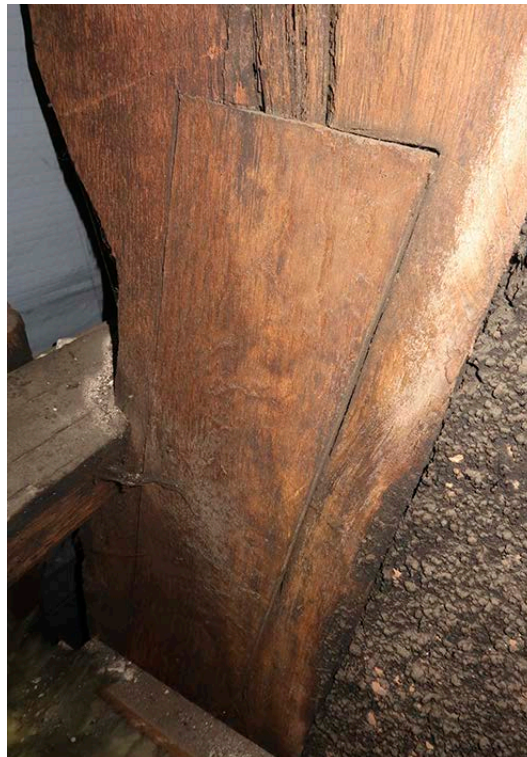


Figure 40: The in situ patch infill in the west blade of frame 1 near the apex. [Johanna Roethe © Historic England]



Figure 41: The missing patch infill in the east blade of frame 1 near the apex. [Johanna Roethe © Historic England]



Figure 42: The south side of the apex of frame 1 with white arrows indicating the visible patch infills in the cruck blades. [Rebecca Lane © Historic England]

The frame has a shallow circular hole, in the south face of the west blade above the patch infill, near the apex (see Figure 42). It is of roughly the same form and proportion as the peg holes of the saddle immediately above, but it does not run through the blade. It may be for some form of face pegging, but its purpose is unclear.

As the gable apex was closed and had a smoke vent, it seems highly likely that the remainder of this frame was also closed. At ground-floor level Stanley Jones saw mortices at the eastern end of a horizontal timber (probably a rail) in frame 1 which were consistent with a partition at ground-floor level (see Figure 10).

There is now little evidence for the arrangement of bays A and B which formed the open hall, with much of the evidence from the side walls and the lower parts of frame 1 gone. Stanley Jones was able to see more of the original form when he surveyed the building in the 1960s (see Figure 16). At this stage some of the timber framing of the west wall appears to have been in situ, showing a regular pattern of studs running down from the wall plate in both bays A and B. He apparently saw the head of an original window opening situated between two of the studs in bay A. This was highly decorative, with a trefoil head to each light. The number of lights is variously shown by Jones as three or four (see Figures 15, 16 and 31). The window is no longer visible but may survive behind the later wall covering. The other principal feature he noted was the survival of a doorway with a two-centred arch in the east wall of bay B, just north of frame 3 (see Figure 10). He interpreted this as evidence of the position of the cross passage, and assumed that a corresponding doorway would have originally existed on the western side, although this does not survive (see Figure 31). There appears to have been no other indication of a cross passage (no dividing wall for example). The implications of this interpretation are considered below.

The most decorative frame is frame 2, the intermediate frame in the open hall. As with frame 4, this has a box-framed arrangement, with the rafters rising from the post in the outer wall (Figure 43). The distinctive feature of the frame is the use of compound rafters, with inner and outer rafters on each side, with the three tiers of purlins running in between (Figure 44). The arrangement of the rafters where they join the post and the wall plate is no longer visible. However, Jones was able to observe this and stated that 'the inner, and heavier, rafter is tenoned into the post head which is thickened slightly to accommodate the wall plate; the outer rafter is apparently bird beaked onto the post head'.¹³⁸ By 'bird beaked' Jones appears to have meant what would now be called a birdsmouthed arrangement (see below). At the apex the inner rafters are pegged into a saddle which supports the ridge piece – an arrangement which echoes the apex of the cruck frames in the building. The saddle in turn is pegged into the outer rafters which run up above the ridge piece and are pegged together at the apex.

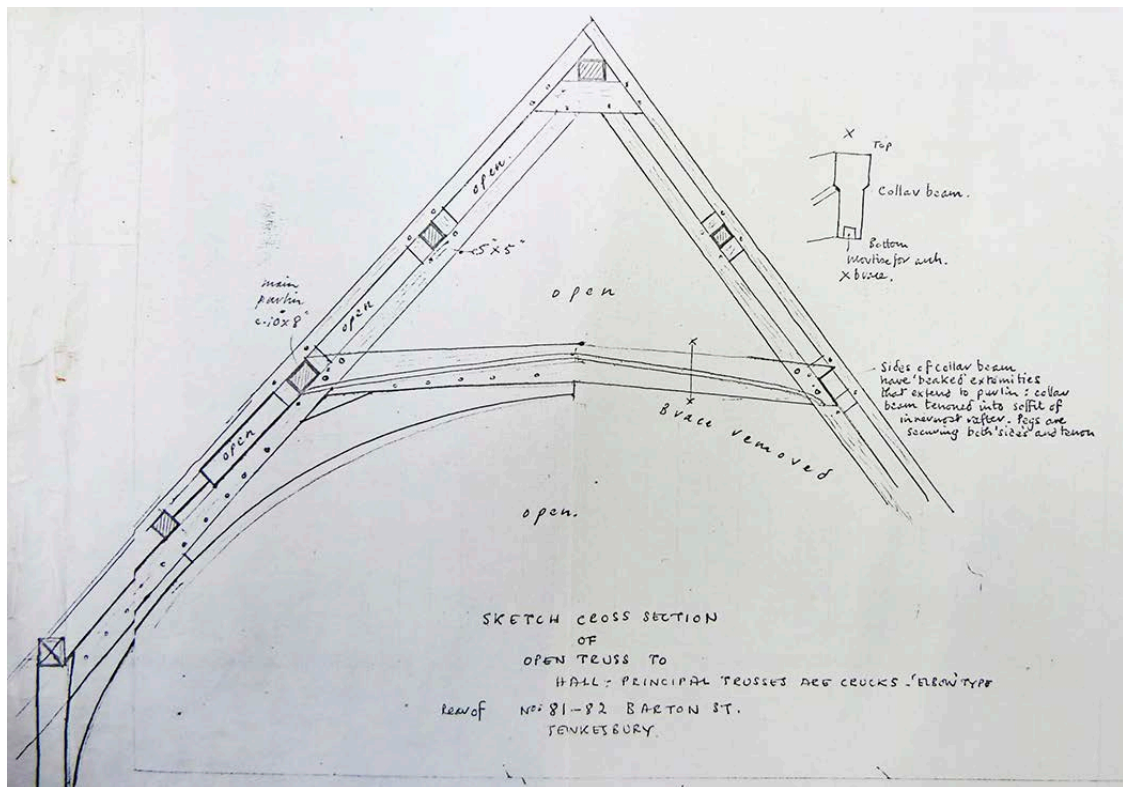


Figure 43: Partial elevation of the north side of frame 2, with detail of collar. Drawing by Stanley Jones. [© Historic England Archive, SJC01/02/019]

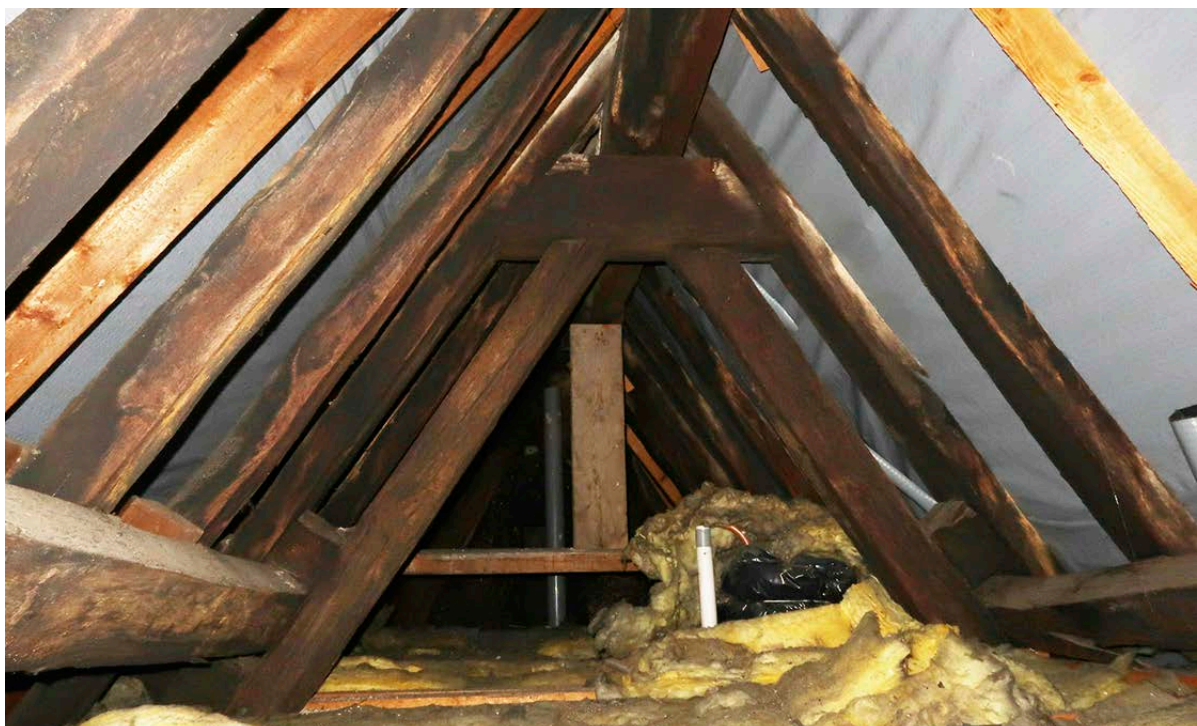


Figure 44: The south side of frame 2 with compound rafters, saddle, ridge piece and spacers framing the upper purlins. [Johanna Roethe © Historic England]



Figure 45: Detail of frame 2, showing the pegged spacer above the upper purlin. [Rebecca Lane © Historic England]

The upper and central purlins can both still be seen. Both purlins which are still visible are not fixed to the rafters themselves, but instead have small squared cleats or spacer blocks to either side, which are pegged into both purlins (Figure 45). This arrangement was presumably designed to minimise the movement of the purlins up or down, although the lack of fixing on the purlins themselves has still allowed significant later movement of the members.

Frame 2 has a collar which is tenoned into the inner rafter, but also rests on the central purlin to either side with a birdsmouth junction (Figures 46, 47). It was supported by two arch braces, although the western brace has later been removed. Both of these were originally tenoned into the principal rafters at their outer edges and into the collar above, with broad tenons pegged by rows of five widely spaced pegs. The collar above is slightly cambered, but this angle is emphasised by an offset on the face of the collar with a chamfered edge, which continues the line of the inner rafter, running with a slight curve from the base of the collar at its outer edges to a point just below the apex towards the centre. The area below the offset is flush with the arch braces. The surviving east brace has dropped out of its mortice revealing much of the tenon.



Figure 46: The south side of frame 2 at collar level (now second-floor level). [Steven Baker © Historic England Archive, DP325782]



Figure 47: Detail of the birdsmouthed joint of the collar to the main purlin on the east side of bay B. [Steven Baker © Historic England Archive, DP325785]

Below the arch brace frame 2 has further peg holes visible on the principal rafters. These appear to relate to a further brace, still in situ, which meets the base of the upper arch brace. Jones shows this brace spanning the junction of the inner rafter with the wall post, and continuing the arched line down onto the post, although this element is not currently visible (see Figure 43). As well as the peg holes relating to the braces, there are two further, slightly larger peg holes visible on the north side of the eastern inner rafter, set back from the smaller pegs running along the inner edge. These may relate to some sort of face pegging, although it is unclear what they may have been for.

Frame 3 formed the central partition in the range, separating the open hall from the southern two bays. It takes the same basic form as frame 1, with the cruck blades terminating in a saddle supporting the ridge piece (apex type C). Again, there are also two collars. The lower portion of the frame is no longer visible, but Jones suggests that there is also a tiebeam at a lower level, providing the support for the floor which ran to the south of the frame (Figure 48). It is unclear how much of this he actually observed, but he certainly saw the cross beam in the adjacent bay, so may have seen part of the tie beam at least.

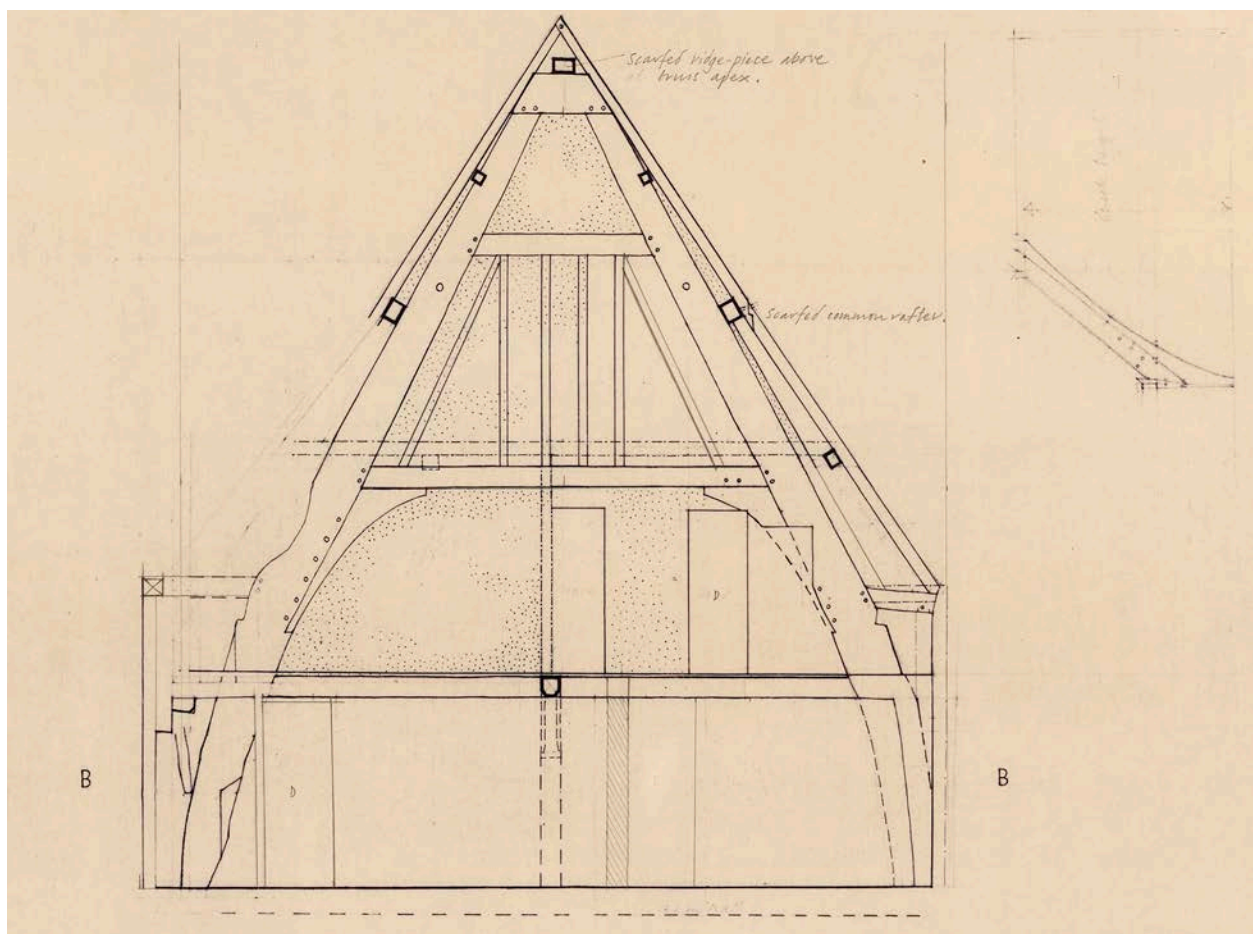


Figure 48: Elevation of the south side of frame 3, with a detail. Drawn by Stanley Jones. [© Historic England Archive, SJC01/01/001/06]

Although the overall form of the collars is similar to frame 1, the form of the braces supporting the lower collar is slightly different (see Figures 16 and 48). Whereas in frame 1 the brace was an arch brace, here it is a shorter brace, which also engages into the corner (Figure 49). The reason for this difference is unclear. Both frames 1 and 3 were closed frames, so it does not appear to relate to any functional difference.



Figure 49: The north face of the west blade of frame 3, at the level of the lower collar (now first-floor level). [Johanna Roethe © Historic England]

There are clear indications that frame 3 was always closed. An original partition panel survives between the upper collar and the saddle (Figure 50). There are mortices in the underside of the saddle with staves running down (Figure 51). There is also an empty mortice visible in the underside of the upper collar, suggesting that the frame was also closed below this (Figure 52). There are marks on the underside of the collar, above the modern door opening, which may be laying out marks relating to the position of the stud in the mortice (see Figure 52).

Towards the apex of frame 3, where it is not coated in later paint, the north side of the frame is clearly smoke blackened from the open hall (see Figure 51). Stanley Jones's photograph of the south side also showed smoke blackening on the upper parts of the timbers, and the infill panels, which has since been cleaned from the panel above the upper collar (see Figure 14). Some smoke blackening is still visible on the timbers on the south side, however, particularly towards the apex on the saddle (see Figure 50).



Figure 50: The south side of the apex of frame 3. [Steven Baker © Historic England Archive, DP325786]



Figure 51: The north side of the apex of frame 3 with an arrow indicating a mortise with stave. [Johanna Roethe © Historic England]



Figure 52: The empty mortise in the upper collar of frame 3 for a stud next to possible scribed marks. [Rebecca Lane © Historic England]

It is not as heavy as the blackening on the north side. It is possible that this relates to some form of open fire to the south of the partition as well; however, Jones considered it likely that this area was always floored which makes an open hearth in the solar much less probable. On balance it seems more likely that this blackening was due to smoke seeping from the open hall into the floored part of the building, possibly over several centuries.

As with frame 1, only the upper and central purlins are fully visible, and again they are trenched into the back of the cruck blades (with a halved lap joint). Both the central purlins and the upper purlin on the east side have through splayed and tabled scarf joints just north of frame 3; that is where the scarf joint is angled but with a step in it, which helped to prevent the two timbers moving apart (Figure 53). The ridge piece also has a scarf within bay B and close to frame 3. This appears to be a simple splayed scarf (Figure 54) although this may be the result of later modification as the southern part of the ridge was removed in the late 20th century (Figure 55). According to Stanley Jones's drawing of the west elevation, the wall plate on the western side has a through splayed and tabled scarf joint just south of frame 3 (see Figure 31).



Figure 53: The splayed and tabled scarf joint in the upper purlin on the east side just north of frame 3 in bay B. [Rebecca Lane © Historic England]



Figure 54: The splayed scarf in the ridge piece, just north of frame 3 (to the right). Part of the ridge piece was removed in the late 20th century and the remaining length propped up. [Johanna Roethe © Historic England]



Figure 55: Detail of a photograph taken by Dennis Evans in December 1971, showing the chimneystack just north of frame 3. The arrow indicates the then still intact splayed scarf of the ridge piece. [© Crown Copyright. Historic England Archive, BB72/00632]

There is now no visible evidence to indicate if bays C and D, south of frame 3, were originally floored. However, in the 1960s Stanley Jones saw what he considered an original axial ceiling beam with one surviving curved supporting bracket at the south end (on frame 5) and a mortice for a matching bracket to the north (on frame 3), which would suggest that the two southern bays were originally floored.¹³⁹ The in situ bracket which he observed had an adzed soffit, which Jones thought suggested it was part of the original phase (see Figure 10). His elevational drawing (see Figure 48) indicates that its positioning would have provided a room with significant headroom (2.1-2.2m or 7 to 8ft) at ground-floor level, with a 'lofty' room above (still over 6m or 20ft to the apex).¹⁴⁰

Frame 4, the intermediate frame in the southern two bays, was an open frame which took a similar overall form to frame 2, although it was less elaborate (see Figures 12, 14). It again had a compound arrangement, with inner and outer rafters, with the three tiers of purlins running between them. The upper two purlin levels are still visible, as are the same spacers (or squared cleats) to either side of each purlin. Few timbers relating to this frame are visible at lower level. The inner rafter has been truncated on the west side just below the modern second-floor level (Figure 56). At the present second-floor level there is a cambered and chamfered collar (Figure 57). Unlike frame 2 it appears never to have had any arch braces, making it simpler in its overall form. The north side has one run-out stop at the east end (Figure 58); the stop at the west end is obscured by plaster. The collar's south side is also chamfered but its stops are also obscured by later plaster below. There are no obvious signs of closure at this level and it is likely that this was part of the two-bay solar in bays C and D, which would have been open to the roof.



Figure 56: The west side of bays C and D at first-floor level in 1971 with frame 5 at centre left, with a windbrace rising from it, and the truncated inner rafter of frame 4 at centre top. [© Crown Copyright. Historic England Archive, BB72/00624]



Figure 57: The upper part of the north side of frame 4, at what is now second-floor level. [Johanna Roethe © Historic England]



Figure 58: Detail of the collar's run-out stop at the east end of the north side of frame 4. [Johanna Roethe © Historic England]

Frame 5 is another cruck frame with two collars. The only visible part at ground-floor level is the eastern cruck blade (Figure 59). Both cruck blades are chamfered from where they are visible at lower level to the level of the upper collar where the chamfer ends in a run-out stop (Figures 60 and 61). Jones indicates that for this frame the upper part of both cruck blades is scarfed into the lower sections, an arrangement sometimes seen with cruck blades, and presumably indicating that it was not possible to source timbers of the right size and form to create a third pair. This junction is not currently visible, but such an arrangement would explain the thinner scantling of the blades as visible at towards their apex (Figures 62 and 63). Despite this the apex form corresponds to those to frames 1 and 3, with a saddle supporting the square ridge piece (Figure 64).



Figure 59: The lower part of the south side of the east blade of frame 5, with later ceiling timbers and bracket. [Johanna Roethe © Historic England]



Figure 60: The east side of frame 5 at wall plate level, showing the springing of the windbrace and the chamfered cruck blade. A small piece of timber was later fixed to both windbrace and cruck blade, half-obscuring the cruck spur. [Johanna Roethe © Historic England]



Figure 61: Detail of the north side of frame 5, showing the run-out stops of the upper collar (left) and the cruck blade (right). [Johanna Roethe © Historic England]

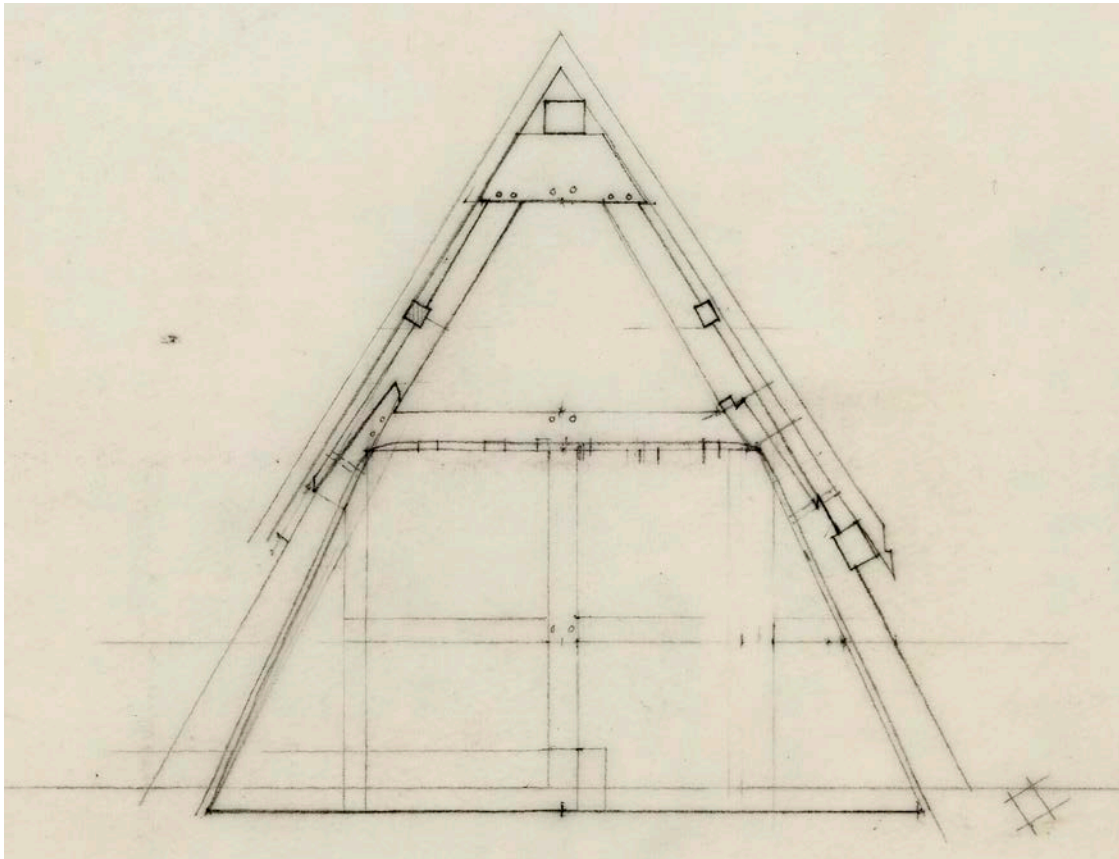


Figure 62: Elevation of the upper part of frame 5, north side. [© Historic England Archive, SJC01/01/001/13]



Figure 63: Detail of a photograph of 1971 showing the south face of frame 5. [© Crown Copyright. Historic England Archive, bb72/00613]



Figure 64: The upper part of the north side of frame 5 with the saddle (top centre) and the upper purlin (left) trenched onto the eastern cruck blade. [Johanna Roethe © Historic England]

The frame had both upper and lower collars. The upper collar is chamfered with run-out stops (see Figure 61). The lower collar is still visible (at current first-floor level, above the south window) and is not chamfered (Figure 65). It is double pegged into the cruck blade and thus appears to be original. As Jones observed neither collar appears to have had any bracing, unlike frames 1 and 3. Instead he suggests an arrangement of vertical and horizontal studs within each panel (see Figure 62). This arrangement is consistent with this frame having always been a closed frame and marking the southern extent of the building. This suggestion is confirmed by several visible surviving mortices in the underside of the upper collar which appear to be for the staves of the partition, as they are not pegged (Figure 66). Heavy weathering on the south side of the frame, where it can be observed within the later extension, appears to confirm the fact that frame 5 marked the end of the building (see Figure 59).

It is notable that frames 1 and 5 take such a different form, despite the fact that they appear to mark the extents of the range at first constructed. There are two factors which might explain this. One is that frame 1 formed part of the high-status open hall, which meant that a more elaborate form of framing was employed. The other is that, while both frames were closed, the position of frame 1 adjacent to a front range (of unknown form) meant that a different arrangement was required for functional reasons.



Figure 65: A 1971 photograph showing the north side of the east blade of frame 5 and the lower collar over the window. [© Crown Copyright. Historic England Archive, bb72/00626]



Figure 66: Two empty mortices (indicated by red arrows) for staves in the upper collar of frame 5. [Johanna Roethe © Historic England]

The inner face of the western cruck blade of frame 5 just below the upper collar has a series of peg holes (Figure 67). These could be interpreted as holes to receive the wattles of the infill to the panel, but elsewhere in the range the original infill arrangement does not seem to have used such wattles (see description above). It is possible that this frame utilised a slightly different infill form, or that the peg holes relate to a later feature.

There is inconclusive evidence of smoke blackening or scorching on the upper collar (see Figure 66). It is possible this comes from the same source as the smoke blackening seen on the south side of frame 3, but in fact it looks less like smoke blackening, and more the result of scorching of the timber, possibly from a minor fire. It is possible that this is the effect of partial cleaning of the timber though, so at the moment this is inconclusive.



Figure 67: Three peg holes in the west cruck blade, two immediately below the collar and a further hole approximately 30cm below this. [Johanna Roethe © Historic England]

In conclusion, the main range clearly contained an open hall in bays A and B. These are the widest bays, with a more decorative intermediate frame and chamfered windbraces. The hall had an open hearth and a smoke vent in the north gable. The main decorations in the two southern bays (C and D) are chamfering on the upper collars and the end cruck blades. There is now no visible evidence for the flooring arrangement and the evidence for smoke blackening is ambiguous. However, according to Jones there is a primary axial ceiling beam supported on one curved bracket which would suggest a floored arrangement in those bays. The exact status of these two rooms is uncertain. A solar would suggest a relatively high-status space, but the space is significantly plainer than the two bays of the open hall. Given the restrictions of an urban site, possibly with some sort of commercial provision to the north fronting the street, then it is possible that the so-called 'solar' end in fact had a dual function with a higher status space at first-floor level and service provision below.

It is likely that the main range functioned in conjunction with a now lost front range. This may have occupied the site of the present front range but may possibly have extended further to the east to be fully aligned with the main range. The original front range must have been lower in height than the main range, to leave the smoke vent in the north gable unobscured. Due to the loss of most of the ground-floor framing at the north end of the main range, there is no evidence for the relationship between it and the original front range.

Phase Two: north extension to the main range

As noted above, there is considerable uncertainty about the original arrangement of the plot north of the surviving main rear range. It is plausible that there was some form of structure fronting onto the street even in the early 14th century, although this has been totally replaced. The construction of the surviving front range forms Phase Three (see below), but there is a section of roof structure surviving, which appears to be later than the main rear range, but which may be earlier than the present front range.

Externally this section is visible as a continuation of the roofline of the main rear range over the later front range (see Figure 2), butting up against the (later) 78-80 Barton Street on its eastern side. Internally, evidence is now extremely limited (and most of it is only visible via the smoke vent opening in the north gable wall of the main range) so close examination of the roof structure is not possible. However, the limited visual analysis possible provides some important evidence.

As visible the area may represent an additional bay added at the northern end of the main range. Nothing below roof level of this structure appears to survive, as it has been truncated by the front range, and to the east it has been truncated by the reconstruction of 78-80 Barton Street. At roof level this is represented by the timber scarfed onto the end of the central purlin on the west side, immediately north of frame 1 (see Figure 34).

This runs northwards as far as the (later) roof of the front range. Around this the common rafters have been concealed by plaster, but at high level above an inserted floor level, the plasterwork has fallen away to reveal that the common rafters have a significant amount of smoke blackening on them, as though relating to a structure with an open hearth (Figure 68).



Figure 68: The inside of the additional roof space above the east end of the front range, looking north. The flat plaster wall to the right is the side of the adjoining building, 78-80 Barton Street. [Johanna Roethe © Historic England]

In his analysis Stanley Jones suggested that the southern part of the front range's east bay formed an open hall built as part of the construction of the front range, as he saw smoke blackening on the roof timbers. It is possible that this refers to this space. However, having an open hall in this location appears unlikely as it would have been far more logical to have incorporated an open bay of this phase within the front range, which is roofed in the opposite direction (east-west rather than north-south), rather than to construct something which is essentially roofed in line with the earlier rear range. Moreover, in following the roofline of the main (rear) range, it is considerably taller than the front range, which would also seem to be structurally unnecessarily complex as part of the later phase.

It seems more likely that this in fact represents a residual section of a structure built after the main range but before the existing front range. It may represent part of a structure which ran in line with the rear range and up to the street front to the north, although there is no evidence surviving for it continuing this far.

There are other changes within the main (rear) range which might form part of this phase – although the connection of this with the construction of the additional bay is extremely speculative.

The construction of the additional bay (or any larger structure it formed part of) would have rendered the original smoke vent in the north gable end of the main range useless, as the smoke would have fed into the roof over the later structure. This may have led to the modification of this opening. As already noted in Phase One, there is evidence for a later timber frame inserted within the opening, nailed to the original staves (see Figure 37). The nails have flat and circular heads.

Stanley Jones's 1960s photograph of this opening shows a series of wattles which appear to be fixed into this frame (see Figure 13). The upper wattles have all been removed and the lower part of this area is now concealed. These were smoke blackened, suggesting they formed part of a relatively early alteration, while the open hall was still in use.

Over this northern end of bay A of the main (rear) range, there is also evidence for the truncation of two common rafters on the west side (Figure 69). They have been cut off immediately above the upper purlin. Again, this seems to have happened at a relatively early stage as the sawn-off ends show some signs of smoke blackening. Immediately north of this, the trench for the upper purlin as it passes over the northern frame has been cut back, as though to take an additional horizontal timber (see Figure 36). Truncated common rafters of this form are often associated with the position of louvres which rose above the roofline. There was normally a horizontal timber sitting above the common rafters, to support the superstructure (see for example the reconstructed louvre at the Royal Hope Pole Hotel in Tewkesbury, in a rear wing of the early 15th century [Figure 70]).¹⁴¹ Such an arrangement in the main range here would have been

unnecessary as part of the original construction of the main range, as there was a large smoke vent in the north gable end. Could all of this evidence relate to the partial closure of the original vent, and the creation of a new louvre over the north-west end of the structure, which rose above the roofline? This is speculative but would explain the modifications to the vent arrangement at a stage when the open hall of the main range was still in use. The smoke blackening of the roof over the Phase Two bay, might then relate to a residual amount of smoke which would have seeped through the wattle closure of the earlier vent.



Figure 69: Two truncated common rafters on the west side of bay A, just south of frame 1 (right), with the upper purlin in the foreground and modern rafters behind. [Abigail Lloyd © Historic England]

As noted above, the limited surviving evidence for this bay – and the lack of access to closely examine the roof structure surviving – makes interpretation of this area extremely difficult. It remains possible that Stanley Jones was right, and that this did form part of the construction of the front range, although if so, it seems an unnecessarily complex way of joining the two structures. This interpretation therefore remains tentative, although any further works in this area may well reveal more evidence to resolve some of this uncertainty.



Figure 70: The reconstructed smoke louvre in a rear wing of the Royal Hop Pole Hotel in Tewkesbury. [Rebecca Lane © Historic England]

Phase Three: the front range, c. 1450-1550

At some point any earlier structure fronting the street was replaced by the current front range. Its date is relatively uncertain as few datable features are visible today, although there are some stylistic clues to suggest it was constructed in the late medieval period. As noted above, there has been some suggestion that 78-80 Barton Street to the east originally formed part of the plot with nos 81-2 – given the location of the main rear range partly overlapping the modern plot division. If this was the case then it seems that the plot may have been sub-divided and in separate ownership by the time of the reconstruction of this range, as the structure built seems to have spanned nos 81-2, and possibly continued further to the west (see below), but there is no evidence that it continued further to the east.

Nearly all of the timbers sampled for dendrochronological testing – including two wall plates, the purlins and a principal rafter – are of elm which is not easily dated through ring-width dendrochronology.¹⁴² The only oak sample, from the east corner post of the street front, could not be dated.¹⁴³ Radiocarbon dating of the timber samples may provide further dating information.

The present dating relies on the observations of Stanley Jones in the 1960s. He saw smoke blackening on the rafters and purlins of 81 Barton Street, the eastern bay of the front range, and concluded that the southern part of this bay was a full-height hall which continued under a storeyed bay to the west.¹⁴⁴ He found other examples of this late medieval hall type in Tewkesbury, which was common by about 1500.¹⁴⁵ However, none of his examples are precise parallels with the front range of nos 81-2 and none were jettied to the front (see section on Stanley Jones's investigation). Nevertheless, some of the features of the front range support a late-medieval or possibly early 16th century date, as the overall form of the frame is similar to other surviving structures of this period in Tewkesbury.

The front range consists of two bays and is only one bay deep. It has a pitched roof running parallel with the street. As constructed the range appears to have been structurally separate from the rear range, as there seems to have been a small gap between the front range and the main range. This structural separation is apparent on the first floor where the area of the former chimneystack (south of the original wall plate) has been incorporated into the room (Figure 71) and in the attic, whose modern floor level is just above the tiebeam (Figure 72).



Figure 71: The former wall plate at the rear (south) of the east bay at first-floor level. The timber behind may be part of frame 1 of the main range. [Johanna Roethe © Historic England]

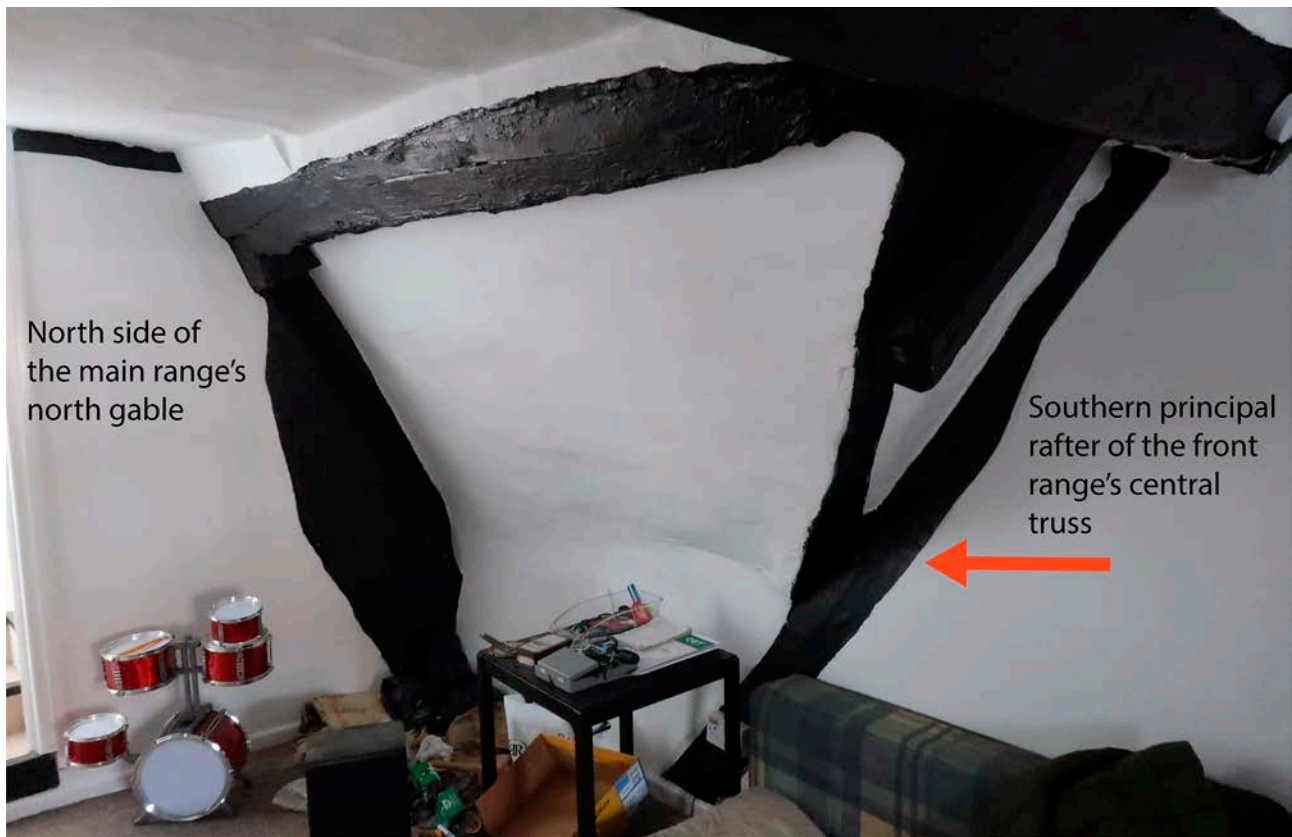


Figure 72: Annotated photograph showing the relationship of the main range (left) and the front range (right) at the current attic level. [Johanna Roethe © Historic England]

The ground floor of the front range has been much altered and the street elevation rebuilt in brick. Jones thought the front range was originally jettied at first-floor level (see Figure 10) but it is unclear what his evidence for this was as there are now no timbers visible inside the ground floor to confirm this arrangement. The original plan form at ground-floor level is unclear, although Jones suggested that the east bay of the two-bay structure was split, with a floored section towards the north (facing the street) and an open hall behind (see Figure 10). He suggested the hall was then open to the floored bay to the west. It is impossible to confirm this from the surviving evidence. At first-floor level the building was certainly subdivided by a partition along the central truss, but the original configuration to either side of this is unclear. If Jones's reconstruction is right then the east bay would have had to be sub-divided with a lateral partition at first-floor level as well, but again there is no surviving evidence for this.

The framing of the front range comprised three pairs of posts defining the two bays. Of the eastern pair of posts, only the jowled post to the north is visible at first-floor level (Figure 73). The southern one may survive hidden within the walling. Both posts of the central cross frame are visible; that to the north is jowled, the southern has a splayed head (Figures 74 and 75). Of the western pair, only the south post is visible. Externally, this is the only original timber among reset timbers on the south elevation but inside it

is clear that this is the original post as it is pegged into the tiebeam (Figure 76). Today, it is partly obscured internally (Figure 77) but a photograph of 1971 clearly shows that it has a jowl.¹⁴⁶



Figure 73: The jowled corner post at the north-east corner of the front range, at first-floor level. [Johanna Roethe © Historic England]



Figure 74: The north post and tiebeam of the central cross frame at first-floor level, now incorporated into a later partition. [Johanna Roethe © Historic England]



Figure 75: The south post and tiebeam of the central cross frame. [Johanna Roethe © Historic England]



Figure 76: The south-west post, above the passageway [Johanna Roethe © Historic England] and a detail of a photograph of 1971 with an arrow pointing out the empty peg holes in the post. [© Crown Copyright. Historic England Archive, BB72/00611].



Figure 77: The south-west post and west tiebeam, annotated with the location of a carpenter's mark (III) and a scotch. [Johanna Roethe © Historic England]

There is tentative evidence that the front range may have continued at least one bay further to the west. Externally, the south-west post has several large empty peg holes, which are now partly covered but which are clearly visible on a historic photograph (see Figure 76). There are two peg holes on the east side and one to the west. The peg holes on the western side suggest a further rail running westwards from this post. It is therefore possible that the building continued for at least another bay to the west.

Each pair of posts supports a tiebeam. The tiebeams have scribed carpenters' marks, to aid in the assembly of the framing. Crucially the fact that the marks are scribed rather than chiselled is often an indication of a relatively early date.¹⁴⁷ There is a 'II' (two) on the central tiebeam (Figure 78) and a 'III' on the west tiebeam of the west gable end (see Figure 77). Presumably there is a 'I' on the eastern tiebeam although this is not visible within the present building. This suggests the tiebeams were numbered east to west, and indicates that there were no further frames east of the surviving east frame. The western tiebeam also has scotching marks, that is shallow angled scoops, which are thought to have aided the raising of the timber frame (see Figure 77).



Figure 78: A scribed carpenter's mark (II for two) on the central tiebeam at the present first-floor level. [Johanna Roethe © Historic England]

Of the north and south walls, little is visible, although it is clear that originally both walls would have been timber framed. One timber rail is shown in a 1971 photograph of the north wall, suggesting that the walling was formed of regular studs, with a horizontal rail running at mid-height along the first floor (Figure 79). Both north and south wall plates survive. In the east bay at first-floor level the original south wall has been removed, but the mortices for the regular studs of the wall are visible on the underside of the wall plate (see Figure 71).

The wall plates also supported the roof structure, which is largely intact, except for the section to the south of the east bay and immediately above the removed first-floor wall, where some of the rafters have been removed to communicate with the irregular bay between the main range and the front range (see Figure 72).

Above the wall plates and tiebeams, the form of the roof trusses is unclear, as these elements have been lost or concealed. The western truss has a surviving collar, but there is no pegging visible, so it is not clear what form the truss took (Figure 80). A single row of purlins on both sides of the roof are still visible however, as are some of the common rafters. The purlins indicate that originally the roof had windbraces, which were all later removed, as their empty peg holes remain in the purlins and one empty mortice is visible in the south principal rafter of truss 1 (Figures 81 and 82).



Figure 79: The first floor of the front range photographed in December 1971, looking north-east. The west bay is to the left, the east bay to the right. [© Crown Copyright. Historic England Archive, bb72/00617]



Figure 80: The west truss in the attic of the front range. [Johanna Roethe © Historic England]



Figure 81: Purlin with peg holes for the former windbraces, north side of west bay in the attic of the front range. [Johanna Roethe]

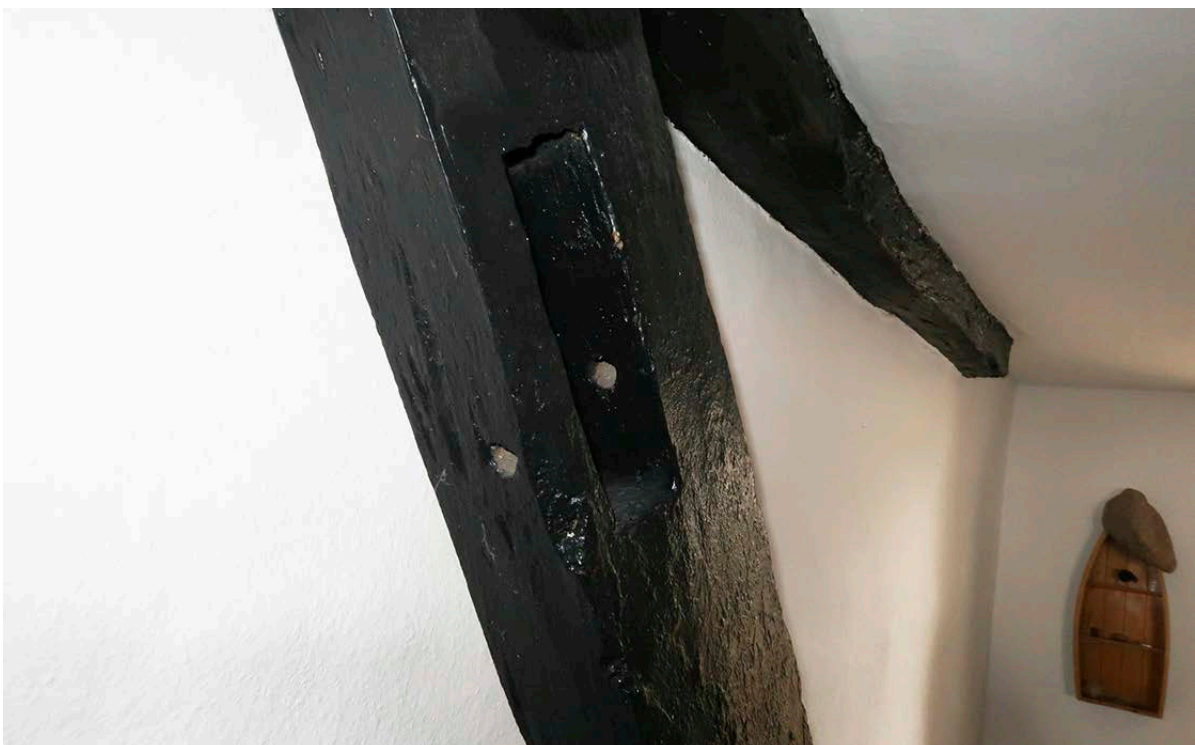


Figure 82: The south-east principal rafter with an empty mortise for a windbrace. [Johanna Roethe © Historic England]

The collar of the central truss (truss 2) also survives in the attic but it is embedded in a later partition and there is no visible evidence of original closure. At first-floor level there is also little evidence for any original closed partition, as a later partition and a modern doorframe have been inserted below the central tiebeam. However, photographs from 1971 show the partition without a doorframe (Figure 83, see Figure 79). They show that the central stud of the later partition sat within a large mortice, indicating the position of an original stud. This suggests the frame was originally closed at first-floor level. Originally, the first floor was open to the roof, as it appears that the current first-floor ceiling is a later insertion.

It is unclear where the smoke blackening seen by Stanley Jones was. The smoke blackening visible in the irregular bay between the main range and the front range has been discussed in Phase Two, and it is possible that this is what Jones was referring to. It is also possible that he saw further smoke blackening within the front range, but this is no longer visible as the timbers have been heavily painted.



Figure 83: The ceiling beam in the west bay with a jewel stop and the large mortice for the original central stud, with later infill (bottom) in 1971. [© Crown Copyright. Historic England Archive, bb72/00619]

Phase Four: 17th century

There is evidence of a substantial phase of upgrading and alteration to both the front range and the main range in the 17th century. It is likely that this is connected with a continued commercial use of the front range, probably with domestic accommodation above. The changes to the main range are apparently connected to continued domestic use of this range.

As in many other medieval houses, the open hall of the main range was subdivided to insert a first floor and chimneystacks inserted during the 17th century. There is little remaining dating evidence for this phase but based on historic photographs the bricks in one of the chimneystacks appear of a size consistent with a 17th-century date (see Figure 14). There is also significant evidence of a substantial phase of sub-division, with many of the ceiling beams and other features having stylistic evidence of this period.

Within the main range a ceiled first floor was inserted in the open hall in bays A and B and the interior was subdivided by timber-framed partitions. Surviving features in the main range which belong to this phase include a pegged timber-framed partition which extends axially between frames 1 and 3 on the first floor (Figure 84) splitting the space into east and west rooms. It is unclear how these were accessed as the present doorway appears later, but there may well have been an arrangement where one room led off the other. It seems likely that when the partition was created the rooms were also ceiled over, creating an attic or separate roof space above, as otherwise the partition between the rooms would have to have risen to the apex of the roof structure. The ceiling structure is now largely concealed. It is likely that the other areas of the building saw further such sub-division, but much of the evidence for this is now covered.

The roof space above the ceiling in bays A and B was seemingly not fully utilised, although one upper arch brace of frame 2 was removed for a low-ceiled lath-and-plaster attic room which may date from this period or later (see Figures 22 and 46).

As part of the reorganisation of the space several brick chimneystacks were also inserted into the building. One chimneystack was built north of frame 1 of the main range, blocking the former smoke vent (see Figure 13). Just to the east of this was another ground-floor fireplace shown in the 1960s plan of the building (see Figure 10), which appears to have had its own stack which may also have been of a 17th-century date. A third stack was built against the north side of frame 3. The brickwork of the stack north of frame 3 is visible in historic photographs (see Figures 14 and 55) and the size of the bricks appear consistent with a 17th-century date. By the 1970s there was substantial brick masonry to the south of frame 3 on the ground and first floors, which may have been the remains of another stack (see Figures 23 and 24).



Figure 84: East side of the timber-framed partition in Bay A. [Johanna Roethe © Historic England]

A similar process can be seen in terms of the alterations to the front range. It seems likely that if there was an open hall in the rear part of the front range's east bay it was floored and ceiled. There is also evidence of subdivision in the front range as part of this phase. This may relate to the use of the property as two separate shops by this phase, with separate domestic accommodation above – which was certainly the case in subsequent centuries (see below). The first floor of the front range was divided into two bays by a timber stud partition on the line of the central cross frame with no evidence of a 17th-century doorway between the two first-floor rooms (Figure 85). The studs are set into a sill plate. Although the first-floor ceiling in the front range is currently covered in modern plaster, a photograph from the 1970s shows an axial beam in the west bay (see Figure 83), which has a chamfered edge and a chamfer stop with a jewel stop form, with a run-out stop with notch, which is a form of chamfer stop associated with the 17th century.

It is unknown if the front range's attic was in use at this time, in which case the rear rafters and windbraces may have been removed at this stage. Alternatively, they may have been removed in the following century (see Phase Six).



Figure 85: The 17th-century timber stud partition and the original central jowled post in the east room on the first floor of the front range. [Johanna Roethe © Historic England]

Probably also during this period the upper floors of the main range and the front range were first structurally connected. The chimneystack between the two ranges served both buildings and it seems likely that this was the original arrangement. On the first floor the insertion of the stack into the space between the main range and the front range required the removal of the rear wall in the east bay of the front range, leaving only the wall plate in situ (see Figure 71).

Phase Five: c. 1715

The neighbouring property, 78-80 Barton Street, was in use as an inn by the 1660 (see discussion above) and appears to have been rebuilt for inn use in around 1715. This caused several alterations to the front range and main range of nos 81-2. The inn's name at the time is unknown; it was later known as the Maidenhead (by the 1770s) and the Star & Garter (by the 1790s). The date of 1715 can be found on a lead rainwater hopper at the rear of the front range of nos 78-80 (Figure 86). While this is not reliable evidence in itself, as rainwater goods are often renewed or replaced, it is consistent with the early Georgian style of the street elevation (see Figure 9), particularly the corner quoins and the wide plat bands dividing the storeys which can also be found in other

early 18th-century buildings in Tewkesbury, like 77 Church Street.¹⁴⁸ The west side of the oblong courtyard behind the front range of nos 78-80 has a first-floor timber balustrade (Figure 87). The form of the turned, vase-shaped balusters matches the profiles common in the late 17th and early 18th centuries.¹⁴⁹ As reconstructed, nos 78-80 was formed of a three-storey brick range fronting the street, with a central entrance leading to a courtyard to the rear. The courtyard was flanked by east and west courtyard ranges which ran back from the front range. These were two storeys in height.



Figure 86: The lead hopper with the date '1715' at the rear of the front range of 78-80 Barton Street. [Johanna Roethe © Historic England]

The west courtyard range of 78-80 Barton Street was built up against the east side of the main range of nos 81-2. It seems likely that a brick-lined lightwell was inserted into the eastern side of bay B of the main range when the neighbouring property to the east was built in about 1715 against the property boundary with the main range, blocking its light (see Figure 10). It was removed in the late 20th century.



Figure 87: The south (left) and west (right) ranges of the former inn's courtyard. [Johanna Roethe © Historic England]

As described in Phase Two, the section north of the main range which now connects with the front range may have built prior to the construction of the front range. It remains possible however, that it is in fact a later structure reusing elements of an earlier building. If so, it may belong to the phase of alteration which took place at this time, although this is considered less likely at present. If it was constructed before the front range, then it was altered as part of this stage by the construction of the inn which now forms nos 78-80 to the east. When the front range of this building was rebuilt with three storeys, this appears to have truncated the roof structure of this section of the main range, creating in effect a lean-to roof over this northern extension of the main range, and also over the eastern bay of the front range, where the rear part of the original roof structure in this area was also truncated (Figure 88). Internally the upper part of the remaining roof space in the north extension to the main range was lined with lath and plaster to provide an unlit attic room (see Figure 68). It is unclear how this was accessed.

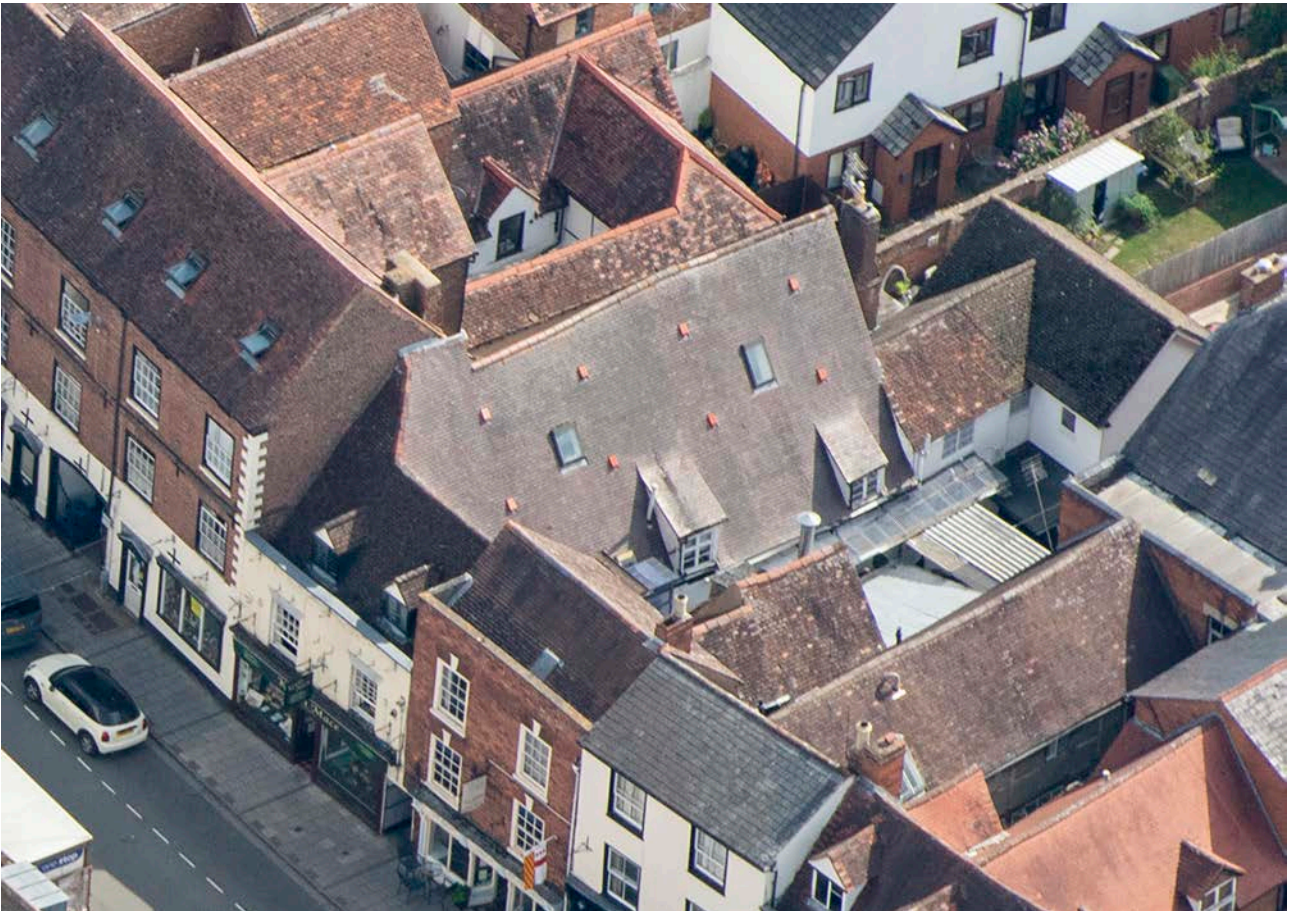


Figure 88: Aerial photograph taken in 2021, looking south-east. [Damian Grady © Historic England Archive, 35125_007]

The complexity of the sub-divisions of this phase strongly suggests that the building was now in use as a series of separate properties rather than providing a single high-status residence as it had done in the medieval period. This type of use may well have seen regular alterations to the building, with partitions moved and removed to serve the need of various tenants. As such it is difficult to accurately reconstruct the overall plan form and use of the building in this phase. While it is likely that the front range continued in commercial use, with domestic spaces above, the rear range may have been used as premises for both commercial and domestic activities.

Phase Six: late 18th century/early 19th century

By the late 18th century the front range appears to have been functioning as two separate shop units, a subdivision which may have happened originally in the 17th century. It is likely that the domestic accommodation above was also divided, providing accommodation for the two shopkeepers and their families. It is likely that the rear range was subdivided by this date as well. Parts of it may have been in use as storage and ancillary accommodation for the commercial units in the front range, but other sections were heated and therefore presumably inhabited.

Like many other buildings in Tewkesbury, the front range of 81-82 Barton Street was refronted in brick in the 18th or early 19th century to modernise its appearance.¹⁵⁰ Of this refronting only the upper floor survives, with brick laid in English bond and two windows with flat arches of rubbed bricks (Figure 89). Until about 1978 the two windows were of different height (see Figure 9) which suggests the extent to which elements of the building might have been modernised separately given the divided tenancy of the front range. The parapet of the brick front rises above the roofline of the building, a common feature which is designed to give the building the impression of larger, more classical proportions. If the front range originally had a jetty (as suggested by Jones), this may have been underbuilt at the same time.



Figure 89: The north elevation of the front range in 2023. [Steven Baker © Historic England Archive, DP325781]

The west wall of the front range inside the alley was probably also rebuilt in brick at the time (Figure 90). The wall incorporates six vertical timbers (posts or studs) and several horizontal rails. None of the timbers are pegged into each other and they are likely reused, possibly from the timber-framing of the original west wall. The beam to which the sign 'Mason's Court' is attached is clearly reused as it has a redundant groove and peg holes.



Figure 90: The west wall of the ground floor of the front range from Mason's Court, looking north-east. [Johanna Roethe © Historic England]

It is likely that as part of this work the alleyway running to the rear of the property was widened slightly from its original size. Originally, the alleyway respected the property line between the western side of no. 82 and the adjacent property, no. 83, as is indicated by the south-west post of the original front range, which still survives at first-floor level (see Figure 76). This must originally have been a full-height post running up from ground level, creating a relatively narrow alleyway. At some stage, and possibly around the same time as the brick refronting, the passageway was widened to the west, encroaching into the adjacent property (see Figure 89). This may have been done in connection with the subdivision of the main range into separate properties, which would have increased use of the alleyway, or it may have been to provide access for bulkier goods relating to the use of the commercial units. It is likely that no. 83 also benefited

from improved access from the street front to the rear parts of their property, which would explain their willingness to allow the passageway to encroach upon the ground-floor area of their property.

It is likely that the attic of the front range was first taken into residential use in the 18th or early 19th century. The windbraces were removed and the dormer windows to the street were inserted. The dormers have leaded casements, timber mullions and swivel catches which appear to be consistent with that date. It is possible that a replacement attic floor structure was constructed at this point, above the level of the tiebeam. There may have been stair access to the upper floors within the front range or, alternatively, a stair within the main range could have provided access, as was the case in the 1970s.

The west elevation of the main range towards the alleyway was also rebuilt in brick at this time. Historic photographs show two segmental arches over small-paned windows, which appear consistent with a date in the 18th or early 19th century (see Figures 11, 20).

Towards the end of this period, a staircase was inserted at the north end of bay A in the main range. It had a balustrade of turned balusters in the shape of tapering columns, which are consistent with a late-18th- or early 19th-century date (see Figure 21). The staircase was removed in the late 20th century.

Phase Seven: mid- to late 19th century

By the mid-19th century the Census records indicate that the front range was in use as two commercial premises, and that there were further residents living in the court to the rear. The map evidence suggests that the main range was in fact subdivided with the northern parts being used as part of the commercial premises on the street front, but the southern part potentially in use as a separate domestic residence. This subdivision may in fact have happened earlier (see Phase Six above).

It seems likely that the two shopfronts of the front range, which were extant by 1903, were inserted in the later 19th century (see Figure 7). Although they are modest, they had typical features of the period, like large plate-glass windows, lettered fascias and a deep entrance lobby for 82 Barton Street.

Probably during the mid- to late 19th century, three ranges were built to the rear of the main range, although they may have incorporated some earlier fabric. These are shown on the 1883 OS Town Plan (Figure 91, also see Figure 2), and may again relate to the letting of properties to the rear for use as small domestic residences. It appears that they were not all constructed as part of a single phase, however. The first to be built appears to have been the gabled two-storey cottage at the south-west of the main range (see Figure 11). Not much of its exterior is visible today. According to historic

photographs, it has a straight joint to the brick work of the main range and its brick bond is predominantly stretcher bond. It shares a chimneystack with the small, single-storey range to the east. In 1971 it had a ground-floor sash window with small window panes and no horns to the sash frames, features which are suggestive of a date in the early to mid-19th century (see Figure 20). According to the 1883 Town Plan its southern bay had a covered passage on the ground floor, which has since been incorporated into the building (see Figure 91). This suggests a non-domestic use, such as stables or storage, either in this extension or one of the adjacent ones.

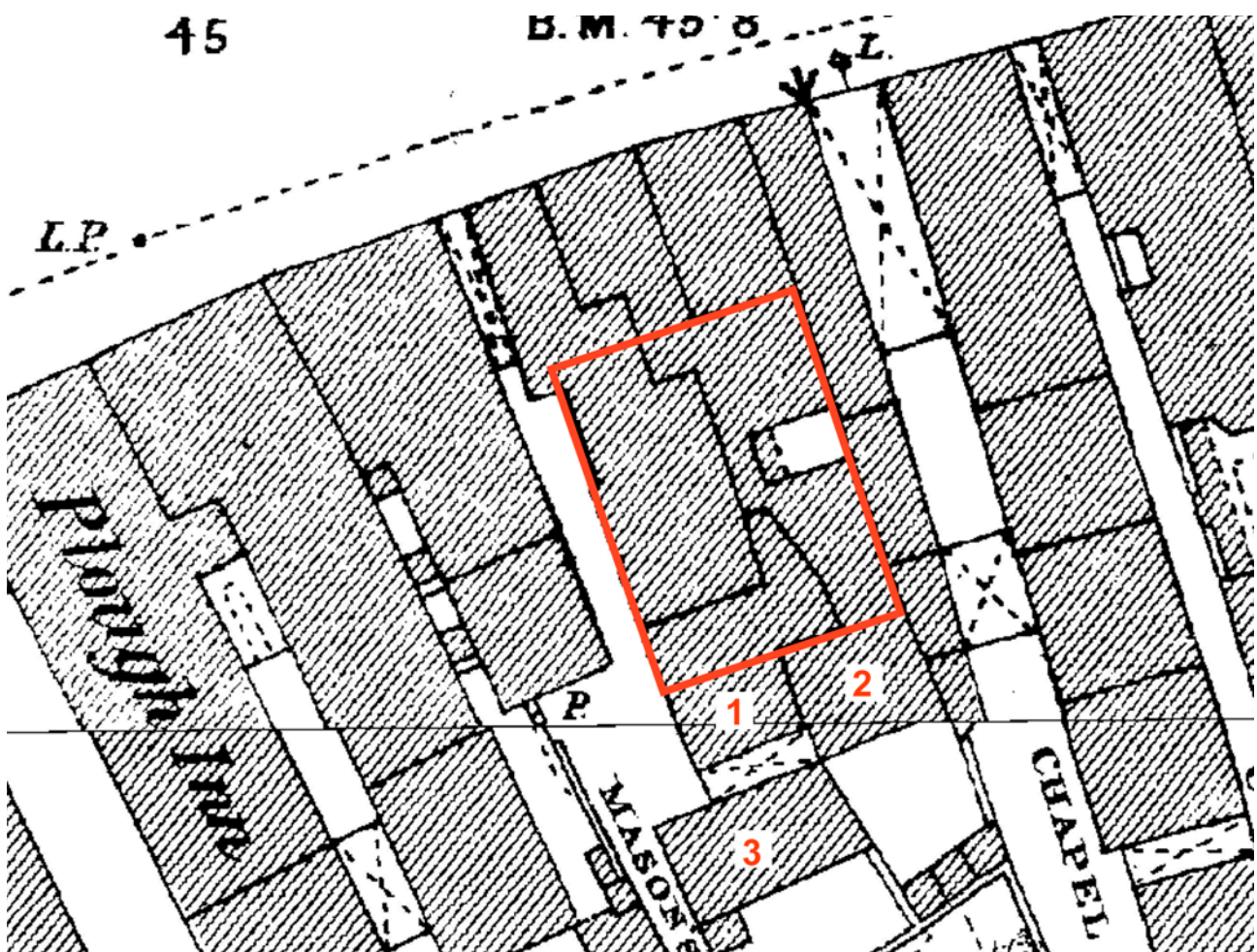


Figure 91: Detail from the OS Town Plan (surveyed in 1883, published in 1885, sheets XII.9.24 and XII.13.4) with the approximate extent of the main range outlined in red and the three southern ranges numbered in order of their probable sequence of construction. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2024). Licence numbers 000394 and TP0024.]

Probably shortly after this first addition, a second, single-storey range was built in east of the earlier extension and south of the main range (Figure 92). Originally with a pitched, tiled roof, the only visible elevation has been much altered (see Figure 18). Although evidence for this extension's date is slim, its small scale suggest that it is a piecemeal infill of the angle between the main range and the earlier extension. A third range was built to the south-west of this. As it was replaced in 1970s and no historic photographs are known, its construction date is unknown but, based on map evidence, must have been before 1883 (see Figure 91).



Figure 92: The flat-roofed, single-storey range to the south-east of the main range (centre) and to the left the 1970s rebuilding of the third 19th-century range. [Johanna Roethe © Historic England]

Phase Eight: 20th and 21st century

During the 20th century a number of incremental changes took place and one major phase of alterations in the 1970s and 1980s. Much of this work related to the creation of modern, commercial premises for a butcher's shop in the front range, which necessitated alterations within this range, and in the northern part of the main range. The remainder of the main range was also adapted for commercial use, although domestic spaces were still provided at the very south end of the main range, and the upper floors of the front range.

In 1961 radio-shop proprietor J. T. Wall united the two shops in the front range and installed a new shopfront. It is likely this included alterations within the building as well. By the 1960s there were two dormers in the west slope of the main range (see Figure 11). Unlike the gabled dormers to the front range, these are flat-roofed. The northern one is slightly taller, so it is possible that they were constructed at different times but precise dating evidence is lacking. These must have provided additional light in the main range, perhaps due to more limited light on the western side due to the development of the rear part of the adjacent property.

By 1970-1 there had also been changes to the south of the main range. The earlier south-west range, shown on the 1883 map (see Figure 91) was replaced by a two-storey cottage (see Figures 18 and 92). This now forms part of 1 Mason's Court. In 1971 the south elevation of the single-storey range to the east of this was altered with the installation of new, two-leaf French doors (see Figure 18). Its pitched roof was replaced by a flat roof soon after.

Between about 1978 and 1986 a major programme of alterations was carried out to the whole property. A new shopfront was installed in the front range and the east window on the first floor shortened and reglazed to match the west window. The ground floor of the main range was probably already used in conjunction with the shop in the front range; both were modernised and adapted for use as a butcher's shop. The early features Stanley Jones saw on the ground floor, like the window in the west wall, the door in the east wall and the bracket for the solar floor, were either covered over or removed.

The upper floors of the front range were converted to two flats, with a new internal staircase from the first to the second floor. A new metal external staircase was built in the corner of the front range and the main range, leading up to a first-floor landing for the two flats in the front range and the first floor of the main range (Figure 93). The walls of the cellar under the front range were lined with concrete blocks. Instead of the cellar being accessed from inside the ground floor of the main range as was previously the case, a new cellar stair was constructed in the alleyway, under the metal staircase.

The upper floors of the main range were subdivided as follows: On the first floor, staff toilets and an office (2 Mason's Court) with a small kitchen occupied the northern two bays and the southern two bays remained part of 1 Mason's Court, the residential property that also comprised the rebuilt cottage of 1970-1 and the two earlier south ranges. On the second floor, the northern bay was part of the second-floor flat in the front range (3b Mason's Court), and a larger door opening was formed between the two. The office (2 Mason's Court) occupied the remainder of the second floor of the main range.



Figure 93: The alleyway, looking north towards the metal staircase installed in the 1970s-80s. The main range is to the right. [Johanna Roethe © Historic England]

Inside the main range, most existing subdivisions and all staircases were removed and new partitions and one new staircase inserted. The second floor has the fewest subdivisions, with the only partitions on the line of the roof frames. Only bay C is open to the ridge piece at second-floor level; in the other bays a small roof space for water tanks and other services was created by inserting a high ceiling. The earlier lightwell was also removed, and new rooflights installed on the lower parts of the roof, to light some of the sub-divided spaces at first- and second-floor level.

As part of the removal of the large stack on the north side of frame 3 the ridge piece was cut just above the frame and the section between it and the splayed scarf about 30cm to the north removed. The remaining ridge piece is now propped up (see Figure 54). Three rafters on each side have been replaced as part of the same works.

Discussion

As a building of 1300-20 (and probably early in that date range), the main range is one of the earliest known surviving domestic buildings in Tewkesbury, and is notable in a regional and national context as well. For example, in Gloucestershire there are only eight buildings with timbers which have been dendrochronologically dated to before 1300 and only another 13 buildings dated to between 1300 and 1399.¹⁵¹

In Tewkesbury it represents the earliest identified upstanding domestic building. Only the cellar under 89-90 Church Street, which has been stylistically dated to the late 13th or early 14th century, is currently known to have fabric which may be earlier.

In a regional and national context it is also particularly notable as a rare surviving cruck building in an urban location, and also for the survival of a number of unusual constructional features, connected to its relatively early date.

The original plot layout

The plan of the building at Barton Street follows the ‘right-angle type’ of medieval urban halls as defined by W. A. Pantin, that is an open hall range which is perpendicular to the street.¹⁵² In use by the late 12th century, this plan form was well suited to long narrow urban plots, as a longer hall could be built to the rear of the plot, generally behind a front range that was parallel with the street.¹⁵³ Pantin also set out two subcategories, including the ‘narrow plan’, where the hall occupies the entire width of the plot, or the ‘broad plan’ where there was a courtyard arrangement.¹⁵⁴ At 81-2 Barton Street rear access is now provided by the alleyway running alongside the hall. If this was the original arrangement it would sit somewhere between Pantin’s two types, but it has been observed in other urban contexts.¹⁵⁵ If the plot did originally incorporate part of what is now nos 78-80 to the east then the range may also have been flanked by a further open area to the east. This is apparently confirmed by the structural evidence, as observed by Stanley Jones, for an original doorway the east elevation of the building. Jones assumed this suggested a cross passage arrangement, but there was in fact no evidence for a corresponding west doorway. The evidence as Jones saw it therefore perhaps suggests that the eastern side of the plot provided the principal entrance into the range. Given the uncertainties around the original plot layout it is possible that the range sat as part of a courtyard arrangement to the east or west – rather than having its present restricted plot arrangement.

It is also notable in this context that the analysis of the evolution of Tewkesbury has suggested that Barton Street was less favoured for development than the other principal streets in Tewkesbury as the lower lying land was more vulnerable to flooding.¹⁵⁶ The survival of this high-status 14th-century range may perhaps indicate that this was not in

fact the case, as it suggests someone with considerable means investing in property on the street. Perhaps Barton Street provided greater scope for development on a larger plot suitable for a hall of a considerable size, if it had been less built up by this date. It is also possible that while the area was vulnerable to flooding, access to the River Swilgate at the rear of the property provided some advantage – perhaps in terms of access to the waterways around Tewkesbury which were vital to the town's economic prosperity. This is purely speculative, but is paralleled by the plot arrangements seen in other riverine towns.

The original plan form of the main range

As set out above, fabric analysis suggests that the main range was a four-bay range, set back from the street. The two northern bays of the main range were an open hall with a hearth as it has smoke blackening in the roof and a smoke vent in the north gable. The smoke blackening also extends to the outside of the gable, so it seems the original front range must have been of a lower height. There are signs of weathering on the south side of frame 5 and potentially on the north side of frame 1, further suggesting that the current main range represents the full extent of the original structure.

Many urban medieval houses were forced to use modifications of the typical three-part plan of a medieval open hall flanked by service rooms at one end and an upper end at the other. This was also the case at 81-2 Barton Street. The main range appears to have had a first-floor solar at the south end of the open hall, possibly over service rooms. There is tentative evidence for an access point at the south end of the hall and just north of frame 3, in the form of an original door in the east wall which Jones described. He interpreted this as part of a cross passage arrangement, but it is not clear that there was any definite evidence for a west doorway of the same date. The original front range towards the street was probably at least partly in commercial use.

Stanley Jones identified a few other examples of the right-angle type of medieval urban hall in Tewkesbury. For example, Newton House at 27 Church Street is a partial survival of an open hall of the 15th century. It has an intermediate truss with a cambered tie- and collar beam and cusping in the triangular opening above the collar beam.¹⁵⁷ The hall was reached from the street by a side passage through the front range.¹⁵⁸ Another example is the Royal Hop Pole Hotel, a medieval inn, which had a storied street range with a felling date range between 1409 and 1443 and two ranges to the rear flanking a courtyard, one range with a felling date range of 1410-46 and another range with a crown-post roof with a felling date range of 1374-1410.¹⁵⁹

Urban cruck-framed halls

Not only is 81-2 Barton Street the sole surviving cruck building in Tewkesbury but it is also a rare example of a cruck building nationally in an urban context.

Although large cruck-framed buildings, like barns, can be found in rural contexts, large cruck-framed urban buildings are more unusual survivals. This is probably due to the more valuable and hence smaller plots in town and city centres and a greater rate of loss due to redevelopment. Surviving examples indicate that they were probably widespread within the parts of England with a tradition of cruck framing (i.e. the north and west), with a cruck building surviving in Stockport, Greater Manchester (c. 1460), and several in Dunster, Somerset (dated from the early 14th century onwards). These examples generally sit directly on the street front, however, and are orientated parallel with the street. Only a few of the surviving urban halls of Pantin's 'right-angle' type are of cruck-framed construction.

One such example is the urban, right-angle hall at 15 Fore Street in Taunton, Somerset, which overlooks the historic market place.¹⁶⁰ This building includes an open hall, which has been dendrochronologically dated to 1323-4.¹⁶¹ However, instead of the full crucks seen at 81-2 Barton Street, it has a roof structure with different types of cruck: It has three base-cruck frames and two intermediate frames of jointed-cruck form and a roof with a crown-post superstructure. At either end are storeyed units, both of which are also at right angles to the street. The rear of the building could be accessed by a side passage which runs alongside the ground floor and under the first floor.¹⁶²

Another example of a cruck-framed hall sitting at right angles to the street has tentatively been identified in the rear range at 6-7 High Street in Market Harborough, Leicestershire. In 1977 the RCHME investigated the building and found one full cruck frame in the rear range.¹⁶³ However, they concluded that the front range and cruck-framed range were 'both probably erected during the 16th century'.¹⁶⁴

More frequent are modest two- or three-bay cruck-framed houses which are generally one-and-a-half storeys high and whose plan is parallel with the street. These generally survive in smaller and less successful towns, where the pressure for redevelopment has been proportionately lower. These generally have a conventional tripartite arrangement (parlour, open hall, service room), further emphasising that these were locations where the urban phenomenon of development pressure on plots was not really felt. Examples can be found in Dunster, Somerset, including 12-14 High Street, 7 Church Street, 26-28 Church Street and 11 West Street, all dendrochronologically dated to the 14th century.¹⁶⁵ Later 15th-century examples can be found in Lacock in Wiltshire and Much Wenlock in Shropshire. Smaller examples of cruck-framed buildings can also be found in some larger urban settlements. For example, two 15th-century cruck-framed buildings at 18-21 Abbey Foregate in Shrewsbury, Shropshire, consist of two bays each.¹⁶⁶

Size and height

It is likely that the arrangement and position of the main range at 81-2 Barton Street were partly dictated by the size of the available plot, although as noted above the original extent of this is not clear. Nonetheless, plot size was a key consideration in the construction of most buildings of this type, so is likely to have been a determinant here. The internal width of about 8.5m (27ft 8in) and length of about 10.7m (35ft 1in) mean this is a relatively large cruck-framed building. Although the urban plot provided some constraint, it is clear that those responsible for the building's construction had scope to build something of considerable size, and still have space to allow external access down the side of the plot.

By comparison, the hall range at 15 Fore Street in Taunton is of a similar width – 8.5m (28ft) wide – but longer because of the addition of storeyed end units at either end of the open hall, which is 7.6m (25ft) long. The storeyed end units are each around 5.2m (17ft) long, giving a total length of the building of 17.9m (59ft).¹⁶⁷ By comparison, the main range at 81-2 Barton Street has only one such storeyed end unit which is about 4.6m (15ft) long, and the hall measures about 6.1m (20ft).

At about 8.9m (29.2ft) high (from the ground level to the internal apex of the roof) the main range at 81-2 Barton Street is unusually tall for an urban and domestic cruck-framed building. F. W. B. Charles and Mary Charles described the building as 'peculiarly lofty in its interior proportions'.¹⁶⁸

Generally, comparative figures for the height of cruck structures are difficult to find but Alcock and Miles's study of the medieval peasant house in Midland England provides some assessment of the scale of the cruck buildings that formed part of their study.¹⁶⁹ Of the 73 cruck-framed buildings they examined, the tallest was 27ft 6in (just under 8.5m). This is the 14th-century open hall of Tudor House in Steventon, Oxfordshire.¹⁷⁰ The scale and status of this example are remarked upon in the study.¹⁷¹ However, although technically classified a 'true cruck' (because it rises from the ground) the blades above the collar are formed of separate timbers. The 13th-century cruck-framed hall at Stokesay Castle, which has an internal width of 8.8m (28ft 9in), is 8.7m (28ft 6in) high, from the foot of the blades to the top of the ridge.¹⁷² These comparative figures suggest that the main range at 81-2 Barton Street is indeed one of the tallest domestic cruck-framed buildings surviving in England.

Of course, the scale of some cruck-framed barns was considerably larger than domestic structures, and where these survive they can be of exceptional size. For example, the early 14th-century Leigh Court Barn in Worcestershire, acclaimed as the largest cruck building in England, measures around 42.6m (140ft) long and 10.3m (34ft) wide.¹⁷³ However, they were generally built by the largest landowners, particularly monastic estates, which further serves to underline the resources required to build structures which utilised such large-scale timbers.

The smoke vent

A notable feature of the building is the smoke vent in the north gable of the main range. As described above, this was carefully formed immediately above the collar in the end frame of the building. Its interpretation as a smoke vent is reinforced by the degree of smoke blackening around the opening, on the upper collar and on the surviving outer surface of the gable end. No other examples of this type of vent have been identified, although given the rarity of surviving urban buildings of this date that is perhaps not surprising. The arrangement must also have been relatively inconvenient, as there are no indications of slats or other means of protecting the opening. It is possible that some means of protection in the form of a hood was provided, although if so there is no surviving evidence for this. As such at the moment it does not seem to have provided much protection from the ingress of water and weather more generally.

It appears that the oblong opening was slightly altered later in the medieval period with the addition of nailed-on pieces of timber and associated wattles. These too are smoke-blackened and may indicate some later attempt to protect the opening from the weather – or they may relate to modifications to the north end of the structure later in the medieval period.

Most medieval halls probably had some form of vent to expel the smoke from the open fire. A number of different forms are known, although a comprehensive typology is hampered by the lack of evidence in many buildings. Generally, where evidence survives they seem to have taken the form of a raised louvre structure on top of the ridge or a smoke vent in the gable.¹⁷⁴

While no direct comparators for the Barton Street vent have been identified, the positioning of the vent near the apex of one end of the building does have parallels. Most surviving vents in gables appear to have been triangular open panels at the apex of a half-hipped or gablet roof. This is a feature particularly associated with the south-east of England where hipped roof arrangements often facilitated the provision of a gablet, but such vents have been observed elsewhere. This includes in Gloucestershire the Old Bakehouse at Colethorp, a small late 15th-century house of two main rooms open to the roof (demolished in 1984). At either end of the house were smoke vents: these took the form of open panels towards the apex of the gables, which were protected from wind and rain by the half-hipped, thatched roof.¹⁷⁵ Structurally, however, these functioned quite differently from the example at Barton Street. Here the vent is built into a full gabled end, nor are there signs of any small lean-to roof to shield the vent from the elements, although it is possible that there was some sort of protection which doesn't survive.

The survival of the original infill panels around the vent is also notable. These have a distinctive form of infill, utilising well-cut staves, upon which cob or plaster has been built up and then apparently lined with some form of timber laths, possibly nailed to the staves. In the apex of frame 1, this includes the survival of plaster over the laths, and

smoke blackening on both the inner and outer sides of the frame, around the smoke vent. This survival of the internal and external finishes to the frame must also be rare in a building of this date.

Crucks and box frames

The combination of closed cruck frames with intermediate frames of box-frame construction appears to be rare and no other examples have been identified during the research for this project. While the mixing of the two different types is not unknown, it is generally the crucks which are used to form the open frames – particularly the frame of the open hall, where the form allowed for a highly decorative feature.¹⁷⁶ F. W. B. Charles and Mary Charles also commented on the use of compound-rafter frames for the intermediate frames at Barton Street and concluded that this was ‘something otherwise unknown in the cruck tradition’.¹⁷⁷

Compound-rafter frames

Another unusual detail is the use of compound-rafter frames, which form the intermediate frames of the open hall and the solar (frames 2 and 4). Such frames are formed of doubled rafters separated by square cleats or spacers.¹⁷⁸ Similar compound-rafter frames can be found in cathedrals from the 13th century. Examples include the choir of Salisbury Cathedral in Wiltshire.¹⁷⁹ The roofs at Salisbury have compound rafters separated by one square cleat below the purlin. The roof at Amiens Cathedral has square cleats above and below the purlin, as at 81-2 Barton Street.¹⁸⁰ For abbeys and cathedrals this was a long-lived roof form; a later example is the choir roof of Bath Abbey, dating from 1501-39.¹⁸¹ However, the survival of Barton Street indicates that this construction method was originally not confined to ecclesiastical buildings. More domestic buildings may have had similar roofs but they do not survive today.

Recommendations for further research

Some aspects of the history and development of the complex remain unclear. The form of the original front range remains unknown, as does the original relationship between the present front range and the main range. The overlapping plots of 81-2 Barton Street and the former inn to the east suggest some common history, either of encroachment by the inn or a division of a wider plot.

Further fabric analysis, for example during any future opening-up works to the building, might be able to elucidate some of these remaining questions. Such works should be accompanied by appropriate building investigation and recording according to Historic England's *Understanding Historic Buildings* guidance.¹⁸² They might also establish if currently hidden features on the ground floor still survive, such as the wooden window head in the west wall. Ideally, these should be preserved in situ.

Appendix 1: Stanley Jones's photographs

The following photographs of 81-2 Barton Street were taken by Stanley Jones, probably at the time of his research for the Victoria County History in around 1966-67. They are arranged as follows: the exterior first, then interior photographs north to south.



Figure Appendix 1.1: The rear (south) of 83 Barton Street (centre), with the alleyway and the west elevation of the main range at 81-2 Barton Street to the right. [© Historic England Archive, SJC01/03/0012]



Figure Appendix 1.2: The rear (south) of 83 Barton Street to the left and Mason's Court and the west elevation of 81-2 Barton Street to the right. [© Historic England Archive, SJC01/03/0013]



Figure Appendix 1.3: The south side of the east blade of frame 1, at collar level (now first-floor level). [© Historic England Archive, SJC01/03/0001]



Figure Appendix 1.4: The south side of frame 1, with the smoke vent. To the left is the inserted partial attic. [© Historic England Archive, SJC01/03/0008]



Figure Appendix 1.5: Detail of the east blade of frame 1 in the roof space, with a long, shallow cut out. [© Historic England Archive, SJC01/03/0004]



Figure Appendix 1.6: The south side of frame 2 in the middle distance, with frame 1 in the background. In the left foreground is the inserted partial attic. In the right foreground is the collar with arch brace of frame 2. [© Historic England Archive, SJC01/03/0007]



Figure Appendix 1.7: Detail of the birdsmouth joint of the collar and eastern central purlin of frame 2. [© Historic England Archive, SJC01/03/0005]



Figure Appendix 1.8: The collar of frame 4 in the foreground and the south side of frame 3 in the background. [© Historic England Archive, SJC01/03/0008]



Figure Appendix 1.9: The collar of frame 4 (top left) and the eastern central purlin and windbraces in bays C and D. [© Historic England Archive, SJC01/03/0003]



Figure Appendix 1.10: The collar of frame 4 (centre right) and the western central purlin and windbraces in bays C and D. [© Historic England Archive, SJC01/03/0008]

Appendix 2: Stanley Jones's drawings

Among Stanley Jones's papers are a number of drawings for 81-2 Barton Street. They range from sketches to finished measured drawings and are mostly undated. Some date from his initial research for the Victoria County History in the 1960s, others may have been drawn when he revisited the property in the 1970s. He prepared several versions of the ground-floor plan which vary slightly, particularly in the angle between the front range and main range. The drawings are arranged here as follows: plans (including one with an elevation) are followed by the elevations of individual frames and a longitudinal section.

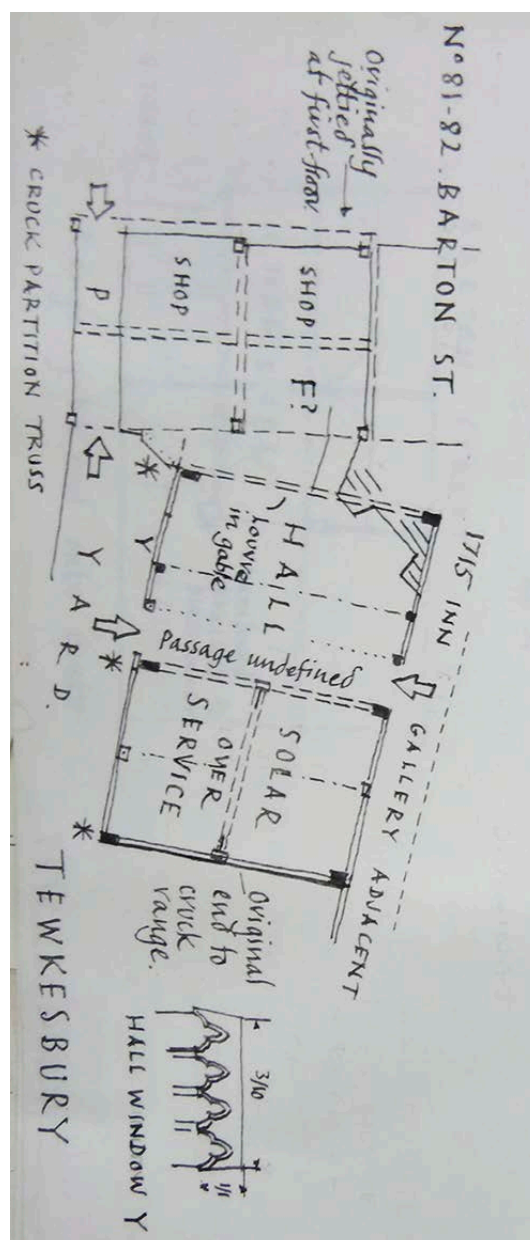
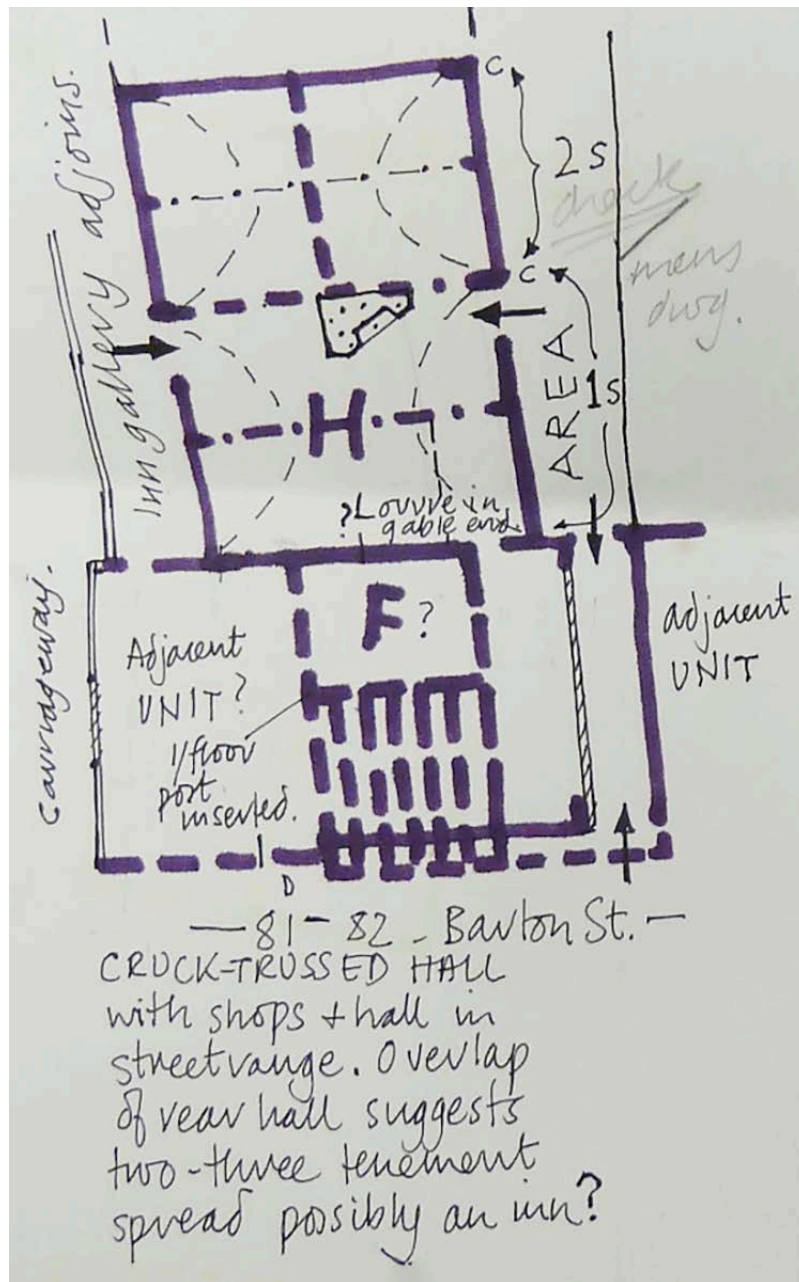


Figure Appendix 2.1: Sketch plan of 81-2 Barton Street. North is at the top of this page. P is thought to stand for passage, F for fire or fireplace. [© Historic England Archive, SJC01/02/019]



Appendix 2.2: Sketch plan of 81-2 Barton Street. North is at the bottom of this page. H stands for hall, F for fire or fireplace, C for cruck, S for storey and D for door. [© Historic England Archive, SJC01/02/019]

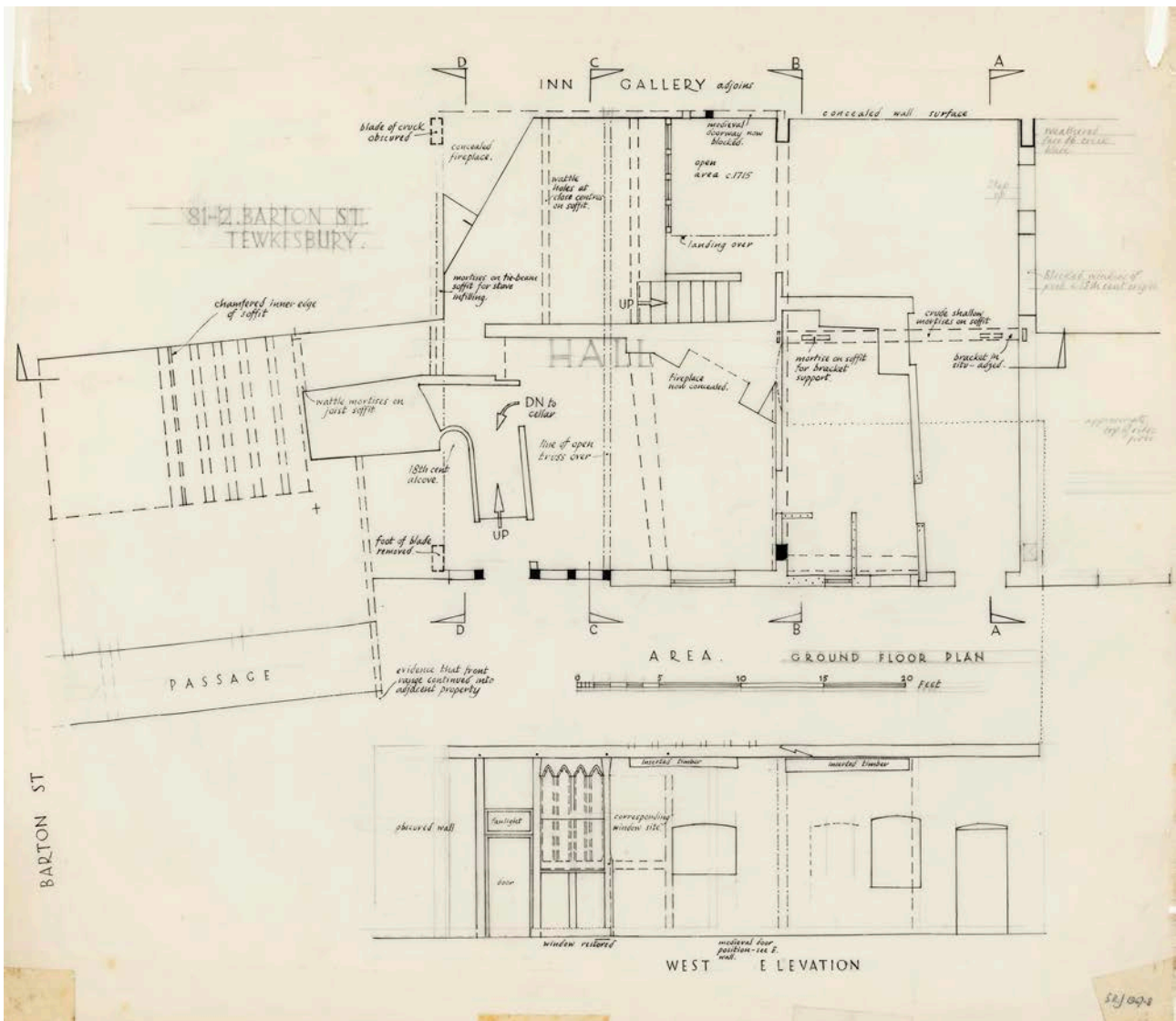


Figure Appendix 2.3: Ground-floor plan (above) with north to the left and the west elevation of the west wall (below). The drawing is signed 'SRJ' and dated 1967-8. [© Historic England Archive, SJC01/01/001/01]

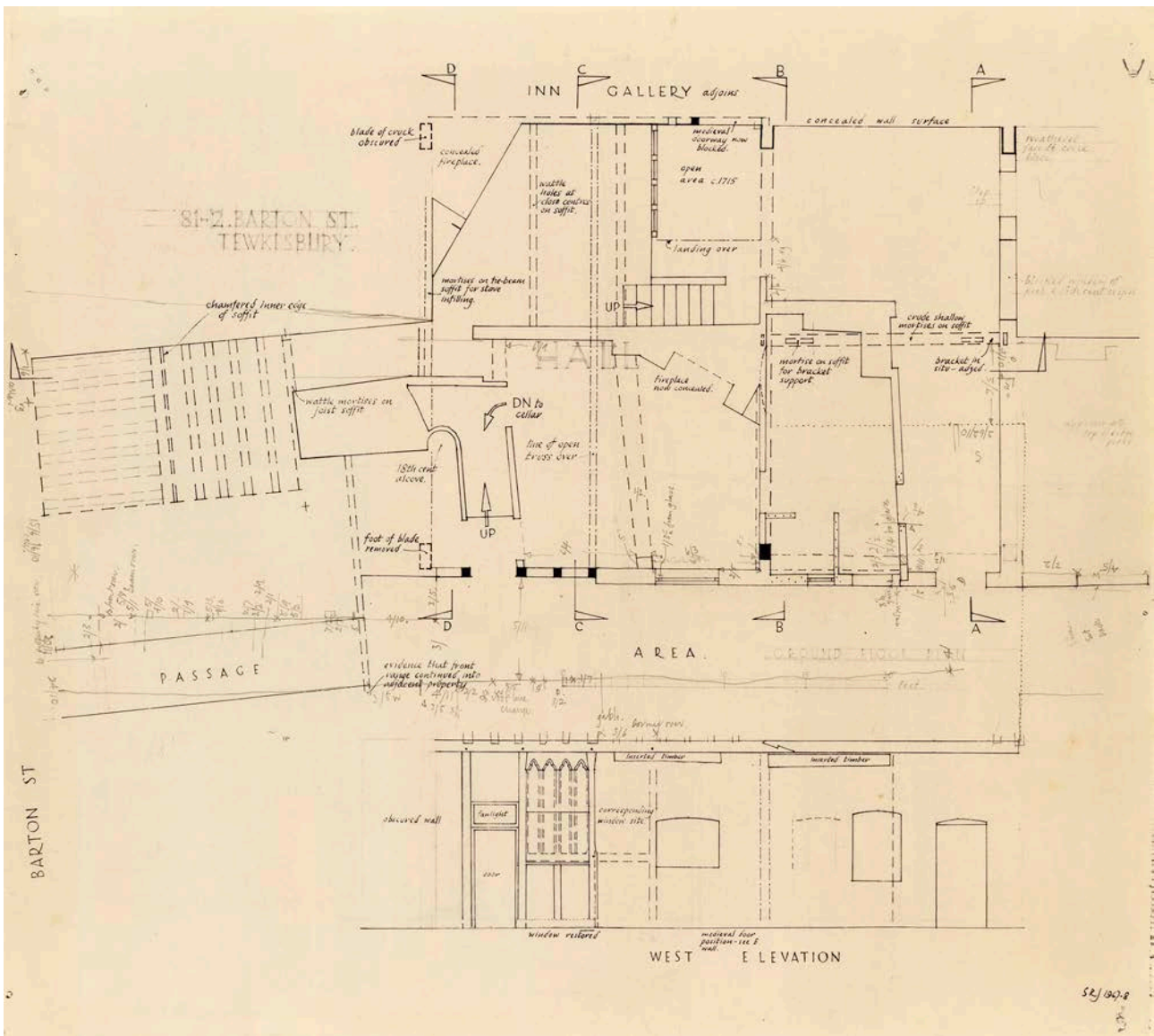


Figure Appendix 2.4: Annotated version of the plan and elevation at Figure Appendix 2.3. The drawing is signed 'SRJ' and dated 1967-8. [© Historic England Archive, SJC01/01/001/03]

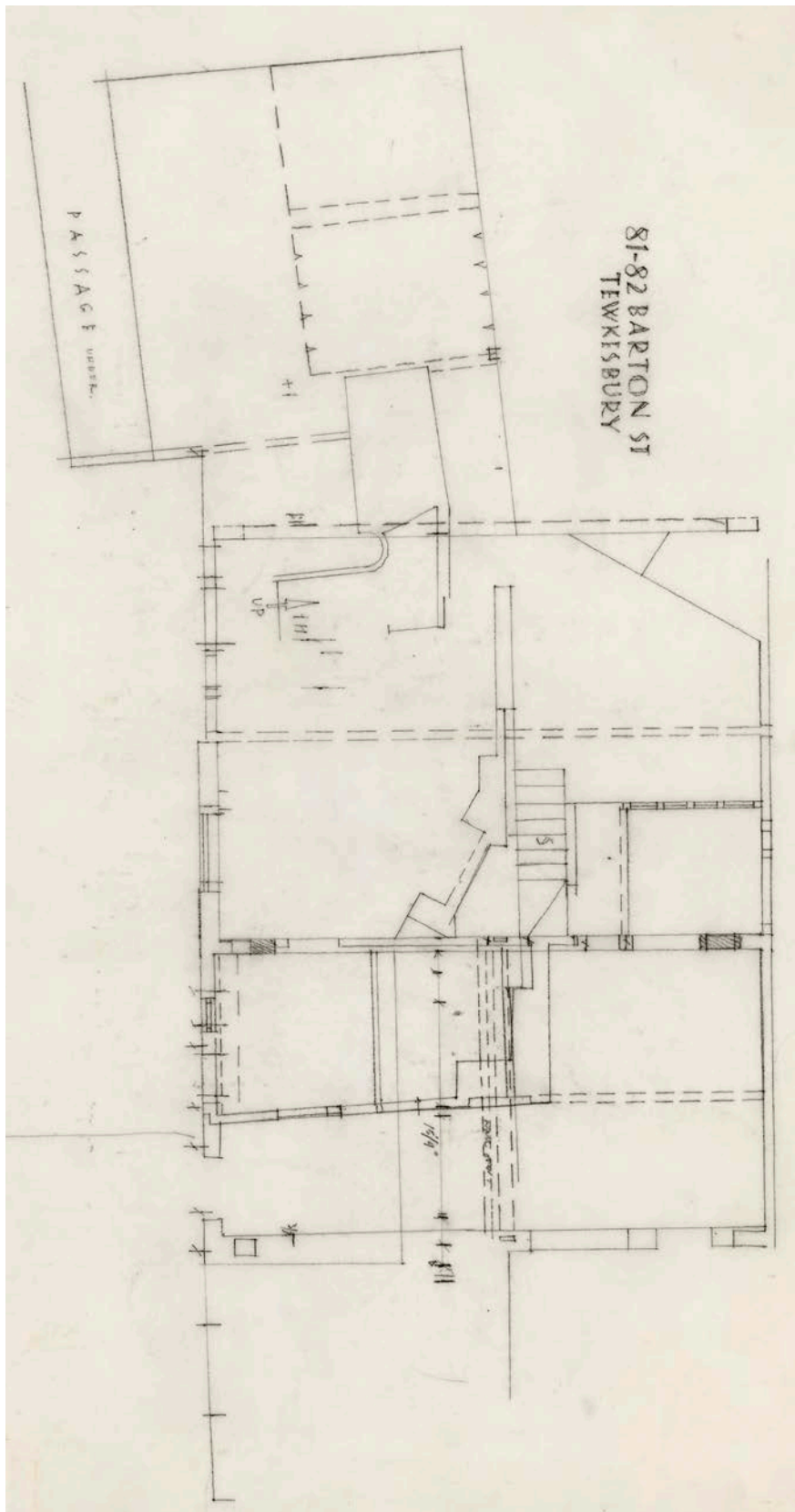


Figure Appendix 2.5: Undated ground-floor plan with north at the top of the page. [© Historic England Archive, SJC01/01/001/02]

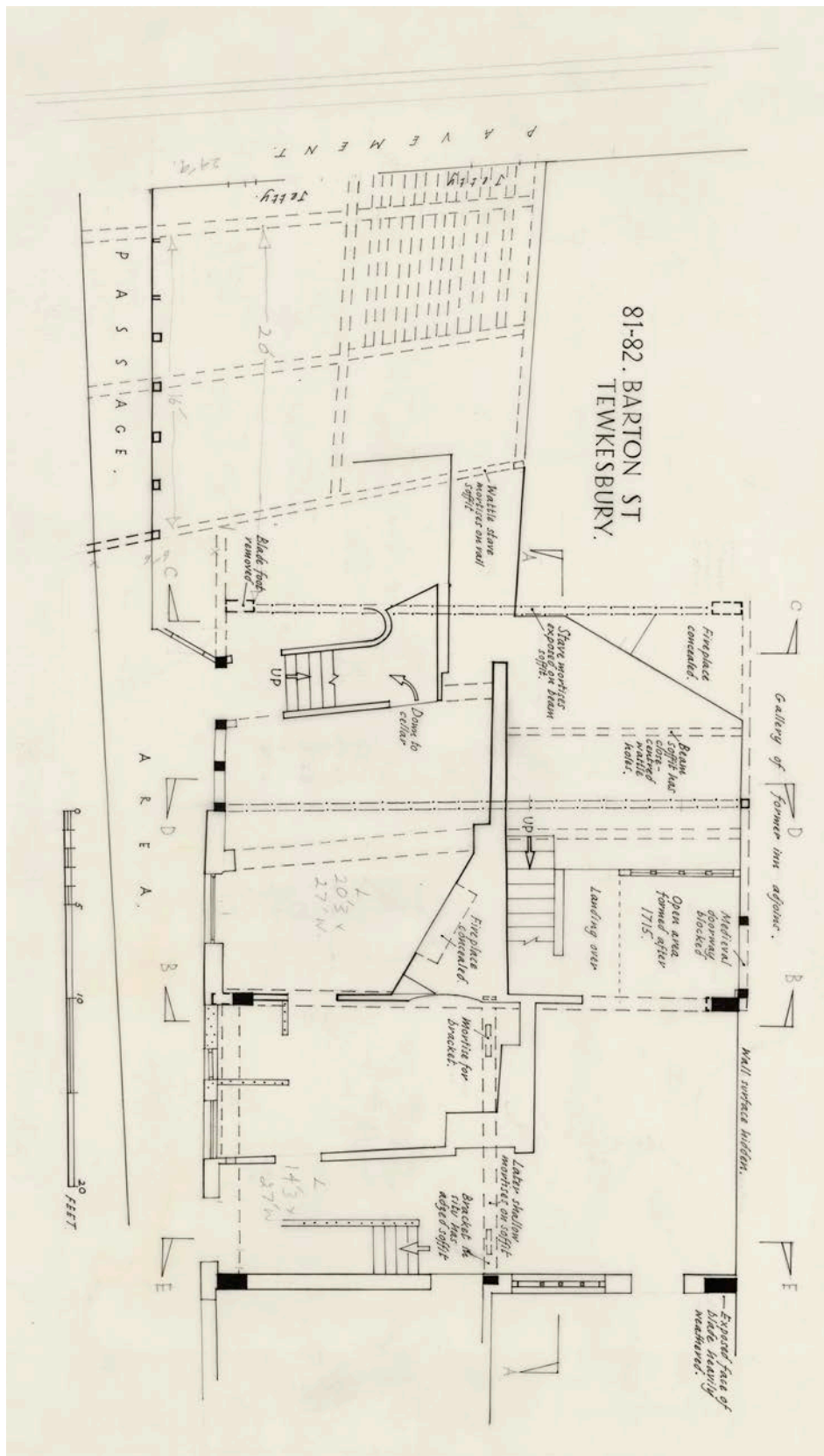


Figure Appendix 2.6: Undated ground-floor plan with north at the top of the page. [© Historic England Archive, SJC01/01/001/04]

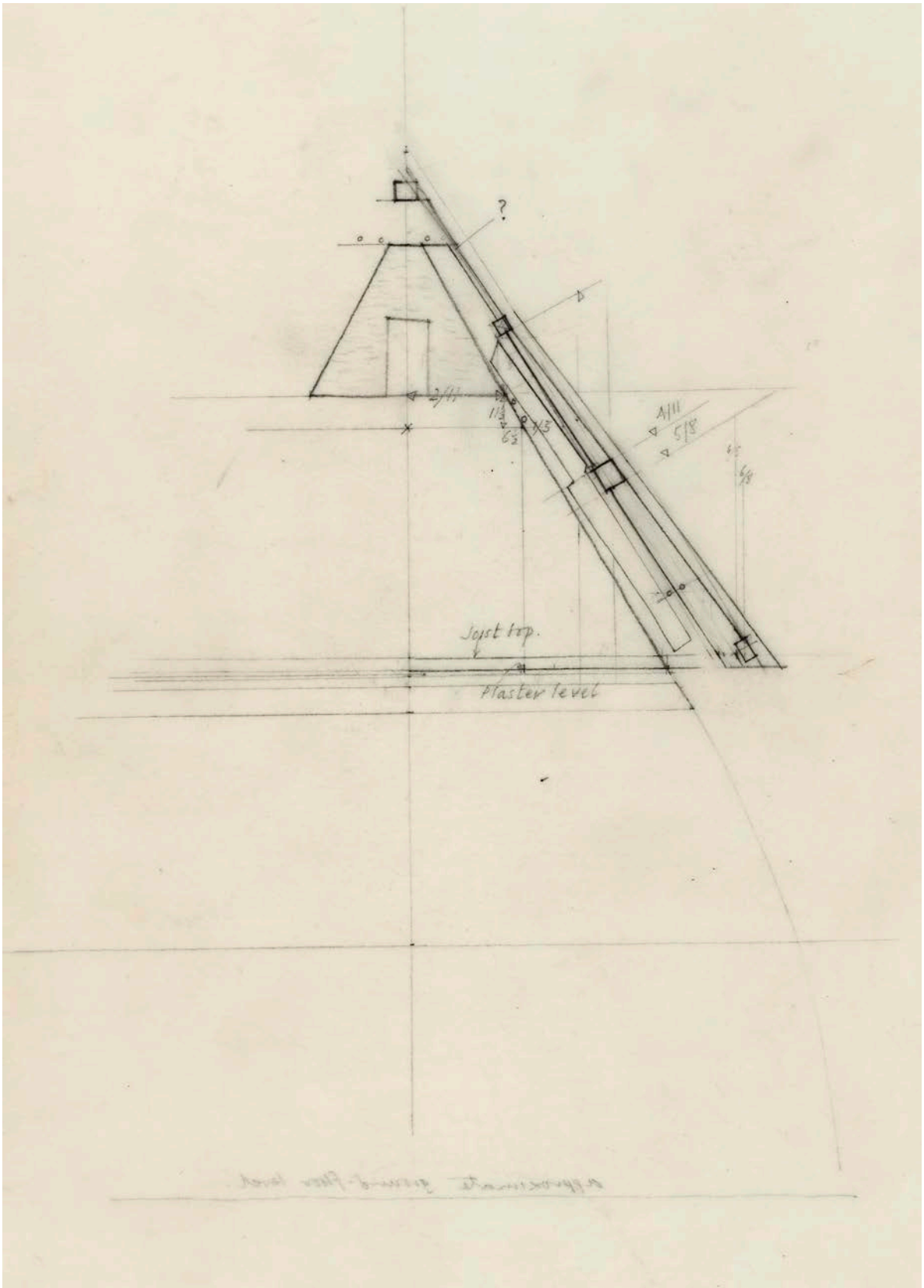


Figure Appendix 2.7: Partial elevation of the south side of frame 1. [© Historic England Archive, SJC01/01/001/15]

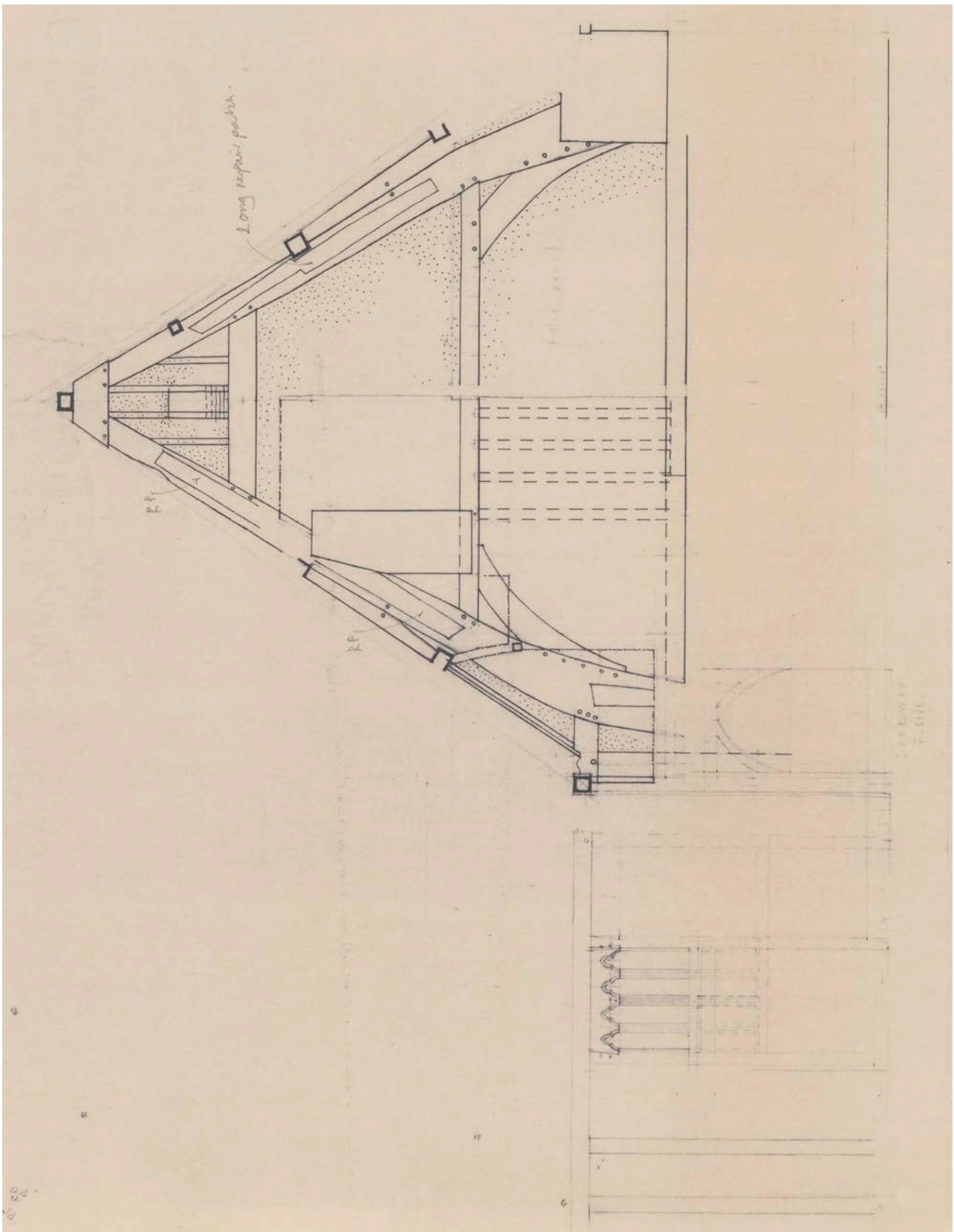


Figure Appendix 2.8: Partial east elevation of the west wall (left) and elevation of the south side of frame 1 (right). [© Historic England Archive, SJC01/01/001/08]

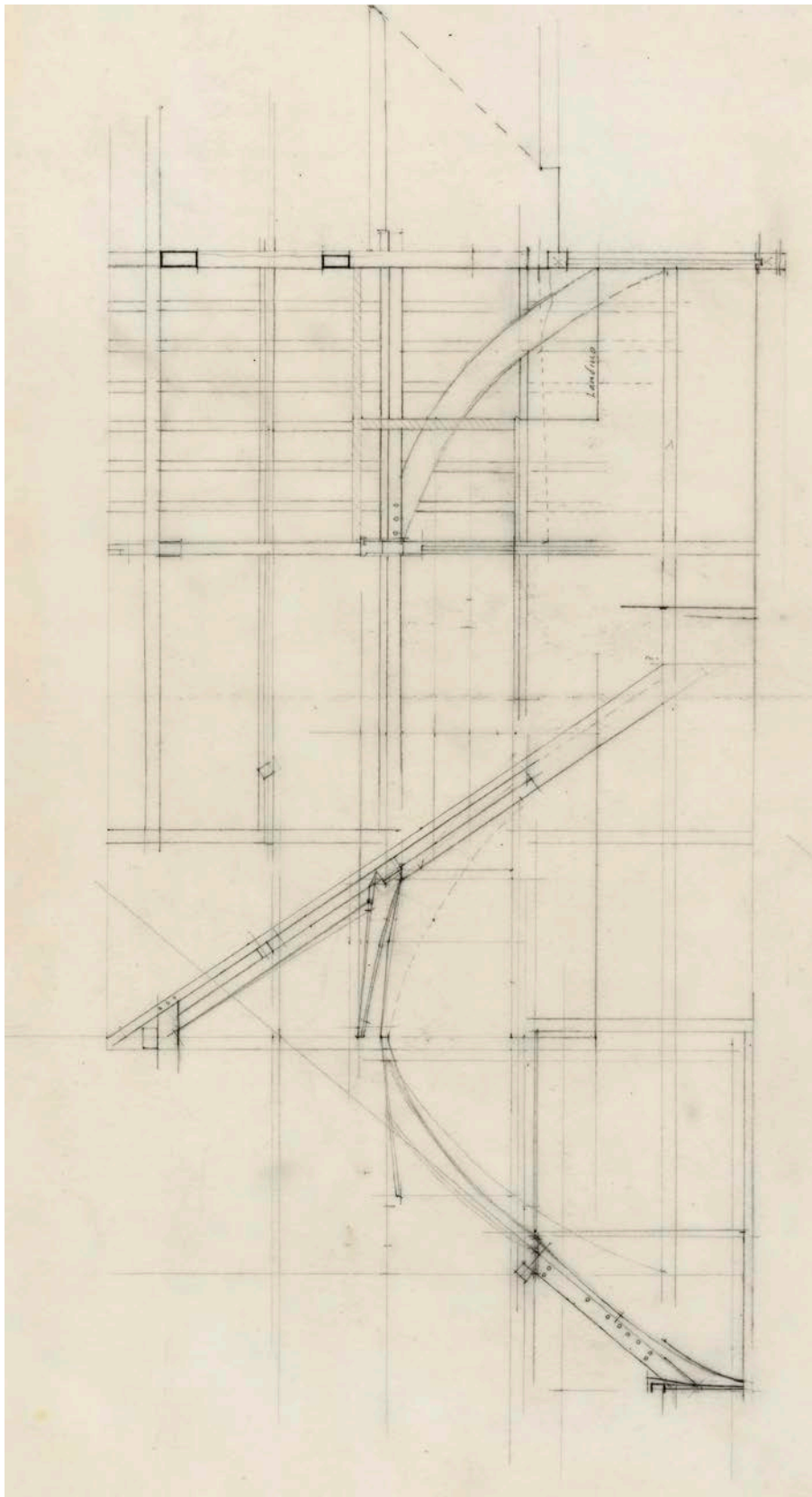


Figure Appendix 2.9: Partial elevation of the north side of frame 2 and longitudinal section of the roof. [© Historic England Archive, SJC01/01/001/10]

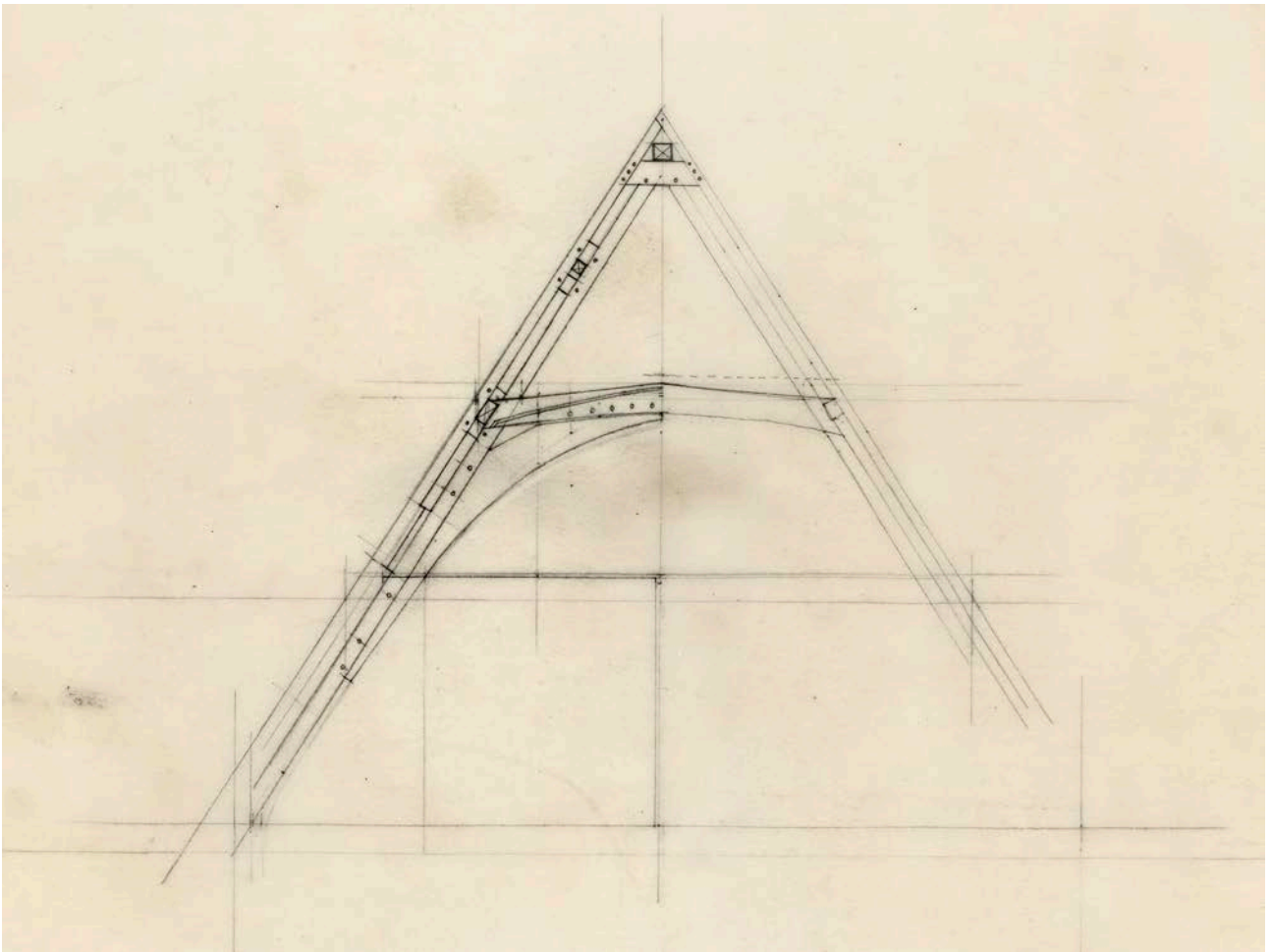


Figure Appendix 2.10: Partial elevation of the upper part of frame 2, north side. [© Historic England Archive, SJC01/01/001/11]

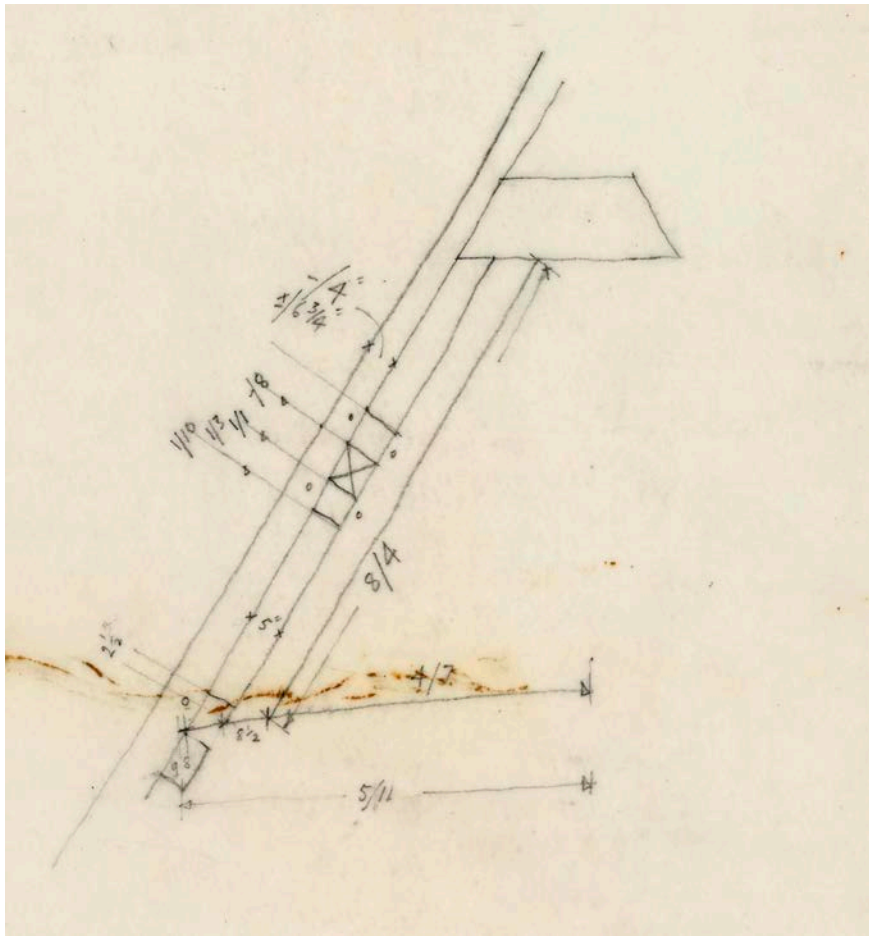


Figure Appendix 2.11: Detail of either frame 2 or 4, with measurements. [© Historic England Archive, SJC01/01/001/14]

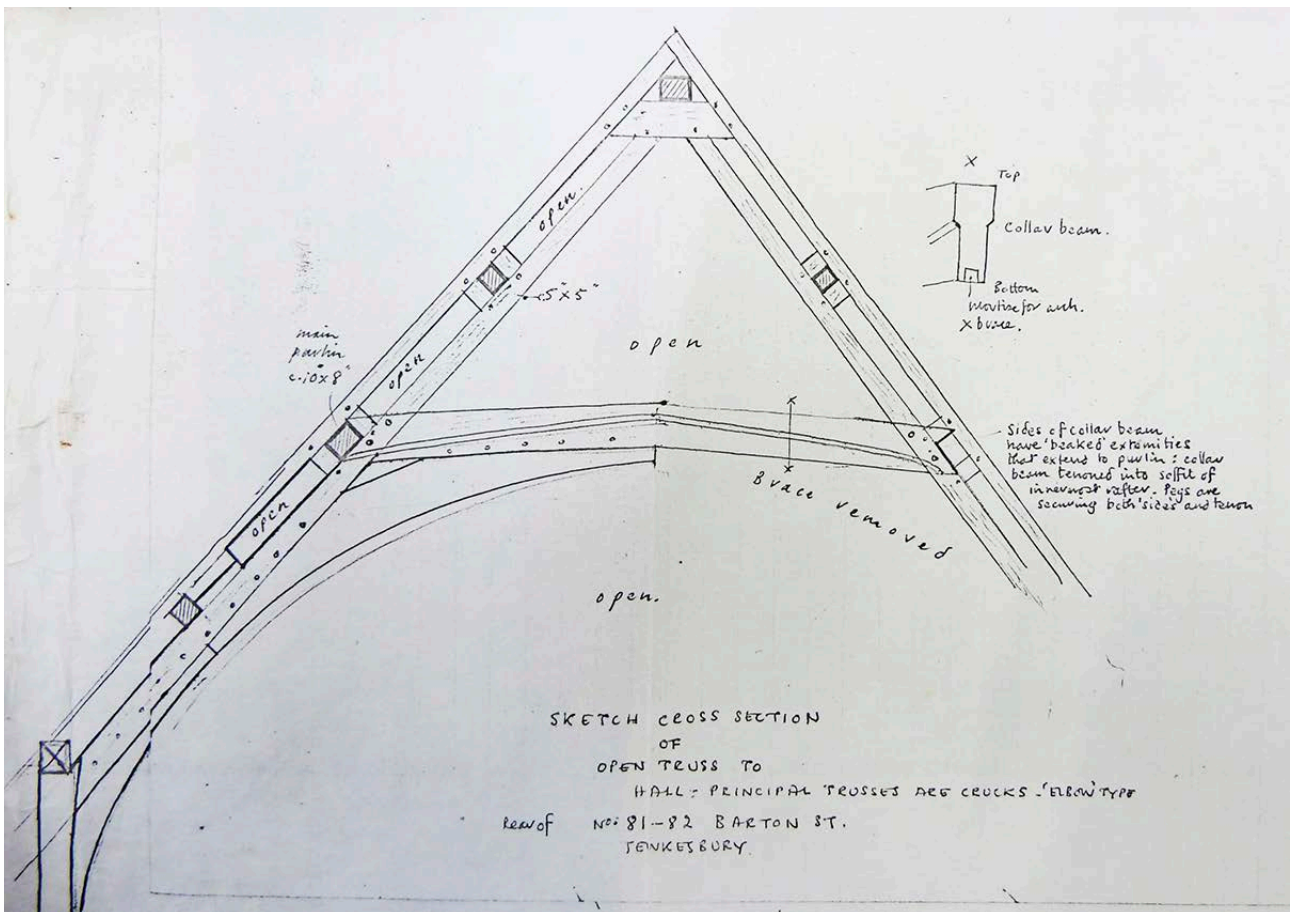


Figure Appendix 2.12: Partial elevation of the north side of frame 2, with detail of collar. [© Historic England Archive, SJC01/02/019]

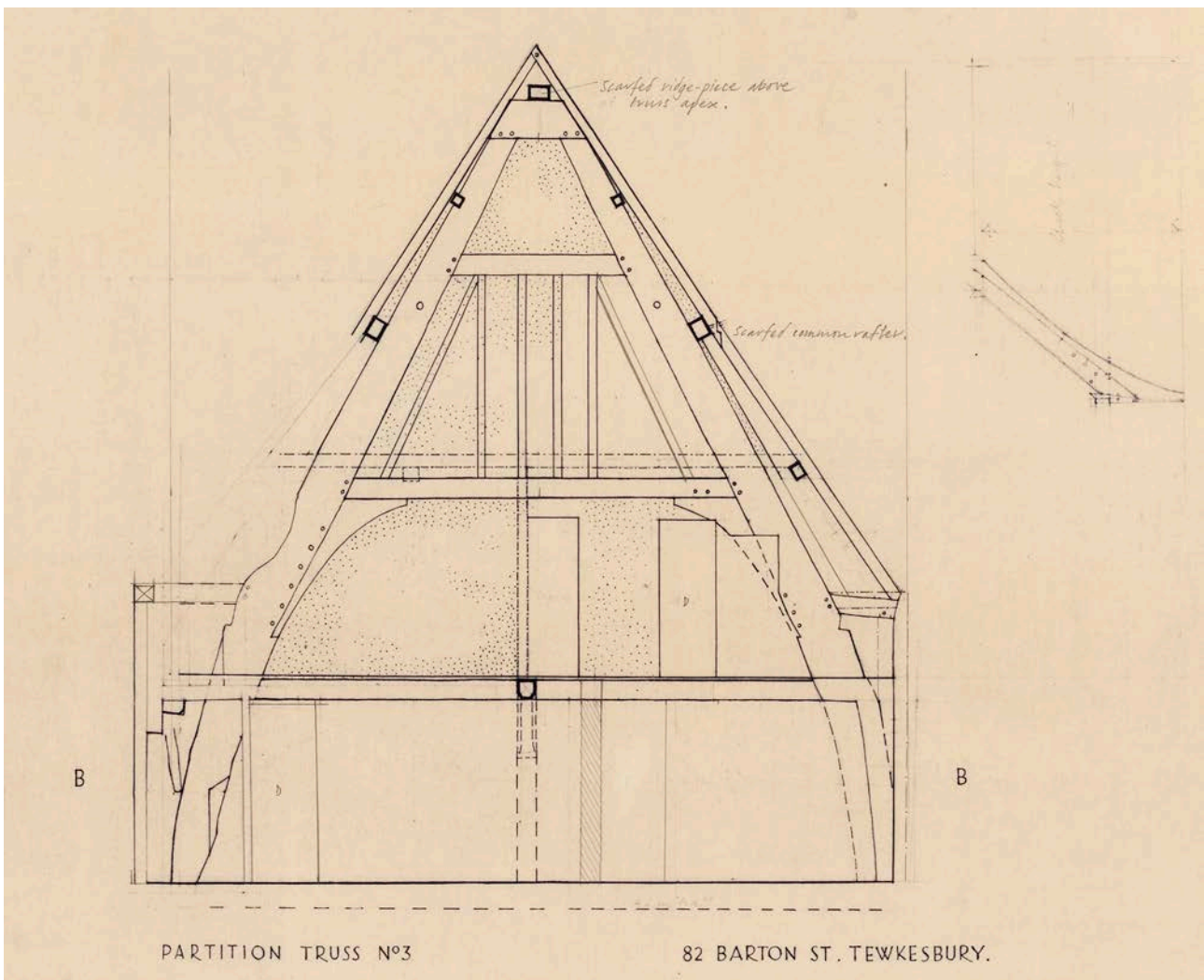


Figure Appendix 2.13: Elevation of the south side of frame 3, with detail. [© Historic England Archive, SJC01/01/001/06]

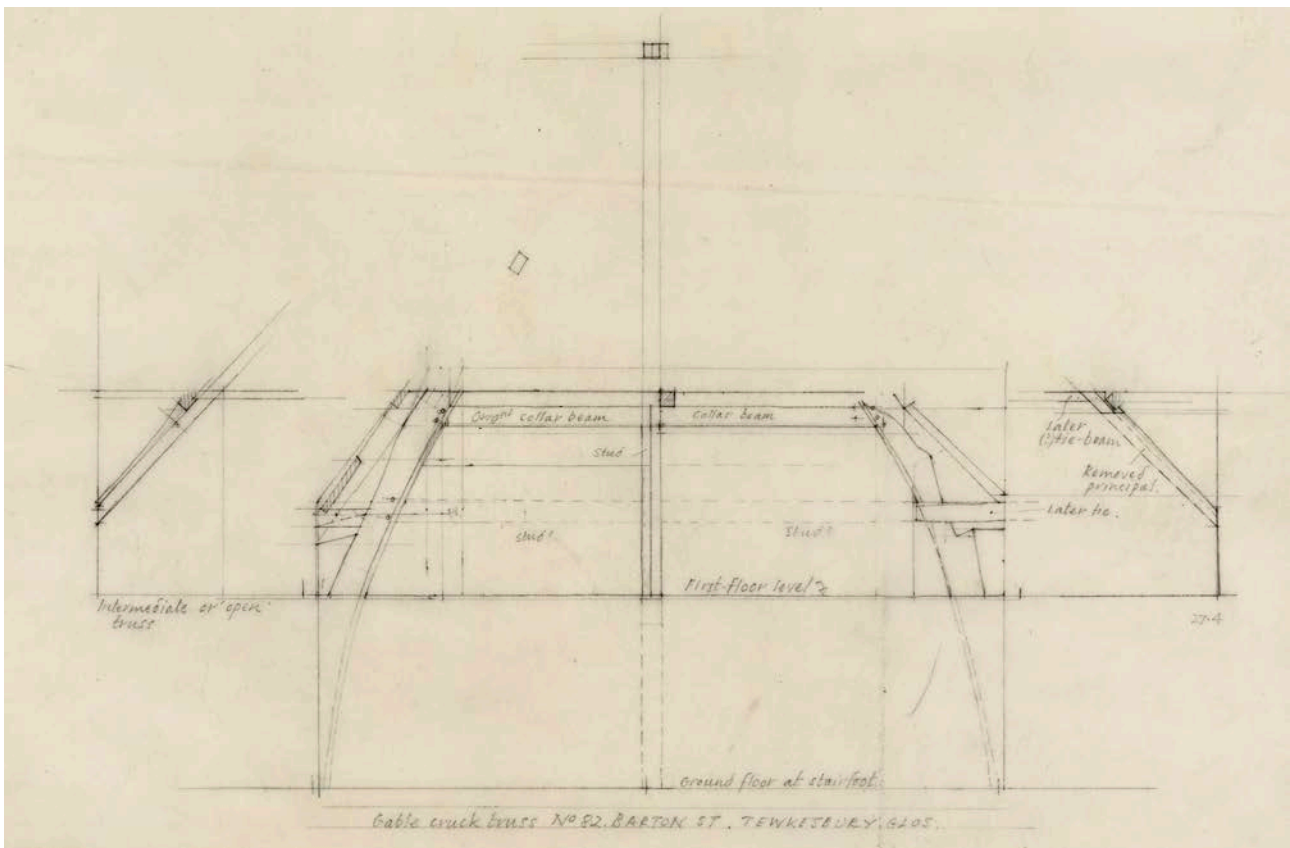


Figure Appendix 2.14: Partial elevation of the south side of frame 5 at first-floor level, with details. [© Historic England Archive, SJC01/01/001/12]

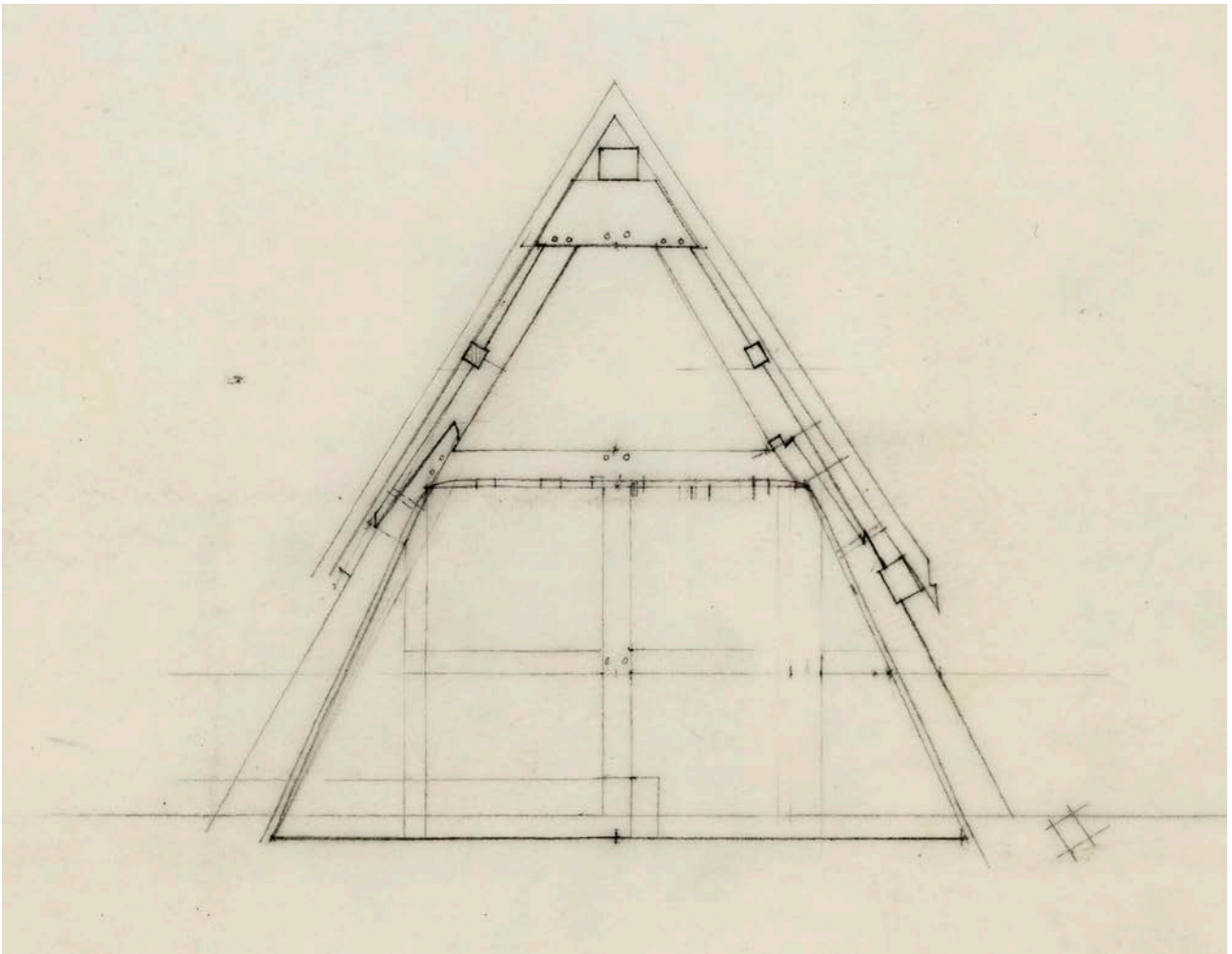


Figure Appendix 2.15: Elevation of the north side of frame 5 above first-floor level. [© Historic England Archive, SJC01/01/001/13]

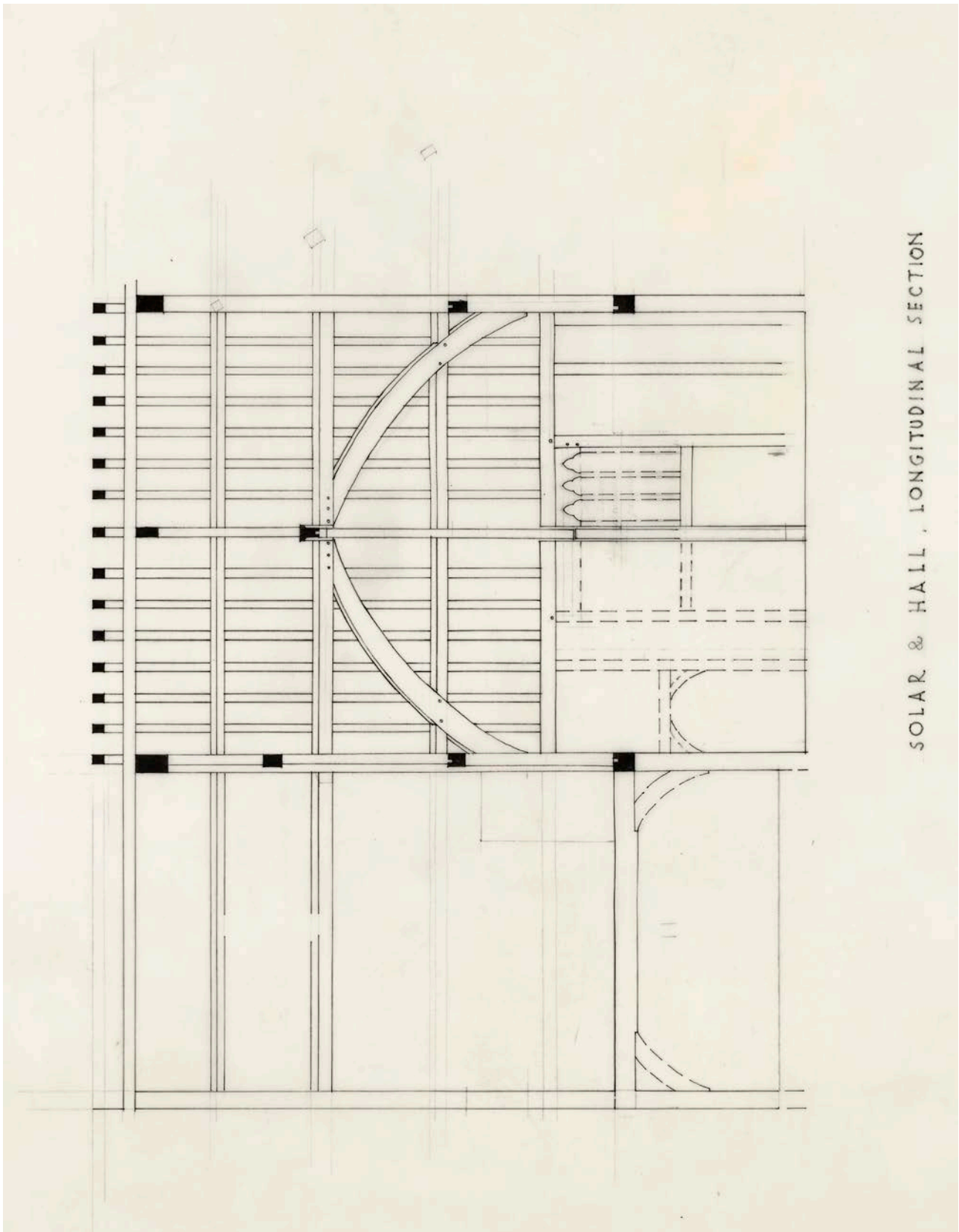


Figure Appendix 2.16: Longitudinal section of the main range, showing the west side. North is at the top of this page. [© Historic England Archive, SJC01/01/001/05]

Appendix 3: RCHME photographs of 1971

The following photographs were taken in December 1971 by Dennis Evans of the Royal Commission on the Historical Monuments of England. They are here arranged in the following sequence: exteriors, interiors of the front range and interiors of the main range (north to south). Different views of the same frame are arranged by their face (north, then south) and by modern storey (first floor, then second and attic).



Figure Appendix 3.1: A view along Barton Street with 81-2 Barton Street to the left. [© Crown Copyright. Historic England Archive, bb72/00609]



Figure Appendix 3.2: The north elevation of 81-2 Barton Street. [© Crown Copyright. Historic England Archive, bb72/00610]



Figure Appendix 3.3: A view along the alleyway, looking north, with the main range to the right. [© Crown Copyright. Historic England Archive, bb72/00611]



Figure Appendix 3.4: Looking north-east from the alleyway, with the main range at the centre and the 19th-century range to the right. [© Crown Copyright. Historic England Archive, bb72/00612]



Figure Appendix 3.5: Looking north from the south end of the plot towards the south gable (left of centre) of the main range. In the foreground are a 1970s range (left) and a single-storey 19th-century range (centre). [© Crown Copyright. Historic England Archive, bb72/00613]



Figure Appendix 3.6: The first floor of the front range, looking north-east. [© Crown Copyright. Historic England Archive, bb72/00617]



Figure Appendix 3.7: The first floor of the front range, looking south-west. [© Crown Copyright. Historic England Archive, bb72/00618]



Figure Appendix 3.8: Detail of the chamfer stops of the axial beam in the west bay of the front range at first-floor level. [© Crown Copyright. Historic England Archive, bb72/00619]



Figure Appendix 3.9: The north side of the west blade of the main range's frame 1, seen from the first floor of the front range. [© Crown Copyright. Historic England Archive, bb72/00615]



Figure Appendix 3.10: The north side of the west blade of the main range's frame 1, seen from the first floor of the front range. [© Crown Copyright. Historic England Archive, bb72/00616]



Figure Appendix 3.11: The north side of the west blade of the main range's frame 1, seen from the second floor of the front range. [© Crown Copyright. Historic England Archive, bb72/00628]



Figure Appendix 3.12: The south side of the east blade of the main range's frame 1, at first-floor level. [© Crown Copyright. Historic England Archive, bb72/00621]



Figure Appendix 3.13: The south side of the west blade of the main range's frame 1, at first-floor level. [© Crown Copyright. Historic England Archive, bb72/00622]



Figure Appendix 3.14: The north side of the east blade of the main range's frame 2, at first-floor level. Behind (south of) the frame is the 18th-century lightwell and frame 3. [© Crown Copyright. Historic England Archive, bb72/00620]



Figure Appendix 3.15: The north side of the west blade of the main range's frame 2, at first-floor level. [© Crown Copyright. Historic England Archive, bb72/00623]



Figure Appendix 3.16: The west end of the collar of frame 2 (south side), at what was then attic level and is now the second floor. The surviving arch brace is embedded in the later wall to the left. [© Crown Copyright. Historic England Archive, bb72/00629]



Figure Appendix 3.17: Close-up of the collar and surviving arch brace of frame 2. [© Crown Copyright. Historic England Archive, bb72/00630]



Figure Appendix 3.18: Detail of the birdsmouth joint of the collar and central purlin of frame 2. [© Crown Copyright. Historic England Archive, bb72/00631]



Figure Appendix 3.19: The north side of the main range's frame 2 in the roof space, looking south. In the background is the chimneystack set against frame 3. [© Crown Copyright. Historic England Archive, bb72/00632]



Figure Appendix 3.20: The north side of the west blade of the main range's frame 3, at first-floor level. [© Crown Copyright. Historic England Archive, bb72/00627]



Figure Appendix 3.21: The west side of frames 4 (right) and 5 (left) at first-floor level and looking south. [© Crown Copyright. Historic England Archive, bb72/00624]

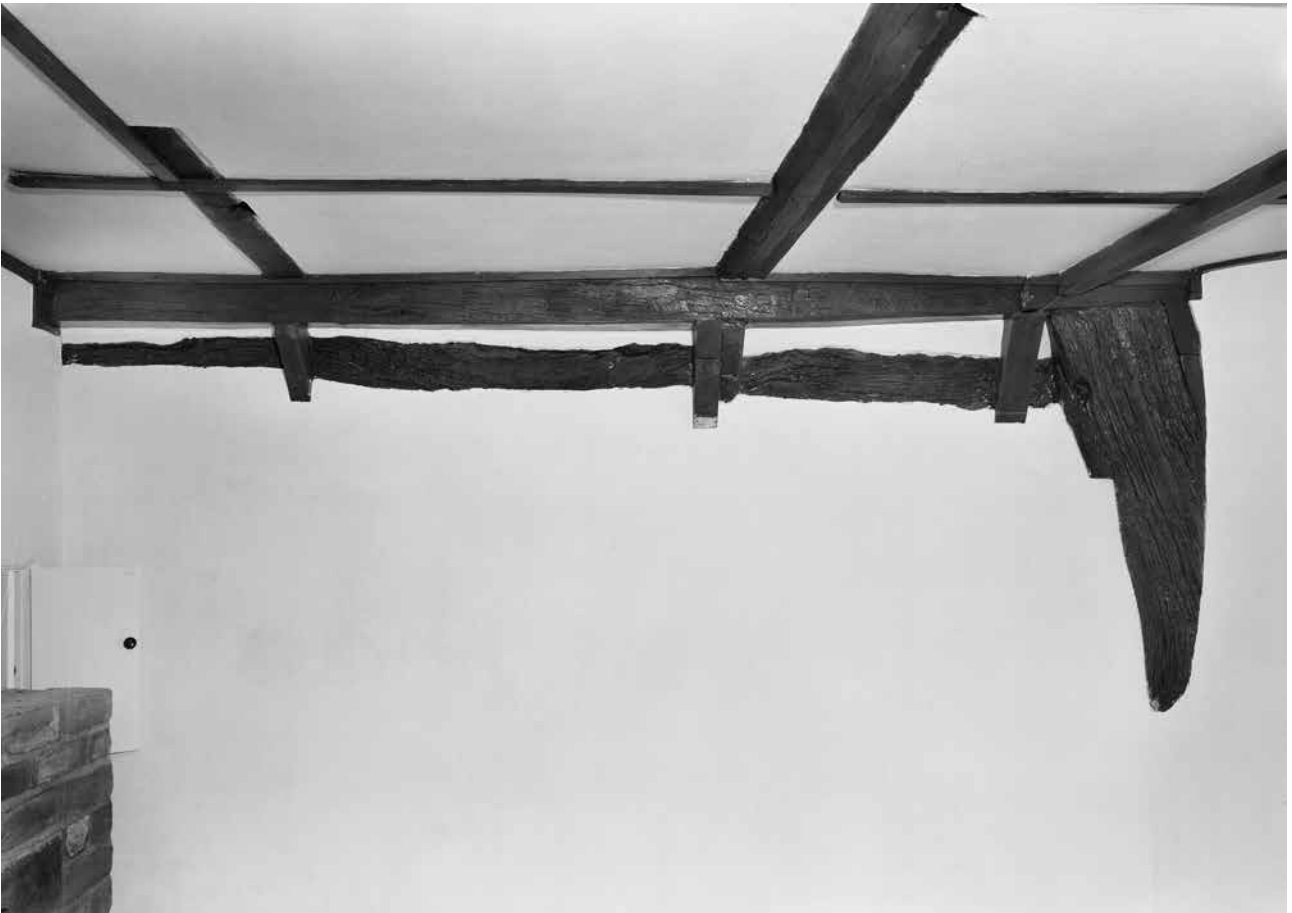


Figure Appendix 3.22: The south side of the east blade of the main range's frame 5, at ground-floor level. [© Crown Copyright. Historic England Archive, bb72/00614]



Figure Appendix 3.23: The north side of the east blade of the main range's frame 5, at first-floor level. [© Crown Copyright. Historic England Archive, bb72/00626]



Figure Appendix 3.24: The north side of the west blade of the main range's frame 5, at second-floor level. [© Crown Copyright. Historic England Archive, bb72/00625]

Endnotes

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- 45 I am grateful to Wendy Snarey, who first brought these records to my attention.
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