



# The Tudor House Hotel, 52-3 High Street, Tewkesbury, Gloucestershire

Historic Building Assessment

Johanna Roethe



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## Summary

The Tudor House Hotel is a large, timber-framed house dating probably from the 16th century, with significant 17th-century extensions. It is associated with several important figures, including Archbishop Thomas Secker (1693-1768) who studied at a Nonconformist Academy in the building and the local writer John Moore (1907-67) who spent part of his childhood there. The building has been in hotel use since 1929. This report sets out its history and the phases of its development.

## Contributors

The building was visited by Johanna Roethe, Rebecca Lane and Abigail Lloyd. Other photography is by Steven Baker and aerial photography by Damian Grady. The location map was prepared by Sharon Soutar. The report was edited by Rebecca Lane.

## Acknowledgements

Many thanks to the hotel manager and staff for facilitating access to the building. The following have assisted with the project: Georgia Smith of Tewkesbury Borough Council, Anne Careless and her colleagues of Tewkesbury Library, the archivists of Gloucestershire Archives and the Historic England Archive. Particular thanks are due to Wendy Snarey of the Tewkesbury Historical Society who generously shared her research and transcriptions of the building's deeds and to Tony Boyse of the John Moore Society who gave permission for the reproduction of images from the Society's collection. Every effort has been made to identify and contact copyright holders in relation to images used in this report.

## Archive location

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

## Date of research

Documentary research and fabric analysis took place between July 2022 and March 2024. The report was written between September 2023 and April 2024.

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Front cover image: The Tudor House Hotel. [Steven Baker © Historic England Archive, DP325757]

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# Introduction

This report forms part of the ‘Tewkesbury’s Hidden Heritage’ project, part of the High Street Heritage Action Zone (HSHAZ) 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. Buildings were selected in consultation with Julian Bagg, conservation officer, Amanda Hooper, senior listing adviser, and Rebecca Harfield, formerly Historic England’s project lead for the Tewkesbury HSHAZ.

The Tudor House Hotel is a Grade II\*-listed building (NHLE 1280099).<sup>1</sup> The gateway to the courtyard at the corner to Red Lane and its boundary walls are separately listed Grade II (NHLE 1282772).<sup>2</sup>

This report details the documentary evidence for the history of the building, followed by an analysis of the different phases of building and alterations. The final section discusses the 16th-century building, the 17th additions and the date and origin of the gateway to the north.

The Tudor House is located on the west side of the High Street, just south of the corner with Red Lane (Figure 1). Red Lane runs down the north-west side of the plot, and then continues in parallel with the High Street along the rear of the plot, following the course of the Mill Avon. The building consists of a range running parallel to the street, with three wings to the west: longer north and south wings, connected by a smaller central wing (Figure 2). Between the wings is a narrow rear (west) courtyard. To the north of the street range is another courtyard, which will be referred to as the corner courtyard in this report. To its west is the former stable block which abuts against the north wing of the house. The gazebo, which is now part of the hotel complex, historically belonged to 51 High Street and only its later history is covered in this report.

## Past and current names

The building is now known as the Tudor House Hotel. Historically, it has been known by various names, including the ‘Old Academy’ in the 1740s. During the 19th century, it was divided into two properties: 52 High Street to the south which by 1899 was known as ‘Tudor House’ and 53 High Street to the north which by 1904 was known as ‘Durham House’. Once the two properties were reunited in 1910, they were collectively known as ‘Tudor House’. Since it became used as a hotel in the 1920s it has been the ‘Tudor House Hotel’. This report uses ‘Tudor House’ as the name for the entire building.



Figure 1: Modern map of Tewkesbury with the Tudor House Hotel at 52 High Street outlined in red. [Base map © Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100024900.]

## Access restrictions

Given the use of the building as a hotel not all rooms were accessible for this project. Most of the bedrooms, the ground-floor kitchen in the south wing, the service spaces at the west end of the north wing, the attic over the north wing, the attic of the front (east) range, the cellars and the former stable block were not visited.

## Previous investigations

The building was investigated in the 1960s by Stanley Jones as part of his research for the Victoria County History volume on Tewkesbury. However, only a short summary was published.<sup>3</sup> His papers in the Historic England Archive contain some additional information and three photographs taken by Jones record the appearance of the rear elevations at that time.<sup>4</sup> More recently, local historian Wendy Snarey has analysed the surviving deeds for the buildings, which are in a private collection, and published a documentary history of the building.<sup>5</sup>

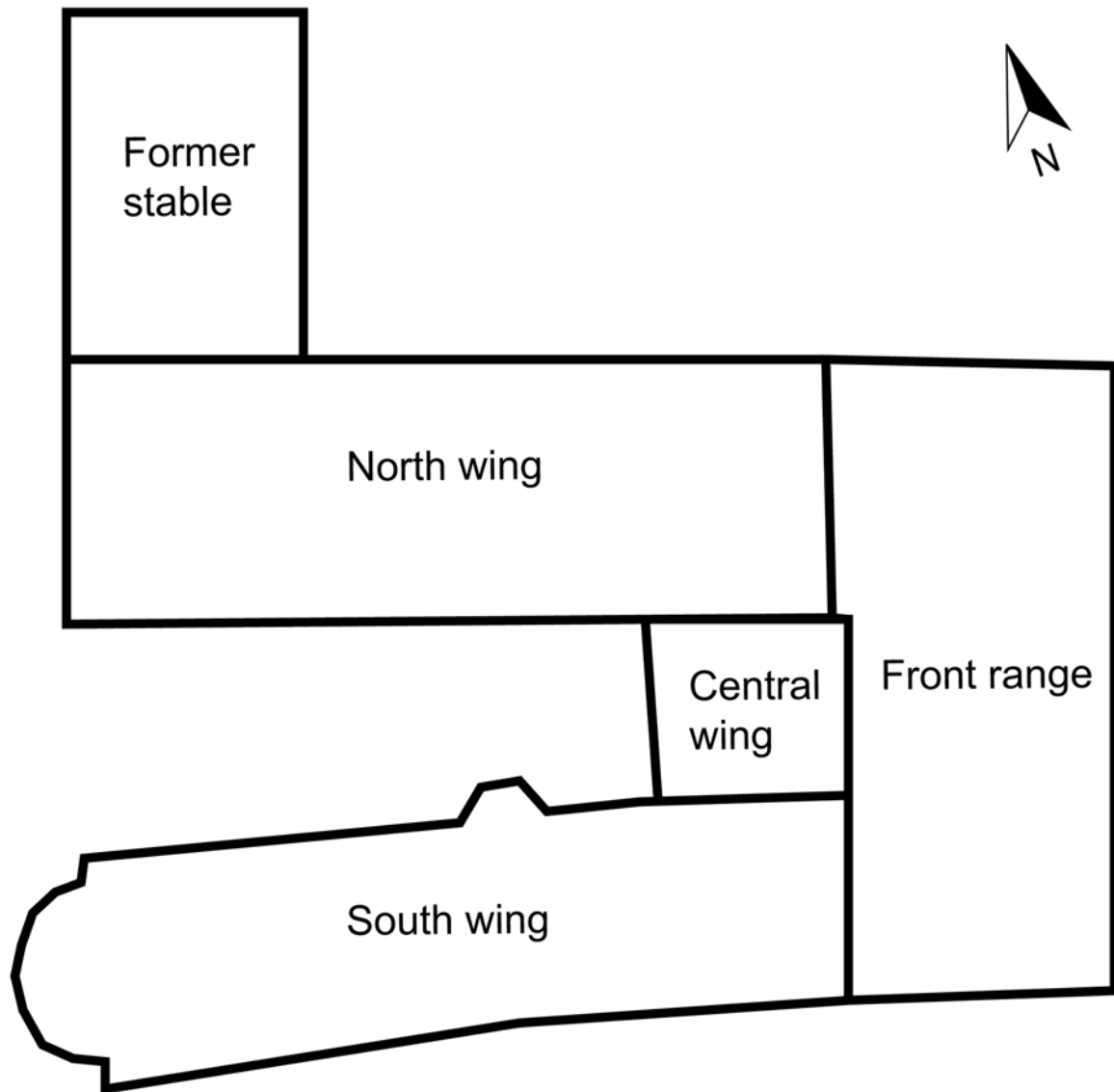


Figure 2: Schematic block plan of the Tudor House, labelled with the main parts of the building. [Johanna Roethe © Historic England]

# Documentary history

## Origins of medieval Tewkesbury

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

The Domesday book of 1086 contains the first mention of the town's name ('Teodekesbrie'); the origin of the name is uncertain.<sup>9</sup> By that date, the settlement had a market and 13 burgesses or town-dwellers.<sup>10</sup> A castle formed of a motte (mound) was created on Mythe Hill at the north end of town. Soon after 1087 Robert FitzHamon, the lord of Tewkesbury, established a Benedictine abbey, whose church was consecrated in 1121 or 1123.<sup>11</sup> 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.<sup>12</sup> Nevertheless, it had similar rights and privileges, including a market.

The town was established around the key communication routes in the area, including the road network, and 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 northeast to southwest along the Avon, now represented by High Street and Church Street. From the 11th century the 'Cross', that is the junction of Church Street, High Street and Barton Street, was the centre of the settlement and it seems likely that the first market – established by Queen Matilda between 1066 and 1086 – was also held here.<sup>13</sup> Some of the town's earliest surviving domestic buildings can be found near the junction, such as the stone-vaulted cellar under 89-90 Church Street, which has been dated to the late 13th or early 14th century, and 81-2 Barton Street, whose main range has been dendrochronologically dated to 1300-20.<sup>14</sup>

## Medieval history of the High Street

There are suggestions in the street layout that the town's three main streets were planned to partly replace an earlier layout of lanes. These lanes, which had to be accommodated in the later street layout, may have included St Mary's Lane, Tolsey Lane and Red Lane.<sup>15</sup> Red Lane's earlier name may have been Eleanor's Lane, which is mentioned in 1393 as running between the Avon and Oldbury Street, the original name for the High Street.<sup>16</sup>

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 (originally known as Oldbury Street).<sup>17</sup> The earliest known mention of the name Oldbury Street dates from 1257; it may have been developed on part of the field called 'Oldbury' just to the east.<sup>18</sup> The name 'High Street' only came into use in the 16th century and both terms were used until the mid-19th century.<sup>19</sup>

The plots on the High Street, particularly those on the east side, are not perpendicular to the street, although the front building generally is. This results in footprints, particularly of rear wings, which are not at right angles to the street frontage. There have been suggestions that these angled plots may have been determined by the former subdivisions of that part of Oldbury on which the High Street was laid out.<sup>20</sup>

There has been so far no systematic study of the evolution and size of Tewkesbury's burgage plots. Their size is said to vary considerably and some were frequently subdivided early on.<sup>21</sup> Near the north end of the High Street the plots were wider than those closer to the Cross.<sup>22</sup> For example, the plot of 10 Church Street, a 15th-century building near the Cross, is on a plot about 6m wide. The corner courtyard to the north of the Tudor House appears to have been a separate plot with a building (see Phase One) and its width is about 7.5m. It only became part of the Tudor House property in the early 19th century. The current front range of the Tudor House is about 14.3m wide, suggesting it perhaps was built on two medieval burgage plots. These plots obviously occupied a prime position, fronting onto the High Street to the east and with access to the river to the rear, with access to the back of the plots via Red Lane as well.

It seems likely that the plot of the present Tudor House had been built up during the medieval period. To the rear (west) of 50 and 51 High Street, along the edge of Red Lane, is a stretch of boundary wall of red sandstone which has been dated to the 14th or 15th centuries (Figure 3).<sup>23</sup> The wall is constructed of squared ashlar blocks, with small sandstone buttresses on the western side, towards Red Lane. This may have been a quay wall facing the Mill Avon, although if so the route of the original Red Lane must have run slightly further to the east.<sup>24</sup> It is perhaps more likely that this represents a property boundary, dividing the plot from the public lane. Until the second half of the 20th century this wall continued north along the western boundary of the Tudor House.<sup>25</sup> The presence of this wall indicates that the area was well developed in the late medieval period, with defined plot boundaries. The form of the wall also indicates considerable expenditure on the feature, suggesting the plots had some status, consistent with their prime location.

It seems possible that this area near the north end of the High Street was developed slightly later than the area around the Cross, where the earliest buildings in Tewkesbury can be found. The dated buildings near the Tudor House date from the 15th and 16th centuries. The earliest dendrochronologically dated building at the north end of the High





Figure 3: The medieval wall in Red Lane to the west of 50 and 51 High Street. [Abigail Lloyd © Historic England]

Street is the Black Bear Inn, which is located at the corner with Mythe Road which leads to King John's Bridge over the Mill Avon. Its buildings have felling dates between the 1430s and the 1460s.<sup>26</sup> The ground-floor fragment of 67 High Street, which was mostly destroyed in a fire around 1950, has been dendrochronologically dated to about 1585.<sup>27</sup> Nos 56 to 59 High Street, a row of two-storey houses, have been stylistically dated to the late 15th or the early 16th centuries.<sup>28</sup>

## 16th and 17th centuries

During the 16th and 17th centuries, the High Street overtook Church Street as the pre-eminent street in the town. By 1672 it had more large houses than the other two streets, reflecting its status.<sup>29</sup>

In the 16th century the front range of the Tudor House was erected (see Phase One). The earliest surviving part of the present building does not occupy the full length of the current plot, and there may have been further structures associated with it to the rear towards the Mill Avon. Tudor House is said to have been built in 1546 but the source



for this precise date is unknown.<sup>30</sup> Despite being clearly a large, high-status building, its original owner has not been identified in the archival record. Over time, many myths and anecdotes have accumulated around Tudor House, particularly around the building's use in the 16th and 17th centuries. For example, the large panelled room in the north wing is said to have been used as a court of justice during James I's reign. However, there seems to be no evidence for such use.

## 18th century

At the start of the 18th century the building first appeared in the archival record and the first recorded alterations took place.

The date '1701' on the lead rainwater hoppers on the street elevation of Tudor House is generally taken as the date when the frontage of the building was remodelled to hide the timber framing and to give it a more fashionably classical appearance, with quoins, string courses, a first-floor triangular pediment, a modillion cornice, a door case with fluted Doric columns and an open segmental pediment.<sup>31</sup> The form of these alterations is shown in an illustration published in 1850 (Figure 4). It is generally assumed that the building was refronted in brick in common with other buildings in the town.<sup>32</sup> The architects Healing & Overbury, who restored the building in 1910, stated that 'rough cast' had been used to cover the original external timbers and that this had been removed in the mid-1880s.<sup>33</sup> Some of this rough cast or render survived on parts of the rear wings into the 1960s (see below).<sup>34</sup>

In the first decade of the 18th century, James Werner or Warner ran a small Presbyterian school or academy at the building.<sup>35</sup> This appears to have been defunct by the spring of 1712 or 1713, when Samuel Jones moved his Nonconformist academy to the building.<sup>36</sup> Jones had founded his academy in 1708 in Gloucester.<sup>37</sup> Although short-lived, Jones's academy was highly influential and its students included Thomas Secker, the future Archbishop of Canterbury, Joseph Butler, later bishop of Bristol and then Durham, Isaac Maddox, later bishop of Worcester, the dissenting minister Samuel Chandler and the theological writer Daniel Scott.<sup>38</sup> It is not known if the building had a name by this date but it seems likely that it became known as 'Academy House', a name that was in use in the 1740s.

On the day of the coronation of George I, 20 October 1714, the academy was attacked by a riotous mob. This was one of over 20 riots in towns in the south and west of England which disrupted loyalist celebrations.<sup>39</sup> George I's Whig government was associated with Nonconformists and in the preceding years the fiery preacher Rev. Henry Sacheverell had preached against Catholics and Dissenters, notably in a famous sermon of 1709 for which he was tried before the House of Lords.<sup>40</sup> Sacheverell's name was invoked during the coronation riots of 1714 at Bristol, Taunton, Birmingham, Tewkesbury and Shrewsbury.<sup>41</sup>



Figure 4: Engraving of 1850 by Mr Walmsley showing the Tudor House after the remodelling of 1701. [Bennet 1850, 441; reproduced with permission of Tewkesbury Library]

An official account of the Tewkesbury riot dated 15 November 1714 and signed by the Attorney-General Edward Northey and the Solicitor-General Nicholas Lechmere recounts that Samuel Jones had invited friends to celebrate the coronation and lit a bonfire 'before his house'.<sup>42</sup> Forty 'disorderly persons' were demanding money elsewhere in the town for a bonfire in Quay Lane (now Quay Street) to celebrate, provocatively, firstly Dr Sacheverell and secondly the King. On hearing that Mr Jones was going to light a bonfire they proceeded to his house 'armed with Clubs and Sticks with Nails affixed the end of them, crying then and during the whole riot which lasted two hours, "Sacheverell forever, down with the Roundheads"'.<sup>43</sup> The rioters then assaulted and beat Mr Jones's family who had to retreat into the house. Mr Jones and Mr Ward attempted to quell the disturbance but were attacked. The rioters broke windows in Mr Jones's house, tried to force their way inside and threatened to set it on fire. George Moore, Senior Bailiff of

the Corporation, 'commanded the peace to be kept' but was beaten unconscious.<sup>44</sup> The report emphasises that neither Mr Jones nor anyone else had caused any provocation to the rioters.<sup>45</sup>

Modern scholars have cautioned that such accounts by government officials might exaggerate events.<sup>46</sup> Nevertheless, this account of the Tewkesbury riot provides a contemporary account of the attack on Jones's academy. The riot by Sacheverell's supporters has since passed into anecdote, particular in connection with scars on a historic door at the Tudor House which are said to have been inflicted by the rioters in 1714.

After Samuel Jones's death in 1719, the academy was taken over by his nephew Jeremiah Jones and moved to Nailsworth.<sup>47</sup> However, Tudor House continued to be known as 'Academy House' until at least the 1740s.<sup>48</sup>

By 1740 the property belonged to the family of the recently deceased Mark Warkman, a wine merchant of London, but was rented out to Henry Whitaker.<sup>49</sup> Whitaker may have been the Henry Whitaker who was town clerk and deputy recorder of Tewkesbury in 1760.<sup>50</sup> In July 1740 Warkman's widow Elizabeth and her three daughters sold the property to Thomas Kemble of Tewkesbury for £350, although Whitaker appears to have remained as tenant of the property until at least December 1740.<sup>51</sup>

The property comprised two parts. The first was the Tudor House, which was described as: 'a messuage or tenement with the garden courtyards and backsides thereunto belonging situate lying and being in the High Street otherwise Oldbury Street in Tewkesbury aforesaid now in the possession or occupation of Henry Whitaker gentleman'. The plot was described as extending from the High Street to the River Avon. Secondly there was a plot of 'meadow ground' of about half an acre located in the Lower Avon Ham, a common meadow on the west side of the Avon.<sup>52</sup>

The location of the main property is described in relation to a 'messuage or tenement' just to the north of the Tudor House and to the south of Red Lane, which was then in the possession of the Mary Farren, widow of the glazier Abraham Farren.<sup>53</sup> This plot today encompasses the corner courtyard, the site of the stable and most of the drill hall to the west. The wording 'messuage or tenement' refers to a house on the site, suggesting that this corner site was then built up. Abraham Farren's will of 1731 described the property as 'messuage tenement or dwelling house malthouse outhouses garden and appurtenances thereunto belonging where I now dwell in the High Street in Tewkesbury'.<sup>54</sup>

In December 1740 Thomas Kemble, the owner of Tudor House, also leased from the bailiffs, burgesses, and commonality of Tewkesbury a piece of 'waste ground' located between the 'Academy Garden' and the river Avon.<sup>55</sup> Part of this was enclosed and



called 'Lower Garden'. The plot adjoined the garden wall of the 'Academy House' occupied by Henry Whitaker to the east, the River Avon to the west and Red Lane to the north.<sup>56</sup>

The following year, Kemble leased a small piece of land from Mary Farren to build steps just beyond a doorway in his garden wall to facilitate access to and from the River Avon. The deed also covered the 'full liberty' for Kemble and his heirs to pass through part of Mary Farren's plot on their way between the Avon and Kemble's garden.<sup>57</sup> This may have been the point when Kemble began to occupy the premises himself.

The date '1741' and the initials of Thomas Kemble (1701-76) and his wife Margaret (1716-1800) can be found on a lead cistern in the courtyard of Tudor House. After Thomas's death in 1776, Margaret continued to live there until her own death in 1800. She bequeathed her property to her niece Judith Bland.<sup>58</sup>

The first depiction of the footprint of the building is on William Dyde's map of Tewkesbury of 1799 (Figure 5). It shows the site of the corner plot as being built up, which confirms the earlier documentary evidence. However, the map is relatively schematic and the precise footprint of the buildings may not be accurate.

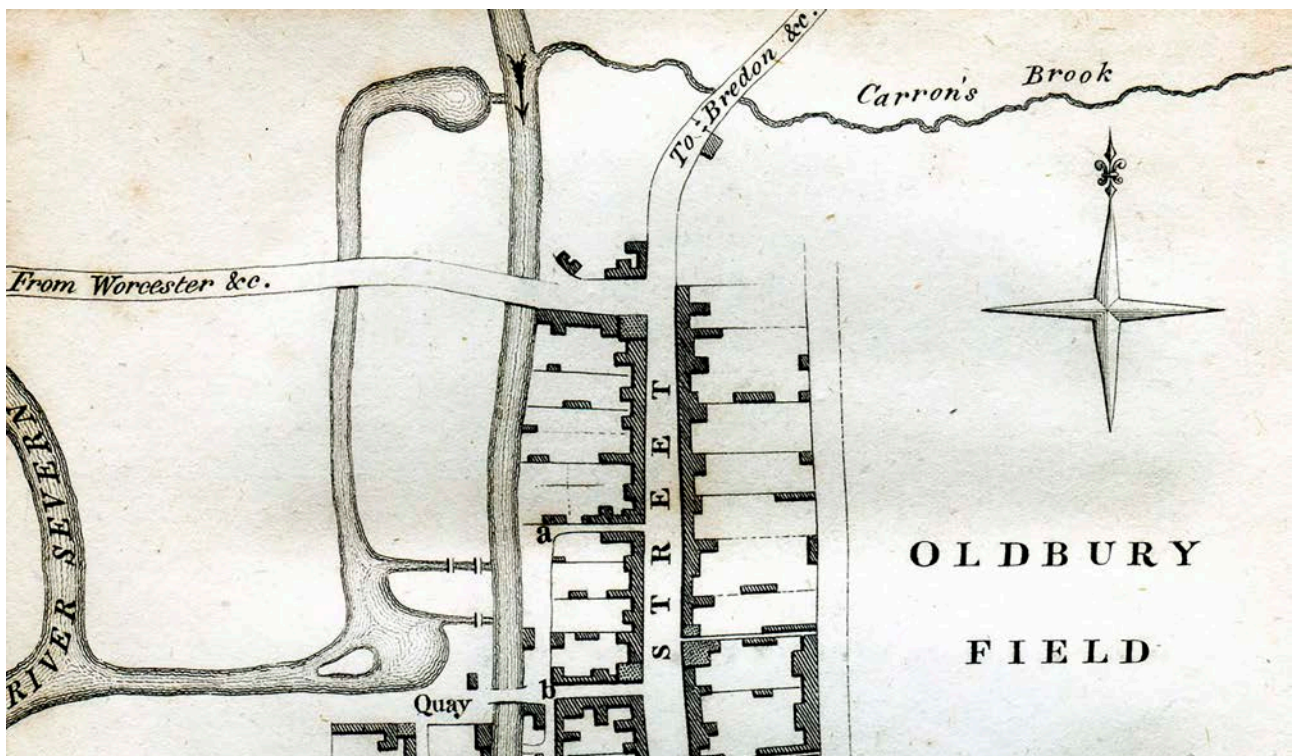


Figure 5: The north end of the High Street on Dyde's map of 1798. The plot of the Tudor House is just to the left of the letter R in 'Street'. Red Lane is labelled 'a'. [Tewkesbury Historical Society]

## 1801-1904

In 1801 Judith Bland, who had inherited the property from Margaret Kemble, sold it to the maltster William Procter for £740.<sup>59</sup> Three years later he married Elizabeth Pensam, his third wife.<sup>60</sup> According to the land tax records, Procter occupied the building by 1808.<sup>61</sup> In 1810 part of the property was also occupied by Mr Pargitter, the first indication that the house may have been subdivided by this date.<sup>62</sup> William Procter died in 1828.<sup>63</sup> In his will he left Tudor House, part of which was then occupied by Mr Croome, to his daughter Elizabeth Procter with the proviso that his wife Elizabeth was allowed to live there for 12 months after his death.<sup>64</sup> The property was described as ‘all my freehold and leasehold house and garden wherein I now dwell situate at Tewkesbury aforesaid including that part thereof now occupied by Mr Croome and all the malthouses, storehouses, stables, yard and outbuildings and gardens thereto belonging’.<sup>65</sup> His daughter Elizabeth also inherited ‘all the fixtures, grates and other utensils commonly considered as fixtures in the whole of the house’ and ‘all the plate which I was possessed of and which was in our house at the time of my marriage’, ‘all the bedding’ and the ‘whole of the furniture of the best [?] bedchamber therein’.<sup>66</sup> The remainder of the furniture was left to his wife. The building remained in the ownership of the Procter family until 1895, although both parts of the property were leased out.<sup>67</sup>

The fact that William Croome, a land agent, occupied part of the house suggests that the property had been divided into two some time before 1828 and possibly before 1810. These two properties had been numbered as 52 and 53 High Street by 1871.<sup>68</sup> Croome was to occupy 53 High Street, the northern half, until at least 1861 and probably until his death in 1864.<sup>69</sup> The southern half, no. 52, was used as a school for several decades. The first of these was a ‘ladies’ boarding school’ run by Elizabeth Clarke which was located at this address by 1830.<sup>70</sup>

By the time of the Census of 1841 the boarding school was run by Sarah Clarke, probably a relative of Elizabeth, and had eight pupils, one governess, two teachers and one servant.<sup>71</sup> William Croome lived at 53 High Street with his wife, one daughter and one servant.<sup>72</sup>

The earliest known depiction of the Tudor House is an engraving published in 1850 (see Figure 4).<sup>73</sup> The viewpoint is from the north, with the gateway to the corner courtyard in the foreground – the most popular depiction of the building in the 19th and 20th centuries. It shows the building as remodelled in the early 18th century. By that date the building on the plot to the north had been demolished and an arched gateway erected. However, the tiled roof of a building slightly further west is just visible in the engraving. This might have been a service building which was only demolished in about 1910.

In 1851, when the next Census was taken, Sarah Clarke’s school at no. 52 had seven pupils, one governess, one schoolmistress and two servants. The Croomes’ household at 53 High Street comprised just William, his wife and one servant.<sup>74</sup> In 1856 the novel

*John Halifax, Gentleman* by local author Dinah Maria Craik appeared, which is set in 'Norton Bury', a fictional version of Tewkesbury. The Tudor House is said to feature in the guise of the 'mayor's house – with its steps and portico, and its fourteen windows'.<sup>75</sup>

By 1861 the boarding school at no. 52 was run by Miss Mary Ann Price. The school had 12 pupils, one teacher and two servants. William Croome, then aged 70, still lived at 53 High Street with his wife and one servant.<sup>76</sup> He died in 1864.<sup>77</sup> Elizabeth Procter, the owner of 52 and 53 High Street, died in 1870 and left all her property, including Tudor House, to her sister Catherine Pensam Procter.<sup>78</sup>

By 1871 the school had closed and 52 High Street was rented out to John Brofft, a retired German Army Captain, who is listed at the property with one servant.<sup>79</sup> There is no census entry for 53 High Street, presumably because it was empty at the time.

In 1875 there was a fire at 53 High Street and £5 had to be paid to the Borough of Tewkesbury as a contribution towards the use of the fire engines.<sup>80</sup> It is unknown how severe the fire was and which part of the building it affected. In 1879 no. 52 was occupied by George C. Bayliss whose tenancy came to an end in June and the house was advertised to let.<sup>81</sup>

By 1881 no. 52 had been let to William March-Phillipps, a civil engineer, who on census day lived there with his wife, a visitor and three servants.<sup>82</sup> No. 53 High Street was by then a school, run by Elizabeth B. Rice and her sister Kate Mary Rice. On census day they had three boarders and one servant.<sup>83</sup>

The Ordnance Survey (OS) Town Plan published in 1885 gives an indication of how the building was subdivided (Figure 6). No. 52 High Street appears to have comprised the south wing and most of the front range, including the central entrance. No. 53 High Street consisted of the north wing and the north room in the front range. It was presumably accessed through the walled courtyard to the north, at the corner with Red Lane, although it is not clear when this plot came into the same ownership as the Tudor House. A schematic depiction of a tree in the courtyard might indicate a garden and the north-west corner of the courtyard was subdivided by a wall with a concave corner.

To the west of 53 High Street and the corner courtyard, a large building had been erected which by 1895 was in use as a malthouse. This butted up against the small service building (by 1895 a coach house and a stable), which on the plan is shown as part of the same block as the malthouse. This service building is still extant adjacent to the courtyard. The map shows a further range which runs parallel with this, within the courtyard. The roofline of this building is just visible in the 1850 illustration of the site (see Figure 4) and in a photograph taken at some point between the 1890s and 1910 (Figure 7). This range is shown on the 1885 Town Plan as subdivided into two spaces



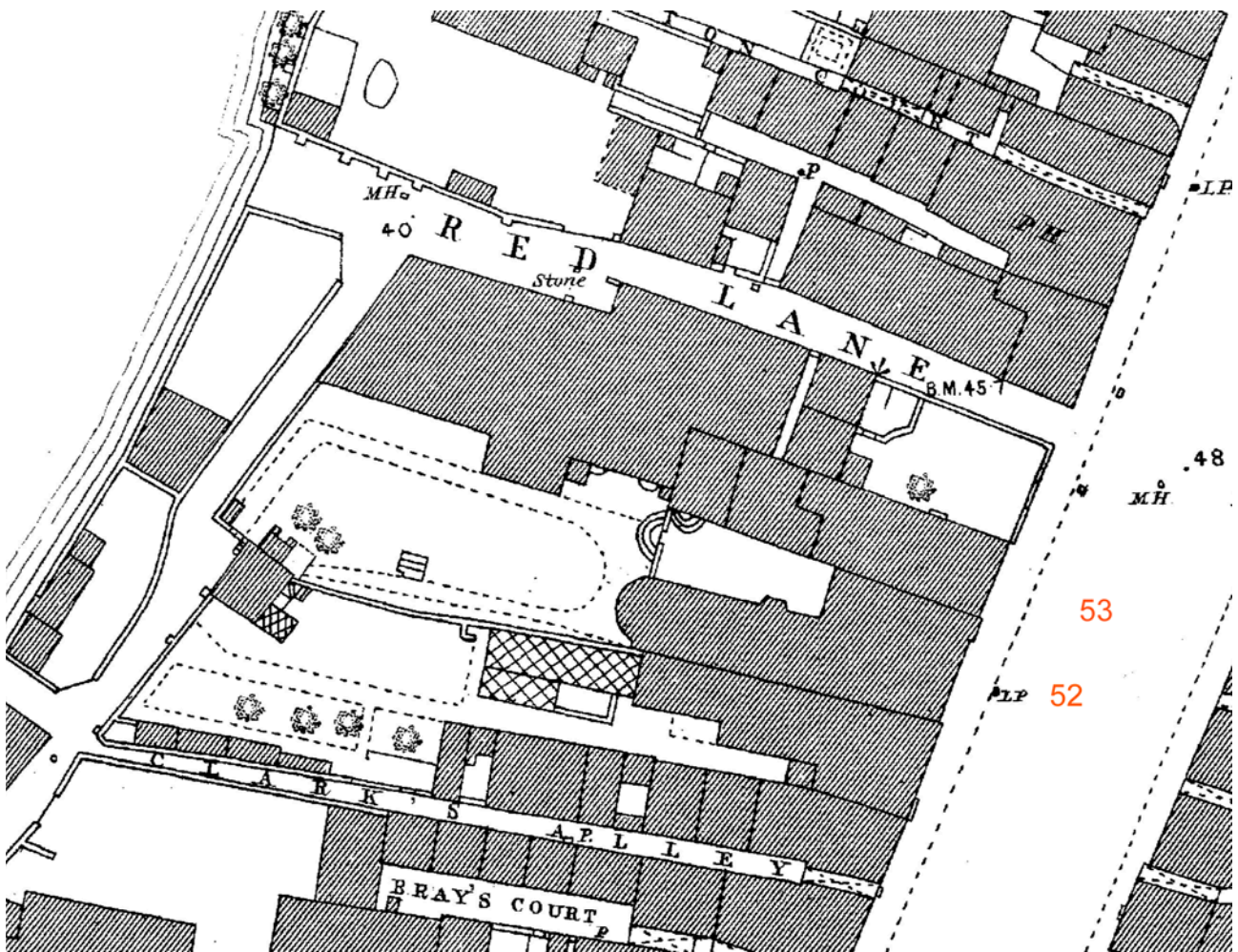


Figure 6: Nos 52 and 53 High Street (now the Tudor House Hotel) shown on the OS Town Plan for Tewkesbury (sheets XII.9.24 and XII.13.4), surveyed in 1883 and published in 1885. [© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2024). Licence numbers 000394 and TP0024.]

and it is likely that this was the kitchen and scullery mentioned in 1910. Between the coach house and the range containing the kitchen and scullery there was a narrow passage from Red Lane to the north wing.

The same 1885 map shows that between the two wings of 52 and 53 High Street was a narrow courtyard with a boundary wall to the west and semi-circular steps. Another set of semi-circular steps led from the west end of the north wing into this courtyard. To the west of 52 High Street was a walled garden, which is shown as having a few small outbuildings, trees and a perimeter walk. Between Red Lane and the river was a walled yard with one structure at the south, which is identified in the later sale particulars as a coal yard.





Figure 7: A photograph of the Tudor House, taken at some point between the 1890s and 1910. [Source: Historic England Archive, BB67/08939]

In a commercial directory for 1885, no. 53 was still listed as being used as a ladies' school, run by Miss Elizabeth Rice.<sup>84</sup> By the 1891 census, 52 High Street was the home of James Wilkes Wilson, a maltster and farmer, his wife, three children and one servant. The school at 53 High Street was then still run by the Rice sisters with the help of an assistant schoolmistress. It had eight boarders and one servant.<sup>85</sup>

By 1894 no. 52 had been converted to short-lived apartments, which were run by Mrs Sarah L. Charles.<sup>86</sup> Catherine Pensam Procter, the owner of 52 and 53 High Street, died in 1895.<sup>87</sup> She left her property, including Tudor House, to the two sons of a cousin, Richard Canning Hill and William Henry Hill.<sup>88</sup> On her death Moore & Sons valued the property which provides further details on how the buildings were used at that time:

1. A brick and timber built residence, no. 52 High Street in the Borough of Tewkesbury let to Mrs Sarah Carless [sic] on a tenancy determinable at 6 months' notice to expire on either Lady Day or Michaelmas at a rental of £32 per annum and containing:

On the basement: ale and wine cellars.

On the ground floor: entrance hall, dining room, breakfast room with bay window, W.C., kitchen and scullery.

On the first floor: landing, 2 bedrooms, boudoir and drawing room with bay window.

On the upper floor: 4 bedrooms.

There is a courtyard on the other side of which is larder, brewhouse (having two baking ovens and 2 furnaces therein); coal cellar and a sitting room with bedroom over same; lawn; garden; W.C.; coach house and stable with loft over. This property has two back approaches from Red Lane and is subject to a Land Tax of 10s. 5d. per annum.

2. A brick and timber built residence adjoining the last named and being no. 53 High Street, Tewkesbury now and for many years past occupied by Miss Elizabeth Rice at a rental of £28 per annum payable at Midsummer and Christmas. It contains:

On the basement: ale and wine cellars.

On the ground floor: drawing and dining rooms, kitchen and scullery.

On the first floor: 3 bedrooms and schoolroom.

On the second floor: 3 bedrooms.

On the upper floor: 2 attics.

Large courtyard; coal house and 2 W.C.s.

This Property is subject to a Land Tax of 8s. 3d. per annum.

3. A Ten Quarter Malthouse adjoining the before mentioned properties now occupied as Corn Stores by Messrs. Rice & Co. as Christmas tenants at a rental of £10 a year. Land Tax 6s. 5d. per annum.

4. A Coal Yard on the Banks of the River Avon and in rear of last mentioned property to Mr James Wilkes, Michaelmas tenant at £32 10s. 0d. per annum. Land Tax 9d. a year.<sup>89</sup>

The descriptions of the amenities for 52 and 53 High Street make it clear that the subdivision was more complicated than appeared from the OS Town Plan. No. 52 appeared to have used the south end of the north wing as well, which seems to have

been used as larder, brewhouse, coal cellar and sitting room, and the coach house and stable in Red Lane. The smaller 53 High Street in the remainder of the north wing had fewer facilities. Its coal house was probably in the walled corner courtyard. But the description of no. 53 also includes a second floor and an attic, neither of which can be found in the north wing. They must have been part of the front range.

The valuation also mentions that the buildings were generally 'in fair tenantable order except the Malthouse [...] which is in a dilapidated condition'.<sup>90</sup> It also noted that nos 52 and 53 and the malthouse were 'old' and needed 'constant repair'.<sup>91</sup>

In the late 19th century, the street frontage was altered again, by removing the 18th-century render from the frontage and applying mock timber framing. This is sometimes said to have been done in 1897 but the source for that precise date is unknown.<sup>92</sup> The renewed timber-framed elevation was certainly in place by about 1898 when William Davies published his history of the 'Tewkesbury Academy' (Figure 8).<sup>93</sup> This refronting retained the 18th-century hoppers and downpipes, the modillion cornice and the Doric porch. It changed or replaced the triangular pediment to a triangular broken pediment. Healing & Overbury's account of 1934 described the works as follows:

Some of the external half timber work was not formerly exposed to view having been covered with 'rough cast' which was stripped some 50 years or so ago. At this period the building underwent very considerable structural renovation and the High Street front was transformed from 'rough cast' to 'black and white', hence much of this timber work is on the face only.<sup>94</sup>

An advertisement of 1899 announced that 52 High Street was to let: 'To be let with possession at Xmas: Tudor House, Tewkesbury, the residence of Mr S. Bath. Apply to Messrs Moore & Sons, High St, Tewkesbury'.<sup>95</sup> Mr S. Bath might be Samuel Bath, organist and choirmaster at Tewkesbury Abbey.<sup>96</sup> He must have taken occupation after 1895, as at that date the property was still let to Mrs Sarah Charles. This advertisement is the earliest known mention of the name 'Tudor House' for 52 High Street.

At the time of the census in 1901 no. 52 stood empty. Elizabeth Rice lived with her sister and one servant at no. 53, without any pupils or boarders.<sup>97</sup> Her school is still listed in a commercial directory that was published in 1902 but may have been compiled earlier.<sup>98</sup> By 1902 Thomas Weldon Thomson (1872/3-1930), a solicitor, commissioner for oaths, clerk to the justices and clerk to the commissioners of income and land tax, lived at 52 High Street; he was to live there until 1910.<sup>99</sup>



Figure 8: The Tudor House in a photograph published in about 1898 in William Davies, *The Tewksbury Academy with Sketches of its Tutor and Students*. [Gloucestershire Archives, GAL/D5/30357GS]

In October 1903 the malthouse was sold for £80.<sup>100</sup> In late 1904 or early 1905 the malthouse, by then owned by the Town Council, was acquired by the D Company of the 2nd Battalion of the Gloucestershire Regiment.<sup>101</sup> A drill hall was erected by the local builders Messrs. Collins and Godfrey on the site of the malthouse, which opened in April 1905.<sup>102</sup>

## Ownership of the Moore family, 1904-18

William Henry Hill, who had inherited the property and bought his brother's share in 1897, died in September 1904, leaving his property to his sister Jane Emily Hill.<sup>103</sup> In December that year, she and the executors sold 52 and 53 High Street to Cecil Charles Moore.<sup>104</sup> The property was described as:

All that messuage or tenement with yard, gardens, coach house, stable and offices and outbuildings being 52 High Street known as 'Tudor House' formerly in the occupation of Samuel Bath but now of Thomas Weldon Thomson. And also all that messuage or tenement adjoining the last mentioned messuage with yard and outbuildings adjoining and belonging being 53 High Street and known as 'Durham House' now and for many years in occupation of Miss Rice.<sup>105</sup>

Cecil Moore, a member of a long-established local firm of estate agents and auctioneers, moved into the building in late 1910 or early 1911. Until then, Thomas Weldon Thomson continued to live in part of the house.<sup>106</sup>

Several other parts of the property were sold off separately. In December 1905 the 'stable or coach house with loft over' was sold to Thomas Weldon Thomson for £75.<sup>107</sup> In 1914 it was sold to Daniel Finnegan, before being reunited in 1921 with the Tudor House.<sup>108</sup> Another portion to be sold off was a coal yard between Back of Avon and the River.<sup>109</sup> It was sold in 1905 to Harry Alexander Badham for £52.<sup>110</sup> In 1920 his widow sold it to Francis John Healing, then the owner of Tudor House.<sup>111</sup>

Before the Moore family moved into the building, they asked the Cheltenham architects Healing & Overbury to make alterations. These works reunited the two halves of the house and modernised it. It was henceforth known as Tudor House – as no. 52 had been previously. In May 1910 the architects produced a specification for 'the proposed alterations, repairs and decorations' of the entire building.<sup>112</sup> They also wrote a separate specification for installing boilers, hot water tanks and radiators.<sup>113</sup> In addition, sketch plans of the building as extant in 1910 and plans of the proposed alterations survive (Figures 9-12).<sup>114</sup>

Most of the proposed works amounted to the refurbishment and repair of the interior but some works were more substantial. All gas pipes were removed and electricity installed. In the south wing, on the ground floor, a new china pantry was created just east of the breakfast room, which had new borrowed lights to the passage. A bathroom was installed, on the first floor of the north wing, together with a W.C. These spaces were lit by the reopening of existing but blocked windows. The kitchen and scullery at the west end of the corner courtyard, which are shown on the 1885 OS Town Plan (see Figure 6), were demolished.



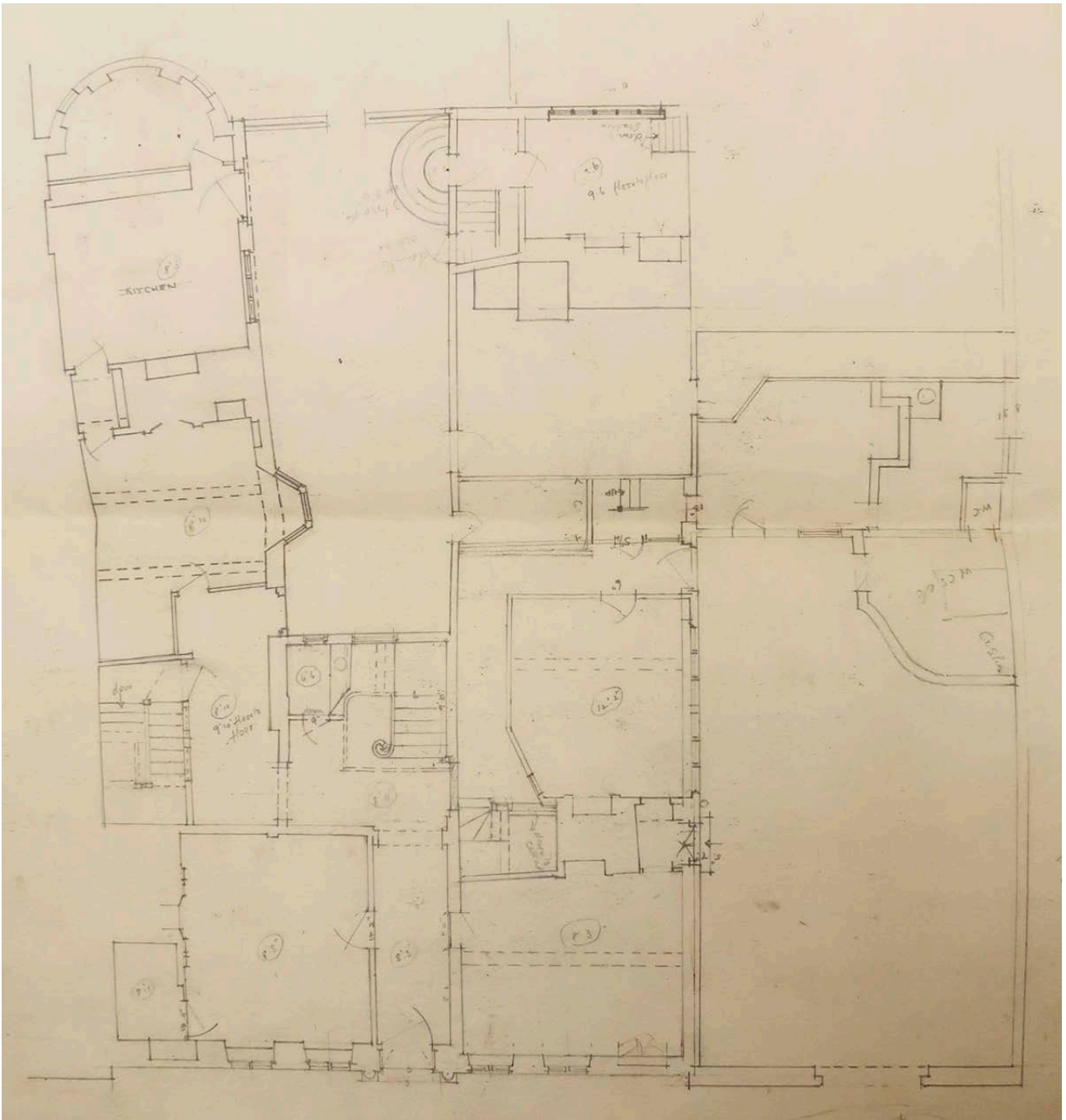


Figure 9: Sketch plan of the ground floor as existing in 1910 by Healing & Overbury. North is to the right. [Gloucestershire Archives, D5587/box9627, item 13/27]



Figure 10: Contract drawing of the ground floor as proposed, by Healing & Overbury, May 1910. The room names in pencil were those used by the hotel in 1934. North is to the right. [Gloucestershire Archives, D5587/box9627, item 13/27]



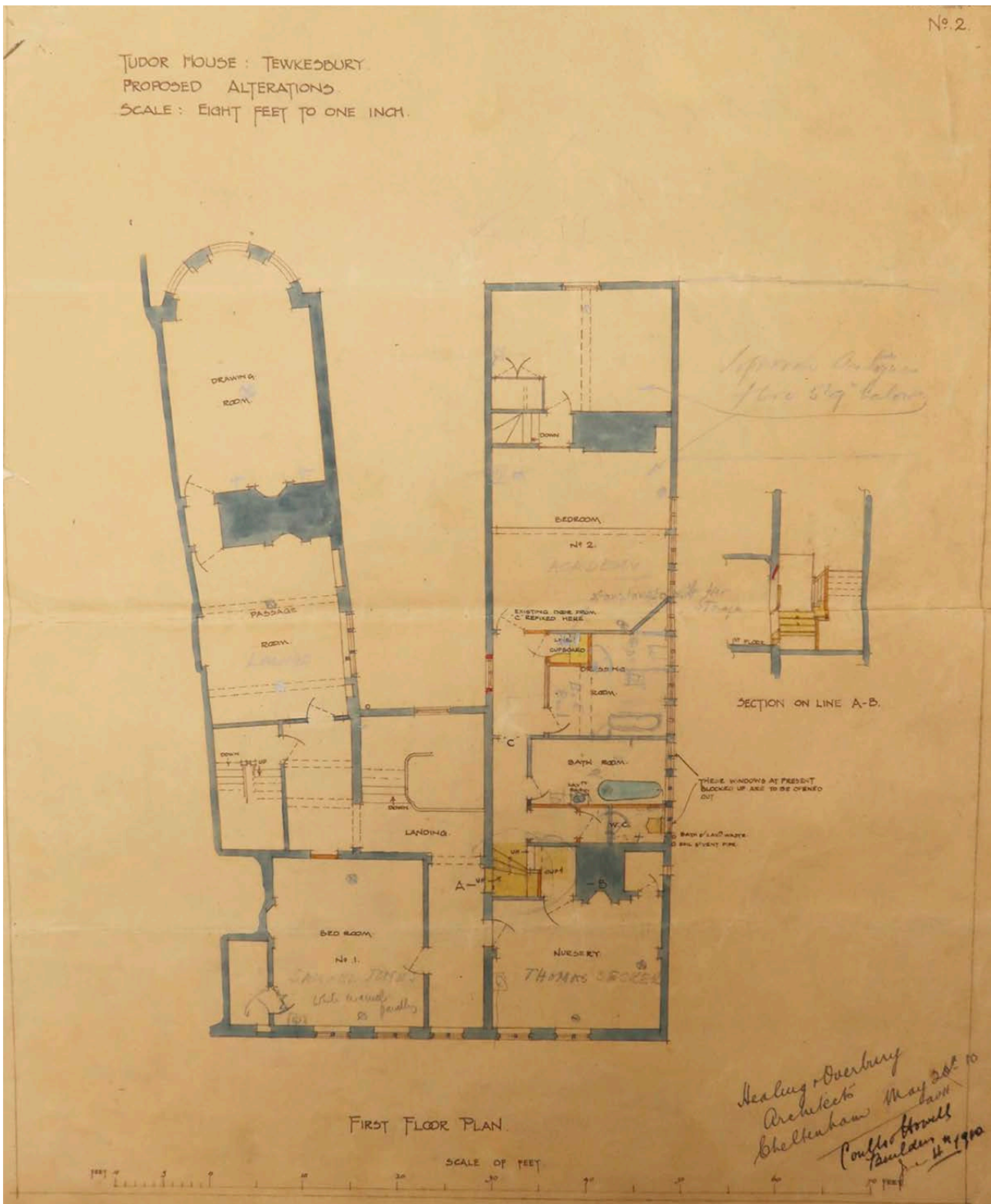


Figure 11: Contract drawing of the first floor as proposed, by Healing & Overbury, May 1910. The room names in pencil were those used by the hotel in 1934. North is to the right. [Gloucestershire Archives, D5587/box9627, item 13/27]



Figure 12: Contract drawing of the second floor as proposed, by Healing & Overbury, May 1910. The room names in pencil were those used by the hotel in 1934. North is to the right. [Gloucestershire Archives, D5587/box9627, item 13/27]

The large ground-floor room in the north wing, known then as 'the Hall' and now as the 'Court Room', received a thorough remodelling. An awkward partition which had created a corridor to the west and south was removed. Under the deal floor boards the architects found historic black and white stone paving.<sup>115</sup> As this was too cracked to retain, it was replaced with an oak block floor.<sup>116</sup> The earlier grate and chimneypiece were removed and replaced by a new chimneypiece of Hartham Park Bath stone. A new stud wall was created to the south of the fireplace, where there had been a small staircase and a cellar stair. The cellar stair was blocked off. The door from the hall to the entrance hall and staircase, which had been blocked up during the subdivision of the house, was reopened and around it a new arch of timber keystones and voussoirs was formed, matching that on the staircase side (Figures 13 and 14). New panelling was added on the new stud wall and in an area where a corner cupboard had been removed. All deal woodwork was stained to match the oak panelling. Twenty-four years later the architects wrote: 'The oak panelling on the walls is not wholly of the same design, having been collected by us in small sections from various parts of the house, pieced together and made up with a certain amount of new to match'.<sup>117</sup>

In June 1910 the builders Messrs Coutts & Howell were appointed to undertake the work.<sup>118</sup> The Moore family were in residence by 2 April 1911, the day the census was taken. The household comprised Cecil Charles, his wife Eliza Georgina, their two children John Cecil (1907-67) and Daphne Mary (1910-2004), a cook, a housemaid, a nursemaid and a nurse.<sup>119</sup>

A few photographs survive showing the building during the Moores' time. One such image shows Cecil Moore holding his daughter Daphne in front of the nail-studded and axe-scarred side door into the corner courtyard (Figure 15). This picture shows a paint scar on the door, which indicates that the lower hinge was at some point moved further up.

Two interior pictures show the newly panelled hall in the north wing (Figures 16, 17). It appears largely as now but without the later plaster cornice. Another three photographs show the southern front room, which was the dining room during the Moores' residence (Figures 18-20). This room had a large, carved Jacobean overmantel featuring the Stuart royal arms. The remainder of the room was panelled with pilasters and a frieze carved with intertwining ornament and strapwork. The Jacobean overmantel was clearly considered a valuable feature of the house. In 1911, Cecil Moore insured it for £100 and the rest of the house for £1,500.<sup>120</sup>

In 1913 the property was assessed under the Finance Act 1910.<sup>121</sup> The valuation listed all the rooms, including 'four dry cellars'. The site was valued at £250 and the building at £800. The latter appears to include the overmantel whose value of £200 was added to the entry in a later note. The stables in Red Lane, then still owned by Thomson, were valued at £100 and described as having three stalls with a concrete floor and a loft over.<sup>122</sup>





Figure 13: The stairwell in the front range, looking towards the blocked door into the hall in the north wing. The photograph was probably taken in around 1910, before the alterations for the Moore family. [The John Moore Society; reproduced with permission]



Figure 14: A similar view taken after the alterations of 1910-11. [The John Moore Society; reproduced with permission]





Figure 15: Undated photograph of around 1911, showing Cecil Moore holding his daughter Daphne in front of the side door. [Gloucestershire Archives, D8451/1/15/2; The John Moore Society, reproduced with permission]



Figure 16: Undated photograph of the hall during the Moore family's residence, between about 1911 and 1918, looking east. [The John Moore Society; reproduced with permission]

In his book *A Portrait of Elmbury* (1945), John Moore paints an affectionate picture of his childhood at the Tudor House, 'the loveliest house in Elmbury', a thinly disguised Tewkesbury.<sup>123</sup> He describes its 'winding staircases, its dark oak-panelled corridors, its numerous exciting junk-rooms and attics, and its curious and delightful back-garden'.<sup>124</sup> The garden had high walls on three sides: one brick wall belonged to the Drill Hall, another tall brick wall formed the boundary to 51 High Street, and the third wall, of red sandstone, faced the river and had a 'great oaken door'.<sup>125</sup> This red sandstone wall is likely to have been a continuation of the stretch of extant medieval quay wall running south from the gazebo of 51 High Street. Moore also describes a disused well in the garden. The back elevation of Tudor House was 'whitewashed between its sepia oak beams'. He describes the 'back door' [i.e. the door to the north wing] with its 'strange scars ... as if someone with an axe had tried to force his way in'.<sup>126</sup> The hall had 'panelled walls hung with brass ladles', the 'drawing-room, very long and light with big windows and a pale oak parquet floor... and then the dining-room, as cosily dark as the drawing-room was airily-bright, with the royal coat-of-arms (we never knew why) carved





Figure 17: Undated photograph of the hall during the Moore family's residence, between about 1911 and 1918, looking south-west. [The John Moore Society; reproduced with permission]

above the mantelpiece'.<sup>127</sup> On the first floor was 'a fair-sized room with white enamelled walls, called "the day nursery"', from where John and Daphne observed the activity on the High Street below and the notorious slum called Double Alley opposite.<sup>128</sup> The service areas of the house contained 'stone-floored corridors, sculleries, pantries and whatnot, and then the spice-scented kitchen with Old Cookie, if she were sober, busy over her pots and pans'.<sup>129</sup>

## 1918-39

On 15 February 1918 Cecil Charles Moore died after a long illness and the family sold Tudor House for £1,200, together with several other properties and shares in the Tewkesbury Gas Co. Ltd.<sup>130</sup> Tudor House was acquired by Francis John Healing of Cheltenham, son of the local miller William G. Healing.<sup>131</sup>

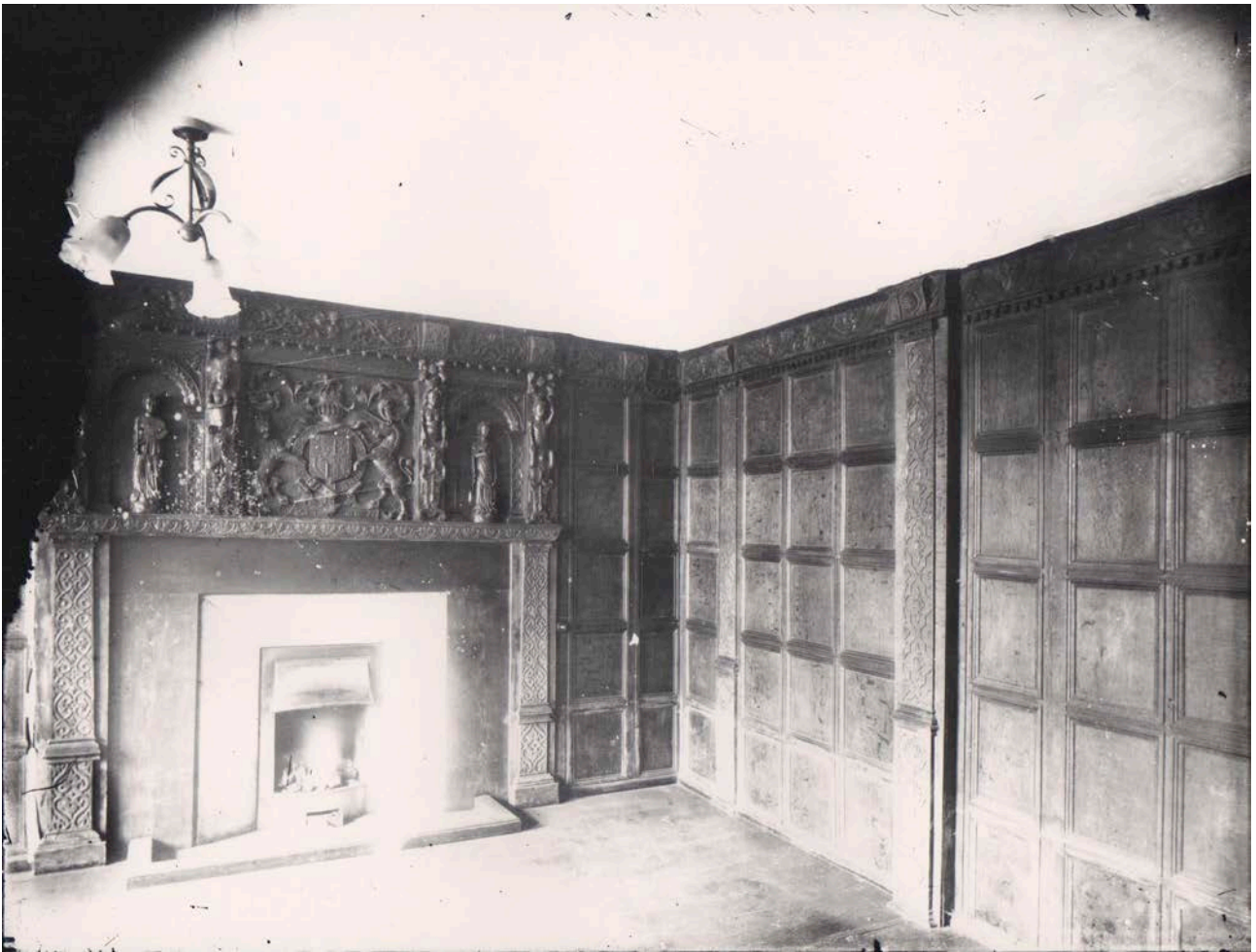


Figure 18: Undated photograph of the southern ground-floor room in the front range, probably taken at the beginning of the Moore family's residence as the room is empty. [The John Moore Society; reproduced with permission]

The sale particulars emphasised the historic features of the 'beautiful, historical half-timbered Elizabethan family residence'.<sup>132</sup> The dining room was described as 'well proportioned ... entirely oak panelled with carved cornice and pilasters and the original finely carved oak mantelpiece with the original Royal Arms of the Jacobean Period, having figures on either side'.<sup>133</sup> The 'Lounge Hall', i.e. the hall in the north wing, contained a 'moveable grate dated 1701', which, given the same date on the rainwater goods, may have been original to the building.<sup>134</sup> The door between the 'Fore Court' (i.e. the corner courtyard) and the lobby to the hall and the north room in the front range was described as 'a Fine Mediaeval Door with the original hinges and iron studding'.<sup>135</sup> This may have been the nail-studded door now in the entrance to the former stable block. The two main staircases are described as a 'wide Oak Chippendale staircase' and 'a fine well-lighted Oak Jacobean Staircase'.<sup>136</sup> The corner courtyard is described as 'a pleasant Fore court with paved centre, grass plots, flower border and rockery, approached from the High Street through an ancient arched gateway'.<sup>137</sup> In one corner





Figure 19: Undated photograph of the southern ground-floor room in the front range, taken during the Moore family's residence between about 1911 and 1918. [The John Moore Society; reproduced with permission]

of the courtyard was the 1741 lead cistern. The 'Out Offices' were at the west end of the north wing and comprised: 'larder, coke house in which is a boiler ..., coal house, garden sitting room with flight of half-circular stone steps, and bedroom over, approached by oak staircase'.<sup>138</sup>

After the Moore family's residence there followed a period of frequent changes of ownership, fuelled, no doubt, by the economic uncertainty of the interwar years. In 1920 the new owner, Francis John Healing, acquired the former 'coal yard' to the west of Back of Avon Road for £72.<sup>139</sup> In January 1921 Healing sold the Tudor House and the site of the coal yard, then described 'strip of land with greenhouse erected thereon', to Robert Haden Tebb of London for £2,000.<sup>140</sup> On the same day, Tebb also acquired the former stable for £250.<sup>141</sup> A fire insurance certificate from May 1921 mentions that the stables were about to be converted into staff bedrooms and offices.<sup>142</sup> The Tudor House does not appear in the census taken in June 1921, presumably because it stood empty.



Figure 20: Detail of the overmantel in the southern ground-floor room in the front range, taken during the Moore family's residence between about 1911 and 1918. [The John Moore Society; reproduced with permission]

In July 1921 the Royal Institute of Archaeology and the Bristol and Gloucestershire Archaeological Society held a joint summer meeting which included a visit to Tewkesbury, which included the Tudor House.<sup>143</sup> The published account mentions the building's two main staircases, a room with plaster decoration in the style of the Adam brothers, and the south front room with the royal arms in its overmantel and panelling 'with pilasters carved with interlaced strapwork of the Jacobean period'.<sup>144</sup> It also noted that the stone gateway to the corner courtyard was 'now partly destroyed', which presumably refers to the removal of the pediment which had taken place by then (Figure 21).<sup>145</sup>

At some point after 1921 the Jacobean overmantel and its marble chimneypiece were removed and reportedly sold to America.<sup>146</sup> It seems likely that this sale included much of the original panelling of the room as the present panelling does not have any pilasters or



Figure 21: The Tudor House in a photograph that was probably taken in the 1920s. [Source: Historic England Archive, OP36168]



the carved frieze which continued around the room (see Figures 18-20). It was certainly gone by about 1930-34 when a booklet published by hotelier Mrs Fothergill shows the room without it.<sup>147</sup>

In March 1924 the property was advertised as for sale 'by order of the mortgagee' by James Styles & Whitelock, auctioneers of Oxford.<sup>148</sup> But it was withdrawn from sale and in June 1925 Tudor House and the former stables were sold by Tebb's mortgagee to William Henry Mayo of Malvern for £1,900.<sup>149</sup> In April 1926 the building was again for sale by auction by Messrs Ingram & Mills of Worcester but the property was withdrawn as the reserve price was not reached.<sup>150</sup> In 1927 it was described as having been 'empty for a number of years'.<sup>151</sup>

An aerial photograph taken in September 1928 shows the rear of the property from the west (Figure 22). The rear garden was still, as during John Moore's childhood, surrounded by walls on three sides.

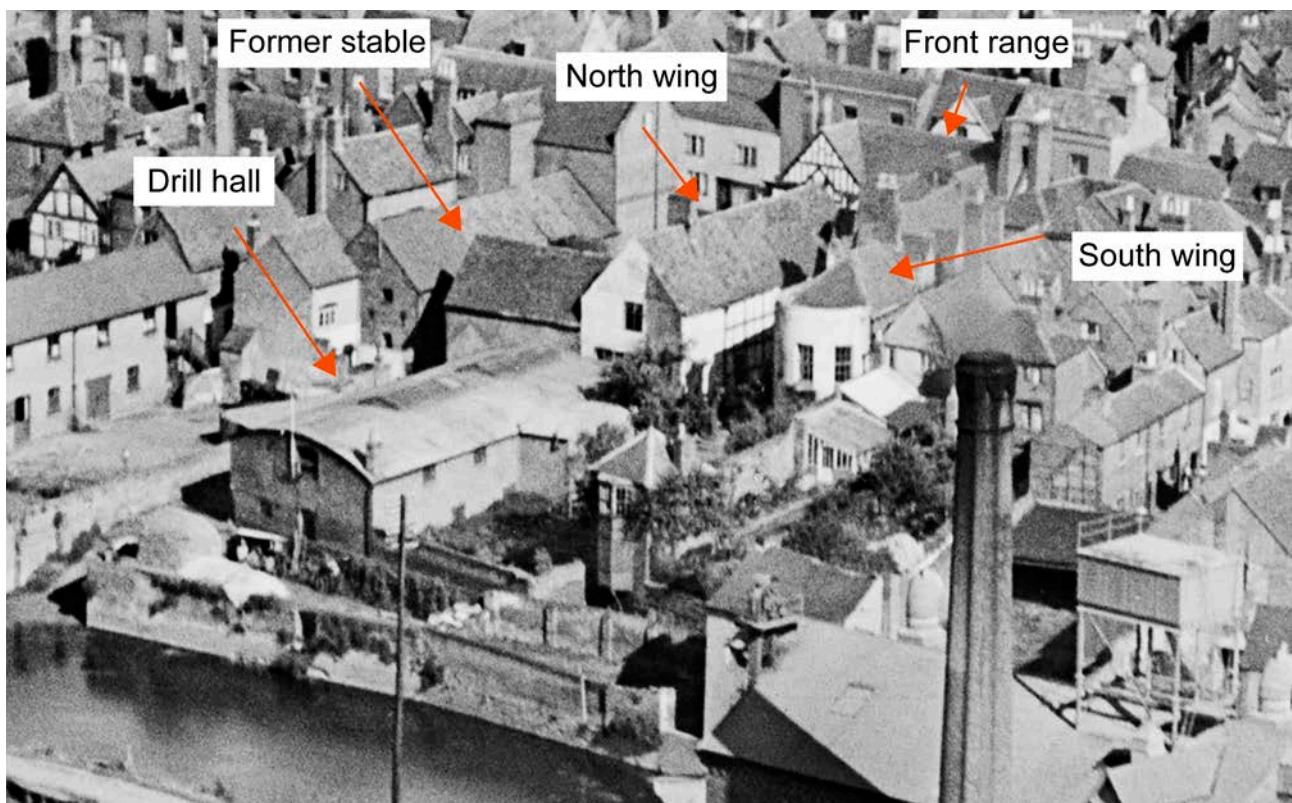


Figure 22: Annotated detail from an aerial photograph taken in September 1928. [© Historic England Archive. Aerofilms Collection, EPW023933]



Figure 23: Tudor House Hotel in 1938. [Source: Historic England Archive, WSA01/01/AA0570]

It appears that the building was first converted to a hotel in 1929. In late February 1929 the chairman of the local Chamber of Commerce announced that Tudor House ‘was going to be opened as an hotel and café’.<sup>152</sup> The following month the Town Council granted permission to Mrs Fothergill to fix an overhead sign at the building.<sup>153</sup> In March and June 1929 advertisements for hotel staff appeared in local newspapers.<sup>154</sup> In January 1931 an advertisement in the *Cheltenham Chronicle* stated that the Tudor House Hotel was ‘now open’.<sup>155</sup>

In 1930 the building had changed hands again. In March that year Edith Emily Fothergill bought the property from Mayo for £1,550.<sup>156</sup> In 1932 the two four-panelled doors in the gateway to the corner courtyard were replaced with a two-leaf gate with diamond timber mullions (Figure 23 and see Figure 21). It has the inscription ‘Where antiquity walks hand in hand with time and still retains its dignity – there is peace. 1540/1932’. The stone gateway itself is said to have been restored at that time.<sup>157</sup> It seems likely that the ball finials of the gateway’s pediment were placed on its entablature around this time; they were in place by 1938 (see Figure 23). Also during the early 1930s, a larger canopy was erected over the building’s front entrance (see Figure 23).



During her ownership (1930-4), Mrs Fothergill commissioned a small brochure called a 'tariff souvenir'.<sup>158</sup> It described the building and its history, while frequently embroidering the known facts. All hotel bedrooms were named after 'great people connected with the history of the site'.<sup>159</sup> Several line drawings in this brochure replicate photographic postcards of the period (Figures 24, 25). Another postcard, showing the side elevation toward the corner courtyard, dates probably also from the inter-war period (Figure 26).

By 1934 the site was again for sale. W. V. Peeke, a potential purchaser, contacted Healing & Overbury, the architects who in 1910 had refurbished the building for Cecil Moore.<sup>160</sup> In November that year Healing & Overbury produced a structural report on the building for Peeke.<sup>161</sup> It mentions the recent alterations, including the porch canopy and also a glazed passage which connected the north and south wings just west of the staircase window.<sup>162</sup> The report described the 17th-century gateway to the corner courtyard as 'somewhat perished'.<sup>163</sup> Cellars were said to exist 'under more than half of the main front building and under the present owner's sitting room [probably the bay-window room in the south wing], all communicating'.<sup>164</sup> In addition there was a detached cellar under the west end of the north wing. All cellars had floors and walls of brick. The attic over the front range contained two rooms, of which the southern one was plastered and the northern one not ceiled. In terms of condition they warned that, as was 'to be expected in a building of this age and character the walls bulge to a considerable extent in places, the roofs are out of alignment, and the floors vary in levels and regularity'.<sup>165</sup> Several roofs were in poor condition.



Figure 24: A postcard showing the first-floor bedroom at the west end of the north wing in the early 1930s. [Source: Historic England Archive, PC62004]

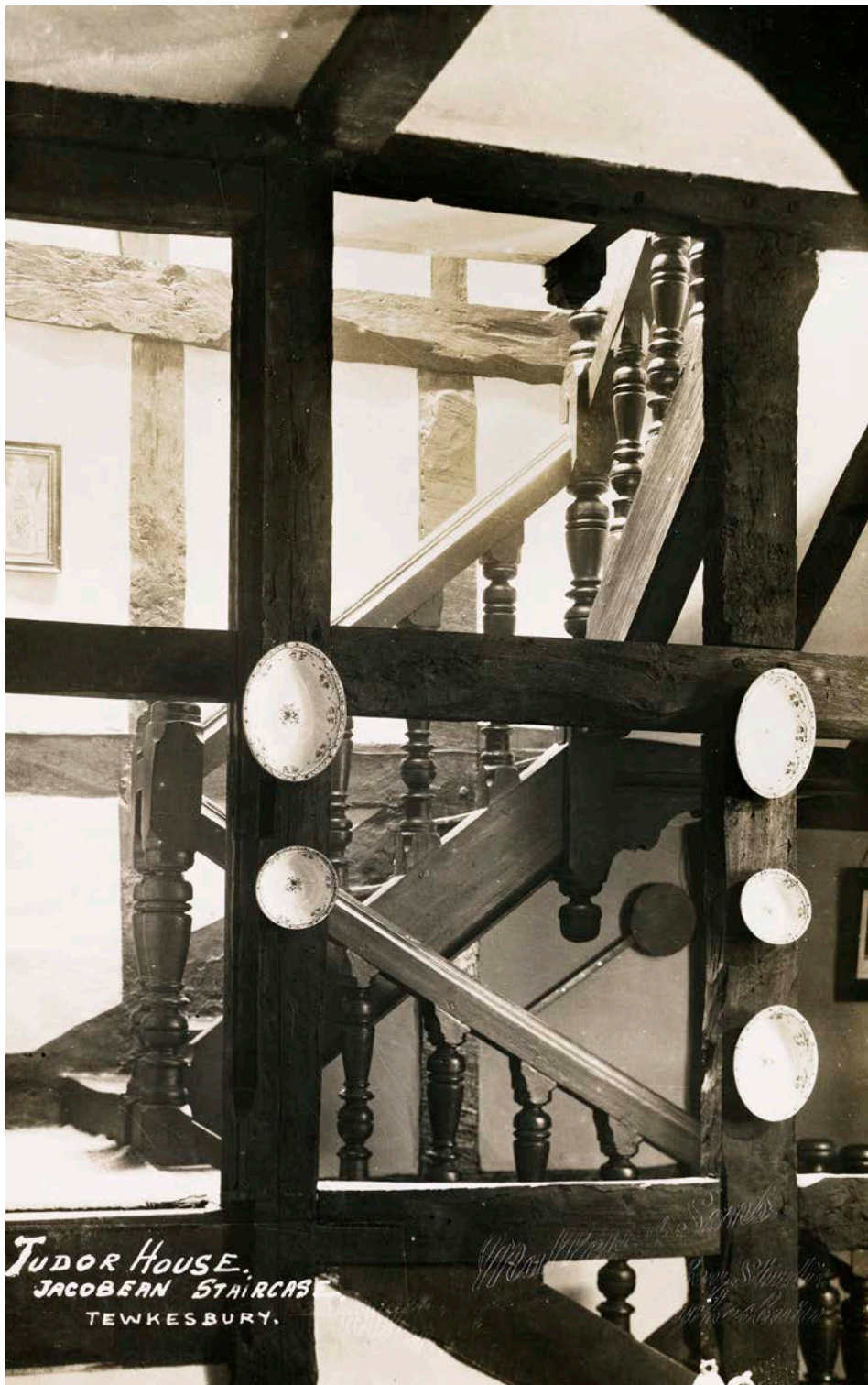


Figure 25: A photographic postcard of the 17th-century staircase in the early 1930s. [Source: Historic England Archive, PC62005]





Figure 26: Photographic postcard showing the north elevation of the front range (left) and the north wing (centre and right), probably in the early 1930s. [Source: Historic England Archive, PC62003]

In December 1934 Edith Fothergill sold the property to Ian Hew Mackillop Brown of Southampton for £2,500.<sup>166</sup> Before he completed the purchase Brown needed the permission of the Public Trustee Office, which acted as trustees for his father's estate.<sup>167</sup> They asked Bruton, Knowles & Co., estate agents of Gloucester, for further information about the property, who reported that the building was in 'very good condition and suitably furnished'.<sup>168</sup> They also noted that 'this hotel is not licensed and is only suitable for a better class trade'.<sup>169</sup> Mrs Fothergill appears to have supplemented her income with the sale of antiques as the former stable block was used as an antique furniture store and a small ground-floor room near the hall in the north wing as a salesroom.<sup>170</sup> The letter also refers to the difficulty of establishing a hotel business slightly away from the main centre of the town and that the building was too large as a private residence.

In February 1937 the hotel was sold at auction to Mrs Florence May Freeman, wife of S. T. Freeman, proprietor of the Bell Hotel in Tewkesbury.<sup>171</sup> By September 1939 it had been acquired by the Bigland family.<sup>172</sup>

## Ownership of the Bigland family, 1939-77

The Bigland family owned the Tudor House Hotel from about 1939 until 1977. On 29 September 1939, when the National Register was taken, Emily H. and Edwin Bigland lived there with their adult son Frank, who is also described as a 'hotel proprietor'.<sup>173</sup> In addition, six guests and one unpaid domestic servant were staying at the hotel that night. In 1943 the family registered a new company, E.H. and E. Bigland and Sons Ltd.<sup>174</sup>

In 1952 the Tudor House was added to the National Heritage List.<sup>175</sup> Relatively few external changes had been made to the building by 1953, when an aerial photograph was taken (Figure 27). This still shows the 7-foot-high wall which separated 52 and 53 High Street from the adjacent house to the south-west, no. 51. In 1959 Mr Bigland received planning permission for an 'extension to form toilet accommodation' but no further details are known.<sup>176</sup>

In around 1967-8 Stanley Jones investigated the building for his chapter on Tewkesbury buildings for the Victoria County History.<sup>177</sup> He took three photographic slides which depict the rear of the building before major alterations in the next decade (Figures 28-30). They show roughcast render on the north elevation of the south wing and also on its chimneystack, which were probably remnants of the 18th-century render. They also record important early features like the ovolo-moulded mullioned windows on the second floor of the south wing (see Figure 30).

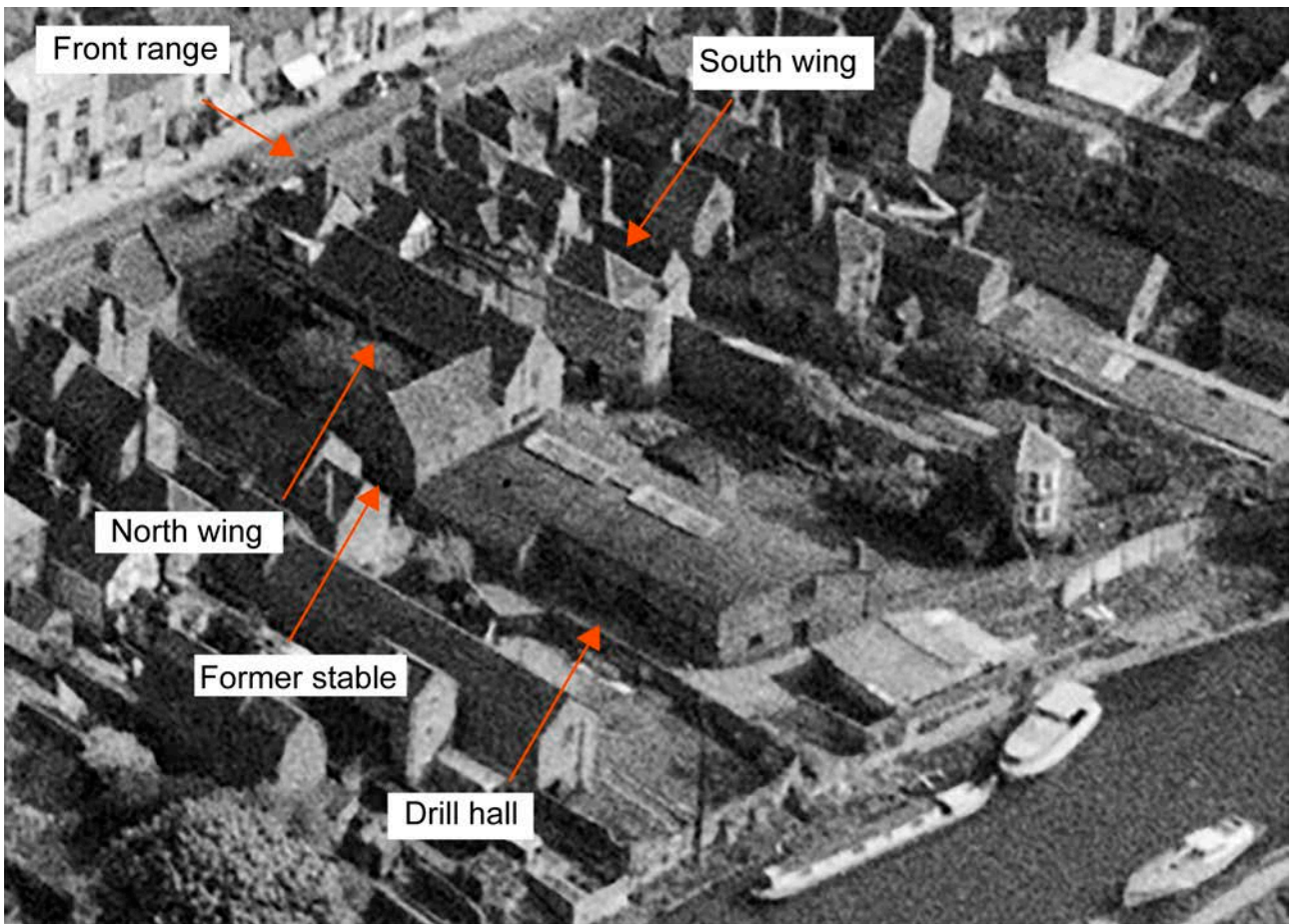


Figure 27: A detail from an aerial photograph taken on 5 May 1953, annotated to show the main buildings. [© Historic England Archive. Aerofilms Collection, EAW049072]

Between about 1969 and 1971, the neighbouring property to the south, 51 High Street, with its gazebo at the rear was incorporated into the hotel. A property boundary is still shown on the Ordnance Survey map published in 1969. Plans of the hotel prepared in 1971 for Edwin Bigland first show the Tudor House and no. 51 (see below).<sup>178</sup> It seems likely that the architect who drew the plans, H. G. Raggett of Tewkesbury, was also responsible for creating new door openings between the two properties. In 1973 the gazebo, the gateway to the corner courtyard and its adjoining boundary walls were added to the National Heritage List for England.<sup>179</sup>





Figure 28: A photograph of the rear (west) elevation taken by Stanley Jones in about 1967-8. [© Historic England Archive, SJC01/03/0014]





Figure 29: A photograph of the west elevation of the front range and the south elevation of the north wing (left) taken by Stanley Jones in about 1967-8. [© Historic England Archive, SJC01/03/0015]



Figure 30: A photograph of the two north gables of the south wing taken by Stanley Jones in about 1967-8. [© Historic England Archive, SJC01/03/0009]

## Restoration of c. 1978-83

In 1977 the Tudor House Hotel was sold.<sup>180</sup> It was acquired by Vic Whittingham.<sup>181</sup> The following year the applicant, Tatlerworth Ltd, received planning permission for 'alterations and modernisation' of the building.<sup>182</sup> Drawings by the architect H. G. Raggett of Tewkesbury show that initially most of the proposals were to be relatively straightforward repairs (Figures 31-34).<sup>183</sup> It appears that as works progressed – and the extent of the required repairs and timber replacement became obvious – the proposals were revised, so the initial plans submitted with the application are not an accurate reflection of the programme of works and no updated plans appear to have been submitted. A comparison of the photographs of the 1960s and today suggests additional areas of alterations, which probably took place as part of these works (see Phase Five).

Not all proposals were executed. Notably a vehicular access from Red Lane into the corner courtyard was dropped, as was the construction of a larger lobby between the two wings which would have necessitated the demolition of the bay window of the south wing.

A proposal for the separately listed gateway to the corner courtyard was submitted to renew the stone arch, removed the cement rendering from the brick wall on either side and to reface the wall in Cotswold stone.<sup>184</sup> However, an inspection by the South Western Stone Cleaning & Restoration Co. Ltd in November 1978 revealed that the gateway was structurally unsound and required a more substantial rebuilding.<sup>185</sup> The stone gateway was entirely rebuilt as a replica.

By April 1979 a large, stainless-steel extraction flue had been constructed on the north elevation of the south wing.<sup>186</sup> A retrospective planning application for the flue was granted in July 1979.<sup>187</sup>

It is unclear when the alterations started in about 1978 were completed. They appear to have continued piecemeal into the mid-1980s, after ownership of the hotel had changed again.



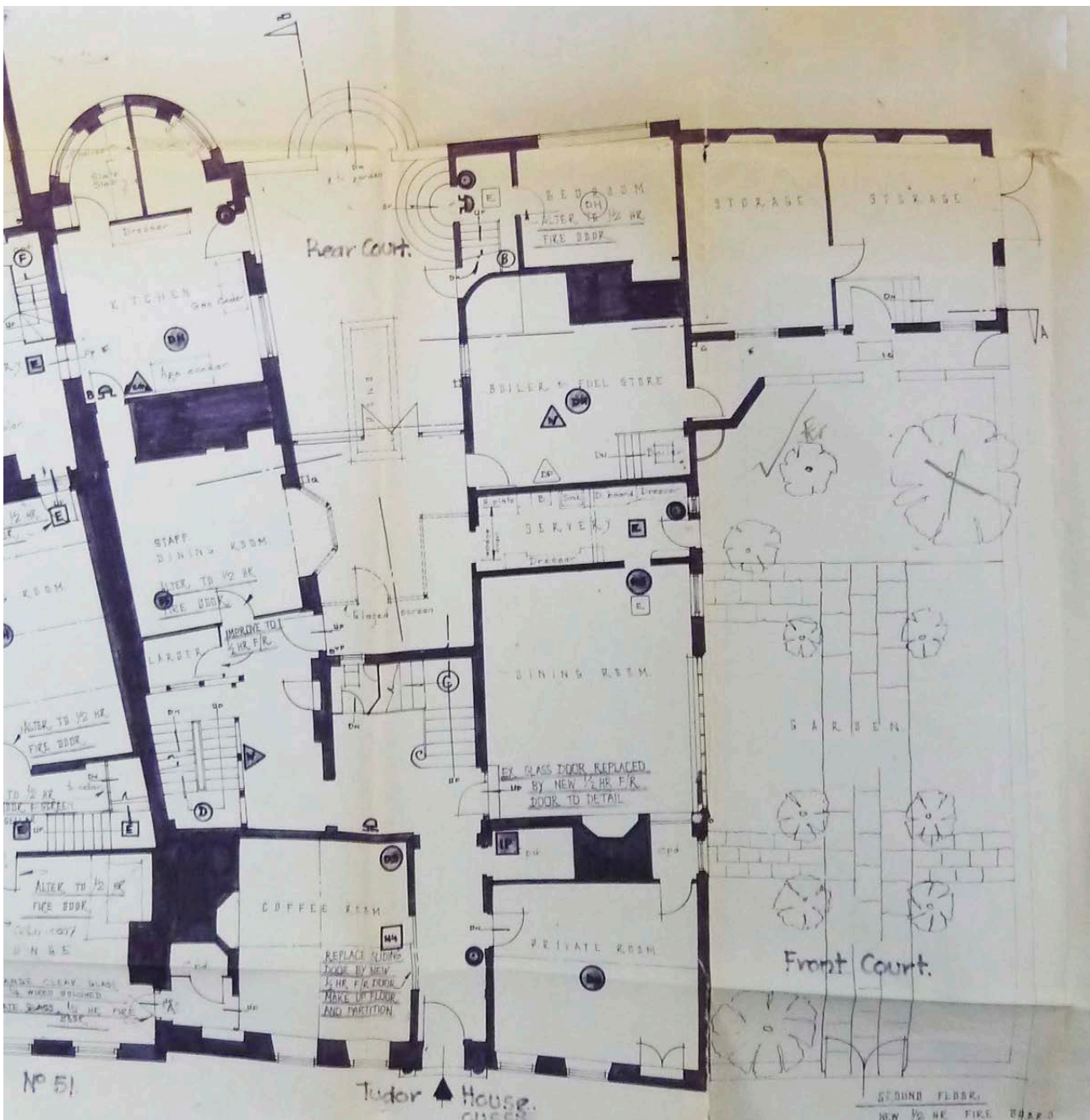


Figure 31: Ground-floor plan of the Tudor House and the stable block by H. G. Raggett. The plan is dated June 1971 and was updated for the planning application in 1978. North is to the right. [Tewkesbury Borough Council, planning file T2984/B]



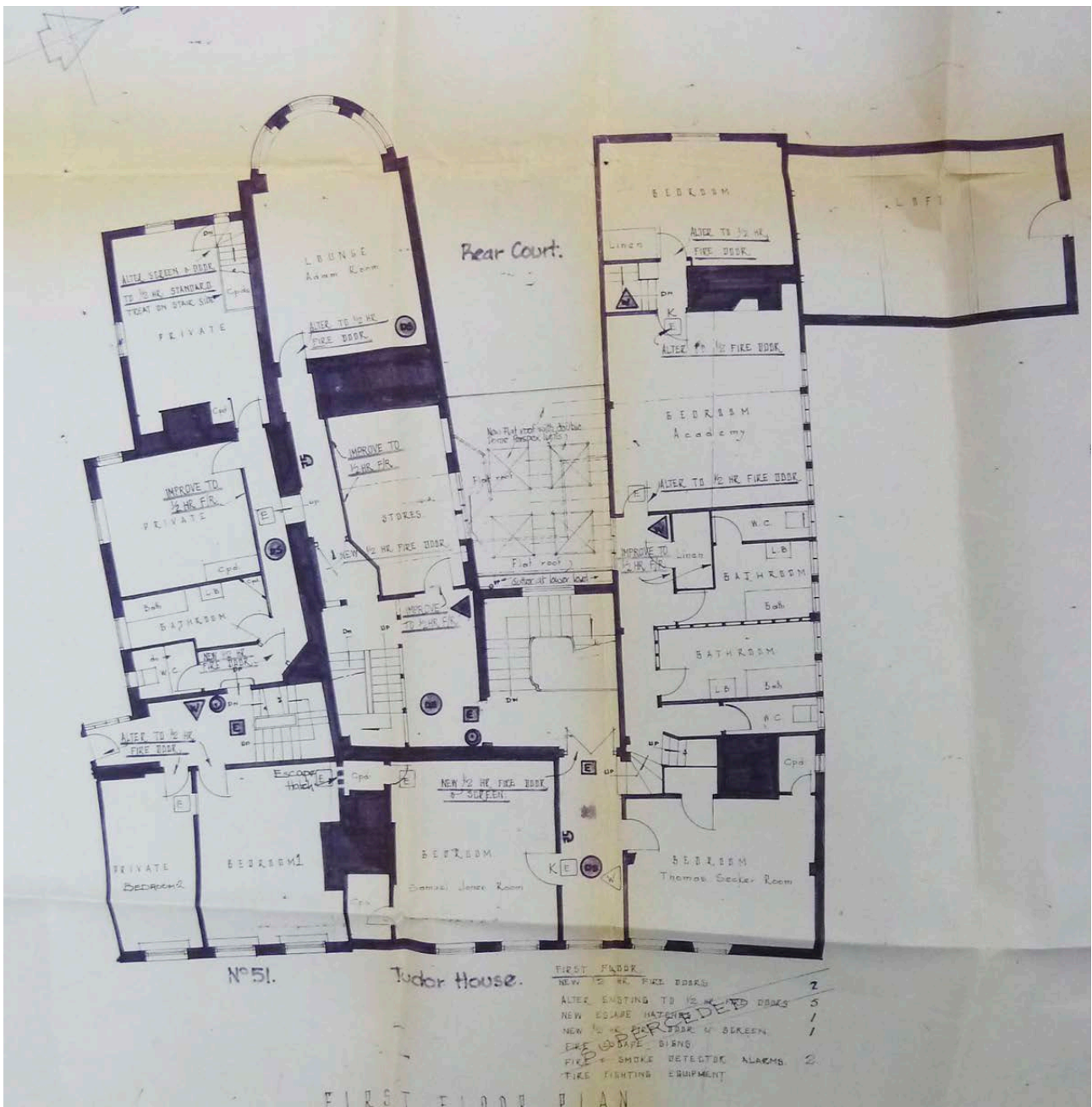


Figure 32: First-floor plan of the Tudor House and the stable block by H. G. Raggett. The plan is dated June 1971 and was updated for the planning application in 1978. North is to the right. [Tewkesbury Borough Council, planning file T2984/B]

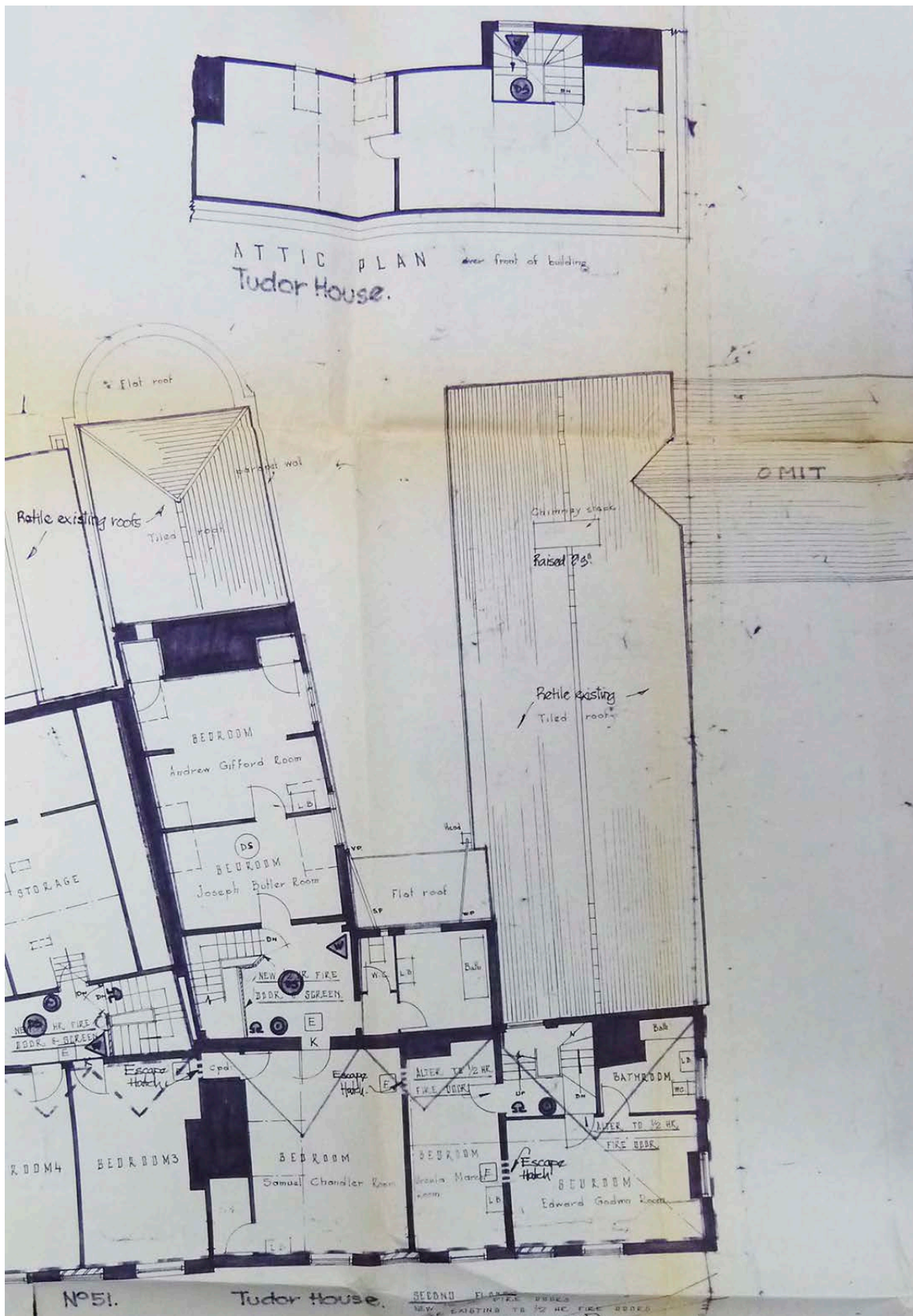


Figure 33: Second-floor and attic plan of the Tudor House by H. G. Raggett. The plan is dated June 1971 and was updated for the planning application in 1978. North is to the right. [Tewkesbury Borough Council, planning file T2984/B]



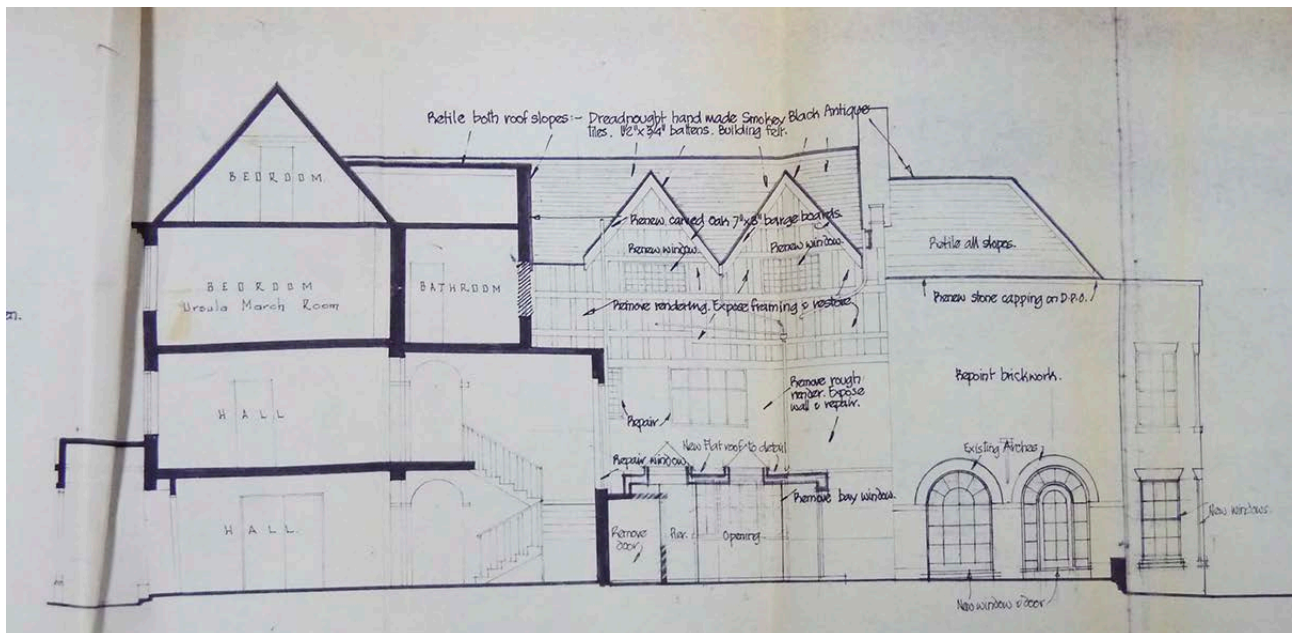


Figure 34: Section of the Tudor House, showing the front range to the left and the north elevation of the south wing at the right. It was drawn by H. G. Raggett and is dated June 1971; it was updated for the planning application in 1978. [Tewkesbury Borough Council, planning file T2984/B]

## Since 1984

In December 1984 planning permission was granted, followed by listed building consent in January 1985, for the extension and alteration of the gazebo behind 51 High Street as part of its conversion into a dwelling house.<sup>188</sup> The designs were drawn up by the surveyor John M. Massey of Gloucester.<sup>189</sup>

In 1985 planning permission was granted for the realignment of Red Lane at the rear (west) of the hotel and the creation of five car parking spaces for hotel use on the west side of Red Lane.<sup>190</sup> It is possible that the west boundary wall was demolished at the same time, although it may well have been demolished earlier in the 20th century.

In 1986 planning permission and listed building consent were granted for the alteration of the former stables and coach house, to create additional hotel bedrooms.<sup>191</sup> A proposed extension of this range remained unexecuted.

In 1988 planning permission and listed building consent were granted for an extension to form a rear porch and new windows to the rear of the ground-floor dining area but the proposals remained unexecuted.<sup>192</sup> The 1988 plans also show some minor alterations in the ground-floor north room in the front range which had taken place by that date. Part of

the wall between this room and the central entrance hall had been removed. The room had also been subdivided by a partition, creating a manager's office in its northern half. This partition has since been removed again.

In December 1990 and February 1991 planning permission and listed building consent were granted for alterations to the hotel and the gazebo.<sup>193</sup> The alterations to the Tudor House included the remodelling of the small room west of the panelled ground-floor hall in the north wing. It was also proposed to create a new door in the north wing's south elevation to access the remodelled room, and to turn an existing door just to the east into a window.

In February 1991 planning permission was granted for the construction of a new landing stage on the banks of the river Avon to the west of the hotel.<sup>194</sup> In 2006 planning permission and listed building consent were granted for the creation of two new bedrooms on the ground floor of the north wing, just west of the ground-floor hall.<sup>195</sup> Permission was refused for the creation of a manager's flat on the first floor of the former stable block, which had been part of the same application.<sup>196</sup> However, a revised scheme received consent in 2009.<sup>197</sup>

In 2007 listed building consent was granted for internal alterations to the entrance lobby of 51 High Street and to the kitchen in nos 52 and 53.<sup>198</sup> Most of these proposals remained unexecuted, except for the removal of some of the infill panels in a timber-framed partition in 51 High Street.



## Building analysis

The Tudor House has been much altered and it is not always possible to separate the earlier phases of development. Due to the extensive alterations over time it has not been feasible to undertake dendrochronological dating.

The building is orientated on a north-west to south-east alignment, with the main south-east front facing onto High Street. For the purposes of the description, however, the cardinal compass points have been used, with the main front described as the east elevation. The building consists of a front range running parallel to the street, with three wings to the west: longer wings to the north and south, connected by a smaller central wing (Figure 35).

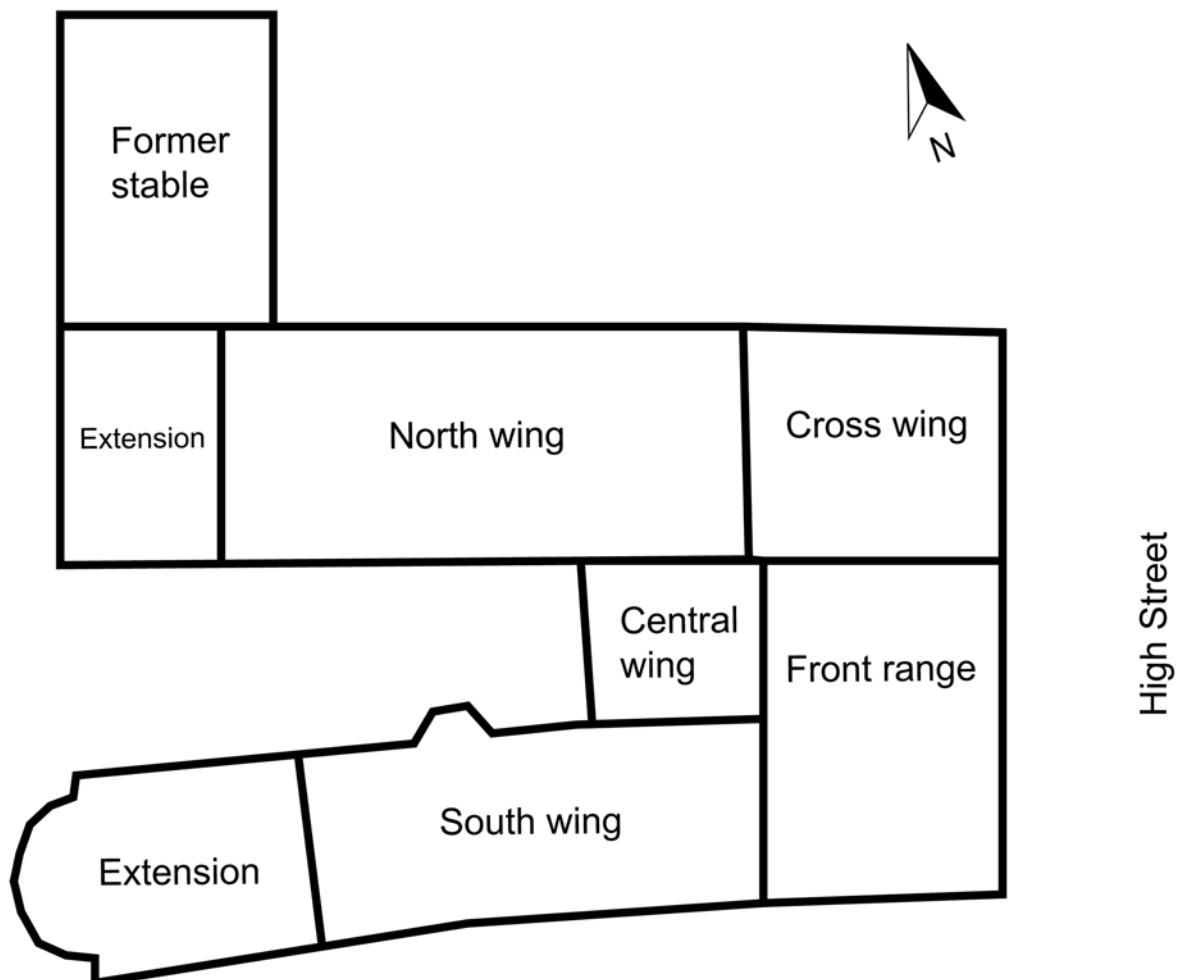


Figure 35: Schematic block plan labelled with the main parts of the building. [Johanna Roethe © Historic England]

## Phase One: 16th century

Based on the relationship of the front (east) range and the two rear wings, as well as dating evidence from the two wings, it seems clear that the front range was built first and the two rear wings added slightly later. There is a tradition that the front range was built in 1546 but documentary evidence does not survive to confirm this. The degree of later alteration makes establishing the original plan difficult.

The front (east) range now has an oblong plan running along the street front and is one room deep. The only visible fabric that is potentially of the 16th century is at the northern end of the range. This appears to relate to a cross wing which fronted onto the street. As constructed, the cross wing was of three storeys, with the floor levels marked by the horizontal beams visible on the north elevation, indicating that originally the floor levels were lower than the current arrangement. Although the evidence is slight, it is likely that the cross wing was jettied towards the street front on both floors. The original close-studded arrangement which survives on the north elevation probably continued originally also on the front (east) side – creating an expensive and elaborate façade. The form of the rest of the front range at this date is unknown. It is likely that it ran parallel to the street front, at right angles to the cross wing, but there is very little visible fabric of this phase to confirm this.

The existence of a cross wing arrangement is suggested by the general form of the northern part of the front range and also the irregular line of the west elevation of the front range. This is now entirely concealed by later additions to the rear of the building, but on plan (see Figures 11 and 12) it is evident that the original west wall of the cross-wing area projects slightly further west than the main rear wall line of the range. Although slight, this appears to confirm the fabric evidence for a cross wing arrangement.

Of the original cross wing, the best surviving elevation is that to the north, which has close-studded timber framing over three original floors (Figure 36). There is clear evidence that the cross wing and the north wing are separately framed with abutting end posts, indicating that the north wing is not contemporary with the front range or the cross wing. The sill beams and stone bases of the front range and the north wing are also at different levels, further underlining their separate construction.

In the north elevation the west end post rises the full height of the original building, i.e. three storeys, and terminates at the original wall plate, which is now half-way up the top storey. In addition, there is a full-height post just east of the centre of the elevation, which rises through the three original storeys.



Figure 36: The north elevation of the front range, annotated with key original features. [Steven Baker © Historic England Archive, DP325759]



No corresponding full-height end post exists to the front (east), probably because there was a jetty at both first- and second-floor levels. The existence of such a jetty is suggested by the position of the easternmost timber at ground-floor level, which sits inwards from the main facade. The area east of the last visible timber has been underbuilt with brick. The sill beam also stops after the easternmost vertical timber, which must represent the surviving corner post. The girding beam oversails the ground-floor post and continues further east. The extant post at first-floor level must indicate the original wall line of the building at that level, although the post itself appears to be a later replacement associated with the 18th- or 19th-century alterations as it does not stop at the original second-floor level, but continues up to the later cornice. It appears to be a reused, historic timber and has some patching, both below and above the original wall plate.

The evidence that the second-floor level originally extended out over the first-floor level is slight, but this would be a typical arrangement of cross wings of this type. The fabric evidence which suggests this arrangement is the position of the central post of the elevation. This is off-centre to both the ground- and first-floor levels forming a narrower bay to the east, rather than being positioned centrally in relation to either of the original extents of either of these floors. It is only in relation to a projecting second storey that this post would be placed centrally within the elevation. The position of this post therefore would have created a regular bay arrangement at wall plate and roof level, where, structurally, it is most needed.

Between the main structural posts and the central post are the girding beams at the original floor levels. As noted above, they are lower than the 18th-century moulded cornices or the current internal floor levels. The remainder of the framing of the elevation is of close studding, with largely the same pattern over the three original storeys. The only area where the pattern now deviates is on the ground floor, above the later door to the west, where two original studs were later replaced by one above the door but the two original peg holes are still visible. Several studs have carpenter's marks and appear to have been numbered from the west end post to the east front (Figure 37). For example, the stud with the number XII (12) is the twelfth vertical timber from the west, including the west post and the two removed studs in the location of the door.

The most distinctive feature of the elevation are the straight braces which rise the full height of each original floor at both ground- and first-floor level. There are two at each level sitting in what are effectively individual bays, as subdivided by the central post. Unusually for braces most of them do not run down from a structural vertical timber to a horizontal one, but instead link two horizontal members, that is the sill beam and the girding beam, or two girding beams. The three examples that survive in situ all sit in the same position in their respective bays, with their upper end pegged into the girding beam one stud in from the west. The only possible exception to that is the brace at the west end of the ground floor which survives only partially and which may have linked the



Figure 37: Detail of the framing in the eastern half of the north elevation, showing carpenter's marks with the number XII (for 12) on a stud and brace. [Abigail Lloyd © Historic England]

corner post and the sill beam, although this may have been repositioned later. There is a further straight brace at second-floor level, but this is not full height, instead being of a more conventional form rising from the central full-height post to the wall plate.

Long straight braces are characteristic of a late 16th or early 17th century date, but the use of full-height braces of this form is unusual. A more common arrangement was to have a shorter brace rising from the side-post, possibly with a mid-rail halfway between the two girding beams. It may be that long braces were preferred as this elevation was blind, possibly because of a building originally being located to the north. Other such full-height braces are occasionally seen in Gloucestershire buildings, although the arrangement is atypical.

At the west end of the original second floor is a thin rail which is pegged into the west end post and the three studs to the east. This is probably the sill to a former window opening. No further evidence is visible externally as part of the wall plate directly above has been obscured with nailed-on thin sections of timber. The area below the rail is

obscured by the 18th-century cornice. Internally, a chamfer with a straight stop on the wall plate and a peg hole for a mullion appear to confirm that this was indeed a window (Figure 38).



Figure 38: Chamfer, straight stop and peg hole on the underside of the wallplate at the north-east corner of the front range, indicating the possible location of an original window. [Johanna Roethe © Historic England]

There are no other signs of original windows or doors on this elevation, nor was this elevation jettied as at the front. This strongly suggests that when first built there was an adjacent building, or that the building was designed to allow for that possibility. If there was a building then it was likely lower than the three-storey Tudor House, so that its roof did not obscure a second-floor window in the Tudor House's north elevation.

Internally, nothing of this framing is visible at ground-floor level. The first-floor room was not inspected but in the second-floor room the wall plate, some of the close studding of the original second floor, and the jowled head of the west post of the north elevation are visible (Figure 39). The wall plate has empty notches for the original rafter feet and is chamfered on the soffit.





Figure 39: The former wall plate and jowled west post of the north elevation at the modern second-floor level. [Johanna Roethe © Historic England]

In addition to the full-height west corner post in the north elevation, one further corner post is visible internally. It is located on the first floor near the junction with the north wing and probably marked a bay division (Figure 40). This is in the right position to form the south post of the west frame of the cross wing, corresponding to the north post of this frame seen in the north elevation. It sits alongside a post belonging to the north wing, in a similar way to the posts of the cross wing and the north wing in the north elevation. The crude and wide chamfer on this post appears to be a later modification and dates perhaps from when the north wing was added, in order to create a point of access between them.

The original roof structure was replaced when the building was raised, but some evidence survives to indicate its original form. At the northern end of the range, adjacent to the later north wing, traces of a gable end at the original, lower roof line are still visible, in the form of a residual section of the northern principal rafter (Figure 41). Photographs from the 1960s indicate that at this date the full residual gable end was still in situ (see Figure 29). The form of the rest of the roof is unclear. It may have formed an L-shape as it does now at a higher level (see Figure 41), with the majority of the roof therefore running parallel to the street front. Alternatively, the residual rear gable



Figure 40: The south corner of the junction of the front range (left) and the north wing, seen at the first floor. The north wing's south-east corner post is to the right and a post belonging to the front range to the left. Their junction is obscured by a modern piece of timber. [Johanna Roethe © Historic England]





Figure 41: Aerial photograph of the Tudor House Hotel from the north-west. The red arrow indicates the remaining timber from the original, lower gable. [Damian Grady © Historic England Archive, 35124\_023]

may indicate that originally the northern end of the building had at least one gable end fronting onto the street. The extensive rebuilding of the front elevation makes it difficult to establish whether this may have been matched by other gables – possibly forming a continuously gabled façade. It is possible there is further evidence, currently concealed, which could resolve some of the uncertainty around this, particularly in the southern end of the range.



The extent of the changes to the front elevation, and to the floor levels, means that very little of the original internal plan form of the building can be established with any certainty. There is no reason to assume, for example, that the building originally had a central entrance, and it is possible (although perhaps unlikely) that the building may have formed two units as laid out in the medieval period.

The front range has two chimney stacks which, if they are in their original positions, may give some indication of the original form. The southern part of the range has an axial chimney stack which projects deeply into the later room arrangement. This may be a further confirmation that originally the south part of the range ran at right angles to the surviving cross wing which formed the northern part of the front range.

The ground-floor room at the north end of the front range, in the area of the cross-wing arrangement, has a lateral chimneystack to the west which now also serves the hall in the north wing. It is unclear if the stack is contemporary with the north part of the front range, i.e. the cross wing. None of the stack's original brickwork is visible on the lower floors and it has been reconstructed above roof level. An inspection of the attic might provide further evidence. However, as with the misalignment of the west wall of the front range, the position of the stacks does support the idea of a cross wing arrangement with a lateral range to the south, as constructed in the 16th century.

## Phase Two: 17th century

Whatever the form of the original building, it is clear that it underwent a major phase of alteration in the 17th century. This involved the construction of the south wing, the construction of the small central projecting wing as a link between the south wing and the front range, and the construction of the north wing. Features surviving from this phase include the stair in the south wing, and the surviving decorative gables on the south and central wings. The decorative brick stack which originally sat at the west end of the south wing probably also formed part of this phase. The form of these suggests considerable investment in the building, creating a complex of significant status.

As discussed in Phase One, the precise form of the south part of the front range in the 16th century is unclear. Whatever this original form, it seems likely that it was heavily modified in the 17th century. With so little framing currently visible in this part of the building it is difficult to establish the exact form of this part of the range at this date, but it is likely that there is surviving evidence, albeit currently concealed.

## Construction of the south wing

The south wing was obviously designed to be a notable addition to the complex. It has decorative gables facing onto the rear courtyard, and originally had a stepped brick stack to the west, of a relatively elaborate form. The dating of this phase of alteration is difficult to pin down, but several features including the use of ovolo mouldings to the windows, the use of brick in the gable and the decorative bargeboard detailing, suggest a date in the mid- to late 17th century.

The south wing has two storeys and attics. As constructed the wing consisted of four bays, defined by five frames. The westernmost bay incorporates a brick gable chimney, beyond which is now a late 18th-century brick extension. Only the framing of the north elevation is visible externally (Figure 42). It is box-framed but with quite closely spaced studs. The ground-floor wall has been rebuilt in brick and much of the timber on the upper floors was replaced in the 1970s-80s, not always reflecting the original arrangement (see Figure 28). In the 1960s the two attic windows still had ovolo-moulded windows with timber mullions (see Figure 30).

Above the north elevation rise two gables, with large central windows. These appear to have been integral to the original design, although they sit at right-angles to the main roof structure of the wing which is orientated east-west. The gables continue the box-frame pattern seen on the main elevation. The gable ends have decorative bargeboards with a foliate pattern, typical of the 17th century. Although these seem to have been recently renewed, they appear to be an accurate reproduction of the original form, as seen in the 1960s photographs. The decorative pattern matches the barge boards on the gable of the stair wing (see below), suggesting they were built around the same time.

The south wall is also box-framed and is visible internally at the south-east corner of the south wing. At ground-floor level there is a tall stone plinth on which rests the sill plate into which posts and studs are pegged. At first- and second-floor level the regular box-framed pattern is visible (Figure 43). There is no indication of any window openings on the south elevation, which may suggest that the building was built up against an earlier neighbouring building.

The framing of the south wing consisted originally of five cross-frames, one at the eastern end and abutting the main range, and four further frames, although one of the trusses (the central one) is not currently visible at high level. Where visible, each frame had wall posts with rounded jowl heads which supported the tiebeam and the wall plate. At ground- and first-floor level only the cross beams of the frames are currently visible where they have been built into the ceiling levels, particularly those relating to the eastern frames, around the stair. These are chamfered, with scrolled chamfer stops typical of the 17th century (Figure 44).



Figure 42: The courtyard to the rear (west) of the front range, with the north elevation of the south wing to the right. [Steven Baker © Historic England Archive, DP325764]





Figure 43: The south wall in the staircase looking down from the first-floor landing. [Johanna Roethe © Historic England]

At roof level the three visible frames have an interrupted tiebeam form, which is typical of the 17th century. This means that the floor level of the attic was below the level of the wall plate, creating greater headroom in the top storey. The tiebeams therefore sat above the floor level, and thus were of an 'interrupted' form, where the central section of the beams is cut out, with the beams running into vertical struts which brace the beams between the girding beam and the principal rafters. This truss arrangement also allowed communication through the whole of the attic space, facilitating its use for storage or domestic purposes.

The original form of the westernmost truss is unclear, and the western end of the building may always have been partly supported by the stack. The northern post of the westernmost truss may be the weathered post visible externally today rising close to the western stack externally (see Figure 42). It is not visible internally at attic level. Although

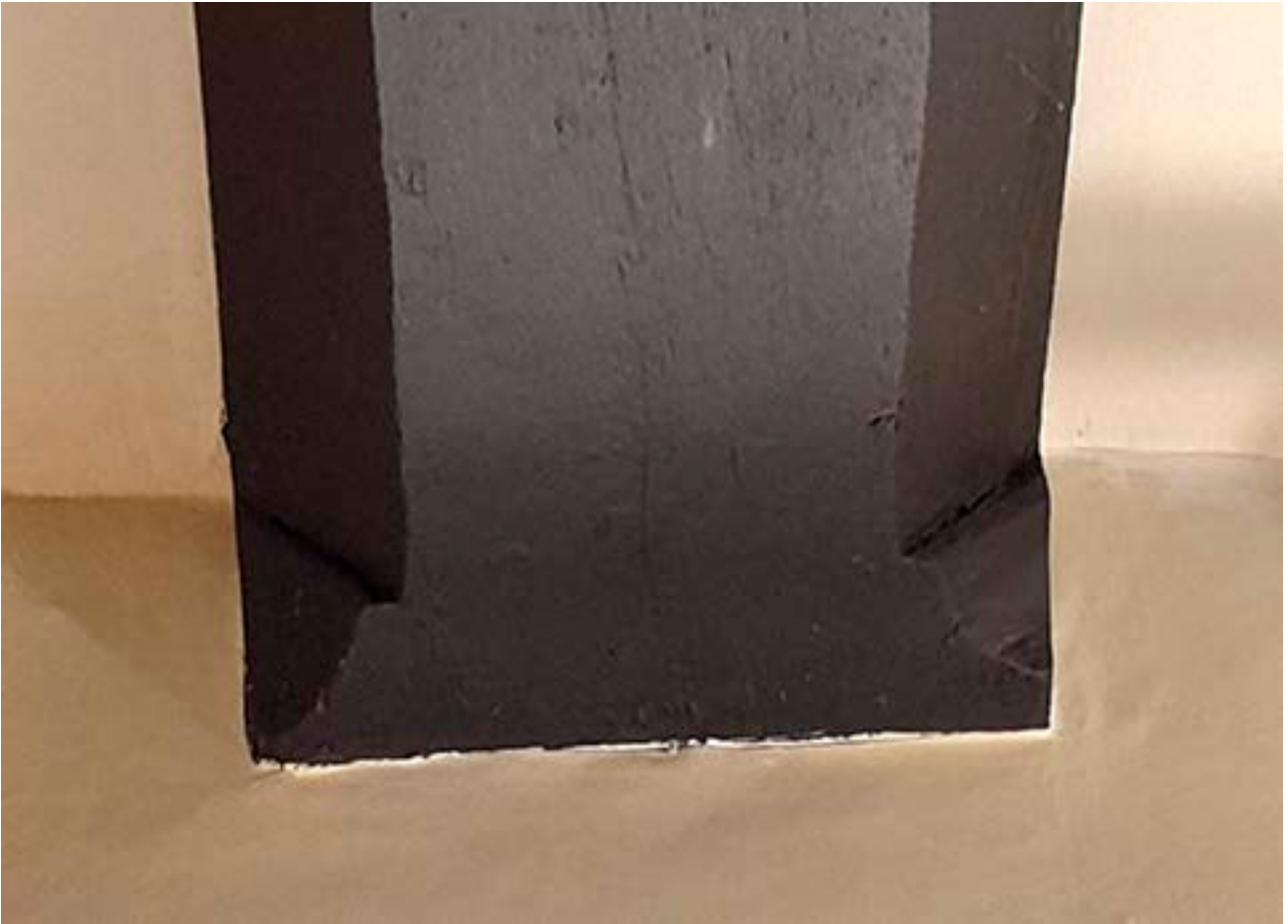


Figure 44: The north end of the second ceiling beam from the east on the first-floor landing of the south wing. [Johanna Roethe © Historic England]

it is slightly further west than the chimneystack this tallies with the location of the south post of the same truss, which is visible internally and is also located slightly further west than the deep stack (Figure 45).

The second truss from the west has the interrupted-tiebeam form, although most timbers are plastered over (Figure 46). The third truss from the west has been largely removed.

The fourth truss from the west forms the west wall of the stairwell (Figure 47). It has a wall post with a jowled head to the south (Figure 48) and a further wall post to the north, although the latter may have been cut back later. The girding beam on this truss has chamfers with straight-cut stops (Figure 49). On its upper edge the chamfer runs only between the innermost struts, on the lower edge it runs to the south end of the beam.



Figure 45: The south-west corner of the south wing at attic level. The south corner post of the westernmost frame is to the left and the chimneystack is to the right. [Johanna Roethe © Historic England]

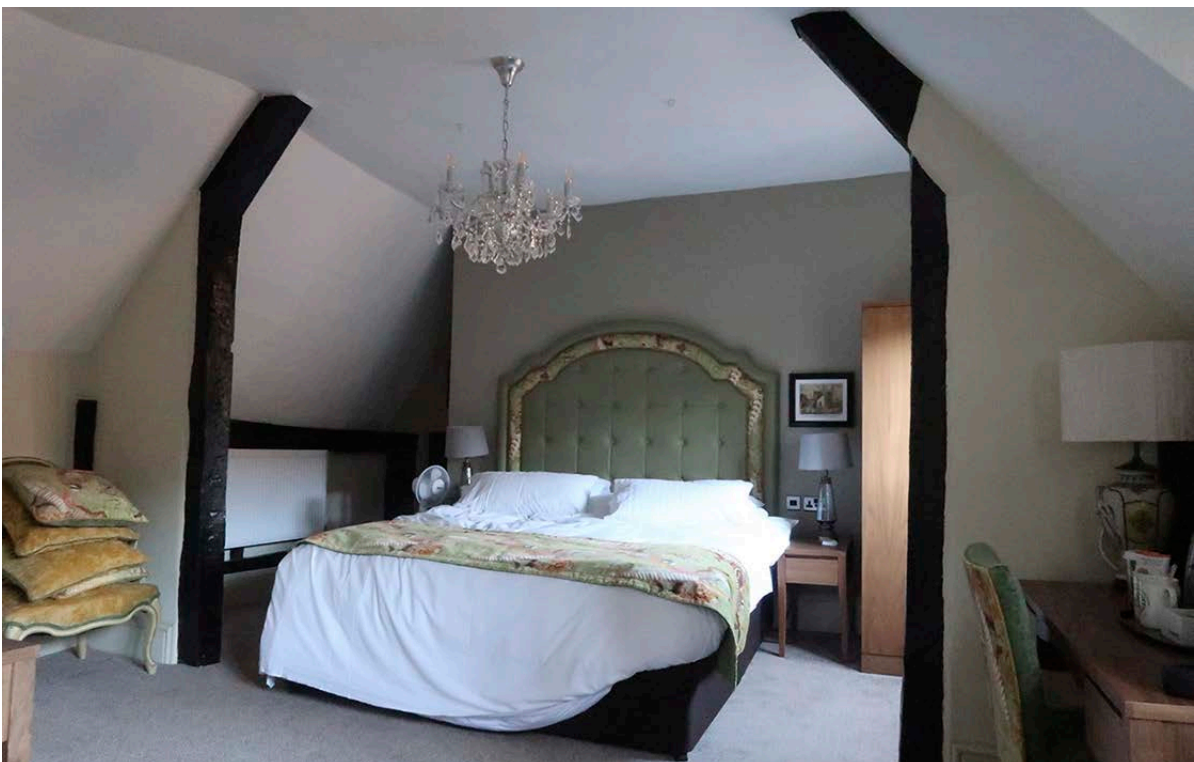


Figure 46: The second truss from the west, with the chimneystack in the western gable end at the far end of the room. [Johanna Roethe © Historic England]





Figure 47: The south side of the fourth truss from the west. [Johanna Roethe © Historic England]



Figure 48: The southern wall post and wall plate (top left) in the fourth truss from the west.  
[Johanna Roethe © Historic England]



Figure 49: The chamfered girthing beam of the fourth truss from the west, just west of the stairwell. [Johanna Roethe © Historic England]

The easternmost truss (the fifth from the west) butts up against the front range. It also has an interrupted tiebeam form, perhaps suggesting that it provided access to the front range at this level, although it is possible that the same form was used for all the trusses without access being required (Figures 50, 51). The wallplate is higher on the north side than on the south side, perhaps because they had to accommodate the central wing to the north (see below).

The north end of the truss has an additional rail between the tiebeam and the girthing beam. It appears this is original, as it has a corresponding carpenters' assembly mark (see below). This additional rail was probably required because of the different height of the wallplates on the north and south sides. The southern side has a more conventional mid-rail halfway between the girthing beam and the tiebeam. Redundant peg holes indicate that originally there was also a stud between the mid-rail and the girthing beam on the western side.



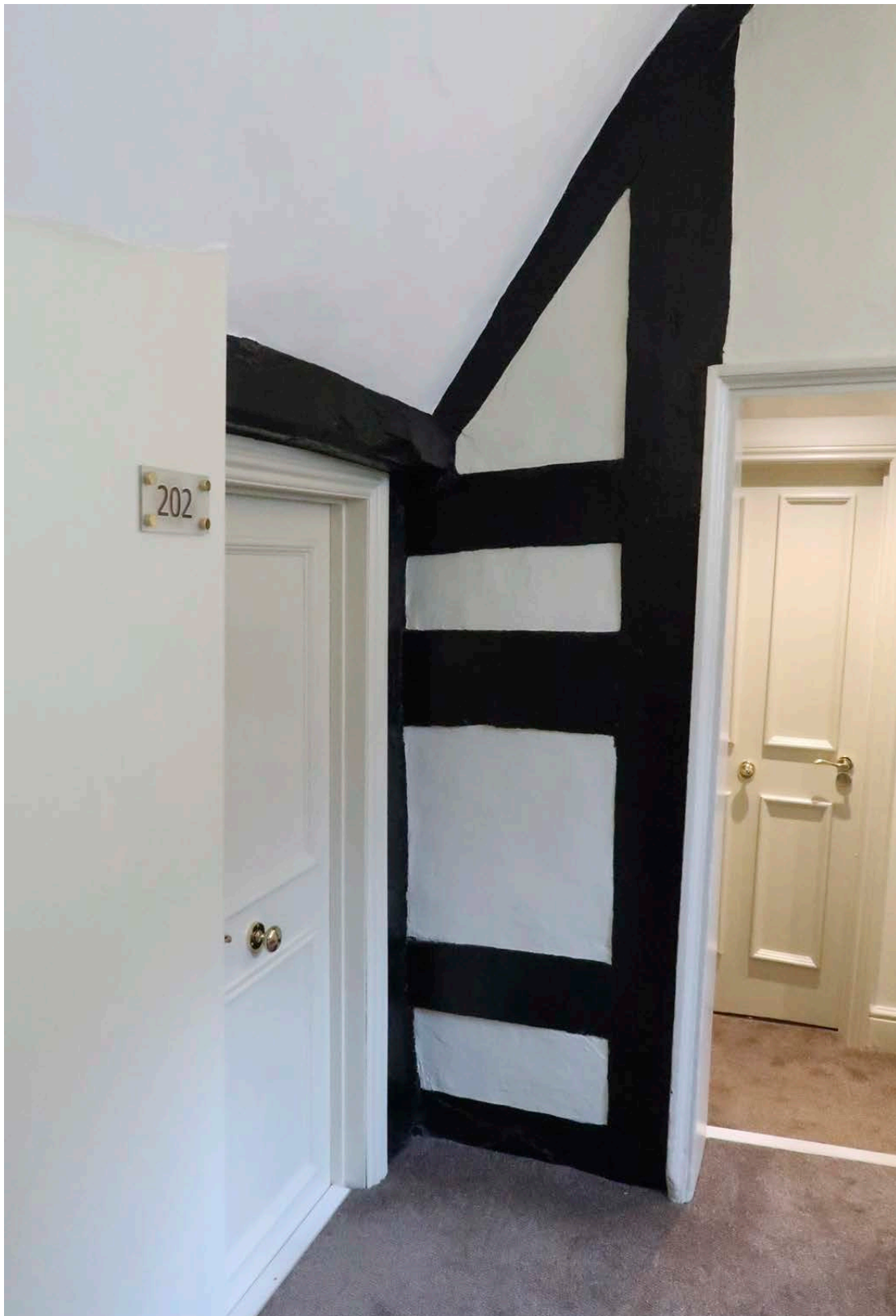


Figure 50: The north end of the easternmost truss of the south wing at attic level. [Johanna Roethe © Historic England]



Figure 51: The south end of the easternmost truss of the south wing at attic level. [Johanna Roethe © Historic England]

This easternmost truss also has a surviving set of carpenters' assembly marks visible on the western face of the truss's north end. Although later paint makes some of the marks unclear, there appear to be marks relating to the assembly of that particular frame (Figure 52). This numbering system uses a circle with a line through it for 1. An additional line denotes 2 and another line 3.



Figure 52: Carpenter's marks on the north end of the easternmost truss with the number 2 on both the mid-rail (left) and the strut (right). [Johanna Roethe © Historic England]

At the south end of the same frame, there are two carpenter's marks where the inner strut meets the girding beam (Figure 53). Both strut and beam have what looks like a V for 5. These do not have associated circles, and may relate to the overall frame/truss arrangement – with the V indicating that this was the fifth truss. This would correspond with the known form of the wing, with the frames therefore being numbered 1 to 5 from west to east. On the floors below, the east wall is box-framed, presumably because it abutted the staircase and there was no provision for access between the front range and the stair.





Figure 53: Carpenter's marks (possibly V for 5) on the south end of the south wing's easternmost truss, the fifth from the west. [Johanna Roethe © Historic England]

The south wing has a gable-end chimneystack at its west end. Although it has been partially rebuilt in the late 20th century, a photograph of the stack in the 1960s shows that originally it had a stepped gabled end with stone coping, and a small stone window on its northern side (see Figure 28). At attic level the stack occupies nearly the whole width of the wing. This stepped form is typical of the late 17th century. Whether it is contemporary with the construction of the wing, or a slightly later modification is unclear. Brickwork of this type has not been identified elsewhere in Tewkesbury but is typical of modifications often seen in relatively high-status buildings in the 17th century.

A small cupboard has been built into the wall to the south of the deep stack, with slender strap hinges terminating in a round end, typical of the late 17th century (see Figure 45). The rooms with the stack on the lower two floors were not accessible for this project. There is said to be a further ovolo-moulded doorway on the ground floor, just to the south of the chimneybreast.<sup>199</sup>



Figure 54: The box-framed stairwell at first-floor level. [Johanna Roethe © Historic England]

In the south-east corner of the south wing is a dog-leg staircase in a box-framed enclosure which rises from ground floor to attic (Figure 54). Although there has been some later modification, particularly at the top of the stair, it seems likely that it is in its original position. The main evidence to confirm this is in the form of the box framing of the partition around the stair – especially the position of two sets of doors in the north wall of the stair enclosure: a set of doors towards the east end and another towards the west end.

The eastern doors are both now infilled but their moulded doorways survive. At ground-floor level only part of the door frame survives but enough to confirm that this was a door frame of a similar shape to that on the first floor (Figure 55). The blocked doorway has a lintel that is at the same level of the current half landing within the stair and this door probably provided access to the cellar. Its low height is probably due to a formerly lower floor level. At first-floor level is a further blocked doorway in the same position; the bottom end of the doorway sits above the current floor level (Figure 56), coinciding with a half landing level within the stair itself (Figure 57). The timber jambs to either side of the doorway have scrolled chamfer stops and a quarter round moulding on the outer



Figure 55: The moulded door frame at the east end of the stairwell's north wall, at ground-floor level, with later brick infill. [Johanna Roethe © Historic England]

edge. A small redundant mortice on the inner edge of the jamb would perhaps have been for a handrail. The position of this doorway, some 0.5m off the first-floor level but at the right level for the half landing within the staircase, indicates that the stair and its partition are integral to each other – and that the stair has been in that position since well before the 18th-century changes to the floor levels of the front range (see Phase Three below).

Adjacent to the small mortice in the jamb of the first-floor doorway is a larger mortice which is for a structural timber (see Figure 56). This suggests that as originally constructed there was a partition along this alignment. This partition must have defined a narrow corridor running along the back of the front range, which worked with the differing floor levels within that range. The main landings on the stair then (as now) must have provided access to the south wing. Essentially, the stair arrangement indicates that as originally constructed it served both the front range and the south wing – and had to accommodate the differing floor levels within each.





Figure 56: The lower part of the chamfered and stopped doorway on the first floor, with later infilling [Johanna Roethe © Historic England]



Figure 57: The north wall of the stairwell at first-floor level, with the blocked door to the half-landing at the far end. [Johanna Roethe © Historic England]



The other doorways further west provided access from the stair to the south wing and remain in use at ground- and first-floor level. These have the same form as the blocked doorways further east. Both are at the west end of the stair enclosure's north wall and both have ovolo mouldings only on the inside, that is facing the stair (Figure 58, see Figure 57). Only the door frame on the first floor has scrolled chamfer stops; the mouldings on the ground floor are not stopped. Both have rebates for doors on the outside and the ground-floor door has carved out spaces for hinges and a lock. The differing direction of the mouldings on these doorways (i.e. facing the stair rather than towards the landing as do the doors further east) suggests that the principal approach to the south wing was perhaps intended to be via the staircase.

The staircase itself has a plain closed string, moulded handrails, turned balusters and turned newel posts with ball finials (Figure 59). There are half landings which, as discussed above, originally provided access points to a narrow corridor serving the front range. Above the first-floor landing is an acorn pendant (see Figure 59). On the attic floor is a small balustraded landing with a square, moulded pendant to the corner newel (Figure 60). There are ovolo-moulded beams forming trimmers on the underside of the stair at each level (Figure 61).



Figure 58: Detail of the ovolo-moulded door frame with scroll chamfer at first-floor level. [Johanna Roethe © Historic England]



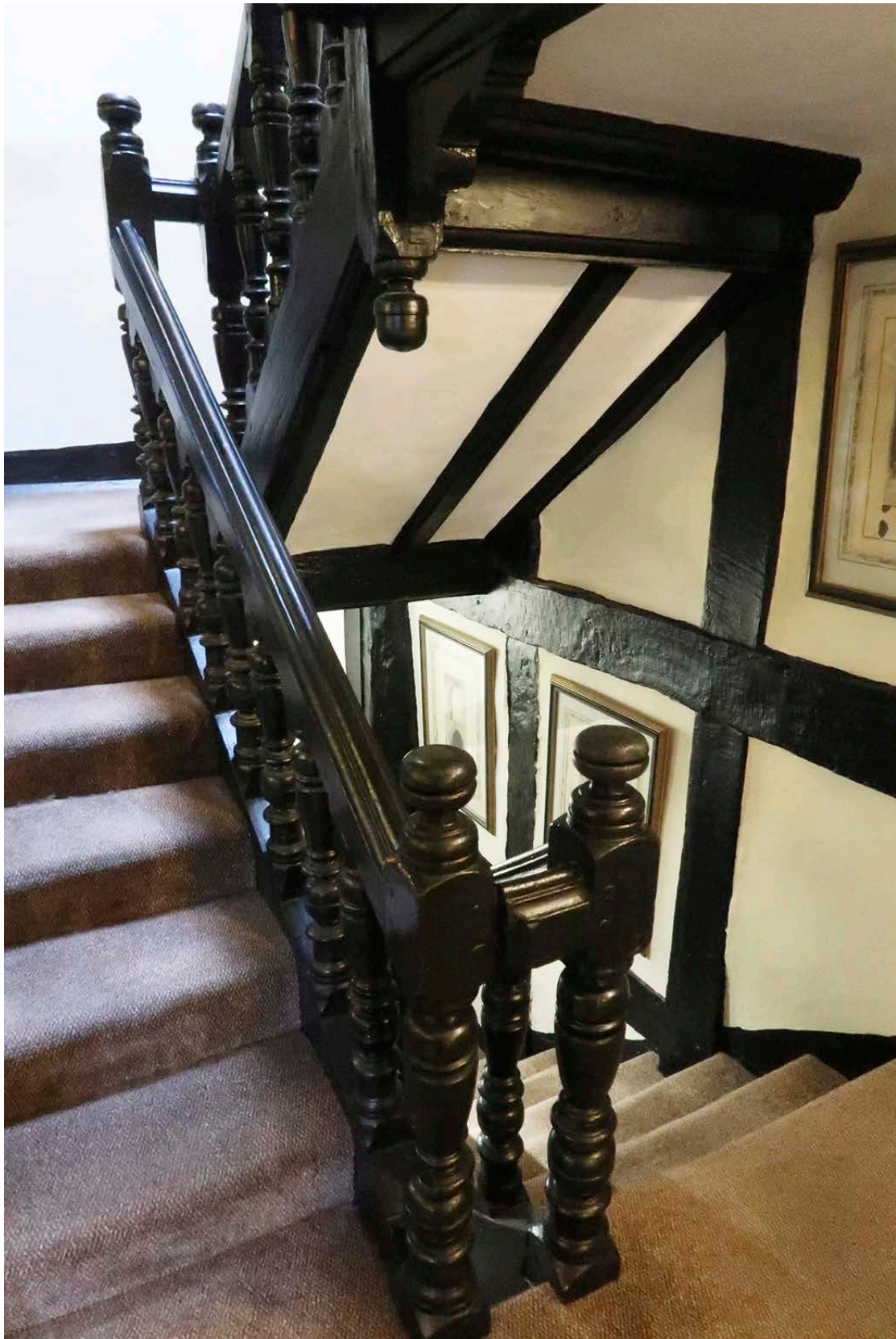


Figure 59: The staircase balustrade from the first-floor landing. [Johanna Roethe © Historic England]

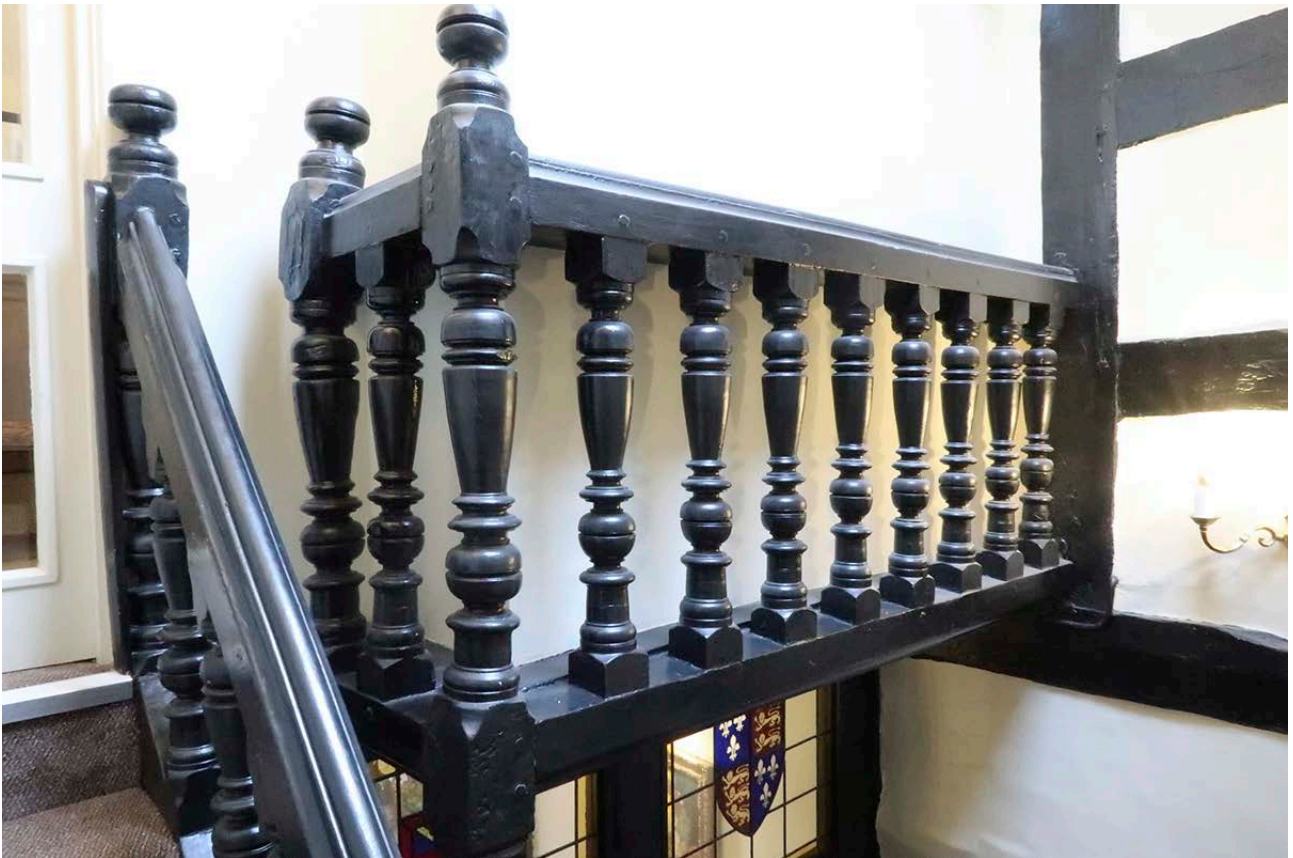


Figure 60: The balustrade at second-floor level. [Johanna Roethe © Historic England]

The newel posts have slightly flattened ball finials with incised lines, a type that was common up to the 1670s.<sup>200</sup> The form of the balusters, with a tapering main shaft which is wider at the top, suggest a date in the first half of the 17th century.<sup>201</sup> On balance the form is probably of the mid- to late-17th century – when taken with the other evidence from the range.

The relationship of the stair enclosure to the rest of the west wing is unclear, due to later changes. At the west end of the stair enclosure at first-floor level there is a cut-back remnant of a frame running north, which matches up with a wall post with empty mortices in the north wall of the south wing (Figures 62-4). The post does not have any mortices or peg holes towards the west, i.e. towards the rest of the south wing. A smaller remnant of a partition in the same position remains on the ground floor. One possible explanation for these partitions is that this was formerly an external wall and that the stair enclosure predates the rest of the south wing. However, the form of the roof trusses on either side of the stairwell, their consistent form throughout the south wing and the continuous sill plate at the ground level strongly suggest that the south stair and the south wing were constructed at the same time.





Figure 61: The ovolo-moulded trimmer at first-floor level. [Johanna Roethe © Historic England]



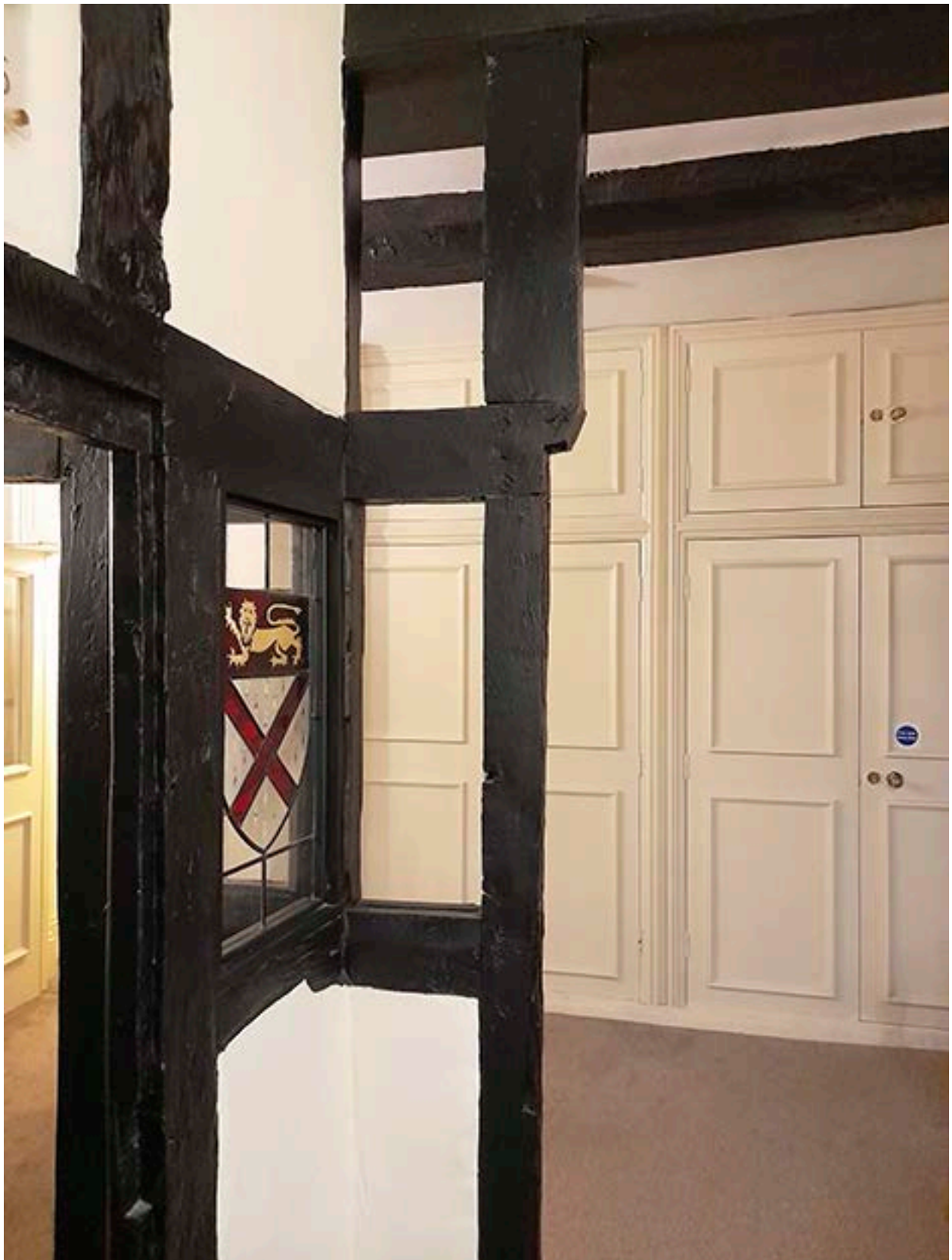


Figure 62: The stub of a partition formerly running north from the stair enclosure, at first-floor level. [Johanna Roethe © Historic England]



Figure 63: A wall post (centre) in the north wall of the south wing, at first-floor level, with the post relating to the stairwell enclosure to the right. Above is a boxed-in beam and to the left a later window frame. [Johanna Roethe © Historic England]

At ground-floor level there is a short flight of steps to the (modern) cellar door. This leads to the cellar under the south end of the front range, which was not visited for this project. It is possible that this cellar was created when the south wing was constructed. Few properties in Tewkesbury appear to have had cellars during the medieval period but in later periods cellars were created below some properties.<sup>202</sup>



Figure 64: The mortices in the wall post just north of the stair enclosure's projecting partition at first-floor level. [Johanna Roethe © Historic England]



## Construction of the central wing

Immediately north of the south wing, the central wing, which now houses a later stair, appears also to have formed part of the extensions to the complex in the 17th century. This has been much modified and extended further west, but the original extent of the wing is indicated by the gable end rising above the later brickwork of the west elevation (Figure 65). It was clearly originally fully timber framed, with the same framing pattern as the south range. Only the second floor and gable of this arrangement appears to survive, however. As constructed, this clearly provided three floor levels. As noted above, the matching style of the decorative bargeboards on the central wing and south wing suggest they are contemporary – i.e. both of the mid- to late 17th century. The higher level of the northern wallplate of the south wing also suggests that the central wing and the south wing were built around the same time.



Figure 65: The gable of the central wing. [Steven Baker © Historic England, DP325763]

Whilst there is sufficient evidence for the relationship between the central wing and south wing to suggest they are contemporary, the degree of later change makes the central wing's relationship to the north wing much less clear. Whilst the north wing is of a broadly 17th-century date, it is not clear if it was built before or after the south and central wings (see below).

The reason for the construction of this small range appears to have been to allow communication between the front range and the south wing, without passing through the southern rooms of the front range. It facilitated access to the stair in the eastern part of the south wing. As noted above, this has half-landings built in, which appear to work with different floor levels than those in the south wing. The most likely explanation for this is that – as originally built – the central wing provided a means of accessing the stair, with the half-landings corresponding to the floor levels of the front range. This would explain the need for the complex stair arrangement, with doorways at different levels to the floor levels in the south wing. The limited size of the central wing, as originally constructed, means that it cannot have provided much more than this circulation space. Internally, the ground- and first-floor arrangements of the wing have been totally removed by the later extension to the west. At second-floor level the framing could not be inspected.

## Construction of the north wing

There has been considerable discussion of the origin of this wing, given the presence of the large 'hall' type room, which has been taken by some to indicate a medieval origin to this part of the building. However, there is nothing visible at present to indicate that it has such early origins. The main structure surviving today appears to be of the 17th century. As discussed above, the degree of alteration to the area between the central wing and the north wing makes the relationship unclear, and it is therefore not possible to say whether the north range was built before or after the other wings. The more modest overall proportions of the range might be taken to indicate a slightly earlier date for the north wing. Stylistically, however, there is no significant difference in date, so it has been placed with the other wings as part of a single 17th-century phase.

As constructed, the north wing comprised a four-bay, two-storey range. The original western end appears to be defined by the (later) brick stack which still divides this wing from the later extension of the range to the west. The framing on the north elevation is similar to that of the south wing, but with more widely spaced panels, and is somewhat plainer in its overall styling, apart from the architectural emphasis given to the large ground-floor room (Figure 66). This occupies the eastern two bays of the range at ground-floor level. West of this was a further ground-floor room, or rooms, possibly with a service function, which this part of the range appears to have had consistently in later periods in its history. At first-floor level the original plan form is unclear. There is now a continuous line of windows on the north elevation, which may reflect the original arrangement. Whether this lit a corridor or a series of rooms is unclear.





Figure 66: The north elevation of the north wing from the north-east. [Steven Baker © Historic England Archive, DP325760]



The wing's eastern frame abuts the west elevation of the front range. The north-eastern corner post is visible externally (see Figure 36), the south-eastern one internally (Figure 67). The latter has an empty mortice in its northern face and empty peg holes on its west side. There is a matching mortice with peg holes on the underside of the tiebeam (Figure 68). Together, these indicate the former existence of a diagonal up-brace in this location. There were originally similar braces in the main frames of this wing (see discussion below) and a brace in this location does not necessarily indicate that the eastern truss was originally closed. Above first-floor level the east gable of the north wing is closed with studs which are pegged into the tiebeam (Figure 69). This suggests that the attics of the front range and the north wing were not in contiguous use.



Figure 67: The junction of the front range's west elevation and the south-east corner of the north wing, seen at first-floor level. The north wing's south-east corner post is to the right, a modern timber at the centre, and a post belonging to the front range to the left. The arrow indicates the location of a mortice. [Johanna Roethe © Historic England]



Figure 68: The mortice for an up-brace in the tiebeam at the east end of the north wing, with two off-centre peg holes above. [Johanna Roethe © Historic England]



Figure 69: The east gable of the north wing, seen from the front range. [Johanna Roethe © Historic England]

Further west, most of the visible posts have been renewed on the southern side, and the northern posts were generally not seen internally, but the original tie beams survive in situ for at least two further truss positions (that of the second and fourth frames from the east) indicating the bay pattern within the building.

The north elevation is box-framed with later brick infill to the panels which would probably originally have been filled with wattle-and-daub (see Figure 66). The sill plate rests on a stone plinth, formed of cut ashlar stonework of three courses with diagonal chisel marks. At the east end is a full-height post, which forms the eastern extent of the wing. The corresponding post at the western end is not visible as the stable range was later built up against that end of the wing. The box framing is largely of a regular pattern, although there has been some later modification, and the size of the ground-floor window necessitated a slightly higher girding beam in the eastern two bays of the wing (corresponding to the 'hall' area). Although later insertions have masked the original bay pattern, it seems that there was originally a regular arrangement of posts, defining four bays, each of which contained further full height studs, dividing the bay into three box panels horizontally; the girding beam and mid-rails delineated four panels in height.

At ground-floor level to the east is a large mullioned window with a central king mullion, double transoms and 24 lights in total (Figure 70). The mullions and frame all have ovolo mouldings externally and internally. Above the window is the girding beam; below the windowsill is a short area of close studding which is pegged into the sill plate. The use of close studding is not seen elsewhere in the wing, but the studs are all pegged into the sill beam. They may have been considered necessary to support the weight of the window, which must have been glazed when constructed and an expensive and high-status feature.

In the second bay to the east is a door frame adjacent to the post at the western side of the bay. The mid-rail in this bay is higher, to accommodate the door, and it is pegged into the post (Figure 71). The broad door frame is defined by two jambs and a lintel all of which have an ovolo-chamfer moulding around the edge of the opening with stops. Due to thick layers of paint and damage, the form of the stops is unclear but historic photographs shows them as scroll stops (see Figures 15, 26). The degree of later patching and overpainting makes the precise relationship between the doorway and the surrounding framing unclear. To the west the western jamb sits against the wall post, but any pegging is not currently visible. The pegged mid-rail however appears to prove that there was always a doorway in this position. There is a slight gap between the top of the door frame and the bottom of the lintel; this was formerly filled by a door canopy on decoratively carved, scrolled brackets (see Figure 26).





Figure 70: The large window in the north elevation of the north wing. [Steven Baker © Historic England Archive, DP325761]

Originally there was a matching door in the south elevation of this wing, forming a through passage arrangement (see below). This is a typical medieval arrangement for the low end of the hall, and it is this which may have suggested an earlier origin to this part of the building. As noted above however, there are no medieval features currently visible. The provision of an external door directly into this part of the building is interesting, however, and may suggest a specific, perhaps public, function.

This is a double-thickness door, with two layers of planking. It consists externally of four vertical planks and internally of seven original horizontal planks with one modern plank at the top (Figure 72, see Figure 71).<sup>203</sup> It has a regular pattern of studs and two highly decorative external hinges with variations on the fleur-de-lis motif which was popular between the 1620s and 1670s.<sup>204</sup> The iron latch and the lock case are relatively plain.

The top plank appears to be a modern repair or replacement. On the inside of the door frame there are signs that the location of pintles has changed over time. One of the two hinges has also been moved slightly further up the door; this had been done shortly after 1910 when a scar in the paintwork is still visible on a historic photograph (see Figure 15), and is still visible now as there is an absence of the original nail pattern in the area



Figure 71: The main door in the north wing's north elevation. [Steven Baker © Historic England Archive, DP325762]

where the hinge was formerly placed. It is possible that the door is not original to this position but it seems most likely that it is in situ as it fits the overall height and width of the door frame.

Externally, there are deep scars in the area of the lock, which according to a modern inscription in the added panel at the top were caused by the rioters of 1714. The scars are partly covered by an 18th-century upright door handle with leaf-shaped ends.<sup>205</sup>





Figure 72: The inside of the door in the north wing's north elevation. [Johanna Roethe © Historic England]

For the last century or more, the western two bays of the north wing have been in use for various services and the ground floor has been much altered with the insertion and removal of additional entrance doors. On the north elevation in the third bay from the east is a small rail double-pegged into the studs, about halfway between the mid-rail and girding beam. The fact that this is pegged suggests it is an original feature. The rail may have formed the lintel to a doorway below or the sill to a small window above, although its position is quite high for a doorway. The first-floor girding beam has been replaced in the westernmost bay with later rails at slightly different levels; however, redundant peg holes indicate that the beam originally ran at the same level as that to the west. As noted above, the leaded casement windows on the first floor are later insertions, possibly in the location of original windows, but an example of an original window survives in the westernmost bay of the elevation (Figure 73). This has a moulded timber mullion set into the box-framed panel, which is now blocked up.





Figure 73: The original window at the west end of the north elevation of the north wing, with a moulded mullion surviving in the centre of the panel. [Johanna Roethe © Historic England]

The timbers of the south elevation of the north wing have been largely renewed in the 1970s-80s and in the process the box-framing has been much regularised and several door and window openings changed (Figure 74). Stanley Jones's photograph shows that in the 1960s studs were alternating with posts, so forming a different box framing pattern to the north elevation (see Figure 29). By that date the studs between the posts were much thinner, suggesting some alterations had taken place, possibly when the brick infill panels were inserted. Today, the only historic timbers visible externally on this elevation appear to be the section closest to the junction with the front range, as the timbers are weathered and one post (marking the third frame from the east) retains a scotch mark which relates to the assembly of the frame (Figure 75).

In the second bay from the eastern end of the range is a wide doorway (now within the modern corridor connecting the wing to the front range), which is now blocked (Figure 76). This aligns with the main door in the north elevation and together the two would have formed a cross passage at the west end of the hall. The west jamb appears to have a chamfer stop at the bottom.



Figure 74: The south elevation of the north wing, from the south-west. [Johanna Roethe © Historic England]





Figure 75: The south elevation of the north wing, seen from the stair west of the front range. The arrow indicates the location of the scotch. [Johanna Roethe © Historic England]



Figure 76: The location of the former doorway at the east end of the north wing's south elevation. The arrow indicates the potential chamfer stop. [Johanna Roethe © Historic England]



Within the range, the large ground-floor room still occupies the eastern two bays of the wing. As discussed above, this was accessed via a cross passage arrangement at the western end of the room. The south door opening is no longer visible from within the room as it is hidden by panelling. Apart from the north door and window, most features of the hall date from the 1910-11 alterations, although it is possible that some parts of the panelling were original to the room and retained in the panelling scheme of 1910-11. There is a later fireplace in the east wall, which may represent a replacement for an original feature in this position, although this is unproven. During the alterations of 1910-11, the architects found historic black and white stone paving in the hall.<sup>206</sup> It seems possible that this was the original flooring as decorative paving using coloured stone or marble was popular in the 17th century. Examples survive today in high-status buildings such as the floor in the Great Hall in the Queen's House in Greenwich, South London.

West of the hall are two ground-floor rooms which could not be accessed for this project. Stanley Jones saw in both rooms – then a servery and a boiler house respectively – evidence for a low ceiling, about five feet (1.5m) from the ground: 'Within the servery joist mortices in the middle timber rail of the wall towards the Court Room imply the former existence of a floor that presumably ceiled a lower room or store'.<sup>207</sup> In another draft he described this rail as 'a chamfered cross-beam about 5 ft from the ground which originally carried a floor of early date'.<sup>208</sup> He added that 'there are traces of a similar beam, now removed, in the room further west'.<sup>209</sup> He suggested that the 'odd levels' in this part of the north wing could be 'accounted for by the considerable fall of ground from the site westwards towards the river'.<sup>210</sup> However, a low ceiling would still have made the ground-floor areas quite restricted spaces.

At first-floor level, the posts of the wing's south elevation now have jowls. The third post from the east – now part of a modern partition – has redundant peg holes in a similar position to those in the south-east corner post (as described above; Figure 77, see Figure 67). Below the peg holes is what may be a scribed carpenter's mark, indicating II (for 2). The underside of the tiebeam is not visible to confirm a receiving mortice but presumably there was a diagonal up-brace here, similar to that at the eastern frame. The next post to the west (the fourth from the east) is a modern replacement but the tiebeam it supports has another empty mortice for a diagonal brace (Figure 78). The presence of such braces along the south side of the wing suggest that the current arrangement of a corridor along the south side is modern, as the braces would have blocked such an arrangement. The posts on the northern side could not be inspected for this project. If they are lacking up-braces in the same positions this might suggest an original corridor arrangement on the northern side, which the continuous glazing on the north elevation might also indicate.



Figure 77: The redundant peg holes and possible carpenter’s mark in the third post from the east on the north wing’s south side, at first-floor level. [Johanna Roethe © Historic England]

The roof of the north wing could not be accessed for this project. In his 1960s notes, Stanley Jones described the roof structure at the east end as having ‘tie-beams with queen struts set under a collar beam’.<sup>211</sup> Elsewhere he described the roof as follows: ‘The roof, which has tie-beams ..., cambered collars, two purlins, and some remaining wind-braces, has been altered by the addition of various timbers’.<sup>212</sup>



Figure 78: The modern post (left) in the location of the fourth post from the east in the north wing. The arrow indicates the empty mortise in the tie beam for a diagonal up-brace with two peg holes above. [Johanna Roethe © Historic England]



## Phase Three: 18th to early 19th century

During the 18th and early 19th centuries a number of alterations took place. The main alteration was to the front range, which was raised significantly and given a flat rendered frontage in the classical style. This has been given a date of 1701 on the basis of the rainwater hoppers which appear to have been added to the front range as part of this phase. Later in the 18th century the previous central wing at the rear which linked the front range to the stair in the south wing was extended outwards to house a new stair. Remodelling of much of the interior must also have taken place during this phase, although many of these changes have subsequently been removed.

The front range was raised in height by half a storey to create taller internal storeys at all three levels (see Figure 36). The previous jettied arrangement on the cross wing at the northern end was removed at this time: the first-floor jetty was underbuilt and the second-floor jetty removed, creating a flat façade. The east elevation was then remodelled according to the classical Queen Anne style and the timber framing was hidden behind rendering. Stucco quoins were added to the corners (see Figure 4). A timber modillion cornice, string courses and a triangular pediment were added, with the cornices and string courses surviving despite the subsequent alterations to the façade. Square lead downpipes and decorative lead hoppers with cherub's heads and the date 1701 were installed to the east elevation (Figure 79). A plainer, early 18th-century rainwater hopper survives on the north wing's south elevation (see Figure 74).



Figure 79: One of the 1701 rainwater hoppers. [Johanna Roethe © Historic England]

The raising of the floor levels inside the front range will have required some alterations to the interior. For example, the panelling and overmantel formerly in the front range's south room related (in their appearance in about 1910) to the taller ceiling height. They may have been adapted to the new ceiling height, or were possibly introduced much later, as such panelling would have been quite unfashionable in the 18th century.

The attic spaces of the front range could not be accessed for this project but the second-floor rooms have ceiling beams which must relate to the raising of the roof. Some of them are clearly re-used with redundant peg holes so may have come from the earlier roof and been repurposed. The north-east room on the second floor has a diagonal ceiling beam running out to the north-east corner but there is no suggestion that this once was a dragon beam (i.e. the diagonal beam used when there are jetties on two sides of a building) (Figure 80). Diagonal beams are drawn on the second-floor plan of 1910 for the entire second floor and may have been a way of supporting the hipped roof (see Figure 12).



Figure 80: The second-floor room at the north-east corner of the front range. [Johanna Roethe © Historic England]



In 1741 a lead water cistern was installed with the date and the initials of Thomas Kemble (1701-76) and his wife Margaret (1716-1800), the then owners of the building (Figure 81). It is decorated with what appear to be stock motifs, like a vases with flowers, a knight on a horse, a bird and a crown with a bushel of wheat. Some of them are within panels with moulded borders. A seemingly detached panel at the rear features a large rose. The cistern is no longer in its original location, but the fact that the initials correspond to a known owner of the building suggests it has always been associated with the property.



Figure 81: The lead water cistern in the courtyard. [Johanna Roethe © Historic England]

The Kembles were probably also responsible for enlarging the projecting central wing to the west on the lower floors by the addition of a shallow brick extension with a tall round-arched window (see Figure 42). This houses an elaborate, open-string staircase with ramped handrail, three turned balusters per step and fielded dado panelling (Figure 82). The balusters are shaped like tapered columns and below each is a small unturned block and a small turned 'vase'. At the very top and bottom of each baluster are tall unturned blocks, whose length varied according to the baluster's position in relation to the ramped handrail. On stylistic grounds, the stair appears to date from the mid-18th century, although the form of its balusters was popular for most of the century.<sup>213</sup>



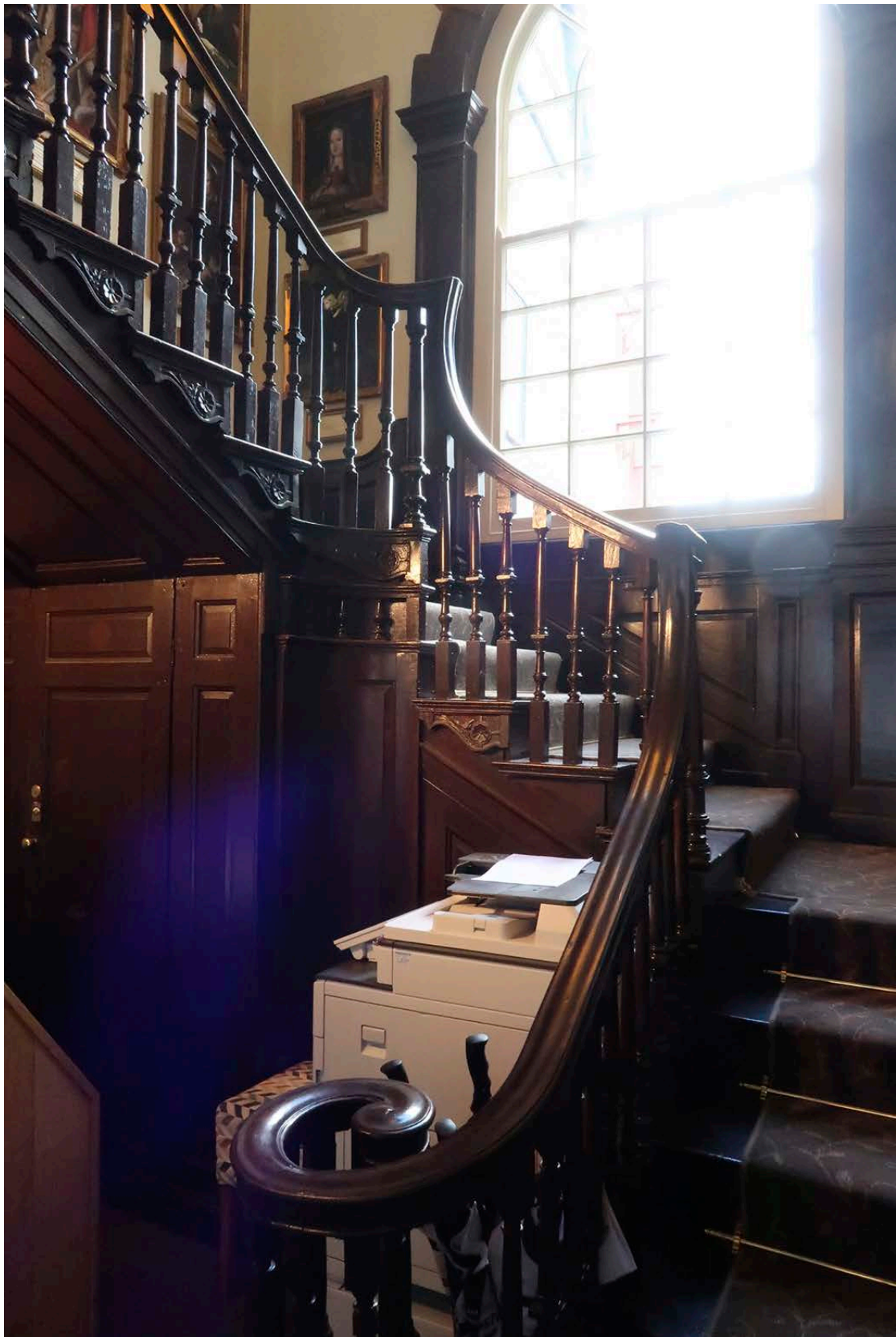


Figure 82: The 18th-century staircase, seen from the ground floor. [Johanna Roethe © Historic England]

Four elliptical timber arches with moulded architraves, projecting keystones and voussoirs and panelled pilasters were probably added to the doorway and window openings in the central wing at the same time. One is on the inside of the staircase window, one leads from the stairwell to the ground-floor entrance corridor, another from the stairwell into the hall in the north wing and another one from the stairwell to the south wing (Figure 83). Two further arches lead from the first-floor landing to the central corridor and the south wing; these have fluted pilasters and a moulded architrave with a central keystone. The plasterwork cornices of the ground and first floors are similarly differentiated according to classical conventions: on the ground floor the stairwell has a moulded cornice with egg-and-dart (Figure 84) and on the first floor a modillion cornice which extends into the first-floor corridor between the two central rooms (Figure 85).

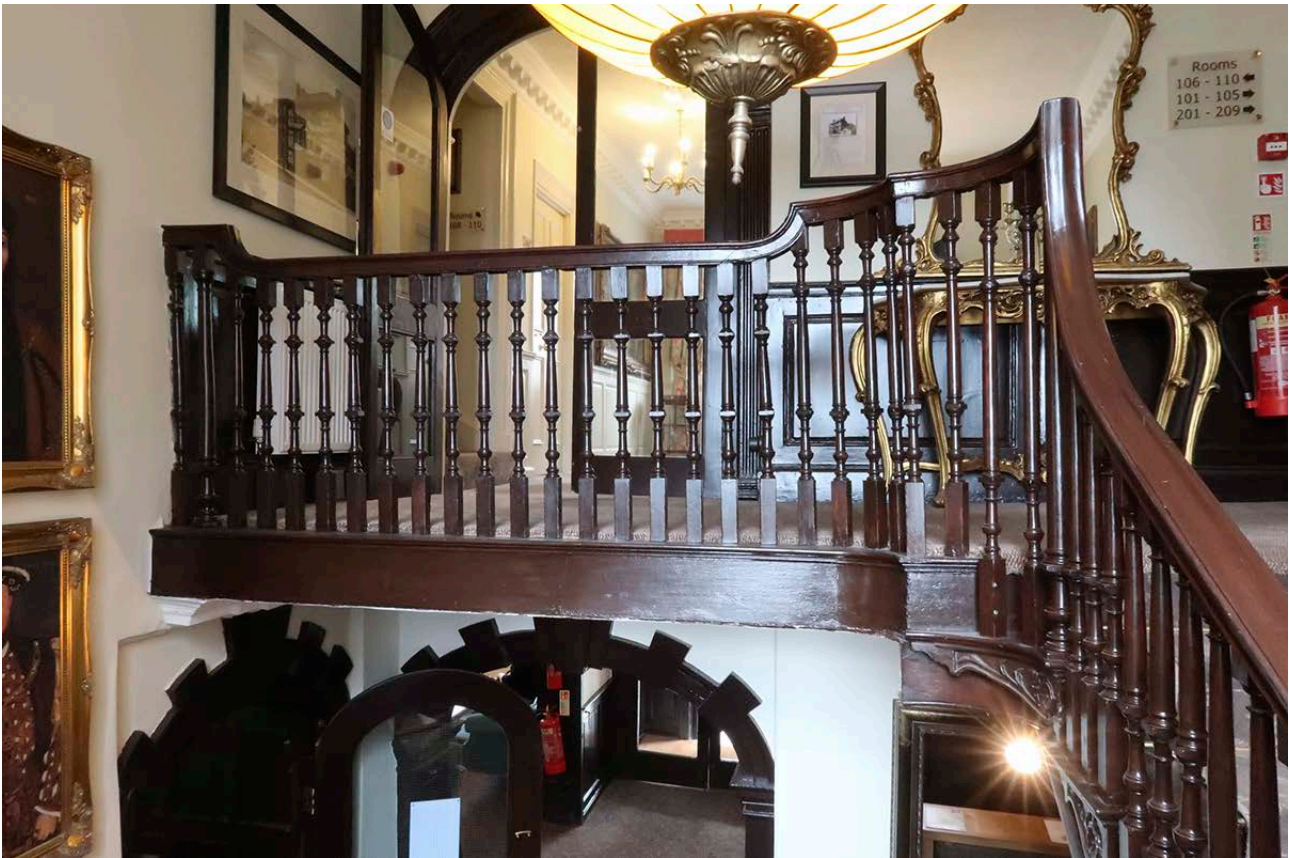


Figure 83: The 18th-century staircase, looking towards the first-floor landing. [Johanna Roethe © Historic England]





Figure 84: The timber arches on the ground floor, seen from the stair. [Johanna Roethe © Historic England]

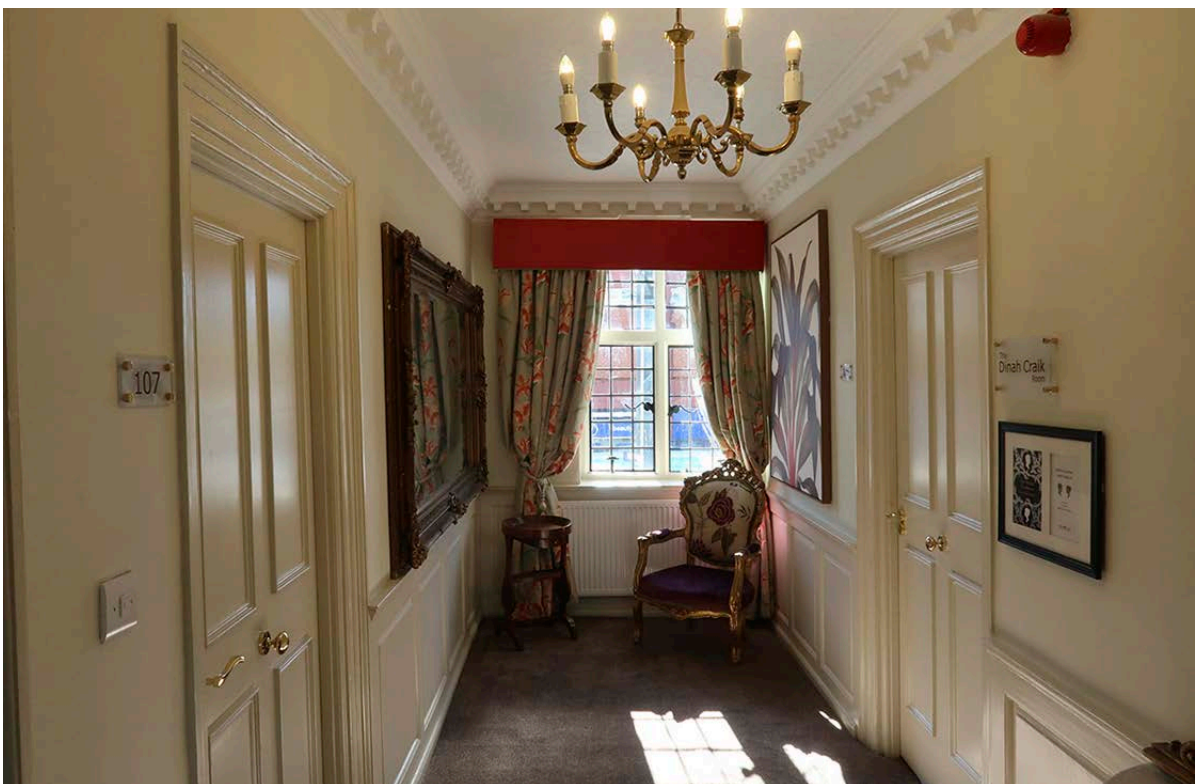


Figure 85: The first-floor corridor in the front range, looking east. [Johanna Roethe © Historic England]



The partitions which formerly flanked the entrance hallway of the front range probably also date from the remodelling of the interior in conjunction with the 18th-century staircase. Most of these ground-floor partitions were removed during the second half of the 20th century.

Another alteration that occurred probably during this period was the insertion of a small service staircase to the south of the lateral stack at the north end of the front range. Until 1910 this connected all floors from cellar to the second floor but it is unclear if this was the original arrangement. It has been much altered, extended upwards to the attics and the lower flights between cellar and first floor were removed in 1910-11 but it retains twisted balusters, with a small urn at the base (Figure 86). The form of the balusters was one used over a long period but on balance seems likely to date from the 18th century.

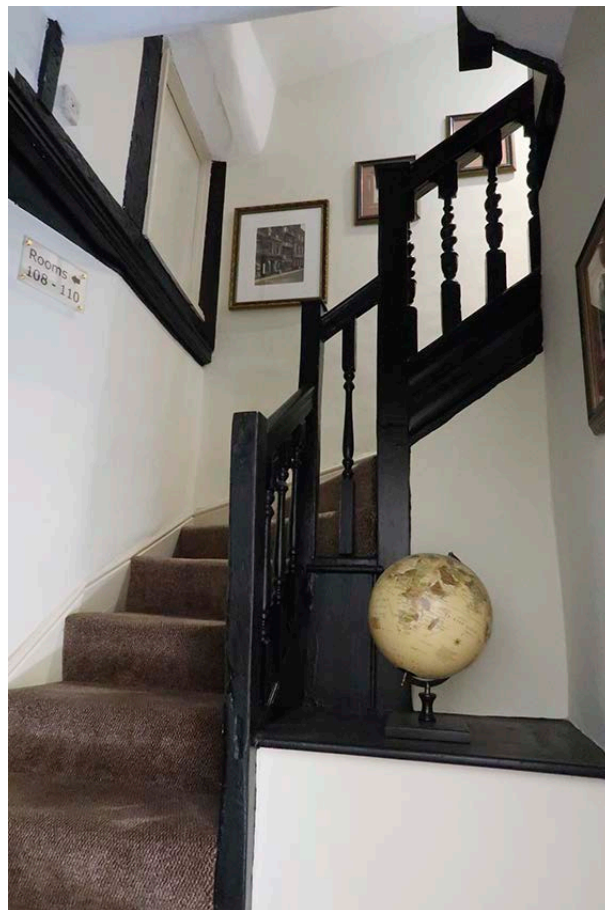


Figure 86: The small staircase at the junction of the north wing (left) and the front range, with the lateral chimneystack to the right. Looking up from first-floor level. The balusters on the lower steps are later replacements. [Johanna Roethe © Historic England]

During the first half of the 18th century, the infill of the timber-framed panels throughout the building was probably replaced by brick and the lower floor of the south wing's north elevation rebuilt in brick. Other, minor alterations during the 18th century included the insertion of some sash windows, for example those formerly in the gable of the central wing (see Figure 28). The panelling in the ground-floor room at the north end of the front range probably also dates from this period (Figure 87).



Figure 87: The ground-floor room at the north end of the front range, looking north-east. [Johanna Roethe © Historic England]

At some point and possibly during the 18th century, the north wing was extended to the west. As this is timber framed, this must have taken place during the 18th century at the latest, if not earlier. This extension comprises two box-framed bays of two horizontal panels each to the west of the wing's chimneystack (Figure 88). Stanley Jones's 1960s photograph (see Figure 29) shows that it was then mostly rendered but the original box frame is clearly visible, along with a four-panelled door at a higher level in the eastern bay and a lower-level plank door in the western bay. Much of the current timber framing of the north elevation and the brick of the west elevation are late 20th-century replacements. The extension has been in ancillary use since at least the early 20th century and possibly from the late 19th century. It is likely that by the time of the 1895 valuation this was used as a coal cellar with a sitting room on the ground floor and a

first-floor bedroom.<sup>214</sup> In about 1934 it contained a bedroom over a cellar which was accessed by a separate door from the north.<sup>215</sup> Between the west end of the original north wing and the extension a chimneystack was erected and a quarter-turn staircase was inserted on the south side of the stack.



Figure 88: The west end of the north wing's south elevation. The later replacement of the timber framing masks the change in phase, which is marked by the downpipe with an early hopper. [Johanna Roethe © Historic England]



In the late 18th century or the early 19th century, the south wing was also extended further west (Figure 89). The extension was built in brick laid in Flemish bond and header bond, and terminates in a bow window with three sash windows on the first floor. It now has a hipped and tiled roof which stops short of the (now flat-roofed) bow. For the past century or so, the ground-floor space in this extension has been in use as a kitchen and the room above, featuring Adamesque plasterwork, in a higher status use, such as a drawing room in 1910 and now a bedroom. The original use of this extension is likely to have been similar, with a more utilitarian use below and a higher status use above.



Figure 89: The south wing extension from the north-west. [Johanna Roethe © Historic England]

Probably in the early 19th century, a brick range was erected to the west of what is now the corner courtyard and attached, but sitting at right angles, to the north wing. It was extant by the 1880s (see Figure 6) and in use as a stable and coach house by 1895. The interior has not been inspected. It is of red brick laid in Flemish bond. Several of its window and door openings have been altered but others retain simple brick arches of a single row of headers which are consistent with an early 19th-century date. The north elevation has a two-leaf carriage door towards Red Lane with a small hayloft opening above and a window to one side (Figure 90). At first-floor level on the east elevation is a

blocked central arched opening or decorative feature (Figure 91). Directly below on the ground floor, a later timber-framed door frame and a small window are set into a shallow and wide recess, which may originally have been another wide door opening. Set within the later door frame is a door of three wide vertical planks with fleur-de-lis hinges and nails, which is similar in form to the 17th-century door to the north wing. It is not in situ and may have come from elsewhere in the complex (Figure 92).



Figure 90: The north elevation of the stable block from Red Lane, seen from the north-west. [Johanna Roethe © Historic England]





Figure 91: The east elevation of the stable block. [Johanna Roethe © Historic England]



Figure 92: The door in the east elevation of the stable block. [Abigail Lloyd © Historic England]



## Phase Four: mid- to late 19th century

Most changes in the mid- to late 19th century were incremental. The most significant alteration during this period was the refronting of the east elevation of the front range with new 'mock' timber framing (Figure 93). Few details are known about this phase of work. According to an early 20th-century account by Healing & Overbury the building underwent 'very considerable structural renovation' in the late 19th century when the rough-cast of the front elevation was removed and the false timber framing installed.<sup>216</sup> Some of the early 18th-century details were retained, including the downpipes and hoppers, the string courses, the cornice and the Doric door case. The triangular pediment above the entrance – shown as complete on the 1850 print – seems to have been changed in form to a broken pediment (see Figure 4).



Figure 93: The east elevation in 2023. [Steven Baker © Historic England Archive, DP325757]

Also during the mid-to late 19th century, a small canted bay window was added to the north elevation of the south wing (see Figure 42). According to map evidence it was extant by the 1880s. Its purpose was probably to provide more light to the darker ground-floor spaces of the south wing which had no windows to the south.

## Phase Five: 20th century

During the 20th century there were three major phases of alterations. In 1910-11 the two parts of the house were reunited and modernised for use as a family home. In the inter-war period the building was altered as part of the conversion to a hotel. In the 1970s-80s there was an extensive programme of timber restoration and replacement. Since the 1980s, there have been a few internal alterations.

The first of these alterations, in 1910-11, comprised the alterations by Healing & Overbury for the Moore family. They reunited the two parts of the building and modernised it. The 'Court Room' in the north wing was cleared of partitions and a new stone fireplace, new panelling and a new floor were installed. Other minor alterations included the installation of a fanlight over the external kitchen door in the south wing, the installation of a bathroom on the first floor of the north wing, and alterations to the stair beside the stack at the north end of the front range, where the lower flights were removed.

During the inter-war period a number of alterations were made, mostly in connection to the building's new use as a hotel. At some point after 1921, the Jacobean panelling and overmantel in the front range's south room on the ground floor were removed and replaced with new panelling and a plain brick fireplace (Figure 94). Around the same time, the pediment of the gateway into the corner courtyard was removed, probably because of its poor condition and structural problems (see Figure 21). There are no documentary records for the alterations in about 1929 relating to the conversion into a hotel. They might have included the construction of a flat-roofed, single-storey corridor west of the Georgian stair extension (see Figure 42). It connected the north and south wings and is first shown in pencil annotations of about 1934 on the 1910 plans (see Figure 10). By 1934, a large canopy had been installed over the street entrance to the front range which projects over the pavement (see Figure 23).<sup>217</sup>

Between about 1969 and 1971, the neighbouring property to the south, 51 High Street, was incorporated into the hotel. Several new door openings were inserted in the former party wall between the properties: two on the ground floor and one on the first floor.

A major phase of restoration and alterations took place between about 1978 and 1983. The roofs were to be retiled with handmade tiles and several timber-framed walls 'reinstated' using 'properly seasoned oak with brick panel infill'.<sup>218</sup> There seems to be no recording of the building before the works took place and no detailed record of the works undertaken. Based on fabric analysis and a comparison with Stanley Jones's 1960s photographs the replacement of timber framing was extensive in the elevations facing the west courtyard (see Figures 28-9, 42, 74).



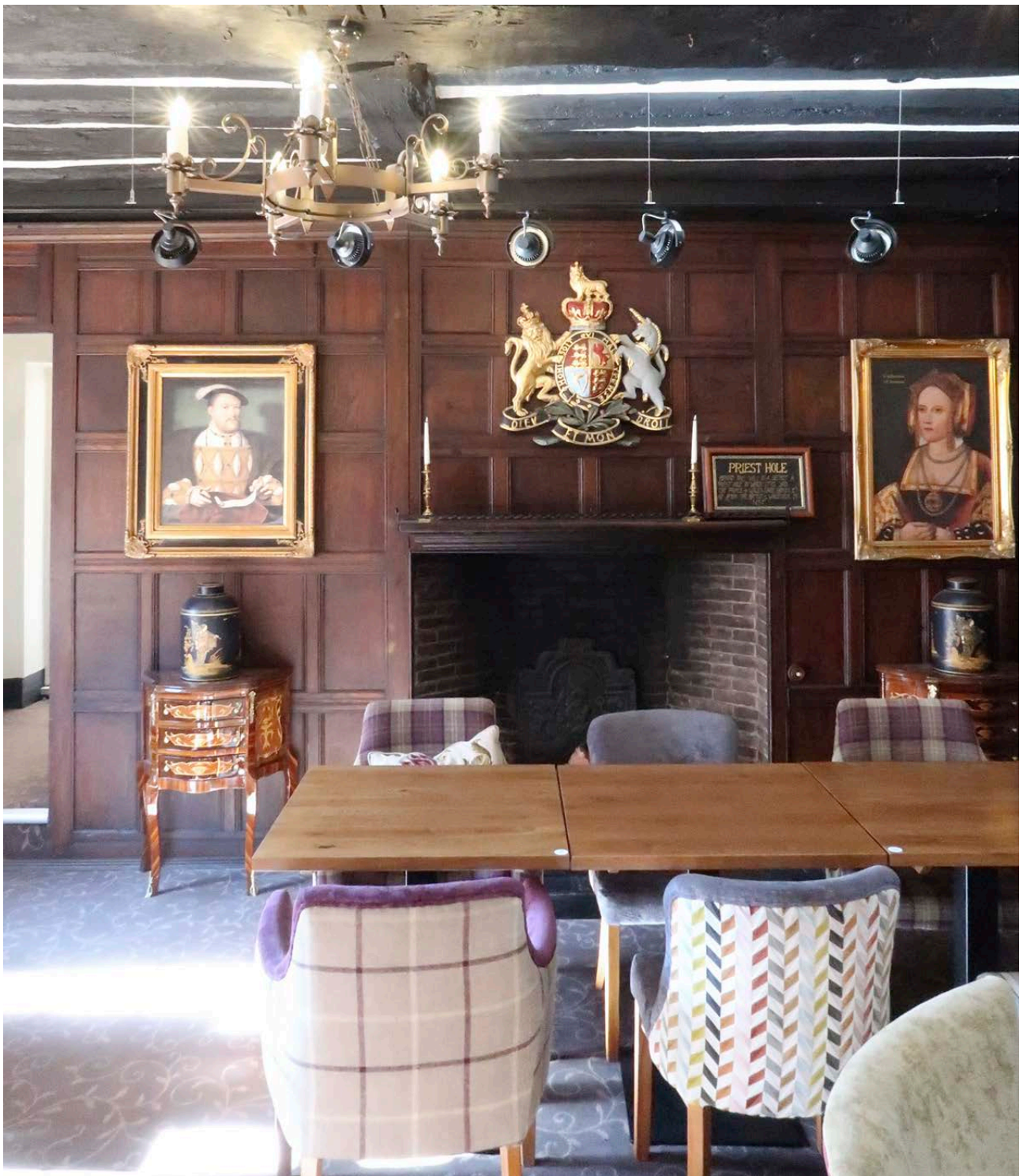


Figure 94: The inter-war panelling and fireplace in the ground-floor room at the south end of the front range. [Johanna Roethe © Historic England]



On the west elevation of the front range the timber framing of the central and north gables was replaced to a slightly different pattern and with a different fenestration (see Figures 29 and 41). The bargeboard of the central gable was replaced, seemingly as a relatively faithful copy. The brick rear wall of the 18th-century stairwell was largely rebuilt.

The timber framing of the south elevation of the north wing was also restored and largely replaced, although the historic pattern was mostly followed, with the addition of several new window openings (see Figures 29 and 74). It seems likely that the canopy over the westernmost door of the north wing and its corbels were replaced at this time. The west elevation of the north wing appears to have been rebuilt in brick with an additional corner buttress.

On the north elevation of the south wing the second-floor windows and the barge boards were replaced (see Figures 28, 30 and 42). The latter appear to be relatively faithful copies of the previous carved barge boards but the new windows only replicated the ovolo mouldings on the inside face, not the outside. On the floor below, the render was removed but the timbers behind it may have been considered to be beyond repair as large areas of timber framing were replaced, not always like-for-like. The first-floor window was reduced in size from four lights to three and an additional window inserted to its west. The stone capping of the parapet of the bow-fronted west extension of the south wing was renewed and a section of the brick parapet appears to have been rebuilt at the same time, which included the use of soldier brick courses over the first-floor windows. On the front range all windows were overhauled and the north dormer window rebuilt.

At least two chimneystacks were rebuilt above roof level at the same time, that is the stack at the north end of the front range and the stack at the west end of the south wing, which lost its stepped profile (see Figure 42). It is possible that others were also rebuilt.

The stone gateway into the corner courtyard was rebuilt in replica, copying the details of the much-eroded historic stonework as extant in early 1979 as far as possible (Figure 95). The original pediment which had been removed by 1921 was not recreated. The brick walls on either side were rebuilt in reclaimed and second-hand brick.

Since 1984 there have been a number of incremental changes to the interior. Most of the northern partition of the central entrance corridor in the front range had been removed by 1988. In the early 1990s the room west of the ground-floor hall in the north wing was remodelled with a new door from the south. A former door just to the east was partly blocked to create a window. There have also been some internal alterations to the former stable block to create hotel bedrooms in the 1980s and a manager's flat in 2009.



Figure 95: The arched gateway in 2023. [Johanna Roethe © Historic England]

## Discussion and concluding remarks

Tudor House is notable for the scale of the surviving building, particularly the 17th-century additions which made it an unusually large complex in the context of Tewkesbury. Due to the extent of later alterations, many aspects of the evolution and original plan form of the building remain unclear. Any future opening-up works in the Tudor House should be accompanied by appropriate building recording according to Historic England's *Understanding Historic Buildings* guidance, as they may uncover new evidence to inform our understanding of the building.

### The 16th-century building

Very little is known about the original form of the 16th-century front range of the Tudor House (see Phase One). It is thought to have comprised a range parallel with the street with a cross wing to the north. The cross wing had a first-floor jetty and probably another to the floor above, and a gable to the street (east). Its north elevation has close studding and it is likely that the east elevation of the lateral range was also close-studded.

This general form can also be seen in other 16th-century houses in Tewkesbury. For example, 117-8 High Street is an example of a parallel-plan open hall with a gabled cross wing to the south.<sup>219</sup> The building is generally dated to the 16th century but may be earlier.<sup>220</sup> The hall range is externally much altered and the timber framing of the cross wing's street (west) elevation has been replaced or refronted. However, it is likely that cross wing was originally jettied.

Two other, similar houses with cross wings are located in Barton Street. Nos 16 and 17 Barton Street were probably originally another parallel range (comprising what is now no. 16), with a cross wing (no. 17) to the east. The List entry suggests a date in the late 15th century, with a 16th-century remodelling.<sup>221</sup> No. 50 Barton Street is thought to be the surviving cross wing of a house formerly on the site of no. 49, just to the east. No. 50 is thought to date from the late 16th century and was formerly jettied to the street.<sup>222</sup>

Most of these cross wings were originally jettied and roofed at right angles to the main range, with gables to the street. This appears to have been also the case with the cross wing at the Tudor House.



## The 17th-century additions

In the 17th century several major phases of work took place at the Tudor House, transforming a building typical of the town into a more substantial property of an unusually large scale. The front range was significantly extended by the addition of a south wing, a small central wing, and a north wing. Far from being utilitarian additions, these were high-status parts of the building. For example, the stepped profile of the chimneystack of the south wing followed a fashionable pattern and was designed to be seen from Red Lane and the river. Similarly, the close studding and carved barge boards of the south wing and the central wing were expensive, fashionable and more than mere back elevations.

The reasons for the large-scale expansion remain unknown. It is tempting to view the north and south wings as separate rear wings to two smaller front ranges, i.e. two separate properties. However, it is clear from the built fabric that by the 17th century the complex was one property. For example, the central stair wing linked the front range to the south wing, leaving no room for an access alley or property boundary alongside the north wing as this had at least one original door in its south elevation.

The construction of the additional wings may have been prompted by some kind of commercial function of the building in the 17th century, as the complex was larger than is typical for ordinary residential use alone. For example, it may have been an inn or possibly had some form of other public function. The courtyard formed by the two long rear wings is not dissimilar to the courtyard type of an inn. The northern end of the High Street was close to King John's Bridge, an important crossing point of the river Avon and a useful location for passing travelling trade. The earlier, 15th-century, Black Bear Inn occupies a prime site at the corner of the High Street and the approach to the bridge from the north-east.

Alternatively, a commercial use of the Tudor House may have been linked to the valuable river access to the rear of the plot, across Red Lane. Riverine trade from Tewkesbury was significant in the late 16th and early 17th centuries. For example, it has been estimated that in 1601-2 nearly half of the down-river cargo recorded in Gloucester's port books were carried by Tewkesbury boats.<sup>223</sup> Later in the 17th century, this proportion declined, due to successful efforts in 1638 to make the Avon navigable above the town.<sup>224</sup> However, documentary and fabric evidence for the precise use of the Tudor House in the 17th century are at present lacking.

In the late 16th and 17th centuries Tewkesbury was prospering, and many medieval properties were rebuilt or improved. The Abbey was dissolved in 1540 and its property in the town sold off, acting as a stimulus to the local economy.<sup>225</sup> In 1575 a charter of incorporation was granted to the town, reflecting an increasing civic self-confidence.<sup>226</sup> In 1610 the borough acquired the two local manors, bringing more land under their control and into their taxation remit.<sup>227</sup> By the late 16th century, the most numerous occupations

in the town included malting, shoemaking and various aspects of the textile trade, particularly cloth finishing.<sup>228</sup> From the early 17th century, the manufacture of knitted stockings began to emerge as an important occupation, driven by a fashion initiated by Elizabeth I.<sup>229</sup> During the 17th century, Tewkesbury overtook Cirencester to become the second most prosperous town in Gloucestershire.<sup>230</sup>

## The Tudor House in the context of 17th-century Tewkesbury

The changes seen at the Tudor House reflect the growth and prosperity of Tewkesbury more widely in this period. This prosperity and civic pride are still evident in the town today, as many medieval houses were rebuilt or remodelled, particularly in the 17th century. Two large and elaborate houses which were rebuilt in that period can be found towards the southern end of the town: No. 100 Church Street, now known as the Old Hat Shop, is a three-storied building with jetties to the upper floors and close studding below the large canted oriel windows. Its front and middle ranges have been dendrochronologically dated to 1664.<sup>231</sup> A decorative lintel has the inscription 'BKR 1664', which is thought to refer to Bartholomew Read, a member of the Read family who benefitted financially from the dissolution of the Abbey.<sup>232</sup> A similar building is the Tewkesbury Museum at 64 Barton Street, also with close studding, a double jetty and a canted oriel window on the first floor. Due to its similarity with 100 Church Street it has been dated to the 1660s, but it is said to include internally the framing of an earlier structure.<sup>233</sup> A second-floor room has a late-17th-century plaster ceiling.<sup>234</sup>

Some houses were extended in the 17th century by the addition of a top storey. For example, 9 High Street (also known as Golden Key House), a three-storeyed, double-jettied house of the 16th century, was extended upwards in the early or mid-17th century by the addition of a twin-gabled storey.<sup>235</sup> Internally, it was embellished at the same time with stone fireplaces and plaster ceilings.

Other houses were refronted. For example, the core of the former Wheatsheaf Inn at 132 High Street has been dendrochronologically dated to the late 15th century but it was refronted in the mid-17th century.<sup>236</sup> The new front was set several feet in front (west of) the original frontage.<sup>237</sup> The first and second floors have full-width windows with canted oriels and close studding, the attic storey has an ogee-shaped gable.

It is clear that during the 17th century many houses in Tewkesbury were rebuilt, remodelled and enlarged in line with the latest fashions. There has been less focus by researchers and historians on significant rear extensions like those at the Tudor House. Nevertheless, they form part of the same pattern of investment in, and embellishment of, property in Tewkesbury at this time.

## The courtyard gateway

The gateway to the courtyard to the north of Tudor House was rebuilt in early 1979, replicating its appearance just before that date. It was originally a much grander structure, with a full entablature and triangular pediment, which had been removed by 1931 and probably as early as 1921.<sup>238</sup>

However, the pre-1979 gateway was probably not an original feature of the site. As discussed above, the front part of the plot at the corner of High Street and Red Lane was separately owned, and probably built up with a street-front property by the 16th century. Based on map evidence, it seems likely that this building was demolished at some point between about 1800 and 1850. According to a deed of sale for the Tudor House, there was still a house on the corner plot by 1740, although there is a slight possibility that it was set further back on the plot. By 1850, its site had been remodelled as a walled garden with the gateway towards the High Street.

If the house at the corner was only demolished in the first half of the 19th century, the gateway in its originally 17th-century form was not in situ. It might have been a genuine 17th-century feature relocated here from elsewhere, perhaps even from another part of the Tudor House plot. Alternatively, it might have been a creation of the first half of the 19th century, possibly replicating the gateway to the Manor House at Bredon's Norton, Worcestershire, which it closely resembled (Figure 96).<sup>239</sup> Bredon's Norton is located only 8km from Tewkesbury. Both gateways have stopped strap pilasters framing a central arch, which terminate in a three-lobed pendant. At both the pilasters supported a full entablature of architrave, fluted frieze and dentilled cornice and a triangular pediment above. The gateway at Bredon's Norton is dated to the 17th century on stylistic grounds.<sup>240</sup> The motif of two strap pilasters framing a gateway also appears on the porch of Woollas Hall, a house of 1611, in Eckington, Worcestershire, near Bredon's Norton.<sup>241</sup>

In the absence of further evidence, the date and origin of the gateway formerly at the Tudor House remain uncertain and given the total rebuilding it is unlikely that the question will be resolved.





Figure 96: The gateway at Bredon's Norton Manor House, Worcestershire, before the insertion of a datestone in the 1880s. [Source: Historic England Archive, OP06657]

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- 136 Ibid.
- 137 Ibid.
- 138 Ibid.
- 139 Snarey 2014, 37.
- 140 Ibid.; Wendy Snarey, unpublished typescript transcription of 'Document 40: 1921: Indenture dated 14th January 1921'.
- 141 Snarey 2014, 37; Wendy Snarey, unpublished typescript transcription of 'Document 41: 1921: Indenture dated 14th January 1921'.
- 142 Snarey 2014, 37; Wendy Snarey, unpublished typescript transcription of 'Document 42: 1921: Original Norwich Union Fire Certificate no. 9307353'.
- 143 Anon. 1921, 420-71.
- 144 Ibid., 442.
- 145 Ibid.
- 146 Moore 1978, 250.
- 147 Gloucestershire Archives, R302/219GS. The booklet was later updated with the name of the later hotel owner Ian Hew Mackillop Brown on the frontispiece but on page 8 Mrs Fothergill's name is mentioned in the text, making it clear that the booklet was printed during her ownership.
- 148 *Tewkesbury Register*, 22 March 1924, 2.
- 149 *Tewkesbury Register*, 29 March 1924, 2; Snarey 2014, 37; Wendy Snarey, unpublished typescript transcription of 'Document 46: 1925: Indenture of conveyance dated 9th June 1925'.

- 150 *Tewkesbury Register*, 1 May 1926, 2.
- 151 *Cheltenham Chronicle and Gloucestershire Graphic*, 30 July 1927, 2.
- 152 *Gloucester Citizen*, 28 February 1929, 7; *Tewkesbury Register*, 2 March 1929, 3.
- 153 *Tewkesbury Register*, 23 March 1929, 3.
- 154 *Gloucestershire Echo*, 15 March 1929, 2; 3 June 1929, 2.
- 155 *Cheltenham Chronicle*, 31 January 1931, 1.
- 156 Snarey 2014, 37; Wendy Snarey, unpublished typescript transcription of 'Document 55: 1937: Abstract of Title of Ian Hew Mackillop Brown to "Tudor House"'.  
 157 National Heritage List for England entry 1282772 (gateway and boundary walls), <https://historicengland.org.uk/listing/the-list/list-entry/1282772> (accessed 15 June 2023).
- 158 Gloucestershire Archives, R302.219GS.
- 159 *Ibid.*, 8.
- 160 Gloucestershire Archives, D5587/box9627, item 13/27, undated letter from W. V. Peeke to Healing & Overbury.
- 161 Gloucestershire Archives, D5587/box9627, item 13/27, 'Tudor House Hotel, Tewkesbury. Report upon the Structural Condition' (November 1934).
- 162 *Ibid.*, 2, 3.
- 163 *Ibid.*, 1.
- 164 *Ibid.*, 2.
- 165 *Ibid.*, 5.
- 166 Snarey 2014, 37; Wendy Snarey, unpublished typescript transcription of 'Document 56: 1937: Supplemental Abstract of Title of Ian Hew Mackillop Brown to "Tudor House"'.  
 167 Gloucestershire Archives, D2299/5421.
- 168 *Ibid.*, letter from Bruton Knowles & Co. to Public Trustee Office, 9 November 1934.
- 169 *Ibid.*
- 170 *Ibid.*
- 171 *Gloucestershire Echo*, 26 February 1937, 3; *Tewkesbury Register and Gazette* 27 February 1937, 1.
- 172 1939 Register for England and Wales, enumeration district OCJA, registration district 326-2, schedule 61.
- 173 *Ibid.*
- 174 *Tewkesbury Register*, 31 July 1943, 5.
- 175 National Heritage List for England entry 1280099, <https://historicengland.org.uk/listing/the-list/list-entry/1280099> (accessed 15 June 2023).
- 176 Tewkesbury Borough Council, planning card index, application T2984.

- 177 VCH *Glos.* 1968, 131; Historic England Archive, SJC01/02/019, research notes and typescript draft.
- 178 Tewkesbury Borough Council, application T2984/B, plans by H. G. Raggett.
- 179 National Heritage List for England entry 1279671 (gazebo), <https://historicengland.org.uk/listing/the-list/list-entry/1279671> (accessed 5 July 2023); National Heritage List for England entry 1282772 (gateway and boundary walls), <https://historicengland.org.uk/listing/the-list/list-entry/1282772> (accessed 15 June 2023).
- 180 *The Birmingham Post*, 9 June 1977, 10.
- 181 Snarey 2014, 34, 37.
- 182 Tewkesbury Borough Council, application T2984/B.
- 183 Tewkesbury Borough Council, application T2984/B, plans by H. G. Raggett.
- 184 Ibid.
- 185 Tewkesbury Borough Council, application T2984/B, estimate by the South Western Stone Cleaning & Restoration Co. Ltd, 7 November 1978.
- 186 Tewkesbury Borough Council, application T2984/C.
- 187 Tewkesbury Borough Council, planning card index, application T2984/C.
- 188 Tewkesbury Borough Council, applications T2984/E and TLBC/158/A.
- 189 Ibid.
- 190 Tewkesbury Borough Council, application T2984/D.
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- 193 Tewkesbury Borough Council, applications 90T/2984/01/02 and 90T/2984/02/05.
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- 195 Tewkesbury Borough Council, applications 06/00715/LBC and 06/00714/FUL.
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- 199 Tewkesbury Borough Council, planning file 88T/0158/01/05, letter from P. J. Drury (English Heritage) to Borough Planning Officer, 28 June 1988.
- 200 Hall 2005, 124-5.
- 201 Ibid., 110.
- 202 VCH *Glos.* 1968, 126.
- 203 Hall 2005, 32.
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- 205 Ibid., 56.
- 206 Gloucestershire Archives, D5587/box9627, item 13/27, 'Tudor House Hotel, Tewkesbury. Report upon the Structural Condition' (November 1934), 3.
- 207 Historic England Archive, SJC01/02/019, undated manuscript, entitled 'Tewkesbury – a brief survey, Tudor House Hotel, High St', 2.
- 208 Historic England Archive, SJC01/02/019, undated typescript, page starting '-2- indubitably medieval building...'
- 209 Ibid.
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- 211 Ibid.
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- 215 Gloucestershire Archives, D5587/box9627, item 13/27, annotations of about 1934 on a plan of 1910.
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- 220 National Heritage List for England entry 1025019, <https://historicengland.org.uk/listing/the-list/list-entry/1025019> (accessed 8 April 2024); Verey and Brooks 2002, 742.
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- 222 National Heritage List for England entry 1201188, <https://historicengland.org.uk/listing/the-list/list-entry/1201188> (accessed 8 April 2024).
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- 224 Jones 2003, 88.

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