

7A-13 Fore Street, Chard

Report

for

South Somerset District Council

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Report K/861

Introduction

This report was commissioned by South Somerset District Council in 2014 as part of a project undertaken with Jo Hibbert of Levitate to survey, analyse and provide an options appraisal of Nos 7A-13 and Waterloo Court.

The need for an options appraisal was driven by the situation of number 9 whose poor condition and unoccupied nature have led to its inclusion in the English Heritage national Heritage at Risk Register. Other parts of the buildings are also in poor condition. The options appraisal will be used to help to negotiate a resolution for the future use of the building and to find an appropriate means to present the important court room.

Keystone's role was to provide documentary history, building analysis and a summary of significance for all the buildings as a contribution to the project, making use of new measured survey by Quadrant.

Previous documentary research on the buildings, particularly 7A-9, was unusually thorough, investigating not only local but also some national records. Unfortunately, the key publications by Emanuel Green in 1882 and Len Hoskins in 1979, included little in the way of references to primary sources and much time was spent chasing these, not altogether successfully. Green clearly saw some documentation which Keystone has not traced. What has been found shows that both authors are completely reliable. The primary sources sometimes provide information that, in 2014, seemed worth transcribing (see Appendix Two). On-line archive catalogues have meant that we have been able to find some additional documentation.

Existing buildings analysis has also proved very helpful. Commander William's report of 1976 was characteristically thorough. The 2004 report by Peter Davenport of the Bath Archaeological Trust for Bradley Management has also been a very useful document. The reports together gave Keystone a very useful foundation for developing analysis by observation. A detailed, illustrated room-by-room gazetteer is provided for reference purposes as a partner to this document.

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Fig 1. Chard on Google Earth, 7A-13 Fore Street ringed in white.

Settlement History

Chard is a small town in east Somerset [Fig.1], close to the border with the County of Devon. It lies in a geologically complex area providing greensand, chalk and chert as building materials.

Before the borough of Chard was founded in the early 13th century, the settlement, dating back to at least the Saxon period, was probably in the area round the church, known as the Old Town, where roads converge. Historians of Chard consider that Manor House Farm, adjacent to the church, was probably the site of the Manor. The Manor belonged to the Bishop of Bath and Wells before the Norman Conquest and was eventually sold away in 1801, to John Earl Paulett. There is a good deal of documentary confusion about who functioned as Lord of the Manor in the 17th century. Both the Paulett and Cobham families appear to have done so, confusingly, simultaneously and in the 1630s the manor seems to have been leased out to different gentleman at the same time, as well as to the Paulett family (see the timeline, Appendix Two).

In the early 13th century a borough was founded, north of the Old Town. Aston and Leech state that it may have been founded in 1206 by a lost charter cited once in a later document. However, Bishop Jocelyn's charter of 1236 may mark the foundation. This granted burgage lots of an acre per person willing to build for 12d each yearly and in 1253 a market and fairs were granted, or the grant formalised. The burgage plots were on either side of the street now called High Street (west) and Fore Street (east) where a shambles, guildhall and market house were developed in the centre of the roadway. It is not known whether the roadway was created as part of the Borough or was part of the pre-existing road network. Parts of a continuous flint and mortar wall, which may originally have marked the backs of the plots, survive. Aston and Leech wonder whether the town's water supply in open conduits in Fore Street (a rare survival) might date from the creation of the Borough.¹ Chard was on the main road between Exeter and Salisbury in the late medieval period. By 1690, traffic passed to its south through Axminster, but late 18th century turnpikes brought the main route back through the centre. The market house, sited in front of the inn now called the Phoenix, was the last of the buildings to survive between the burgage plots on the north and south sides of Fore Street. It was demolished in 1834 because it posed an obstruction to traffic.

By the late medieval period the woollen cloth trade dominated the economy of the manor and Chard was an important local hub. This is made plain in the wording of a request for donations to the town following a town fire in 1577:

'Whereas in the town of Chard a great and most profitable trade hath of very long time been used in making woollen cloth to the benefit of our whole realm, and especially of all the inhabitants of our county of Somerset, to whom the said town hath been a great aid in



Fig.2a. Chard on Google Earth, 7A-13 property boundary (approximate) outlined in white.

Fig.2b. Frontage of 7A-13 in 2014. John R L Thorp.

employing many a thousand poor people within ten miles compass in working the said trade and whereas by the apt situation of the town it hath been the convenientest town within the western part for the receipt of people trading from London to the Mount and from Devon and Cornwall and also for the holding of the Assizes’.

The document goes on to describe ‘the sudden adventure of fire’ on 12 June 1577 resulting in the ‘destruction of the chiefest and greatest part of the building and houses necessary for the said trade and of wool and goods, to a value of more than £9,000’. The good men of Chard had exercised diligence and the expenses of their goods ‘to the uttermost’ but needed help in rebuilding Chard so that the poor could be employed again.² Town fires were frequent in west country towns where thatch was a common urban roofing material, other examples being at Tiverton (1596 and 1612) and Cullompton (1602) in Devon. Even if the cost of the fire damage is exaggerated (which is very likely), the sum suggests a fire of catastrophic proportions.

There are records of Chard having functioned as an Assizes town on the Western Circuit in the 13th century and the 16th and 17th centuries. It is not certain that it hosted the Assizes continuously. It seems to have been less important than some of the other Assizes towns and may have been visited only once a year, rather than twice a year, as was the case for e.g. Dorchester and Exeter. However, even if held only annually, the Assizes made a major contribution to the status and urban culture of any town, bringing to it not only the judges and lawyers who dealt with cases too serious to be heard by local magistrates, but attracting the gentry into town and encouraging, for a few days, social interaction unknown in rural areas. Gerard’s *Survey of Somerset* refers to the impact that hosting the Assizes had on Chard: “it lying soe just in the judges way, by means whereof they have much amended their buildings’.³ In his *History and Antiquities of the County of Somerset*, John Collinson states that ‘a public edifice stands near the middle of the principal street, which served formerly for an assize-hall; and now occasionally for a market house’.⁴

Documentation

Documentary research for the building group 7A-13 Fore Street [Fig.2] has proved more than usually fiddly. There is a strong narrative in existence about the 16th and 17th century history of the building, but few clear references to the supporting primary sources. In print flourishes have been added to the idea that the court room was a court of justice, e.g. that it was used by Judge Jefferies at the bloody assizes, which is incorrect, or that the whole building was occupied by the Lord of the Manor, for which there is no evidence at all. Much of Keystone’s time has been spent chasing primary sources and frustrated at being unable to find documentation that was evidently available to previous writers. This has left less time for fresh research than we would have liked.

Medieval

Nos 7A-13 are on the north side of Fore Street. In historic documentation Fore Street is sometimes called 'East Street' (*pers.comm.* Roger Carter, local historian), and the High Street 'West Street'. The portion of Fore Street immediately in front of the building group is sometimes called simply 'the Market'. The long plots rear of the buildings are typical medieval burgage plots, providing the original property owners with enough ground for agriculture and/or industry behind their buildings, erected to take commercial advantage of the street frontage. The property divisions between 7 (now a bank) and 7A and between 13 and 15 probably represent original 13th century boundaries. 7A-13 may have been a single 13th century burgage plot, later divided into two (typical of later medieval development, e.g. at Totnes, Devon) or two plots from the outset. No documentary evidence to indicate who occupied the burgage plot or plots has been found before the late 16th century. It can be assumed that a house or houses of high status would have existed in this location, fronting the market place.

Sixteenth Century

The identification of 16th century owners of any property is tricky, given the limited nature of documentation and its survival. Keystone had hoped to look at title deeds for the properties, but this has not proved possible. The Fore Street group has received dedicated research by 19th and 20th century historians. Unfortunately these do not always cite primary sources. The summary of the 16th and 17th century below is an attempt to retrace the footsteps of previous research and, wherever possible in a limited time for the work, identify primary sources, covered in more detail in the time line in Appendix Two.

In 1875, George Pulman published an account of Chard in his *Book of the Axe*. As far as Keystone is aware, this is the first published historical/antiquarian account of the building group. It mentions the court room and the emblems of justice in the plasterwork. Pulman states 'In this house I may here note, lived John Cogan, whose will, made in 1592, is preserved [Fig.3], and whose descendants long afterwards continued to reside at Chard'. Pulman lists the minor charities of Chard, 'One by John Cogan, of Chard, merchant, who by will dated December 28 1592, gave to the poor:

fifty-two shillings a year in bread "to be had, taken, and received and levied" out of his dwelling house on the north side of the market place, and "ordaining" that " "the constable and portreeve of the said town...shall from time to time enter into the said burgage and tenement and there distrain for the same annuity so unpaid; and the distress to take and carry away and impound, and impounded to detain and keep until the said annuity so unpaid, with the arrearages thereof, if any, be lawfully satisfied and truly aid to the use of the said poor, as I have before given.""⁵

In fact this is a rather misleading account of Cogan's will which does not refer to a 'dwelling house on the north side of the market place' – this seems to be Pulman's interpolation or something drawn from a different document. The will, proved 10 February 1593,⁶ actually



Fig.3. Extract from the will of John Cogan, 1592, National Archives, PROB 11/82/27.

refers to ‘my burgage and tenement in Charde where I nowe dwell’ and includes an annuity or yearly pension of 52s *per annum* to the poor of Chard, not mentioning bread.

Other bequests refer to three different John Cogan. They include a kinsman, John Cogan of Chard and another kinsman, John Cogan of Ilminster. He leaves the use and occupation of his burgage and tenement where he lives to his wife Katharine, for life, with the backside and garden, paying his heirs a peppercorn rent. His executor and assigns were to have use and occupation of the chamber over the shop and use of the stable room and hay for one horse when visiting. His ultimate heir was his nephew, John Pittard, tailor, son of John Pittard and his (Cogan’s) sister of ‘Bowre Heanton’ in Martock. In default of male heirs to Pittard, the burgage was to go his nephew, John Cogan, sometime of Chard and now of London.

Cogan refers to his ‘shoppe’ (probably meaning workshop) and wares and merchandise consisting of diverse cloth including ‘Redding kersies’ (kersey was a coarse woollen cloth and a staple of the west country cloth trade) but also iron and steel. He refers to a furnace at his home, so he seems not only to have traded in cloth and metals but may have processed both on the burgage plot behind his living quarters. Chard was well-known for iron production with many urban and rural properties recorded with furnaces that were used to burn the local iron stone for metal-extraction (*pers.comm.* Roger Carter). The list of ‘appurtenancies’ belonging to his house and which were not to be removed gives a glimpse into a well-finished, comfortably-furnished, secure building including the familiar: ‘seelings’, presses, chests, bedsteads, table boards, cupboards, forms, stools, barres and backs in the chimneys, glass in the windows, doors, locks and keys, but also less common items. There was the furnace, but also ‘Brakes’ (perhaps a device for crushing cloth?), ‘Coopes’ (vats? for the cloth-fulling process?) ‘Backs’ (?) as well as ‘maungers’ and ‘plaunchings’. The ‘maungers’ could be

mangers in his stable but in context may have been the wooden frames used to hang cloth while raising the nap.

Cogan's will establishes that he owned and occupied a burgage in Chard at and before 1592, but not where it was. It covers arrangements for collecting any unpaid revenues out of the building for an annuity to the poor: these arrangements, as Pulman states, involved the services of the constable and portreeve. The Cogan (or Coggan) name was commonplace in Chard in the 16th and 17th centuries and Green lists some of the Cogans documented from the 1540s, noting that some were clothiers and they were admitted by the Heralds as entitled to bear arms.

The Cogan connection with the property was pursued by Leonard Hoskins in the 1970s when he wrote the pamphlet, *The Manor Court House, Chard*. Mr Roger Trott of Gribble, Booth and Taylor, who acquired No 9 (including the court room) in the early 1970s, discovered that ownership brought with it an obligation to pay an annual sum payable to 'Cogan's Charity'.⁷ This prompted research by Hoskins who established that 'Cogans Charity' was described in the Borough Records of 1648 as 'secured on the burgage of Mr Barcroft'. An 1810 note added to the document states that the burgage was then occupied by Isaac Groves and Richard Mayo. One of these names, Richard Mayo, is said to appear on a print of the building dated 1835. This print has not been found by Keystone, however the surnames 'Grove' (not Groves) and Mayo are found associated with the property in the Land Tax Assessments from 1806-1817). From this lineage Hoskins persuasively identified at least part of 7A-13 as Cogan's dwelling house, the property later occupied or owned by Barcroft. It is not clear whether the burgage referred to was the west portion of the building group, now 7A, 7B and 9 or also included 11 and 13.

Many properties in the town must have needed rebuilding after the fire of 1577, as Chard's request for funds proves. If Nos 7A-13 needed reconstruction, it is not known whether this was done for John Cogan or a predecessor at the property. A 1602 survey of manor properties, transcribed in full by Green, refers to many 'newe built' properties, including the chambers, stables and outhouses of the Lyon Inn (the hall and kitchen seem not to have been rebuilt) and tenements in High Street, e.g. Thomas Sprage's 'fair dwelling house', which had cost £200 to build. Even when houses are not described as newly-built, rents were to be improved suggesting that the buildings had been recently upgraded. Several of the properties are described as having substantial land: meadow, orchard, gardens. Trees on the properties, ashes predominating, were also valued.⁸

No clear connection has been found by Keystone between the John Cogan who made his will in 1592 and Philobert Cogan, d.1641, who has also been linked with the property by previous writers. As noted above, Philobert was not named as John Cogan's heir in his will. The Pittard line may have failed and the property defaulted back to the Cogans, but there is no obvious link between these two Chard Cogans. However there was a connection between

the Philobert Cogan who died in 1641 and John Barcroft, who is mentioned in Philobert's will. He states that, along with his cousin, William Cogan, he was bound to Barcroft and Margaret Webb for 'bonds, bills and obligations' and bequeathed £50 to William providing he could discharge his executrix, his wife, Ann, from these obligations.

The History of Chard, 2011, edited by Roger Carter, includes the information that both Philobert and William Cogan were town governors in 1623 and William Cogan was Constable of the Corporation in 1620.⁹ In 1619, according to a record card in Chard Museum, a standing (a stall, presumably a market stall) was granted 'before the higher end of the Signe of the George next unto Philobert Cogan's'. It is tempting to assume from this that Philobert occupied either all or part of the burgage, as the George lay immediately east of what is now No 13.

Seventeenth Century

Judging from the links between Cogan's Charity and Nos 7A-9, by 1648 John Barcroft was in ownership or occupation of at least part of the property. This is further confirmed by a note in a private archive relating to the title deeds of No 9. An 1802 indenture records Barcroft as a previous owner of the property. This is considered by Keystone to firmly establish the Cogan/Barcroft link with the property. Barcroft is not a common name in the Chard records and he is presumed to be the same John Barcroft noted in the published *History of Chard* as holding the office of Borough Constable, and therefore in charge of borough law and order in 1623 and who became Portreeve (date not given), an office somewhere between bailiff and mayor. Both these offices would have connected him with the exercise of the law in the borough and would also have required his presence at the Assizes. He is the most likely candidate for having redeveloped 7A-9 (and possibly 11-13) in the early 17th century and having built the 1632 block containing the court room [Fig.4].

During the Civil War, a John Barcroft Senr., merchant of Chard, presumably the same Barcroft, appeared before the Committee for Compounding with Delinquents in October 1643. This Committee dealt with the misdemeanours of Royalists. The *Calendar of State Papers* does not indicate what he had done to offend the Parliamentarian party. His estate was said to have been 'privately hid' in London. He was a wealthy man and whatever his mercantile interests, evidently also functioned as a banker, loaning money to a wide range of widespread individuals. Sir Thomas Soame is recorded as having borrowed £1,000 from his estate. Barcroft was fined £800 by the Committee. Green, who wrote 'On the History of Chard' published in *PSANHS* in 1882 evidently had access to documents that Keystone has not identified and states that Barcroft was released from prison and returned to Chard. He was in trouble again in 1646 and imprisoned after having been found in Exeter on the surrender of that city to the Parliamentarians, appearing before the same Committee in 1650. Prior to this his case came before the Commission for the Advance of Money on no fewer than six occasions. This involved delving into his wealth, debtors and debts. In 1649 he was

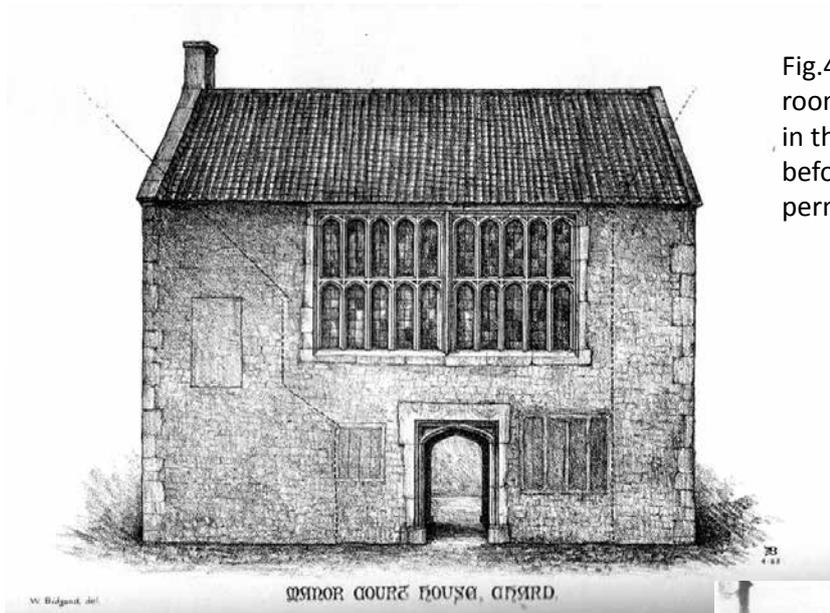


Fig.4a. The S elevation of the court room block from an 1883 drawing in the *PSANHS*, Vol.28, 1882, before p.23, reproduced with the permission of the SANHS.



Fig.4b. The same elevation in a c.1900 photograph held by Julian Dorset.

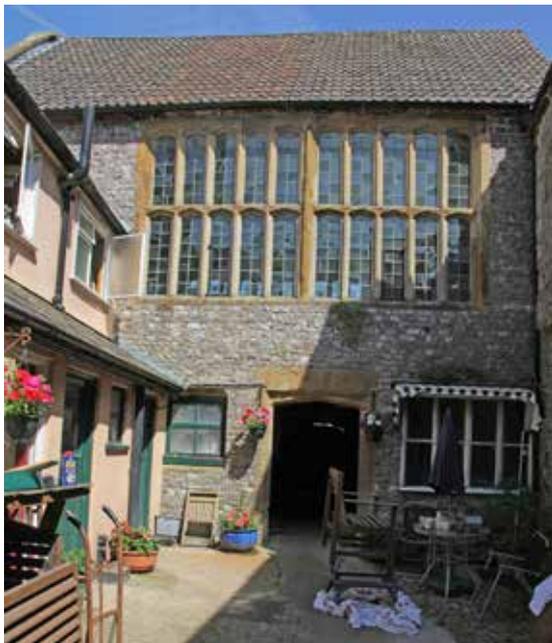


Fig.4c. The same elevation in 2014. Jo Cox.

described as a 'delinquent worth £20,000'. Using the National Archives money convertor this would have given him the same spending worth as £1,716,000 in 2005. 'Fras. Harvey' owed him £1,230. Sir Henry Rosewell of Ford, in Devon, owed him £232. William Wise and Christopher Emerson of Waldon, Essex owed him £500 and £300. In 1651 it was established that Sir Thomas Astley owed him £300.¹⁰

According to Green the estate he was compounded for included 'two messuages in ruins from the late war', formerly valued at £12 as well as lands, goods, household stuff and debts, the accumulated value being nearly £6,000. It is possible, but cannot be proven, that the messuages in ruins were Nos 7A-13. He claimed to owe £1,886; that Parliament ships had taken from him £2,020 and the King's forces 'as much or more'. On 24 September he was fined £500. This was later reduced to £353 and appears to have been paid off in November 1650. On 19 September 1651 he was 'discharged from further attendance touching the said debt' and this seems to be the end of the story of his case.

The source for the information that Barcroft entertained Charles I twice in 1644 is an account of where the King stayed from 1641-1648 written in 1660 by Edward Walker, who had accompanied the King. On Wednesday 24 July Edwards records that the King (*en route* to Cornwall), travelled from Ilchester (Master Dawes house) to Chard where he stayed at: 'Master *Barcrofts* a Merchant of *London*', leaving the following day for Honiton. Returning from the battle of Lostwithiel in September of the same year, Walker records:

' Monday 23 to Chard, Mr *Barcrofts* vii [nights]
at *Honiton* dinner

This seems best interpreted as the King dining at Honiton on the day he arrived in Chard, but it is clear that he stayed with Barcroft for seven nights. On the last day of September he travelled to '*South Parrat*, Mr *Gibs* dinner in the field'. This hospitality would account for Barcroft's re-arrest in 1646. The *Calendar of State Papers* confirms that King Charles stayed in Chard 24-30 September and Rushworth's contemporary account confirms that the King issued a Proclamation on the 30 September 'From our Court in Chard', as both Green and Hoskins record.

Green also refers to 'young Barcroft' (he persistently spells Barcroft as 'Bancroft, presumably a misreading of primary sources), who with 'young Bragg' of Sadbury raised 80 troopers and harried the Parliamentary forces around Chard and Lyme including a daring raid during which Bragg managed to retrieve some of his captured men and their horses and killed the Parliamentarian Lyme Captain.

The reference to Barcroft being a 'Merchant of London' (although identified as of 'Chard' when he came up before the Committee for Compounding with Delinquents) is not a major surprise. Many of the wealthy west country merchants had connections and houses in

London. This was part of the pattern of trade. Given the relative rarity of the Barcroft name in the local records, Barcroft's main residence may indeed have been in London, where the Committee thought he had 'privately hid' his estate in 1643.

If the Barcroft family were on what proved to be the wrong side in the Civil War, so was William Cogan of Chard, who seems to be the man identified as Philobert Cogan's 'cousin' (a term that might refer simply to a relative in 1641, but he seems likely to have been the son of Philobert's brother, Thomas) in his will. He was also compounded for delinquency and claimed he had been so plundered by garrisons from Taunton for the King and from Lyme for Parliament, 'that he had scarce a bed left to lie on' and his house had 'been spoiled and made uninhabitable'.

William appears to have honoured the request in Philobert's will that he should discharge Philobert's widow from the bonds and obligations owed to Barcroft and Margaret Webb. In 1647, probably while Barcroft was still imprisoned, William Cogan brought a case against him and one other defendant relating to a property in Chard¹¹ and the Chancery Proceedings record a case by Ann Cogan, widow, versus John 'Barcrofte', for money in the same year and another brought by Anne Cogan widow, against Webbe, Richard and another, both in 1647.¹²

Barcroft and Cogan's complaints about the damage to their properties during the Civil War suggest that another phase of repair and refurbishment was required for many Chard houses in the late 17th century. It is difficult to know whether Barcroft might have been responsible for any rebuilding that might have been required to the Fore Street properties after Civil War damage but it seems highly likely. He still owned the property in 1652, when the Churchwarden's accounts for Chard record a payment from the occupiers of 'Mr Barcroft's tenement'. The only houses referred to in Barcroft's will of 1667 (made in London) are two copyhold tenements in Chard, which he left to his son in the expectation that they would be passed on to his grandson (both called John Barcroft). It would be surprising if these were not Nos 7A-13. This suggests that alterations to both properties at least up until 1668, when Barcroft died, were made for the Barcroft family. The 1802 indenture re No 9, noted above, refers to previous owners being Hugh Brice, Gentleman, and William Williams as well as Barcroft. Shortage of time for this report prevented serious research into these names.

Eighteenth Century

Very little documentary information has been discovered about the building group in the 18th century. The court room ceiling contains a date of 1749 with the initials GII for King George II. Judging from the fabric, the building now known as 13A, brick with sash windows in its east elevation, was built or rebuilt in the c.late 18th or early 19th century.

Hoskins refers to title deeds he had seen, noting that, pre-1835, they list owners or occupiers as Hugh Brice, John Ellworthy, John Jenner and Joseph Lovelace. The Land Tax Assessments, running from the 1760s to the 1830s do not give residential property names, but given that

7A-13 lie between what were two inns, the Crown to the west (on the site of the existing bank) and the George Inn (now the Phoenix) to the east, names associated with the property group can be identified. The assessments are not wholly consistent with one another, sometimes providing names of owners and occupiers, sometimes only one set of names. The most valuable information they provide is an insight into the sub-division of the properties. In 1767 only two names appear between the Crown and the George: Robert James, presumed to be associated with 7A-9 inclusive, and 'Mr Williams' whose property was occupied by 'Brice', presumably at 11-13 inclusive. Robert James, owner and occupier continues to appear in the assessments until after 1799. Hoskins records that he was a surgeon, who died in 1812.

By the 1780s four households are referred to. Joseph Lovelace appears, just before the George, in 1792, presumably in No 13. He was a wig-maker and remained installed until at least 1831. In the 1790s the number of households is usually four, but occasionally five. Sometimes the owners are identified as occupiers 'with others' so presumably there was sub-letting, as one would expect from buildings of this size at this date in a town centre location.

Nineteenth Century

The Land Tax Assessments show 'Mayo' as owner occupiers by 1806, first Richard (an ironmonger), and by 1826, Anne, probably his widow. The Mayos are usually listed just before Joseph Lovelace, so at first sight it would seem that they occupied No 11. However, in 1825 an investigation into Cogan's charity states that:

'The house upon which this annual sum is so charged by the will of John Cogan, is situate in the market-place of the borough of Chard, on the north side of the street. It is now occupied as two distinct tenements, in the respective possession of James Grove and Ann Mayo, widow, who between them distribute annually the amount of 52s according to their own direction; and this has been the practice for many years. Some years ago, there was an interruption in the payment; but since the present occupiers have had possession of their premises, which may be about 25 years, it is stated to have been regularly paid.'¹³

So Grove can be identified as in possession of 7A and 7B and Mayo of 9. However, this does not exclude the possibility that they were sub-divided and let out.

There were changes to Fore Street in the 1830s. The buildings down the centre of the street were obstructing the increase of traffic through the town, a problem reinforced by the construction of turnpikes bringing more vehicles into Chard. The shambles was removed in 1831, the market house (directly in front of what is now the Phoenix Hotel) in 1834, market accommodation being transferred to the ground floor of the existing town hall built 1834-5.

Woods map of 1841 [Fig.5] is unhelpful as regards anything behind the street frontage of the group, but shows it divided between four households: James Grove, to west (Nos 7A and 7B?), John Vincent Mayo (No 9, and probably the court room?); Samuel Stuckey (No 11) -

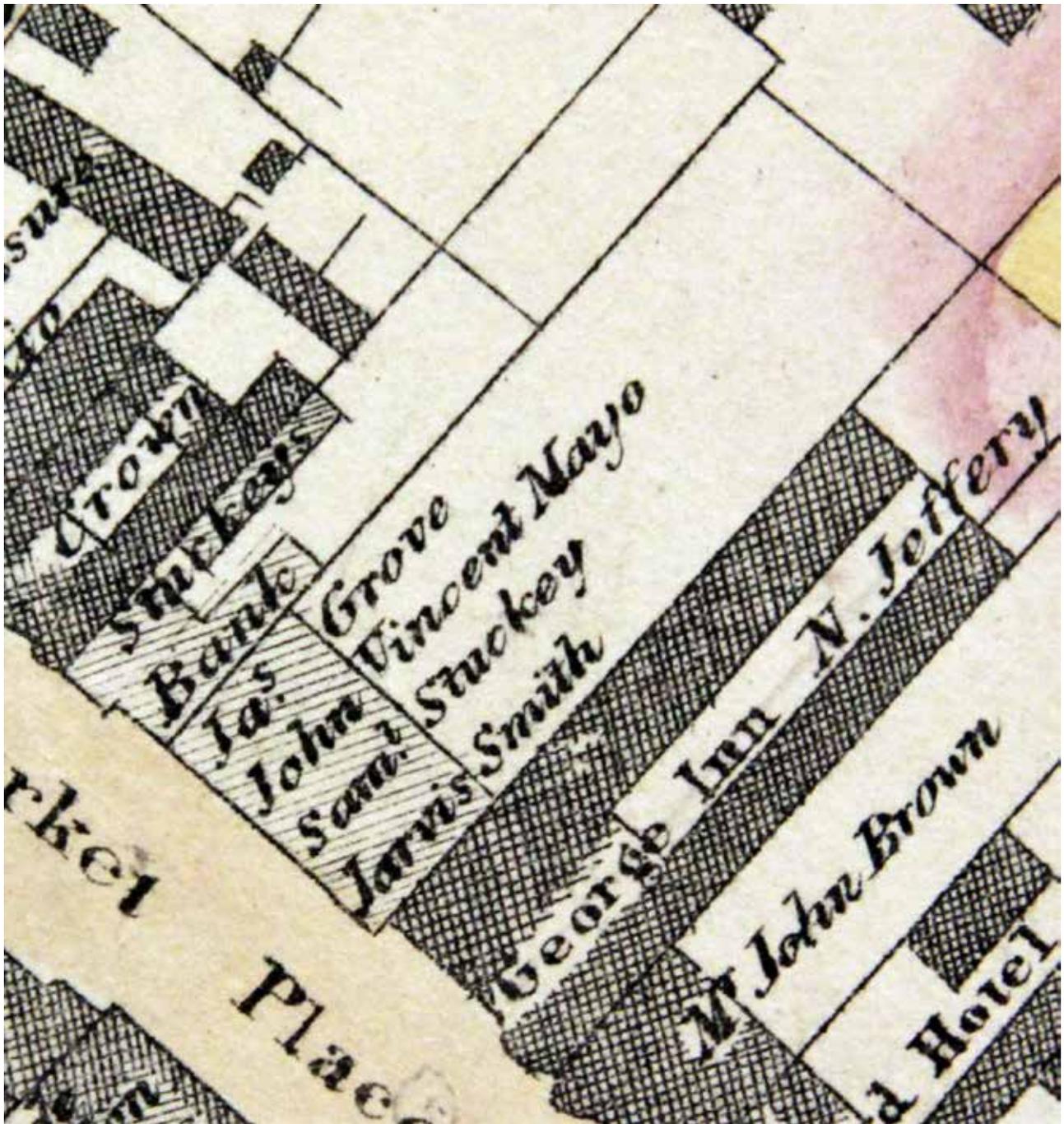


Fig.5. Wood's 1841 map of Chard, SHC, DD/X/KNI S/L, reproduced with the permission of the Somerset Heritage Centre.

probably a relative of the Stuckey of Stuckey's Bank (the building to west which had replaced the Crown Inn) and Jarvis Smith (No 13).

A colourwash representation of the Fore Street front of the building group dated 1843 [Fig.6a] has proved an important document in analysing subsequent changes to the front elevation. It shows two major changes between 1843 and the dated photographic record which begins in the 1890s [Fig.6b]. The west end of the front elevation appears to have been thoroughly rebuilt between 1843 and the 1890s and the east end of the front raised by a storey – this latter is confirmed by observation of the structure and details. It may be an idealised representation, e.g. omitting shop fronts which seem likely to have been introduced by this date and are shown with awnings in a tiny undated print of c.1835 [Fig.7].

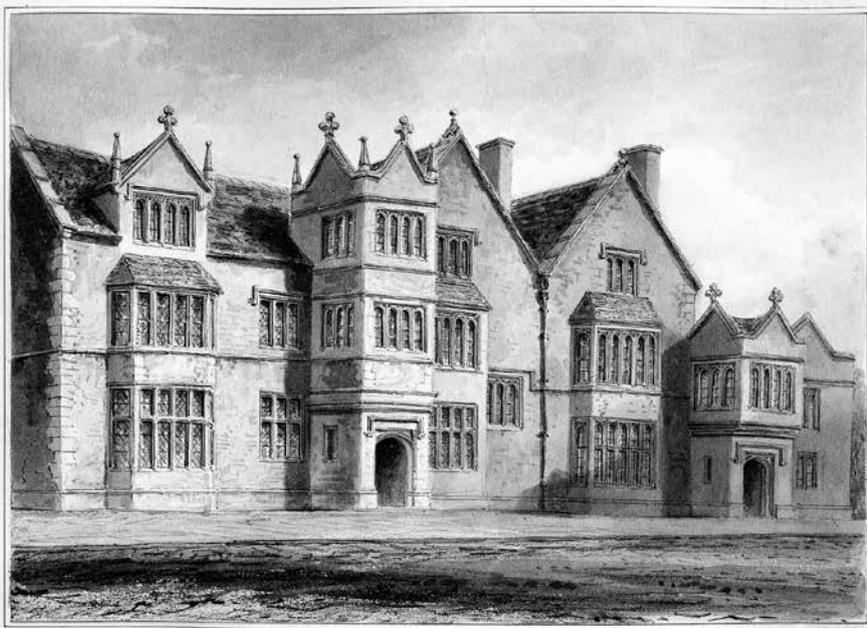
The 19th century census returns are a useful record of the further subdivision of the property, or perhaps clarify earlier developments. By 1851 there were 9 households recorded in the building group plus one unoccupied. 'Smiths Court' appears to have arrived since the Land Tax Assessments, or been documented for the first time, listed just before the George, i.e. somewhere in the location of No 13. The existing unoccupied cottage at the rear of No 11 may be a remnant of this and there is map evidence of row of small buildings opposite [see Fig.10].

Occupations given for the inhabitants in the census returns reveal the downgrading of the social status of the property to accommodate an artisan/commercial class and some labourers. The textile and clothing industries predominate, but there is also an ironmonger, a function retained in the group until the 1970s. The later census returns reflect some of the known Chard industries, including lace-making, collar-making and the toothbrush industry.

In 1875 George Pulman's *Book of the Axe* published the earliest account found by Keystone of the court room.

'The old house between the George Hotel and the Bank, known by the "trade-name" of Waterloo House, has some elaborate ceilings, especially a room upstairs highly decorated with Emblems of Justice—with plaster figures against the wall of the Judgement of Solomon, the three men in the Fiery Furnace, and Daniel in the Lions' den. This room is popularly believed therefrom to have been originally used for some of the judicial machinery which Chard, being one of the county assize towns, was required to provide, as I shall have to relate. In this house I may here note, lived John Cogan, whose will, made in 1592, is preserved, and whose descendants long afterwards continued to reside at Chard'.

In 1882 a visit by the Somerset Archaeological and Natural History Society prompted an antiquarian account of the buildings in their journal, Vol.28, 1882. The account was illustrated with drawings (dated 1883) of the south elevation [see Fig.4a] and plasterwork tympana [Fig.] in the court room. The author, Emanuel Green, also contributed a valuable history of the Manor and Borough in the same volume, making reference to some primary sources but



Ancient House at Chard, Somersetshire.

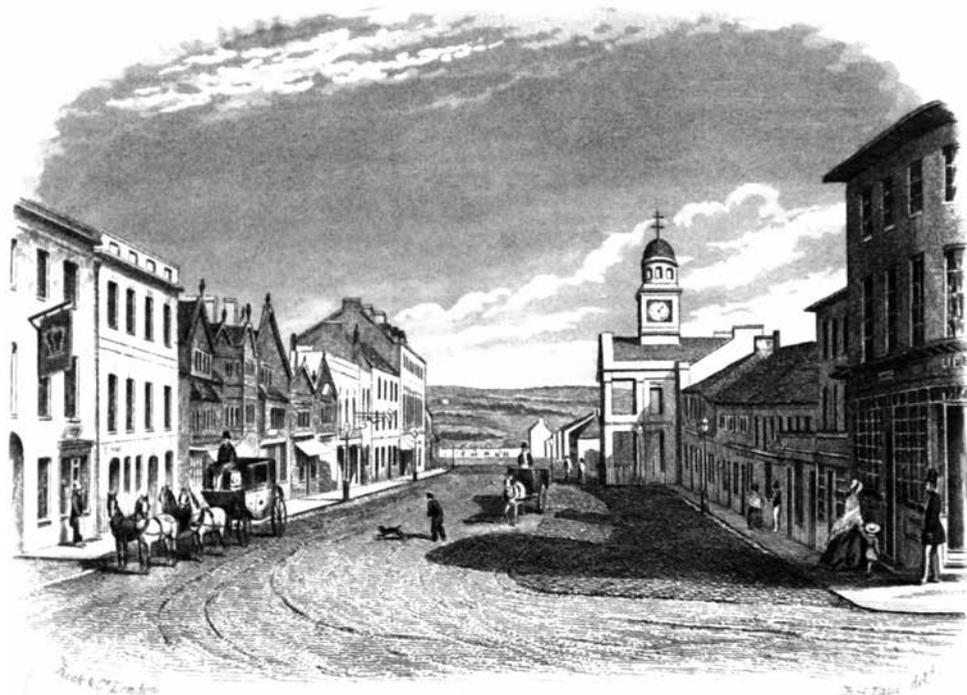
Fig.6a. 'Ancient House at Chard Somersetshire', The Piggott Collection, Vol.5, No 74. Reproduced with the permission of the SANHS.



Fig.6b. A photograph from the Chard Museum. This shows that the existing shop front to No 9 was in place by 1894, the date of the photograph. Chard Museum, BU44. Reproduced with permission.



Fig.6c. 2014 photograph of the Fore Street front, John R L Thorp.



Shard's



Fig.7. c.1836 engraving (very small) of Fore Street and a detail, SHC, A/DAS 1/75/1. This omits the 2-storey porch to No 13 altogether. Reproduced with the permission of the SHC.

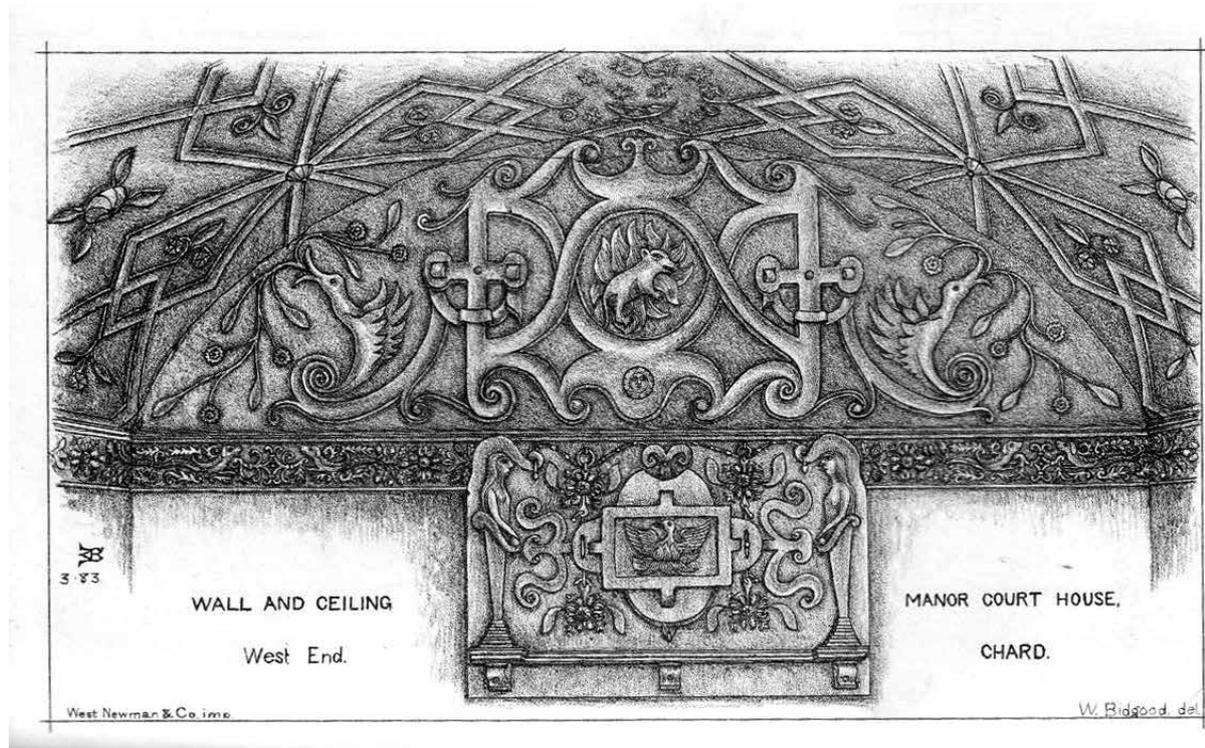
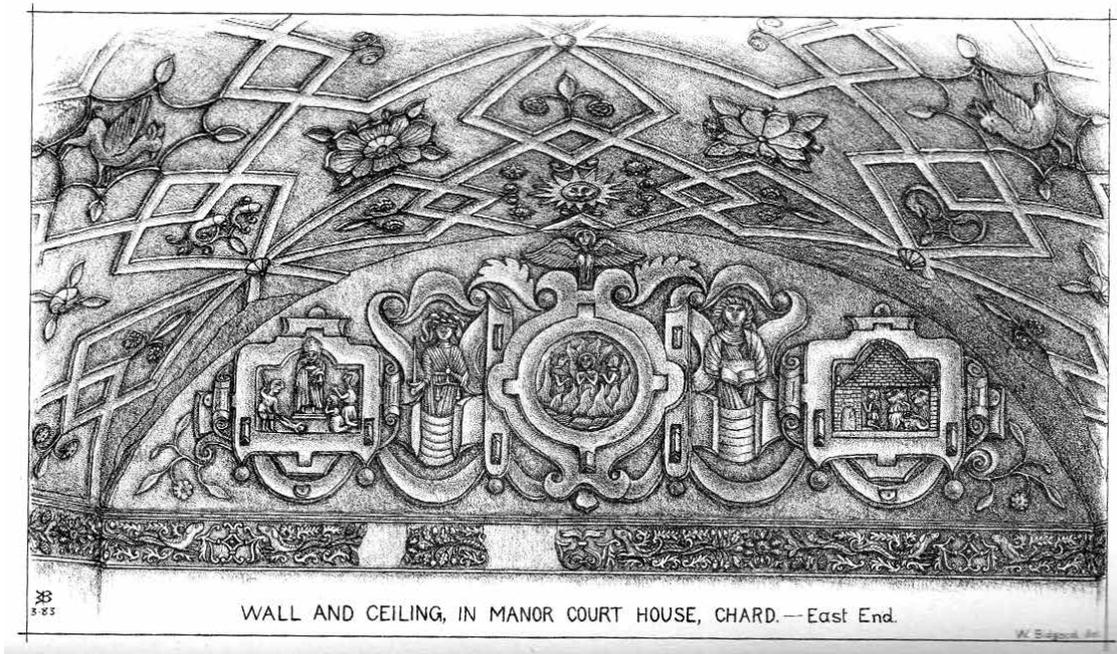


Fig.8. The E tympanum (top) and the W tympanum of the court room from an 1883 drawing in the *PSANHS*, Vol.28, 1882, after p.24, reproduced with the permission of the SANHS.

clearly with access to others that have not been discovered by Keystone.

On the basis of the images in the east end tympanum Green considered the court room to have been 'the Court House of the manor, in which the lord or his steward sat to receive the customs of the manor, and where disputes were settled and justice dealt to all'. This view was contradicted in the 2003 report by the Bath Archaeological Trust for Bradley Management on the basis that there is no evidence that 7A-13 were ever part of the manor of Chard. However, investigation of the records in the museum establishes that the borough of Chard had a separate administrative and legal life from the rest of the manor. For example, in 1667, courts leet and baron are recorded for 'the manor', divided into tithings, with separate courts recorded for the borough. The same report argues that the identification of the court room as 'Manor Court House' is Victorian antiquarian romanticism as there is no documentation to support this. While Keystone has found no paper documentation that establishes court use, the iconography of justice displayed on the east tympanum of the room is compelling [Fig.8]. It illustrates not only the figures of blind justice with a sword and scales for weighing evidence (a regular feature of later court rooms) and of the law (holding a book) - both images derived from classical sources, but also a series of biblical images that all relate to justice. Solomon's wise judgement, from I Kings 3:16-28 tells the story of two women who claimed the same child. Solomon suggested cutting the child in half and the true mother was revealed as the woman who preferred to give up the child rather than have it killed. Other images illustrate the righteous proved innocent in trials by ordeal. The Book of Daniel 6 tells the story of Daniel punished for praying to his God when it was forbidden to pray to anyone except the king. Jealous rivals informed the king and Daniel was thrown into a lion's den but emerged unharmed. His rivals were thrown into the den and eaten, getting their just deserts according the morality of the Old Testament. This biblical narrative has many similarities to the story of the fiery furnace. Shadrach, Meshach and Abednego refused to bow down and worship an image of King Nebuchadnezzar and were thrown into a fiery furnace but were unharmed (Daniel 3: 12-28). The king, who took a fourth person seen amongst the flames to be an angel (shown in the plasterwork above the furnace image), was convinced that their God was the only God and decreed that in future nothing should be spoken against their God. Both the latter images have a longstanding christian association prefiguring the resurrection of Jesus, as well as representing trials in which the innocent and righteous are vindicated. It would be surprising if there was no connection between the iconography of the room and its function.

Green's interpretation of the west end tympanum was that it incorporated the phoenix as one of the badges of Queen Elizabeth I and he therefore dated the plasterwork and the building to her reign. Dendrochronology has proved that his dating was mistaken, the roof timbers dating to the 1630s (incorporating some earlier, reused timbers). He reckoned the animal above the phoenix was a depiction of a badger, suggesting that this was the badge of the Brook ('Brock') family, Earls of Cobham. In 1662, Brook (or Brooke) of Norton in Cheshire

held arms, 'or, a cross engrailed per pale gules and sable and a crest:- on a wreath, a badger (or brock) proper'. However, Keystone has found no evidence to connect the Brook family of Cheshire with Chard. The Brooks, Earls of Cobham, owned property in Chard and appear to have functioned as Lords of the Manor according to some documentation, but Henry Brook (or Brooke), 11th Baron Cobham had his estates forfeited in 1604 and died in poverty in 1618. His nephew, William Brooke, was found to be his heir and 'restored in blood' but not allowed to use the title. The ancient crest of the Cobham family was a Saracen's head, and in another instance a helmet on a tomb was surmounted with the crest of a lion passant, 'a cognisance of Brooke', that is a device or badge, such as worn by a retainer.¹⁴

Keystone suggests that the animal depicted could be intended for a salamander, the frame around the creature depicting flames, not a wreath of leaves. The 1883 image of the west tympana, before it was thoroughly restored in 1957, shows similarities between the flames shown below the phoenix, the flames in the fiery furnace image and the features surrounding the creature shown above [see Fig.8]. The attributes of the mythical salamander are complicated and images of the creature in the 17th century very diverse. A key attribute was the ability of the beast to put out fire. This was derived from Pliny the Elder in his book on Natural History, was mentioned in the 5th century by St Augustine in a Christian context in his *City of God* and by Isidore of Seville in his 7th century *Etymologies*. All these texts influenced the medieval bestiaries, manuscripts that interpreted the presumed habits of beasts, real and mythical, as Christian allegorical or moral messages: the salamander can represent righteous people, who can withstand fire. Some bestiary images and meanings survived into the 17th century (and later). In the 17th century the salamander appears in a number of contexts and is depicted variously as a four-legged beast or snake, sometimes in a frame of flames [Fig.9]. In the context of the court room, the meaning of the salamander could be linked with the myth of the phoenix rising from the ashes, which is an image not confined to an emblem of Elizabeth I, but according to the bestiaries represented both Christ's resurrection and the resurrection of the righteous.¹⁵ A salamander would also therefore be a link to the fiery furnace and Daniel images on the opposite wall.

This does not solve the puzzle of the meanings of the west end plasterwork emblems or the original function of the court room. The best conjecture that Keystone can make is as follows. One of the functions of the court room seems likely to have been as Barcroft's very grand great chamber or hall, signifying his high status, both as a wealthy merchant and as a man holding key positions in the borough. By the 1630s the great open hall of the medieval period, as a multi-purpose space for communal living and eating in common, was an archaic element in merchant and most gentry status houses. The emphasis in domestic planning by that date was on rooms with specialist functions and on privacy. Nos 7A-9 already included what Keystone (and previous building interpretation) has identified as a 'hall' for the west of the two 16th century houses, the large ground floor room, behind the front room in No 9, later sub-divided (G.9.2,3) However, higher up the social scale, the idea of the great hall



Fig.9. Two images of the mythical salamander represented with flames: a medieval bestiary image (top) and an image from a badge struck for Charles I (below), this reproduced from *Portraiture of the Stuarts on the Royalist Badges* by Miss Helen Farquhar, 1906, 270.

survived as a badge of high status, although perhaps rarely used, e.g. the so-called first floor 'King's Room' at Godolphin, Breage, Cornwall and at Cotehele, Calstock, Cornwall, where the late medieval open hall was never ceiled or floored.

Any court function, whether for borough courts, the Quarter Sessions or the Assizes would have been intermittent, wherever they were held in Chard making the court room available for private use by Barcroft. A key element of the Assizes, the courts dealing with the most serious offences and presided over by judges from Westminster, was the idea of 'public justice', traceable back to very earliest English courts held in the open air. Public access to the courts held at the Assizes was an important element in where they were located. Collinson, writing of Chard in 1791, notes that 'a public edifice stands near the middle of the principal street, which served formerly for an assize-hall; and now occasionally for a market house'.¹⁶ We do not know the date when this disappeared building was constructed. On balance Keystone's view is that a great hall accessed via private property would not have been considered sufficiently 'public' to be suitable for holding the Assizes. This does assume, of course, that the street entrance to Nos 7A-9 was regarded as a boundary between public and private space in the 1630s, bearing in mind that the 3-storey porch, now an obvious barrier between Fore Street and the interior of the west house, post-dates the court room.

The possibility that, in addition to private use, the court room was where either the Quarter Sessions and/or Borough Courts were held, presided over by local magistrates or officials, seems more likely than use for the Assizes, especially given Barcroft's known offices both as Borough Constable and Portreeve. This would make sense of the emblems of justice on the east tympanum with the magistrates or officers sitting below and those appearing in court possibly arriving via an external staircase at the west end of the south front of the building where the officials would be seen below the tympanum, the Justices arriving via a separate entrance at the east end.

This conjecture does not explain the phoenix and (?) salamander on the west tympanum. Is it feasible that a Chard merchant would choose to represent, symbolically, the rebuilding of Chard after a town fire 55 years earlier? At first sight this seems unlikely. The Barcroft family were probably not in Chard at the time of the fire and John Barcroft therefore without a family history of the fire: he probably knew of it, but there seems no obvious reason why he would represent it in the best room in his house.

The early 17th century is a period when the interest in local and regional history was poorly developed, relative to later centuries, as can be judged on the very few county histories published then compared to the 18th century. However, Keystone has been taken by surprise by the initials in the plasterwork overmantel in the hall of the Walronds, Cullompton, Devon. Without research these would be taken as a record of a marriage. Research proves that the initials are those of a husband, (recently) dead wife and her father and grandfather. The intention was clearly to record her family's longstanding relationship with the site and the

overmantel has both a commemorative and local history slant. We cannot entirely discount the possibility that a merchant arriving from London and keen to establish his local credit and a sense of 'belonging' in Chard, might not only have worked hard to acquire positions of high status in the borough, as Barcroft evidently did, but might also choose to refer to an historic local catastrophe that had changed the face of the town and perhaps the property he occupied. This is pure conjecture and cannot be proved and the meaning of the emblems on the west wall remains a mystery and open to other interpretations.

The earliest reliable map showing the buildings at the rear of the group is the Ordnance Survey map of 1886, followed by the OS maps of 1903 and 1928 [Figs 10-12]. The photographic record of the Fore Street frontage shows that a doorway was knocked through the front elevation of No 7A, immediately west of the 3-storey porch, allowing another, very small shop, to be squeezed into the front. The photographic record is also a useful record of the occupants of the shops, read from the fascias, and helps to explain some of the changes, notably the creation of vehicular access through the front of No 7A when it was used as a garage by Press and Co [Fig.13]. The existing shop front of No 9 is late 19th century, as proved by a photograph dated 1894 in Chard Museum [See Fig.6b].

Twentieth Century

The archives of the Society for the Protection of Ancient Buildings, founded by William Morris in the 1870s, show repeated anxieties about the condition of Nos 7-9 and, particularly, the court room plasterwork, throughout the 20th century. The Society intervened at intervals with the objective of encouraging, and sometimes specifying, sympathetic repair and avoiding losses of valuable historic fabric. Their concern was primarily for No 9 (including the court room). In 1898 they commissioned photographs of the building (missing from their archive) and wrote to the mayor of Chard urging that No 9 be bought as a 'town building'. The mayor agreed that 'its present owner does not attach sufficient value to it to keep it in proper repair' but said there was no public use for the building. He was probably referring to the ironmongers, Norringtons (installed by at least 1901) or their predecessor.

In the 1930s the Society was concerned that interior fittings of interest would be sold or neglected. They investigated buying both Norringtons and No 11, then Frisbys, the bootsellers, who had acquired No 11 in 1930. Purchase proved impossible. In 1935 they were advising both Norringtons on repairs to the court room and the Central Meat Co., installed in No 7A. They persuaded the Central Meat Co. to keep the first floor bay window of No 7A, which had been considered too expensive to repair, by providing a cheaper specification and recommending a conservation builder, Mr Shoemark, who had undertaken the work at Montacute House (see Appendix Two). Shoemark also repaired the 3-storey porch for the same client. Nothing seems to have been done for No 9, which caused the Society concern again in the 1940s. The plasterwork on the west wall was failing [Fig.14] and use as an ironmonger's business was causing general damage to No 9 and the court room with stone doorways chipped and broken by loads of iron ware carried through. 'Flint panes'

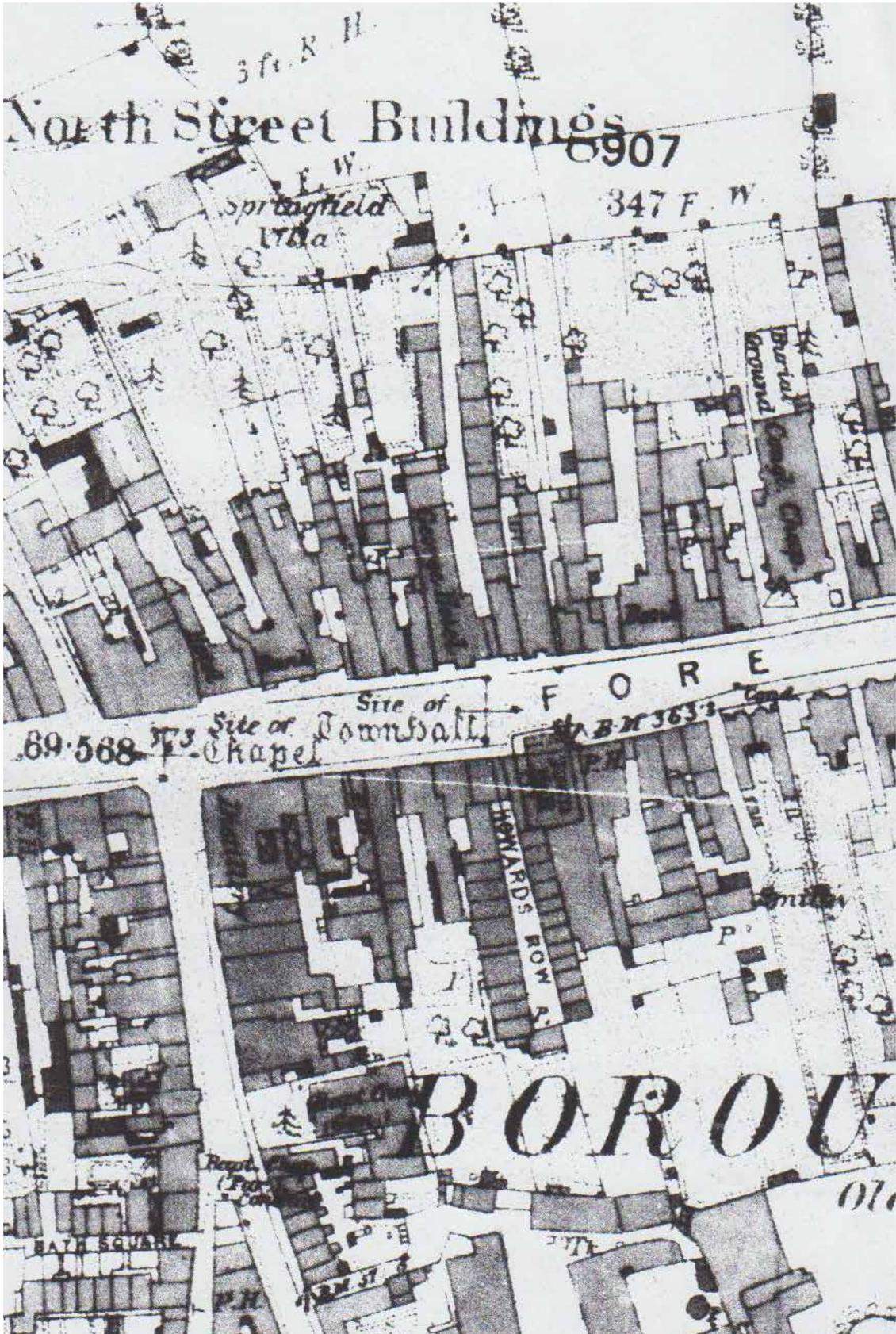


Fig.10. OS map of 1886. Nos 9 and 11 are immediately N of the words 'site'. Reproduced with the permission of the SHC.

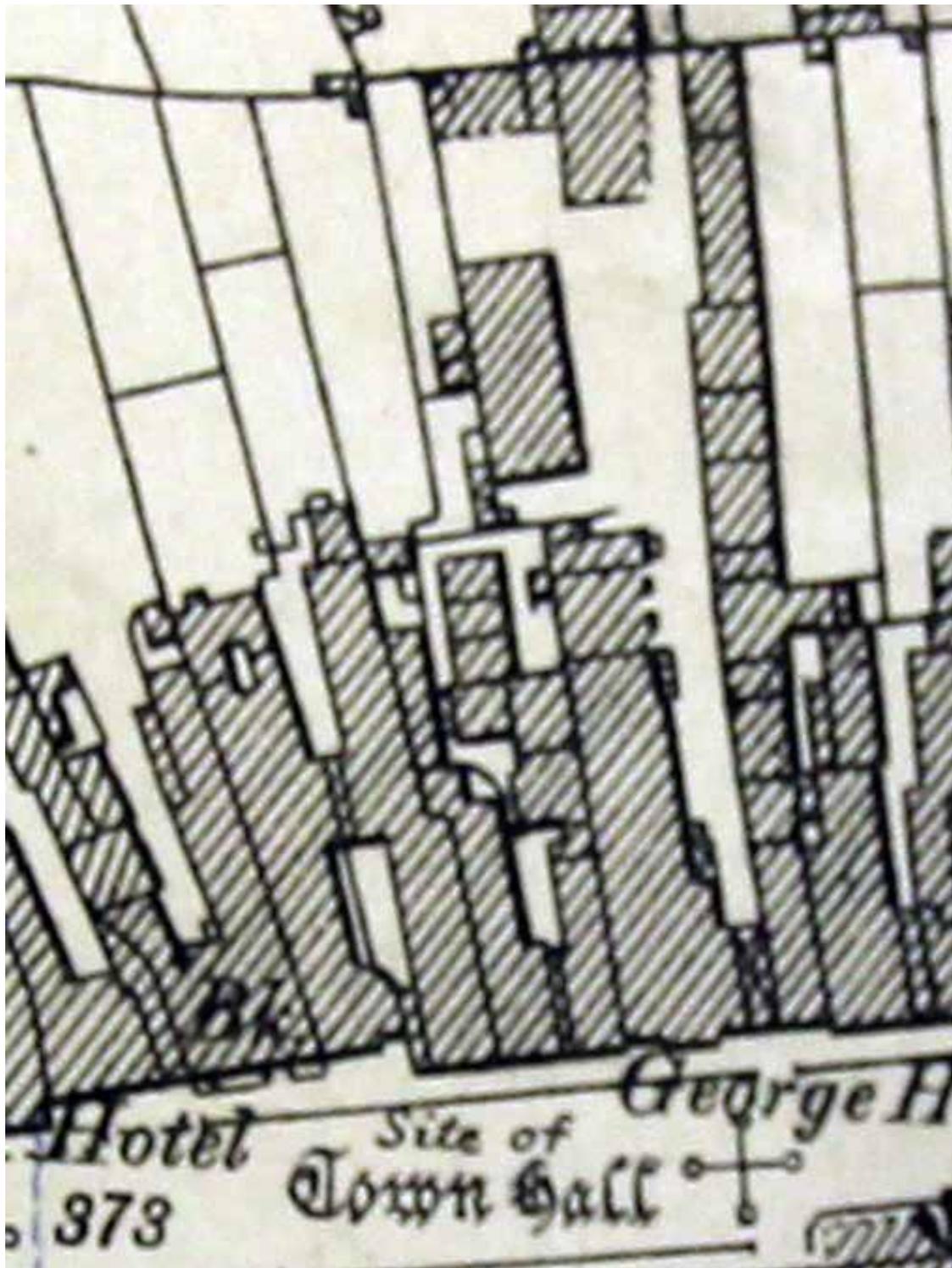


Fig.11. OS map of 1903, reproduced with the permission of the SHC.

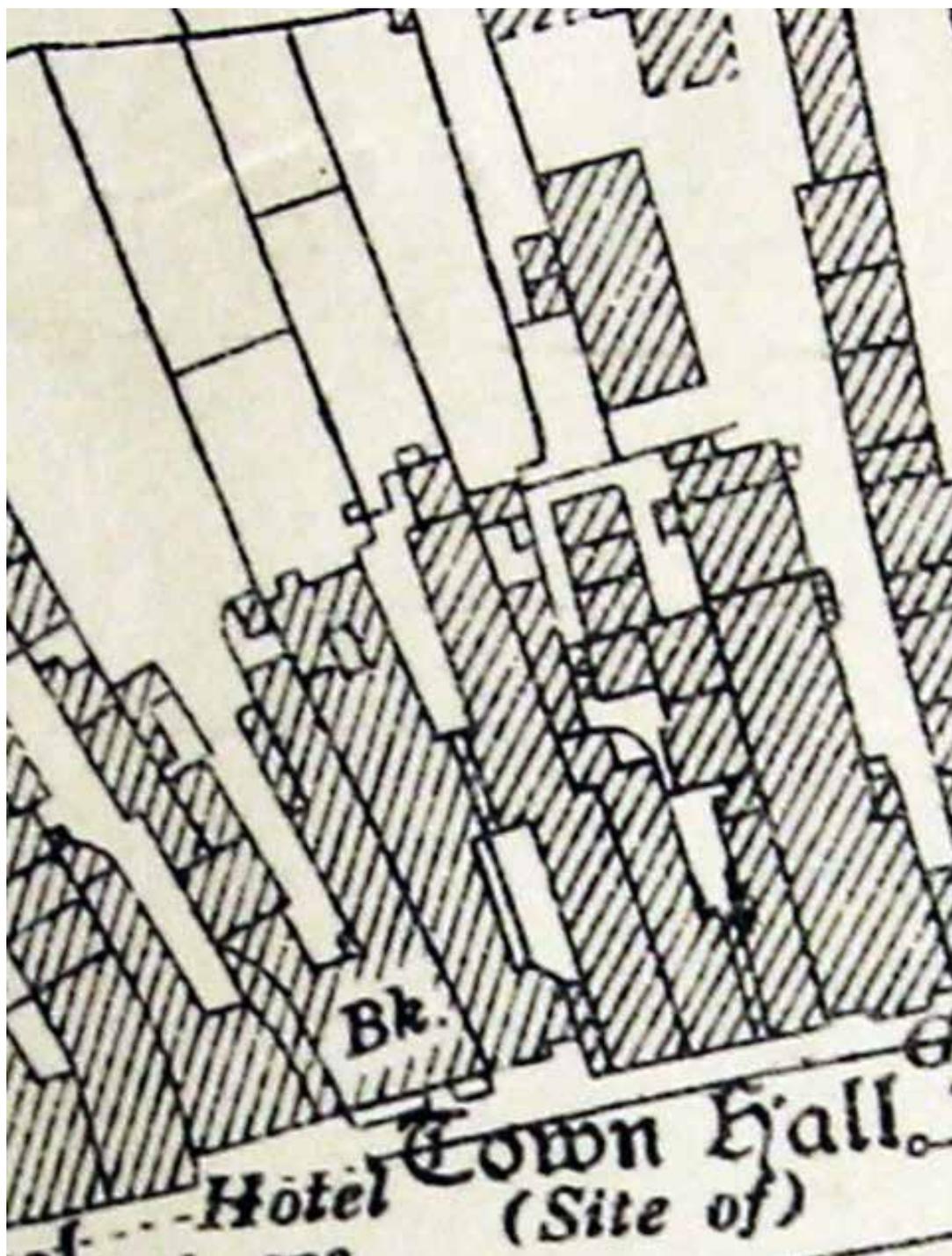


Fig.12. OS map of 1928. The building group is E of 'Bk'. Reproduced with the permission of the SHC.



Fig.13. Undated but c.1910 photograph showing two entrances into the front of No 7: one large enough for a contemporary car and a smaller entrance to the right. English Heritage/NMR, BF041712, reproduced with permission.

were broken and knocked through. By the early 1950s much of the west end plasterwork had fallen. It was described in a *Country Life* article of 1951 as 'a few fragments surviving'. A change of ownership from one branch of Norringtons [Fig.15] to another in the early 1950s seems to have brought a greater interest in the court room by its owners. The SPAB underlined just how highly they valued the building by visiting, not only with their deputy chairman, the Earl of Euston, but also James Lees-Milne, who had been Secretary of the Country House Committee of the National Trust. These visits to No 9 may have prompted grant-aid for repairs to the 2-storey porch to No 13 in 1954. No detail for this work has been found, but judging from the condition of the stonework, the upper storey was substantially rebuilt.

Eventually, with the encouragement of the SPAB and on the recommendation of the Historic Buildings Council, Norringtons made a successful application for a Ministry of Works grant covering 75% of the cost of repairs to No 9, including the court room. The work was undertaken in 1957. The specification for some of this work (it was divided into phases) survives in a file carefully kept by Norrington's General Manager at Chard at the time, A H Jeffery. The architect was Anthony Hollow, advised by a Ministry architect, the contractor R G Spiller. The west end tympanum in the court room, of which only about one fifth survived, was recreated in fibrous plaster in panels by Mr Creswick of Colyton, then in his 80s, making use of the 1883 illustration in the *PSANHS* [Fig.16]. The water penetration in the west wall, which had ruined the original plasterwork, was resolved by using 'waterproof render'. Window restoration in the court room and on the east side of No 9 used new Ham stone for replacement mullions, new steel frame windows especially made by Crittall with glazing by Wippells of Exeter, church furnishers. The first floor bay window to No 9's Fore Street elevation proved to be very urgent work. Death watch beetle had compromised an external oak lintel and the structure was at risk of falling into the roadway. Steel joists were inserted and the bay seems to have been more or less rebuilt. The court room was formally reopened on 12 October 1957 by the Mayor of London, who was in Chard to receive the freedom of the borough. Norrington's had turned it from a store into a showroom ... 'which now affords a unique and attractive setting for the display of modern household appliances'. A condition of the building grant was public access to the court room and the Ministry required this to be well-advertised.

Mr Jeffery became hugely interested in the history of the court room and hoped to produce a pamphlet outlining its history. He investigated primary sources by writing to archives and organisations that might be able to help, and was assiduous in chasing up the supposed 'badger' crest on the west wall.

In the 1960s the west wing of No 7A, which had fallen into a state of disrepair, was thoroughly refurbished (*pers.comm.* Julian Dorset). In the early 1970s Gribble, Booth and Taylor acquired No 9 from Norringtons. The firm took a real interest in the historic features of the building



Fig.14. Photograph of the W end tympanum in the 1930s, the SPAB archive, Norrington's file. Reproduced with permission.



Fig.15. Norringtons installed in No 9 and the court room, n.d. c.1950s, Private Archive (Norringtons).

and its history (*pers.comm.* Mr Trott and Mike Froome, both formerly of Gribble, Booth and Taylor). In 1974/75 they undertook some refurbishment of the building, taking the advice of the SPAB, given by John Schofield and Bob Organ, who worked for an architectural practice in Bristol. They reinstated a lost partition on the ground floor at the front of No 9, recreating a 19th century change to the plan. They used the ground floor front as their offices, furnished with antiques, and let out other parts of the building to tenants, providing a toilet block for tenants' use in what is now No 1 King Charles Mews.

In 1975 the building group was listed. In 1976, Commander Williams, a Somerset building historian well-known for his publications on vernacular buildings, undertook an historical survey of Nos. 7A-9 inclusive, illustrated with sketch plans. In 1979, encouraged by Mr Trott, Leonard Hoskins, a local historian, published a short pamphlet on the building.

In the early 1990s Royal Life acquired a 25-year fully-repairing lease on No 9 and during their lease the property was bought by Bradley Management who chose to surrender the lease and pay for dilapidations (*pers.comm.*, Greg Venn).

Twenty-First Century

In 2003 major conservation work was undertaken on the court room, the repairs carried out by Carrek Ltd and the rest of No 9 was repaired. In 2004 Bradley Management commissioned a report on No 9 from the Bath Archaeological Trust in connection with an application to redevelop No 9. Permission was granted for the conversion of the ancillary rear wing of No 9 into four small residential units in 2004, the work done in 2009. The application to redevelop the main range of No 9, between the Fore Street frontage and the court room (residential above a lock-up shop), was refused by South Somerset District Council and rejected on appeal in 2010 on grounds of impact on a Grade 1 building and the opinion that the proposal would have a detrimental effect on the living conditions of residents. No 9, including the court room, is currently disused and deprived of a motive for maintenance. In 2010 the whole building was added to the Register of Heritage at Risk.



Fig.16. The W end tympanum shortly after the 1957 restoration. Private Archive (Norringtons).

Historical Development (see the gazetteer volume for more detail)

Pre-c.1577

In their central location in Chard on a burgage plot existing from the early 13th century, it would be surprising if the properties did not incorporate some fabric from a previous house or houses on the site. Even the most catastrophic town fire, was likely to leave remnant walls or elements of a building complex that would be re-used in rebuilding if practicable. There may be medieval fabric surviving in the building complex. The 2014 plans by Quadrant show varying wall thicknesses, particularly the very thick wall between Nos 9 and 11 that may represent fabric earlier than anything Keystone has been able to date with confidence.

Phase 1: c.1580 - a pair of superior mirror-plan courtyard houses

7A-13 were built as two grand town houses in the c.late 1570s [Fig.17]. Documentation makes it highly likely that they were built after the fire that destroyed part of Chard in 1577, perhaps for John Cogan, who owned them before 1592. They occupy a prestigious location on the north side of the market place and probably involved the subdivision of a pre-existing single burgage plot. Both have very similar layouts so far as one can see. Both were built with an L-plan courtyard plan with the east house (modern Nos 11 & 13) a mirror of the west (modern Nos 7A, 7B & 9). The main blocks of each 16th century house run N/S (Nos 9 & 11) and were built three storeys high, end on to the street and four rooms deep either side of the party wall. Either side were front wings built at right angles along the street front. These include the front doorways of each of the houses opening into cross passages running along the outer sides of the main blocks through the front wings to the courtyards behind. At the front of each main block was a high quality parlour or dining room heated by a fireplace in the party wall [Fig.18]. The large room behind was the hall, floored from the beginning. It was also heated by a fireplace in the party wall and included a main stair rising in the outer southern corner of the room [Fig.19]. The third room was originally a small unheated service room and the rear room was the kitchen. The same basic layout was repeated on the first and second floor levels.

Apart from the cross passage there is no real evidence for the original front wing of the east house, but the west house front wing (the south end of 7A and 7B) is well-preserved despite the complete rebuilding of the front wall of 7A in the late 19th century. It seems to have had a shop on the ground floor next to the cross passage and the newel stair rising from the rear. There is an argument to suggest that the first floor originally housed a great chamber open to the roof. This might be connected to the occasional accommodation for his executor that John Cogan established in his will, which left the occupancy of the house to his widow:

'And I doe will and ordayne that the saide Katherine my wyfe and her assignes shall quietly permitt and suffer my Executor and his assignes at all times and from time to time here after to have the use and occupacōon of the Chamber over the shoppe at his will and pleasure and shall also finde and provide for my said Executor stable roome and haye for one horse at all

PROVISIONAL PHASED GROUND FLOOR PLAN

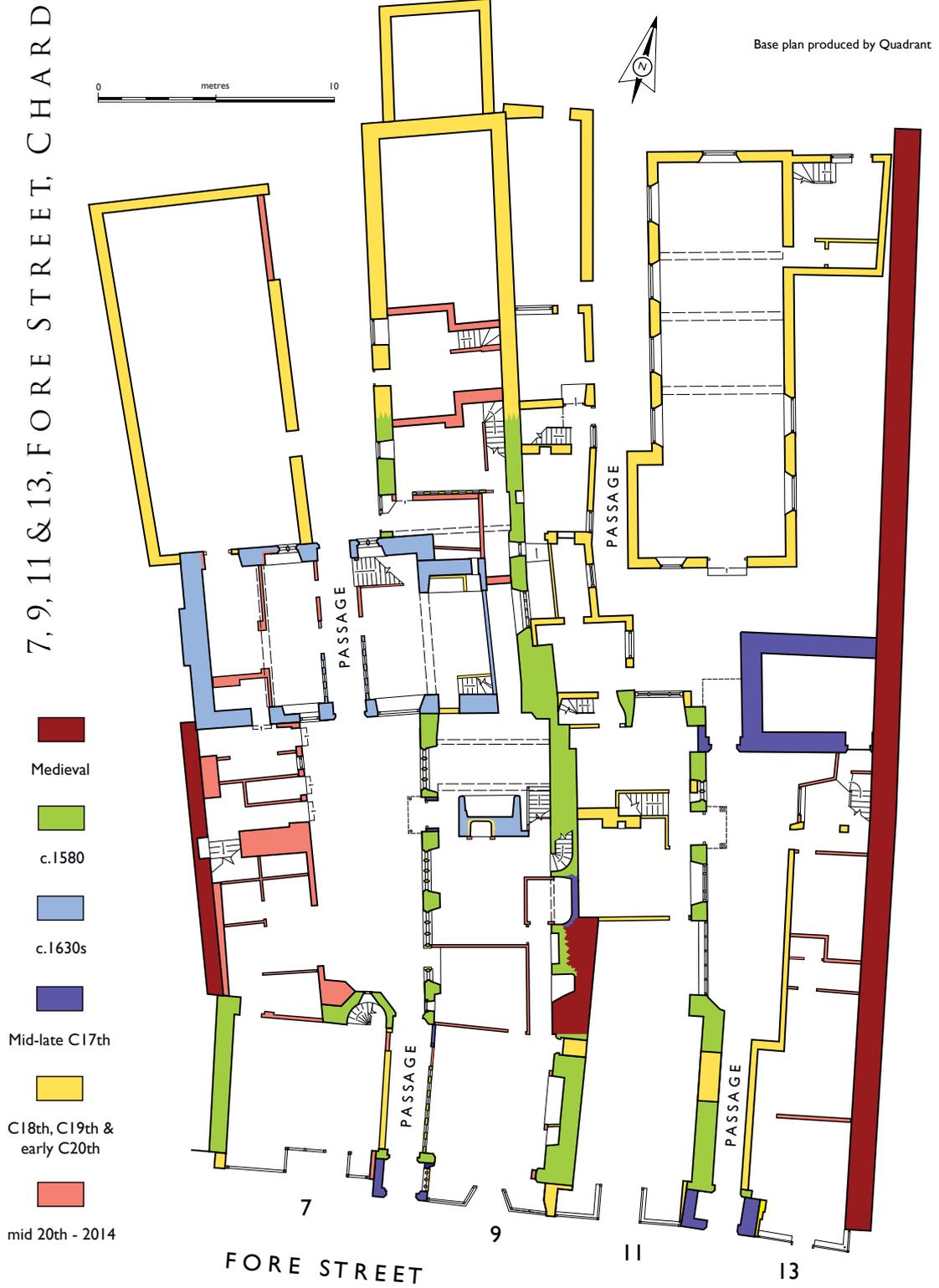


Fig.17. Provisional phased plan by John R L Thorp. This might need amending if additional information comes to light in the future as a result of stripping finishes.

times whensoever he shall have occasion to use the same Chamber and during the time of his aboade there withowte Lette or Denyall.'

Besides their layout the two main blocks also share similar methods of construction and decorative finish. For instance, the twin gables of the two main blocks still present a unified appearance onto the street [Fig.20]. They were built of Ham stone ashlar with coping to the verges and stone finials to the gables. The first floor of each house featured an impressive canted bay window which probably descended to the ground floor level to light the parlour/dining rooms. The walls exposed in the rear courtyards are coursed chert blocks with Ham stone and Whitestaunton limestone dressings. The windows in these walls light the rear rooms of each main block. Both halls enjoyed a 6-light mullioned window built of Ham stone, whereas the first floor windows in both cases were mostly built of Whitestaunton limestone. It is interesting to note that the contemporary surviving doorframes all have Tudor arch heads whilst the more prominent mullioned windows used both three-centred and Tudor arched lights.

Inside both houses used ceiling beams with deep chamfers and step stops to the north end service-status rooms whilst the ceilings of the principal rooms were uninterrupted by beams. Flat ceilings were provided for displays of ornamental plasterwork. The same ribbed pattern and decoration is used in both hall chambers. The oak-framed crosswalls are all of large-panel framing with middle rails [Fig.21] apart from the one surviving original oak stud-and-panel screen along the east side of the cross through the front block of No 7. The roof structures employed side-pegged jointed crucks and have identical construction in every detail [Fig.22].

Whilst the basic plans are the same in both late 16th century houses minor differences are apparent. For instance the layouts of the kitchens were slightly different. In No 9 the fireplace was in the end wall, producing a slightly longer main block than in No 11 where it seems to have been in the party wall. Another minor difference in the layouts is that the service stair in No 9 rises from the service room within the thickness of the party wall to the kitchen chamber (this is the only stair in the whole complex to retain oak baulk treads.) From the kitchen chamber access to the second floor was by a second service stair in the north east corner of the kitchen chamber. The assumed north end chimney stack has been demolished but the evidence for its existence is from the half-beams at ground and first floor level which now stand over 1 metre in from the north end wall. It is clear from the ground floor plan that the party wall was not thick enough for a similar service stair arrangement in the east house. However, a stair turret projects north against the party wall and this seems to have contained a full-height service stair.

In the courtyard of the west house the second floor attic rooms are lit by original gabled dormers and the main timber-framed crosswalls continue to the attic level. However, in the main range of the west house (No 11) there is only one original framed crosswall. That is



Fig.18. (top) The 16th century fireplace, with associated warming cupboard, to the dining room/parlour in the west house, in No 9.

Fig.19. (middle) The 16th century stair in the east house, looking down, in No 11.

Fig.20. (bottom) The 16th century gables of the main blocks of the two houses, Ham stone ashlar with Tudor arched lights to the windows.



Fig.21. 16th century internal framed partition in the hall chamber, N wall, of the west house, in No 9.



Fig.22. The base of one of the jointed cruck trusses found throughout the 16th century houses: this is in the second floor front chamber of the main range of the east house, in No 11.

behind the front attic chamber. There is no evidence of any other original crosswalls to this attic level and no evidence of gabled dormers to the courtyard elevation. It seems that the attic was open from the back of the front chamber to the back wall.

No 11 did not continue further back than the north gable end of the main block. However, there is evidence that No 9 did continue further northwards. Immediately behind was a low 2-bay building and then a taller range extending back along the property boundary between the two late 16th century properties (King Charles Mews). This rear block preserves 16th century features at the south end including a chamfered beam and jointed cruck roof truss. There is also an oak screen but this does not seem to be in its original position. The block was presumably of service use since there is no evidence for chimneystacks. It is not clear how far this range extended northwards since the existing walling has been extensively rebuilt. However, a couple of patches of Whitestaunton limestone ashlar including one in the east wall near the north end of the existing range might indicate that it extended that far.

The pair of late 16th century courtyard-plan houses are a remarkable survival and both, despite many changes, can be considered as relatively well preserved, particularly their main blocks. As far as can be judged from historic surviving fabric (or lack of it) the existing outer wings (No 7A and the rear of No 13) are later additions and the 16th century plans were L-plan. These are a type of house that has gone from the commercial centres of the larger towns of the South West where pressure on space made the courtyard plan an extravagance, or ensured that courtyards, except in inns, were built over in later centuries. The houses may have survived because they were built in a relatively small market town with less pressure on space and perhaps because the borough maintained a strong independent identity.

Pairs of high-quality mercantile town houses are an interesting phenomenon. They were a response to pressure for a prestigious street presence in the centre of mercantile towns. In the 16th and 17th centuries the economy of the South West grew, fuelled by a burgeoning export trade in finished woollen cloth. The solution was to subdivide wider properties and provide two, sometimes three, trading merchants' houses where once there was one. However the pairs were usually built with an expensive and unified display frontage so that the two combined to create a strong street presence.

Phase 2. c.1632 The Court Room Block

In c.1632 a range was built across the north side of the courtyard of No 7 intruding into the low service range at the back of No 9 [Fig.23]. As indicated in the documentation, John Barcroft is the likely candidate for having had this block built: he had the funds to do so and, as a newcomer, the motive to make an architectural splash. The court room block is two storeys high with a cross passage running through the middle of the ground floor level connecting the courtyard to the rear of the property. It is lined with oak stud-and-panel



Fig.23. The c.1632 court room block, built for John Barford, from the north.



Fig.24. The distinctive plasterwork of the court room ceiling, looking NE and the E end tympanum with its emblems of justice for the righteous.

screens on both sides. The new ground floor rooms were an unheated service room to west and a kitchen to east. The first floor houses a grand first floor hall or great chamber which is generously lit from north and south. The inside shows evidence of two doorways. The one at the west end of the south wall seems to have been associated with an external flight of steps up from the courtyard. The one at the east end of the north wall was from the second floor level of the rear service block. It is heated by a large fireplace in the west wall. It boasts a particularly fine ornamental plaster ceiling on a barrel vault with east tympanum featuring tableaux in cartouches, described above in the documentation [Fig.24]. The west tympanum and plaster overmantel were so badly decayed that it was almost completely replaced in replica in 1957.

The provision of a new kitchen under the court room was probably associated with the demolition of the old kitchen chimneystack and partial rebuild of the north end wall of the main block of the west house (No 9). It may have been at this time that the ground floor room was provided with another fireplace in an axial stack backing onto the framed southern crosswall. This is a large and smart domestic fireplace, with an elaborately decorated fireback. Access to the room was facilitated by means of a new doorway put through the courtyard wall opening into a lobby in the southwest corner of this end room. There was also a doorway in the north east corner through the old back end wall to a corridor past the new kitchen and into the ground floor level of the rear service block. From here a stair is assumed to the first floor level and thereby access to the court room. This arrangement with a smart fireplace and a large oak press containing tiers of cupboards (a muniments store?) leads one to wonder if this was the Justices Room, where they gathered before court hearings and arrival in the east end of the court.

One might expect 17th century improvements to houses of this size but the building of the court room block is exceptional. As explained above, there is sufficient material evidence, supported by documentary evidence of the borough offices held by Barcroft, to make it probable that it was used intermittently as a court, but it would have served other purposes, too. It would have functioned as a great chamber where more formal social events could be hosted and important guests accommodated; indeed, it is a room fit for a king and it is clear that this is where Charles I and, presumably, his retinue, stayed in 1644 and from where he issued a royal proclamation.

Phase 3. Other 17th century improvements

There are other 17th century elements in the whole complex, but unless they are directly associated with the dated erection of the court room block they are assumed to date from the mid or late 17th century on stylistic grounds. The reference to 'two copyhold tenements in the parish of Chard' in John Barcroft's will strongly suggests that he still owned both the west and east houses in 1667 and the terms of his will indicate that he was anticipating that both houses would remain in the family, passing first to his son and then grandson. This

is evidence that alterations to both the west and east houses, certainly before Barcroft's death in 1668 and probably for a period afterwards, were for the Barcroft family. While the documentation is rather intricate, the evidence, along with the existence of the court room, establishes that the west house was the one occupied by the owners, the east house probably used to provide income from tenants. This pattern is well-known from other houses on divided burgage plots. It is tempting to identify not only the court room, but the character of the later 17th century alterations to both houses as intended to provide a clear architectural distinction between what had previously been a matching pair of houses that looked rather alike, both on the street front and behind. This would have left no doubt that the accommodation for the owner was superior to his neighbouring building to east.

The wide and full-height alcove rising in the east wall of No 9, adjacent to and east of the the 20th century toilet, is a plausible location for a mid or late 17th century stair. The 1580s main stair in the corner of the hall would have appeared old-fashioned and tight, in terms of space, by the mid or late 17th century, particularly to a rich, urbane owner from London. By this time the fashion was for expensive framed stairs with carved or turned balusters and ornamental newel posts, which this alcove is large enough to accommodate, turning the former one-bay service room and rooms above into stair landings.

In the hall chamber (No 9) there is an unusual frieze of ornamental plaster panels below a moulded timber cornice and divided by moulded bars [Fig.25]. This looks as though it might have been the top frieze from a panelled room and is certainly secondary, therefore dating from the mid-17th century. Elsewhere in the house there are sections of panelling, for instance the existing ground floor door to the service stair in No 9 has a mid or late 17th century panelled door with mitred oak pieces inset and moulded to produce inner panels. This is a very distinctive style of panelling [Fig.26] which could easily be thought to date from after the Civil War, but with painted decoration that suggests the c.1630s. Other doors in this distinctive style of panellings are found from the cross passage to the dining room and (probably re-used here) from the kitchen to the passage under the court room.

If the theory of a full-height great chamber in the front wing can be accepted then it was presumably at some time in the 17th century that a floor was inserted for attic rooms and the first floor level divided into two chambers. This was also associated with the building of the impressive 3-storey porch to the west house, projecting into the street in front of the cross passage entrance, and the raising of the newel stair turret in the courtyard to the second storey level. It was probably in the mid or late 17th century that a 2-storey porch was built onto the street in front of the main entry and cross passage of the east house [Fig.27]. While this maintained the street front presence of both houses as an ensemble, it is far less ostentatious than the 3-storey porch to west [Fig.28] and there is little evidence of 17th century improvements in the main block of the east house relative to the west.



Fig.25. A c mid 17th century frieze in the main range of the west house, in the hall chamber. The partition it is associated with truncates the design of the 16th century decorated plaster ceiling associated with the former 16th century stair to south.



Fig.26. Two of several examples in the west house of distinctive panelling with inset mitred oak pieces. The delicate painted decoration on the door (left) suggests a date of the 1630s (pers.comm. Andrea Kirkham) so this is probably work for Barford contemporary with the court room block, in No 9. To right, another distinctively panelled 17th century door from the cross passage of the west house into the parlour/dining room, probably re-used here.



Fig.27. Left. The ostentatious 3-storey porch added to the west house in the 17th century.

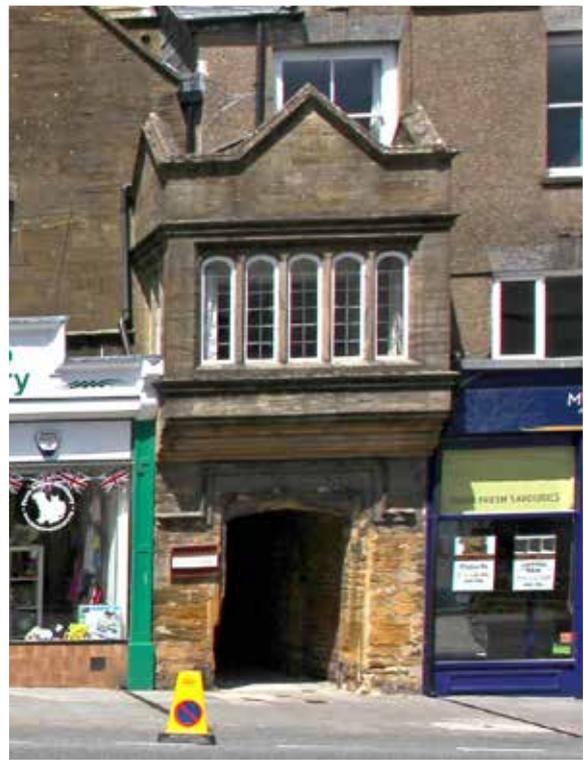


Fig.28. Right. The more modest 2-storey porch added to the east house in the 17th century.

At about the same time the east house (Nos 11 & 13) was developed with another east-west two-storey range (Waterloo Court), built across the north end of the courtyard, but much more modest than the court room block [Fig.29]. It incorporates a cross passage under the west end where it abuts the rear of No 11. The stone arch from the courtyard to the passage blocks a c.1570s window in the east wall of the main block. Although the courtyard elevation is very fine, there is little exposed inside which gives any clues as to its layout or function. At the back a plastered timber-framed first floor room projects over the end of the cross passage with the remains of an oak Tudor arch doorway on the north side. This would appear to be part of the new north range.

As part of its construction the adjacent part of the east wall of No 11 was also altered. At the north end a new two-light mullioned window was installed presumably to compensate for the one blocked by the new passage archway and alongside the new window to the south a wide doorway inserted, lined with Whitestaunton limestone blocks. The projecting stringcourse of the new north wing was taken around onto the east wall where it steps up and over the new window and across the head of the new doorway before descending to a label stop.

Phase 4. Later changes

The 18th and 19th centuries was a period in which the houses declined in status and were subdivided. The quality of the original 16th century buildings, their courtyard plans and the space for development afforded by the burgage plot context (providing room for ranges of urban cottages rear of No 11) probably all contributed to their being adapted, rather than rebuilt. The carpentry and joinery associated with this period is of standard character. Much of it is employed in the creation of corridors, extra stairs, subdivision of historic spaces, the conversion of the dining rooms to shops and the provision of the occasional extra fireplace.

The east wing of the east house was rebuilt in brick in c.1800 [Fig.30]. A court of small houses is recorded at the rear of the east house. This was called Smith's Court by 1851 and Gawler's Court by 1891. Most of these were demolished in the early 20th century and a 'hall' built on part of the site, perhaps the origins of the textile workshop that survives in 2014 [Fig.31].

Since the late 19th century there have been a series of campaigns intended to preserve or enhance the historic fabric; some more successful than others. While all the documentation found to date relates to the west house of the original pair, a similar pattern of mullion replacement and ceiling restoration was applied to the east house. This is something of a surprise in a period in which ownership of both houses had been divided and sub-divided. As described in the Gazetteer (see separate volume) the first floor chambers of Nos 7A/7B, 9 & 11 appear to have replacement ornamental ceilings in Tudor style. It is not clear whether these are faithful replicas or imaginative reconstructions. From the 1930s on the SPAB campaigned to repair the plasterwork of the Courtroom which was finally realised in c.1957.



Fig.30. Top left. Waterloo Court, a 17th century E/W range added to the east house, architecturally modest by comparison with the court room block added to the west house.

Fig.31. Top right. The east wing of the east house, rebuilt in brick in c.1800. No 13.

Fig.32. Below. The textile workshop perhaps originating as the 'hall' built in the early 20th century on the site of urban cottages.

Significance

The following assessment of significance has been influenced by James Semple Kerr's, *The Conservation Plan*, 1982, the four-part system recommended by English Heritage in *Conservation Principles, Policies and Guidance*, 2008 and the Heritage Lottery Fund's *Conservation Plan Guidance*, October 2012.

The four-part system categorises different sorts of significance:

Material/Evidential (what can be deduced from the fabric of the building)

Historical (importance that results from historical associations that are not evident in the fabric)

Aesthetic (the ways in which people draw sensory and intellectual stimulation from a place)

Community (the meaning of a place for people who relate to it, acknowledging that a place means different things to different people)

Few buildings are equally significant throughout in all the above categories and within these categories significance is ranked as follows:

Highly significant

Significant

Some significance

Neutral significance

Detrimental to significance

Material/evidential significance

Not all of the material evidence is fully-understood.

The building complex as a whole is **highly significant** for material evidence from the early 13th century (the origin of the burgage plot(s)) and for the extent and range of 16th and 17th fabric as the main building phases. The 16th century phase consists of a pair of large mirror plan courtyard type town houses with extensive 17th century alterations. This would be an uncommon town centre survival without the addition of the spectacular court room to the west house of the pair. There is the potential for significant below-ground archaeological evidence, given the age of the burgage plot and continuous occupation since the early 13th century.

7A-9 and the court room

This is the better-preserved of the two mirror plan late 16th century houses (possibly retaining some earlier fabric) with 17th century alterations and, with the 17th century court room block, is **highly-significant**. The earlier fabric is largely inferred from wall thickness and remnant features difficult to understand without stripping later finishes. The external elevation has retained not only the form but the details (some original, some restored) of the house: the ostentatious porch, stair turrets, mullioned windows, metal casements, leaded glass, an oak stud and panel screen to the entrance passage, doorways and some doors . Although the W wing of 7A is of **neutral significance (considered to probably be post C17 in origin and rebuilt in the C20)**, and the ground floor plan of the front block of 7A and 7B has been largely lost in a series of shop conversions, at first floor level the front block of 7A and 7B is largely intact. It preserves the roof construction; a newel stair, fireplaces and decorated plasterwork (restored).

The ground floor front plan of No 9 has also been altered, losing the material relationship between the 16th century dining room at the front, the hall (behind), the hall fireplace in the E wall and the principal staircase (stairs removed) in the W wall, although enough fabric survives for these relationships to be understood. Given the national pattern of gutting the ground floor of historic town centre houses for shop use, No 9 preserves more of its early plan form and features than is common in a town centre property as early as this. The 20th century reinstatement of a 19th century partition between the existing front room and the room to its rear has made better sense of a 19th century re-planning of these rooms, but has also re-stated a change of layout that obscured the 16th/17th century plan. Like No7, No 9 retains its roof construction and a legible (though somewhat amended) first floor plan and attic plan including 16th century timber-framed partitions. Although the block containing 2-4 King Charles Mews has been massively altered, adapted as stabling and then, in 2009, converted to residential units, some of the fabric of its rear (east) wall could be as early as 16th century (the date of No 1) and might have housed some of the known industrial activities of its 16th century owner.

No 9 has a rich array of interior historic features, fittings and finishes, some restored, some in poor condition: e.g. fireplaces, flag floors, ornamental plasterwork (some restored), panelling, some of a distinctive construction, some in poor condition. There are features of exceptional significance eg. a door retaining decorative paintwork of c.1630: a rare and fragile survival. It is possible that the cupboard in room G.9.5 is original to the house, but it appears to have been restored and should be examined by a furniture expert to assess its importance and whether it is original situ.

The addition of the **highly significant** court room block to the 16th century house is material evidence of an owner keen to attract attention and assert his wealth by making a major architectural statement in Chard. This addition upgraded the status of the 16th century west

house of the pair and provided a great chamber- or hall-cum-court room, expensively finished with decorated plasterwork, literally as the narrative of historical use establishes, fit for a king. The court room is in a well-preserved block that retains its through passage flanked by stud and panel screens but is missing the certain evidence of how it was accessed. It ranks as one of the most important high status and complete early 17th century spaces in Somerset, complete with conserved plasterwork on a lavish scale, illustrating both a distinctive west country tradition of ornamental plaster but also the national contemporary national fashion for emblems and speaking pictures. The plasterwork, on a vaulted ceiling with tympana, is a highly-distinctive design, specific to this room and stylistically related to plasterwork at Whitestaunton Manor, Whitestaunton and Weston Farmhouse, Wambrook, probably made by the same workshop of plasterers.

Some of the building fabric has **little or neutral significance** in itself: the W wing of No 7; the internal plan of 2-4 King Charles Mews.

Nos 11-13

The east of the two mirror plan houses is more altered overall than the west house. However the alterations incorporate more evidence of Chard's development in the 18th and 19th centuries.

The shell of the west wing of the house (No 11) is materially **significant** and largely intact. The 16th century roof construction and walling survive, along with the main stair turret and 2-story porch giving access to the courtyard. As at the west house, the windows are restorations, some in enlarged openings, in historic style. The 16th century ground floor front plan has been lost in later alterations and redeveloped in the 18th and 19th centuries at the rear, but is legible on the first floor (corridor inserted) and the attic storey. Restored ornamental plasterwork survives in the principal first floor rooms.

The fabric of No 13, its east wing rebuilt in brick at the rear in c.1800 centuries and the front block raised by a storey has **some significance**. However, it is **significant** in context as part of the of the preservation of the 16th century courtyard plan of the east house. Waterloo Court (interior not seen) is, surprisingly, listed at only Grade 2. It is **significant** for represents one example of 17th century development within the complex, its relatively modest scale contrasting nicely with the court room in the neighbouring house to west. Some of the building fabric has **little or neutral significance** in itself; the ruinous cottage N of No 11 and the fabric workshop rear of No 13 although these both have some historic significance in context (see below).

Historical Significance

Most of the pre-1800 documentation found to date can be shown to relate to the west

historic unit, Nos 7A-9. However John Barcroft's will of 1667 suggests that he owned both properties then and they seem to have been owned together - presumably as a development of a single burgage plot - from the outset. Little early documentation specific to the east house, Nos 11-13, has yet been found. It may have been treated as an income generator for the owner/occupiers of the west house.

The properties are **highly significant** historically as a group, spanning nearly 800 years of Chard history from the creation of the Borough (burgage plot(s)) to the present day. Changes to the buildings, legible both in the fabric and from documentation, can be related back to the 1577 fire that destroyed much of the town. John Cogan's will shows that two key Chard industries were established on site by 1592: the woollen cloth and iron trades. The development of the properties in the 17th century reflects Chard's continuing importance and wealth and what was done to upgrade the west of the two houses party of the narrative of John Barcroft, an incomer millionaire (at the time), merchant and banker. The pattern of sub-letting and sub-division and the occupations of those who lived here in the 18th and 19th centuries is significant as a demonstration of Chard's modern development as a place of commerce and manufacture, including industries specific to the town. The iron trade may have been continuous in site from before 1592 until the 1970s, when Norrington's left, but may have been interrupted. The cloth/clothing trade, also on site in the late 16th century, may also have been continuous. The derelict cottage at the rear of No 11 is a remnant of low-status urban cottages, now rather rare, which housed workers in the textile and clothing industry in the 19th century. In 2014 the textile shop rear of Waterloo Court, possibly the documented early 20th century 'Hall' developed where cottages had previously stood and re-developed again in the late 20th century, represents the local cloth industry in the 21st century. The accumulation of these elements of later documentary information with some material evidence gives historical significance to the whole site although some have little material/evidential significance in themselves, as noted above.

The proven association with King Charles I is **highly significant**. It links 7a, 7B and 9 very specifically with the tumultuous national history of the Civil War and the Somerset experience of the Civil War. This is well-illustrated in what we know of John Barcroft's personal history and appearances before the Parliamentary Committee for Compounding with Delinquents. The building group is **significant** historically in the region as part of a category of houses representing the power of the merchant classes in the west country in the 16th and 17th century. While many historic towns have lost these houses to urban fires and redevelopment, enough remain to establish their shared characteristic for showy street frontages and plan forms that allowed for commercial visitors. Totnes in Devon has a particularly good surviving collection, mostly re-built in the 17th century but sited on earlier burgage plots and with timber-framed fronts between mass side walls. Other west country towns retain small groups of or individual merchants' houses, e.g. in King Street in Bristol (timber-framed) or the the

Great House, Angel Hill, Tiverton, built in Beer stone in the early 17th century for George Slee. The Chard pair make a significant contribution to this group and are better-preserved internally than many others.

The documented history of Nos 7A, 7B and 9 has **some significance** in the context of the history of building conservation from the late 19th century to the present day, particularly in the efforts of the Society for the Protection of Ancient Buildings to see that losses were minimised and repairs were of good quality, an approach also represented in the work of the Local Planning Authority since 1972. The well-documented work of the 1950s on the court room shows a greater enthusiasm for restoration and a less demanding approach to truth to materials (the west tympanum remade in fibrous rather than lime plaster) than during the 2003 repairs, when the skills and standards for plaster conservation were more developed.

Aesthetic Significance

In the heart of the town, the Fore Street elevation with its (mostly) stone front, assertive storeyed ashlar masonry porches and mullioned windows is **significant** for making a major contribution to the aesthetic character of the Chard Conservation Area. This is reinforced by the well-preserved elevations of other early town houses in Fore Street and High Street: e.g. the 1583 house to east, adapted as the grammar school in 1671 and the 16th or early 17th century Chough to west.

Both houses have aesthetically **significant**, pleasing courtyard plans. These provide a welcome sense of safe enclosure off Fore Street, formed by good quality elevations rich in historic detail. The long burgage plot plan also provides pleasing glimpses through passages and an unexpected amount of green space to the rear of the buildings.

The use of local stone gives character and aesthetic **significance** to the building group. Honey coloured fossiliferous Ham stone is used both for ashlar work and as rubble. The centre of the Fore Street elevation, including both porches, is Ham stone ashlar. Ham stone is also used for restored window mullions and predominates for dressings. It is also used for the surviving balusters (blocked) in the E cheek of the 3-storey porch. Although coarse in texture relative to some other limestone the tradition of carving Ham stone is an ancient one and found in the early 14th century corbels of Exeter Cathedral. Some cream-coloured Whitestaunton stone is used, both for walling, as rubble and roughly squared, and for some dressings. These limestones are used in conjunction with local chert, a fine grained quartz. This is used as rubble, but also as very neat squared blocks with tight joints, notably on the east wall of No 11. A very small patch of squared chert, used chequerboard fashion with Whitestaunton stone, can be seen in the roofspace of 1 King Charles Mews.

In spite of variable condition and quantities of stored items on the first floor of No 11

obscuring the spaces, the good quality domestic rooms in Nos 7A (front), 7B, 9 and 11 have **significant** aesthetic quality, the designs of their restored ornamental plasterwork reinforced by shadows from lighting from only one side or an end wall window. The court room, lit on both sides by massive windows is highly significant aesthetically. The plasterwork is highly expressive and rendered quite freely compared with contemporary but less distinctive enriched rib examples on flat ceilings of the same date. The emblematic scenes on the east tympanum make up in vigour for what they lack in refinement.

Community Significance

The building group has **some community significance** in Chard for including commercial premises on and behind Fore Street and as a distinctive element in the townscape. Grant aid in the 1950s brought with it an obligation for well-advertised public access to the court room, which was then a commercial showroom. When No 9 was sold to Gribble Booth and Taylor in the 1970s they considered that they inherited the public access requirement and it was continued. Public access was not continued after they sold the property. This has lost what was a high local community value and a means of attracting visitors to Chard. There is a high potential for communal significance if public access to the court room could be reinstated, but at present this is unfulfilled.

As courtyard plan houses now sub-divided and mixed with commercial properties, consideration for neighbours is a key element for the communities who live and work in the buildings. One reason why the development for No 9 was turned down on appeal was a sense of inconsistency between the residential occupancy proposed and the siting of equipment associated with storage for the butcher's shop at the front of No 7A.

Detrimental to Significance

No 9 and the court room are currently disused and therefore without a motive for regular maintenance.

Parts of the building complex are in poor condition (see the report of Jo Hibbert, architect, Levitate).

Appendix One

Listed Buildings

Name: WATERLOO HOUSE AND MANOR COURT HOUSE

List entry Number: 1197449

Location

WATERLOO HOUSE AND MANOR COURT HOUSE, 7A, 7B, 9, 11, 13 AND 13A, FORE STREET

County	District	District Type	Parish
Somerset	South Somerset	District Authority	Chard Town

Grade: I

Date first listed: 24-Mar-1975

Date of most recent amendment: Not applicable to this List entry.

UID: 374086

CHARD

ST3308 FORE STREET 756-1/4/58 (North side) 24/03/75 Nos.7A,7B,9,11,13 & 13A
Waterloo House and Manor Court House

GV I

House and courtroom, now shops and offices. Late C16/early C17 with possible earlier origins and later alterations, principally in mid C19. Ham Hill stone ashlar with coursed and squared flint to left and pebble-dashed front to right; coursed and squared flint to rear wing; Ham Hill stone dressings; gabled slate and concrete roofs to front and pantile roofs to rear, all roofs with ashlar copings. Plan encloses 3 sides of a courtyard; hall to front with rear stair projection, parlour/service wing enclosing right side of courtyard and range with first-floor Court Room to rear; further wing to rear. 2 storeys and attics, except bay to right which has 3 storeys and attic; 6-window range. Centre has 2 gabled bays with ball finials flanked by 3-storey porch to left and 2-storey porch to right. All windows have hollow-moulded stone mullioned Tudor-arched lights; 2 centre bays have label moulds over 3-light attic windows above canted 5-light bay/oriel windows with sills continued as string course, that to right with C20 leaded lights; moulded sill and dripmould courses to 3:4:3-light windows with C19 leaded lights to porch on left, which has label mould over moulded Tudor-arched doorway with sunk spandrels set beneath moulded corbelling, and with obelisk finials to corners of triple-gabled parapet; similar porch to right has plainer doorway and triple-gabled parapet without obelisks. Late C19 projecting shop fronts to centre with pilasters and corbelled entablatures, that to the left retaining arched 6-light window with colonnettes and trefoil spandrels. Right-hand bay has simulated

granite pebbledashed lintels with vermiculated keys over horned sashes except mid C20 casements to first floor and attic. Mid C20 shop front. Left-hand bay rebuilt mid C19 and gabled to front with obelisk finial, has mid C20 shop front; mid C19 four-light canted first-floor bay with Tudor-arched stone mullioned windows and brattished cornice; label mould over 3-light Tudor-arched stone mullioned dormer window to front with crocketed finial. Rear elevation: chamfered pointed-arched doorway to cross-passage, adjoining projecting gabled stair turret with 3-light chamfered stone mullioned window to top rear right wing. 2-storey, 3-window range to right side wall: chamfered lancet windows to stair turret adjoining main range; hollow-moulded stone mullioned windows of up to 5 lights, some with C19 leaded lights. C18 three-light casement with leaded lights set below eaves; C19 wood columns and flat hood fronting C20 double doors towards rear and to right of late C19 tripartite sash and late C19 fixed 5-light shop window with moulded cornice, both set in original deepened openings. Rear gable has 2 similar late C16 windows and garderobe projection. Left side wall of rear wing, of 2 storeys and attic, 3-window range: timber lintel over C17 plank door with strap hinges; hollow-moulded stone mullioned windows with mid C20 leaded lights, except similar Tudor-arched window with inserted late C19 doorway (originally of 6 lights, now 4); stair projection with 2 blocked lancet lights to rear of first floor; 2 dormers with similar mullioned windows. Wing to left of courtyard, mostly C19 and of 2 storeys, with rendered walls and C20 doors and windows. Both wings flank rear courtyard and abut 2-storey rear block parallel to street. The Manor Court has 20-light first-floor window with central king mullion-and-transom to hollow-moulded Tudor-arched doorway with sunk spandrels. Similar rear elevation with wide C17 plank and studded door adjoining 2-light moulded stone mullioned window. Late C16/early C17 two-storey, 3-window range rear wing, remodelled in early C19 as workshop range: timber lintels over C20 plank doors, late C19/early C20 fixed-pane casements and C19 planked double doors and loading bay. INTERIOR: particularly notable for very fine plaster ceilings of c1600: that to ground floor right has squares quartered by straight ribs with leaf motifs to corners, diamonds and foliate bosses; that to ground floor left has quatrefoils with floral motifs; that to first floor right is most intricate, with foliage and fruit to boss surrounded by groups of circles linked by hexagons; first-floor room to rear of latter has dolphins and human heads to cornice and ribbed panels enclosed by broad foliate crosses with small fluted bosses; that to Court Room is described below. Front block: Ground floor includes front room to right with blocked stone doorway to the rear of a cavity of a former open fireplace; stair turret to rear rises to first floor with blocked fireplaces, and Tudor-arched fireplace with sunk spandrels to left. Rear left wing: large room to front of axial stack has been partitioned off, the room now to the rear having moulded panelled door with black painted decoration and spiral stair of solid wood treads to right (east); room to rear of axial stack has early C17 oak panelled cupboard with cockshead hinges; first-floor partitions of studwork remain. C19 features to rear left wing include elliptical arches, 6-panel doors and staircase of mostly c1800; 2nd floor, mostly mid C19 with 4-panel door and hob grate in wooden surround to front room. Block to rear of courtyard: Manor Court Room has elaborate plasterwork to the barrel-vaulted ceiling and tympana at each end, including representations of the judgement of Solomon, Justice with a Sword, Three Men in the Fiery Furnace and Daniel in the Lion's Den; large stone fireplace to left (west) end, with 4-centred arch below ornate plaster panel between caryatids; ground floor has 2 rooms between through passage flanked by stud and

panel screens with chamfered arched doorways and with pointed and moulded arched entrance doorways. Trenched purlin roof with jointed crucks throughout; arch-braced truss close to left gable wall of front wing suggests that it continued further to left (west). A print of 1843 in the Pigott Collection shows building prior to alteration to shops with bay windows to the ground-floor. (Pevsner N: Buildings of England: South Somerset: London: 1958-: P.118; Report by Vernacular Architecture Group).

Listing NGR: ST3219208605

Selected Sources

Books and journals

Pevsner, N, The Buildings of England: South and West Somerset, (1958), 118
'Vernacular Architecture Group Report' in Vernacular Architecture Group Report, ()

National Grid Reference: ST 32180 08600

Name: WATERLOO COURT

List entry Number: 1205661

Location

WATERLOO COURT, FORE STREET

County	District	District Type	Parish
Somerset	South Somerset	District Authority	Chard Town
Grade: II			

Date first listed: 13-Dec-1993

Date of most recent amendment: Not applicable to this List entry.

UID: 374109

CHARD

ST3308 FORE STREET 756-1/4/81 (North side) Waterloo Court

GV II

House, now shop with flat above. Late C16. Limestone rubble with Ham Hill stone dressings and slate roof. 2 storeys, 3-window range. Three 3-light hollow-moulded mullioned windows to first floor under continuous hoodmould. All other openings and interior are c1970. INTERIOR not inspected. Attached to and probably contemporary with Nos 7A, 7B, etc. (Waterloo House)(qv).

Listing NGR: ST3218408631

National Grid Reference: ST 32184 08631

Appendix Two

Time Line of selected sources for 7A-13 Fore Street Chard

Some of the following references provide context. Square brackets indicate comments by Keystone.

- 1235** 15 January. Chard Museum
Charter for creation of borough by Bishop Jocelyn of Bath and Wells.
- 1577** 12 June. Permit to circulate a church brief seeking donations, permit issued February 1578, cited in *The History of Chard* by the Chard History Group, ed. Roger Carter, 2nd edn., 2011, pp30-31
‘...about the twelfth of June last past the town sustained by the sudden adventure of fire a grievous mishap in the min [sic] and destruction of the chiefest and greatest part of the buildings and houses necessary for the said trade [woollen cloth], and of wool and other goods, to a value of more than nine thousand pounds, whereby many families were impoverished and harbourless, and the trade likely to be given up and the poor people enforced to be idle with nothing to live on. It having been certified to the Queen by the justices that the town should be rebuilt, that the good men of Chard had employed their diligence and the expenses of their goods to the uttermost in that charitable work and had made suit that the trade should be maintained but it was beyond their substance, and that the work should be commended to the benevolence of the subjects to that it might be speedily and substantially done.’
- 1592** George P R Pulman, *The Book of the Axe*, 1875, 524
Pulman lists charities in Chard. ‘One by John Cogan, of Chard, merchant, who by will dated 28 December 1592, gave to the poor fifty-two shillings a year in bread “to be had, taken, and received and levied” out of his dwelling house on the north side of the market place, and “ordaining” that “the constable and portreeve of the said town...shall from time to time enter into the said burgage and tenement and there distrain for the same annuity so unpaid; and the distress to take and carry away and impound, and impounded to detain and keep until the said annuity so unpaid, with the arrearages thereof, if any, be lawfully satisfied and truly aid to the use of the said poor, as I have before given.”
- 1593** In fact this is a rather misleading account of Cogan’s will which does not refer to a ‘dwelling house on the north side of the market place’ – this is either Pulman’s interpolation, or something drawn from a different document. The will, proved 10 February 1593, National Archives, PROB 11/82/27, actually refers to ‘my burgage and tenement in Charde where I nowe dwell’ includes an annuity or yearly pension of 52s per annum to the poor of Chard, no mention of bread (see Appendix Four).
- Other bequests include John Cogan of Chard and another John Cogan of Ilminster. He leaves the use and occupation of his burgage and tenement where he lives to his wife Katharine, for life, with the backside and garden, paying

his heirs a peppercorn rent. But his executor and assigns are to have use and occupation of the chamber over the shop and stable room (when they visit). His ultimate heir is his nephew, John Pittard, tailor, son of John Pittard and his (Cogan's) sister of Bowre Heanton in Martock. In default of male heirs to Pittard, the burgage was to go his nephew, John Cogan, sometime of Chard and now of London.

[Pittard line may have failed and the property defaulted back to the Cogans, but there is no clear immediate documentary link between John d.1592 and Philobert, 1563-1641. The will implies that his wife might have been pregnant when he wrote the will, which could have amended the inheritance, but the dates are wrong for a posthumous male heir being the Philobert Cogan who died in 1641]

- 1602** Family Pursuit Website
A Philobert Cogan married Ann Marshall, b. Abbots Ann, Hampshire. They had 8 children between 1604 and about 1625.
- 1619** Chard Museum, personal names record card (Hoskins)
A standing (a stall, presumably a market stall) was granted 'before the higher end of the Signe of the George next unto Philobert Cogan's'. [It is tempting to assume from this that Philobert occupied either all or part of the burgage, as the George lay immediately east of what is now No.13.]
- 1623** Chard Museum, typescript note citing Manor of Chard Court Records, 1612-1640, Flat Box 59, M1099
John Barcroft elected Constable of the Borough 8 October for one year.
- 1631** P M Hembry, *The Bishops of Bath and Wells 1540-1640: social and economic problems*, 1967, 223
States that the Manor of Chard was leased for 21 years to Francis Keene of Wells. Hembry notes 'His Chard lease is peculiar because the Paulets still held that manor, but there were to be other attempts to get it away from them during the next episcopate'. [Note this is the manor, not the borough.]
- c.1632** A J Arnold, R E Howard & C D Litton, *Tree-Ring Analysis of Timbers from Manor Court House, Fore Street, Chard Somerset*. Unpublished English Heritage report No: 27/2004. (2004) Report location: Somerset County HER files. Dendrochronology on 12 timbers from the courthouse indicated that the construction of the roof commenced shortly after c.1632 when many of the main timbers were felled. A number of earlier timbers, dating to 1528-53, were reused as purlins.
- 1633** Gerard's *Survey of Somerset, 1633*, ed. Rev E H Bates, Somerset Record Society, XV, 1900
Refers to the impact that hosting the Assizes had on Chard, 'it lying soe just in the judges way, by means whereof they have much amended their buildings.'

[The Assizes, presided over by judges from Westminster dealing with cases too serious to be heard by local magistrates, had been hosted at Chard from an early

date, e.g. 1266, 1267. The assize towns were arranged as ‘circuits’, Chard being in the western circuit, that included e.g. the counties of Dorset, Devon and Cornwall. Sir Thomas Warmsley states that in the period 1596-1601 the Somerset assizes were ‘most frequently’ held at Chard, although they were sometimes held at Taunton Castle, *The Expenses of the Judges of the Assize Riding the Western and Oxford Circuits: Temp. Elizabeth, 1596-1601*, The Camden Society, Vol.73, 1857. The most likely location for the assizes would be the Sessions House. This stood in Fore Street, ‘at the corner of the street leading to the church’, original date not established in the course of this report. It was removed, along with the market hall and shambles, about 1834, according to Green (see 1882). Was this the same building referred to by Collinson in 1791 as the location of the Assizes? He seems to suggest not and that it was the market house, known to have stood in Fore Street close to No 13.]

1634 1 April. P M Hembry, *The Bishops of Bath and Wells 1540-1640: social and economic problems*, 1967, 223

Notes that ‘strangely’ [given that the manor was already leased to the Paulets and to Francis Keene], Chard manor and the rectory there were leased to Arthur Mattock for twenty-one years. [Note this is the manor, not the borough.]

1641 10 February. Will of Philobert Cogan, National Archives, Prob/11/185
A Philobert Cogan died at Chard. Will dated 10 February 1640, proved 12 April 1641.

Philobert Cogan of Chard in county Somerset, gentleman. To the parish church 20 shillings, to the poor of the town of Chard 20s. His children’s names, mentioned, were son, Thomas, daughters, Mary Ludloe, Elizabeth Endecott, Martha Holway, Margaret Cogan, Ann Robinson, Suzan Cogan. After gifts to them (gold rings and 10s, apart from Margaret, £300), he bequeathed all his goods and chattels to Ann, ‘my now wife’. Thomas was to receive all his bedsteads, table boards, wainscots, forms, stools and benches ‘in my now dwelling house’. He also bequeathed land in Chard parish, listed.

Futhermore ‘if William Cogan my cosin does discharge my sayd executrix [his wife, Ann] of all such bonds bills and obligations which I doe stand bound with him unto Mr John Barcroft and Margaret Webb, I doe give unto him my sayd coson William Cogan the summe of fifty pounds’... His friend, Mr John Hody, gent., and his son-in-law, Mr Peter Holway were to be overseers of his will.

www.familypursuit.com

Refers to family record signed by Philobert Cogan, Mary Cogan b.1604, Elizabeth Cogan b.1607, Thomas Cogan b.1610, Martha Cogan b.1613, Margaret Cogan b.1615, Ann Cogan b.1617, Susan Cogan b.1620. Nicholas Cogan of Chard co. of Somerset, England, had three sons, Robert, Richard and Thomas. Thomas married Elizabeth Fisher and had Thomas and Philobert. Philobert married Ann Marshall, daughter of Thomas Marshall of Downton, Wilts, England, Elizabeth Cogan married first Mr Gibson and re-married 1630 John Endecott. Mary Cogan married Roger Ludlow, who was deputy Governor of Mass. Bay.

1643 5 October. *Calendar of State Papers Domestic: Proceedings of the Committee for Compounding with Delinquents, 1643-1660, Pt 2*

John Barcroft, Senr., Merchant, Chard, Co. Somerset

'The House of Commons having ordered, on 8 July and 21 August, that Mr Moore have a warrant to seize his estate, which is privately hid in London, that it may be disposed of for service in the army in co. Salop; also that his delinquency be referred to the Committee for Prisoners, and that £300 of the money received from him for his delinquency or otherwise, be paid to the use of Lynn Regis [sic]; also that Sir Thomas Soame do not repay the £1,000 borrowed from his estate till he acquaint the House,--order on report from the Committee for Prisoners, that the Committee compound with Barcroft, and release him on terms safe for the county of Kent'.

10 October. Order by the said committee that Barcroft be discharged on paying £400 in addition to the £400 already paid. Of the first sum, £300 is to be for Lynn, and the rest for co. Salop.

- 1644** Edward Walker, *Iter Carolinum Being a Succint Account of the Necessitated Marches, Retreats, and Sufferings, of His Majesty Charls the I from January 10, 1641, till the Time of his Death 1648*, 1660, 10,13
Records that Wednesday 24 July King Charles stayed for one night at Chard 'Master Barcrofts a Merchant of London' and on Monday 23 September for 7 nights 'Mr Barcrofts'.
- 1644** John Rushworth, *Historical Collections of Private Passages of State*, 7 Vols., Vol.5, 1642-45, pp715-6
'...and being come further Eastward to Chard, His Majesty caused another Proclamation to be published, as followeth: His Majesty's Proclamation from Chard, Sept. 30th.... Given at our Court at Chard, the 30th Day of September, 1644'.
- 1644** 21 October. 'Calendar of the Commission for the Advance of Money, Part 1, 1642-1656' typescript transcript in Chard Museum, Flat Box 59 M1099
John Barcroft Sen., Chard. Caleb Cockcroft to pay in £31, which he owes Mr Barcroft towards Barcroft's assessment.
- 1646** 25 June. *Calendar of State Papers Domestic: Proceedings of the Committee for Compounding with Delinquents, 1643-1660, Pt 2*
Wm Cogan, Chard, Somerset
Compounds on Exeter articles for delinquency. At the beginning of the wars, was subject at Chard to the two garrisons, of Taunton for the King, and Lyme for the Parliament, and was so plundered that he had scarce a bed to lie upon. Then went to Exeter where he contributed to the forces raised against Parliament, for which he became sequestered. Has endured great losses, and his house has been spoiled and made uninhabitable. Has taken the National Covenant and Negative Oath.
6 August, 1646. Fine £40.
- 1647** 17 November. 'Calendar of the Commission for the Advance of Money, Part 1, 1642-1656' typescript transcript in Chard Museum, Flat Box 59 M1099.
£1,230 due by Fras. Harvey to John Barcroft of Chard is to be paid to the

Commission, the debtor indemnified and Barcroft to bring to the Commission all bonds and writing thereto.

1 December. Information that Sir Henry Rosewell of Ford Co. Devon owes him [Barcroft] £232.

2 December. Ordered to retain the money in his hands.

10 December. The County Commissioners to send in copies of examinations about Barcroft's delinquency and meanwhile no proceedings to take place touching recovery of the debts.

31 December. Barcroft to bring in all securities for Harvey's debts and Harvey to pay in £1,230 before 13 Jan.

- 1647** National Archives, Kew, C 5/384/27 (not seen)
Bill. Plaintiff, William Cogan
Defendants: John Barcroft and another
Subject: Property in Chard
- 1648** 7 February. 'Calendar of the Commission for the Advance of Money, Part 1, 1642-1656' typescript transcript in Chard Museum, Flat Box 59 M1099.
Wm Wise and Chris. Emerson, Waldon, Essex to keep in their hands £500 and £300 due by them to Barcroft.
- 1648** L Hoskins, *The Manor Court House, Chard: its History*, pamphlet, copy held by SSDC
States that the Chard Borough Records of 1648 contain a review of known town charities, Cogans Charity was described as 'secured on the burgage of Mr Barcroft'. A note was added in 1810 stating that the burgage was then occupied by Isaac Groves and Richard Mayo. The Land Tax Assessments for the Fore Street properties in 1810 refer to owner/occupiers as Richard Mayo and 'James Grove'. [Note on document and Land Tax Assessment not a perfect match re names, but possibly a transcription error.] [In the 1970s Gribble Booth and Taylor discovered that ownership of No 9 required them to pay a sum to Cogan's Charity, by that date amalgamated with Harveys Homes. Mr Trott, formerly of Gribble Booth and Taylor, believes that the same obligation applied to the butcher's shop in No 7A (*pers.comm.* to Jo Cox 13.11.2014).
- 1649** 24 April. 'Calendar of the Commission for the Advance of Money, Part 1, 1642-1656' typescript transcript in Chard Museum, Flat Box 59 M1099.
Information that John Barcroft is a delinquent worth £20,000.
- 1650** 9 August. *Calendar of State Papers Domestic: Proceedings of the Committee for Compounding with Delinquents, 1643-1660, Pt 2*
John Barcroft, Senr., Merchant, Chard, Co.Somerset
Barcroft begs to be admitted to compound on Exeter Articles for delinquency in going from London into Somerset, then under the power of the late King. Was sequestered, notwithstanding he had leave from the Speaker and the Earl of Warwick, as was proved before the Barons of Exchequer, who, on his appeal, were of opinion that such leave was not authentic, as it was not given by Parliament.

20 August. On motion for [Sir] Henry Rosewell, who discovered a debt before the Committee for the Advance of Money of £232 due to Barcroft, desiring that Barcroft may not be admitted to compound for it, the judgement of the Committee for Compounding on the case is respited.

24 September. Fine at one sixth, £500.

4 October. Barcroft begs a review, finding his composition miscast in several particulars.

4 November. Fine reduced to £353, at one tenth.

18 November. Receipt of his bond, on payment of £103 balance.

According to Green (see 1882), who had access to additional material about an appeal by Barcroft on 19 June 1650, Barcroft compounded for:

Two messuages in ruins from the late war, formerly valued at	£12	
A copyhold	£24	
Three closes held for three lives	£6	
Goods	£15	
Household stuff taken from him during	£58	3s
Owing to him, for which he had been in suit for many		
Years	£1,154	14s
Other debts, doubtful	£620	
Other debts due to him 'absolutely desperate'	£4,161	

Against these amounts, towards a reduction, he stated that he owed	£1886	10s
That the Parliament ships had taken from him	£2,020	
Taken from him in the West by the Parliament force	£1,350	
And by the King's forces as much or more		

1651 5 September. 'Calendar of the Commission for the Advance of Money, Part 1, 1642-1656' typescript transcript in Chard Museum, Flat Box 59 M1099. Note that John Barcroft was fined for delinquency 18 July last.

19 September. He pleading Exeter Articles judgement is respited and meantime he is not to be prejudiced and touching a debt of £300 owing by Sir Thomas Astley to him as the prime debt was but £156 Sir Thomas Astley is to pay one twentieth of £144 remaining and Mr Barcroft to be discharged from further attendance touching the said debt. The Commission to consider the discharging of those who have compounded on Exeter and Oxford Articles from payment of pone twentieth.

1652 Churchwardens' Accounts, transcript in Chard Museum, supplied by Roger Carter

Town	Occs of Mr. Barcroft's ten.	7d
Old Chard	Rich. Cogan	5d
Tatworth	Susan Cogan & tens	3d
S. Chard	William Cogan	2d

1660/61 Lease for 21 years, counterpart, London Metropolitan Archives: City of London, E/BVR/400 (not seen)
Lease between Ann Cooke, St Martin in the Fields, widow and John Barcroft,

Chard, Somerset, Esquire. Message in Pall Mall. Schedule of fixtures. Details of Lease for 21 years, counterpart.

- 1667** 26 March, John Barcroft Senr.'s will, National Archives, Kew, PROB, 11/326 Describes himself as John Barcroft of London, Esquire. Appears to be living in the house of his daughter and son-in-law, Thomas Broome as he leaves money to the servants there. He had another daughter, married to Sir William Wyld, knight and Baronet and a son, John Barcroft and a son, John grandson, John Barcroft and three unmarried granddaughters. He made his son, Barcrof, his executor, but appears not to have fully trusted him to pass on property of 'two copyhold tenements in the parish of Chard', the only houses mentioned in his will, as he required his son to put his grandson's name on the deeds soe he could inherit 'immediately after the death of my said sonne'. Probate was granted 26 March 1668.
- 1684** 'Chard Notes', Cutting from 'C & I', 3 December 1881, in Chard Museum, Flat Box 59 M1099
Introduction and transcript of the 1684 parish rate. The introduction states that Fore Street was then called 'East Street' and the High Street was 'West Street'. The Borough properties paid a rate and a half, the rest of the parish one rate.

One of properties on the N side of East Street is identified as 'Occ of Mr Philibert Cogans House'. The rate of 1s 1d was not the largest paid on this side of the street, that was 'Occ of the Lyon and ground' (presumably an inn), rated at 4s. The highest rated presumably domestic building was that owned by Mrs Margeritt Williams, at 1s 9d. On the north side of West Street, a Mr Cogan was rated at 2s 6d 'for hall and other ground'.
- 1749** Private archive (Norringtons)
A copy of a letter from A Jeffery of Norringtons to Mr C French of Exeter, 28 May 1957 reports that when the ceiling of the court room was cleaned the date of 1749 was revealed along with GII.
- 1768** Land Tax Assessments, Somerset Heritage Centre
Crown Inn
Robert James 2 3 9
Mr Williams 2 2 3
? Brices 2 4 0
The George Inn
- 1771** Collinson, *History and Antiquities of the County of Somerset*, 1791, Vol.2, 471
'a public edifice stands near the middle of the principal street, which served formerly for an assize-hall; and now occasionally for a market house'.
- 1793** *Directory of Somerset*, Somerset Heritage Centre, 910.25
Lists Charles Tucker; ironmonger; J White, maltster and J Lovelace, peruke maker
- 1802** Private archive (Norringtons)
A copy of a letter from A Jeffery of Norringtons to Mr C French of Exeter, 28

May 1957 reports that an 1802 indenture in the deeds of No 9, concerning a William Tucker, mentioned that John Bancroft [sic], merchant, had owned the house. Another previous owner mentioned was Hugh Brice, Gentleman and a William Williams. Other names mentioned in the old deeds were John Elworthy, John James or Jervis and Joseph Stuckey.

1810 Land Tax Assessments, Somerset Heritage Centre

Owned	Occupied
William James	himself
James Grove	himself
Richard Mayo	himself
John White	William James
Joseph Lovelace	himself

c.1825 *The Reports of the Commissioners (commonly known as Lord Brougham's Commissioners) to enquire concerning charities in England and Wales relating to the County of Somersetshire, 1819-1837, 1894*

Recites from Cogan's will, then 'The house upon which this annual sum is so charged by the will of John Cogan, is situate in the market-place of the borough of Chard, on the north side of the street. It is now occupied as two distinct tenements, in the respective possession of James Grove and Ann Mayo, widow, who between them distribute annually the amount of 52s according to their own direction; and this has been the practice for many years. Some years ago, there was an interruption in the payment; but since the present occupiers have had possession of their premises, which may be about 25 years, it is stated to have been regularly paid.

c.1836? Engraving of Fore Street, very small, Somerset Heritage Centre, A/DAS 1/74/1 View east down Fore Street, produced after the demolition of the old market hall in 1835 and the after the construction of the existing town hall (1835-6). [Shows the Fore Street group with awnings across two ground floor windows. Does not show the 2-storey porch. Probably unreliable at this scale, but awnings suggest shops, credible at this date.]

1841 Saturday 30 October. *Woolmers Exeter and Plymouth Gazette* Court Leet and Court Baron of Lord Poulett [sic] Lord of the Manor of Chard, held at the King's Arms. A dinner with numerous toasts was followed by a hare hunt. [This establishes that the manor courts (not the Borough courts) were still held in Chard in the early 19th century, at the Kings Arms.]

1841 Woods map of Chard, Somerset Heritage Centre, DD/x/KNI s/1 No information behind the blocks fronting Fore Street but lists names, W-E: James Grove; John Vincent Mayo; Saml. Stuckey; Jarvis Smith.

1841 Arthur Hull, Junr., 'Chronological Journal or Diary, kept at Walsombe near Chard, Somerset', typescript transcription at Chard Museum, , Flat Box 59 M1099 In May Hull notes 'Mr Denning bought the House, shop etc occupied by Mr John Vincent at Chard belonging to the late Mrs Mayo knocked down for *blank* [he omits to put in the 'knocked down' price. Refers to No 11]

1843

Piggott Collection, 'Ancient House at Chard, Somersetshire', Vol.5, No 75, HER 58181

A wash drawing of the S front of the building group shows the W end block with a gabled dormer with vertical sides and gable to match that of the 3-storey porch. All historic photos (earliest photo found to date 1894) show it as it is today, the front built of chert blocks and a wider dormer with sloping sides. [If the drawing is reliable, as it seems to be (more or less) for the remainder of the front, the front elevation of this block was substantially rebuilt probably after 1882 (no ref to recent rebuilding in *SANHS* description of 1882, see below) and before 1894 (dated photograph). The interior detailing indicates that historic interior features were retained in this work. The image also shows a small part of the E return of No 7, now obscured by the abutting building. As far as can be seen the roofs appear to be stone slates. The ground and first floor windows of No 7 and the ground floor window of No 9 are shown with diamond leaded panes, the remainder of the windows with square leaded panes. The same image shows No 13 as 2 storeys with a deep gabled parapet and ground and first floor mullioned windows.

The image might be an idealised one in which the artist shows the building as he imagined it when first built. It would perhaps be surprising if a building in this central location in Chard had none of its ground floor converted to shops by 1843. An (unreliable) image of c.1836 (see above) shows awnings to some of the ground floor, suggesting shops.]

1851

Census 1851 (*italics indicate the buildings to W and E of the group*)

117 *Charles William Loveridge, 47, banker (wife, children, governess and servants)*

One unoccupied

118 James Grove 53, woollen draper, Sarah 53, Sarah 23, James 2? (assistant), one house servant

119 Charles Denning 44, ironmonger &c, Elizabeth 47, Charles William 16, George 12, Frank 9, Susan Ann 7. John Fowler nephew 17, apprentice, 2 house servants

120 Thomas H Dean, unmarried, 26, linen draper, Emily 19, sister, Lydia Tapscott 21, assistant, Sarah Humphery 17, assistant, Henry Walker 12 'apprentice on Trial', housemaid

121 Jarves Smith 59, ironmonger and grocer, Joanna 51, Emma Augusta 23, Rebecca Elizabeth 14, scholar; Thomas Wilson 20, visitor, cabinet maker and upholsterer

122 John Minson 27, maltster, Mary Ann 21, dressmaker, Elizabeth 1 mo, Jane, mother, widow 55; John Toucher 78, widower lodger pauper former tailor

Smiths Court

123 Richard Gough 68, pauper, former cloth dyer, Ann 78, do.

124 Jane Sutherley widow, 45, charwoman, Maria 16, winder in lace factory, William 16, threader in do; William Gillard, lodger, 50, ag lab

125 George Miles 60, ag lab, Ann 61, George 27, ag lab, Elizabeth 18, dressmaker, Mary Ann, grandau 5; George Norris 18, lodger, gentleman's servant

- 126 Thomas Munden 38, painter/glazier, Eliza 36, Mary Ann 15, app
milliner, Mary Jane 12, Harriett 9, Sara Ann 4, Thirza 7 mo
128 *Nathaniel Jeffery 70, inn keeper [The George]*

1861

Census

- 131 *Stuckey's Bank: Loveredge (from home)*
130 Charles Dening 53, widower, ironmonger and manufacturer (illeg),
Samuel 24, ironmonger; general servant
129 Waterloo House: John Palmer 38, linen draper, Louisa 27, Frederick
G 1, Ellen 4 mo; assistants Phebe W Hodgson 21, Alicia C Curtis 23;
housemaid, nursemaid
One unoccupied
128 William Gellitt 50, brass worker in factory, Ann 45, schoolmistress, 2
children and 2 infant boarders
127 Mary Broom 60, dressmaker, Mary ? Daughter widow 25, milliner, and
her dau, 3
One unoccupied
126 James Wood 41, lace hand, Ann 48, Hannah 21 and Emily 17 factory
hands [son, illeg] 19, lace hand
125 William Summerlays 24, mason (buildings), Maria 27, staymaker,
Florence 1; Jane Letherby 56, mother-in-law, staymaker
124 Jarvis Smith 69, ironmonger and grocer, Joanna 61, Rebecca 24,
assistant; a female general servant 14
123a *George Hotel*
123 *Thomas Judge, clock and watch*

1871

Census

- 6 *Stuckey & Co's Bank, Charles Weaver bank manager*
7 Charles Bolt 45, saddler, employing 1, Sarah 43, Katie A 7
8 George Wills 27, drapery (commercial traveller); Georgian 26
9 one unoccupied
10 John Palmer 43, draper (1 man, 3 females); Lydia 38, Frederick 11,
Ellen 10, Kate 9, Louisa 6, Francis 4, John 1; drapers' assistants: Mary
Baker 27, Lucy Westlake 18, Lucy Welch 19, Elizabeth Trott 15; female
servant and nurse
11 No 1 Back Yard. Henry Larcombe 41, gardener, Elizabeth 31, 5 children
of whom 2 eldest, Albert 14, Kate 13, employed at Collar Works
12 No 2 John Chard 41, painter and glazier, Ann 43, Albert 16, painter, 4
younger
13 No 3 Thomas Bale 61, labourer, Mary 50, James 21, gardener, Eliza 19
and Emma 15 employed at Collar Works, Caroline 17, plain sewer
14 No 4 William Gillett 63, labourer in lace factory, Ann 53, Samuel 14,
tailor apprentice, granddau 1
15 No 5 Mary Broom 70, widow, dressmaker; boarders Elizabeth Bonfield
30
needlewoman and son Eli 4
16 Fore St Joanna Smith widow 71, ironmonger and grocer, Rebecca 34,
assistant
17 *George Hotel, James Budd 35*

1875

George P R Pulman, *The Book of the Axe*, 1875, 475

Earliest published account found by Keystone of the court room.

‘The old house between the George Hotel and the Bank, known by the “trade-name” of Waterloo House, has some elaborate ceilings, especially a room upstairs highly decorated with Emblems of Justice—with plaster figures against the wall of the Judgement of Solomon, the three men in the Fiery Furnace, and Daniel in the Lions’ den. This room is popularly believed therefrom to have been originally used for some of the judicial machinery which Chard, being one of the county assize towns, was required to provide, as I shall have to relate. In this house I may here note, lived John Cogan, whose will, made in 1592, is preserved, and whose descendants long afterwards continued to reside at Chard’.

In a footnote Pulman refers to a pedigree of the Cogans in Sir F Philips’s Visitation of Somerset, A.D.1623, page 47, British Museum Library. The pedigree begins with Nicholas, whose second son, Thomas, married Elizabeth, daughter of Fisher of -----, co Somerset. His second son, Philibert, of Chard, married Ann, daughter of Thomas Marshall of Downton, Wilts, by whom he had six daughters and one son. Mary, the eldest was aged 19 in 1623 and Susan, the youngest, aged three.

1881

Census

4 *Stuckey’s bank, Charles Weaver*

5 William C Beveridge 23, clothier and outfitter, employing 1 boy, Annie 22,

William C 2, Ernest 3 mo, gen servant

6 Arthur E Norrington 30, ironmonger (2 men 2 boys) Mary 29, Hettie 2, Mary

1, Ernest J nephew 7, Sydney Rich 17, assistant; general servant

7 John Palmer 53, linen draper (4 assistants and porter) Lydia 54, Ellen 20, Kate 19, Louisa 16, Francis 14, John 11; Selina Tapscott, wife’s sister, housekeeper (del); 2 female assistants, 2 female servants

8 Henry Larcombe 50, gardener, Elizabeth 40, Arthur 14, outfitter’s assistant, Harriet 12, Mabel 10, Allan 8, Herbert 6

9 Sarah Radford, widow 55, partially blind former tailoress, Sarah 31, collar turner

10 Henry Collins 36, journeyman tailor, Emily 33, 5 children

11 John Hodge lace maker, Eliza silk winder

12 George Parker 21, assurance agent, Marian 22

13 Joel Lewes, ag lab, Mary, needlewoman

14 Joanna Smith, widow 81, grocer and ironmonger, Rebecca, and a servant

15 *George Hotel, Joseph Lawrence*

1882

‘Waterloo House’ and ‘Manor Court House’, *SANHS*, Vol.28, 1882, 22-25

In an account of the thirty-fourth Annual Meeting of the Somerset Archaeological and Natural History Society, held at Chard, Mr Green led members round Chard buildings and described them. Accounts of the manor and borough of Chard, referenced to primary sources, also by Green, were published in the same volume. Green's article was illustrated with three drawings, dated 1883.

- 1886** OS map
 First (largely) reliable map of the group.
 Shows buildings (known from remnant walling) NW of the courtroom round a small courtyard, built against the W boundary of the property.
- 1891** Census
 4 *Stuckeys Banking Co; Arthur Paul manager*
 5 Drapers shop. Emily Kesson 38, window draper, assistants Arthur F baker 22 nephew and Emmeline B Wooldridge 26?; general servant 18
 6 [BLOT] Norrington 40, ironmonger, Mary 38, Hetty 12, Mary 11, Arthur H 7, Francis S 4, Winifred 7; Alfred Haydon Gratham 19, lodger apprentice; general servant 15
 7 Waterloo House: John Palmer 63, draper, Lydia 63; children as assistants Frederic G 31, Ellen 30, Kate 29; John 29, banker's accountant. Selina Tapscott 66, housekeeper. Drapers assistants Laura Dare 18, Thirza E Curren 24; 2 female servants
- [Note, this census gives number of rooms if less than 5 the {4} format has been used.]
- 8 1 Gawlers Court. Henry Larcombe 61, County Court bailiff, Elizabeth 62, Arthur H 29, grocer's assistant, Harriett 22, dressmaker, Allan 18, postman, Herbert 17, PO clerk
 9 2 {4} Sarah Radford widow 65, Sarah 41, factory lace hand, Ellen Hodge granddau 9, Mary J Pearce 26, lodger, charwoman
 One unoccupied
 10 4 {3} Joseph Rockett 31, single, post boy
 11 5 {4} Joel Lewis 64, farm labourer, Mary 53
 12 6 {4} Maria Gosling 26, silk winder (factory), Emily sister 10, scholar
 13 Preble & Bradford (?) boot shop. Alfred Fry 45, Boot and shoe warehouseman, Elizabeth 43, Charles N 17, stationary engine maker, 5 younger children, general servant
 14 *George Hotel. William B House*
- 1894** Chard Museum, photo BU44
 Photograph of road-tarring in Fore Street. Although No 7 is only just visible, it is clear that the front is chert, not ashlar masonry as shown in the 1843 Piggott Collection wash drawing. The photograph shows parts of the building in poor condition (broken windows) and the first floor of No 9 either with internal shutters or boarded up inside.
- 1898** The SPAB Archive, Norringtons, Fore Street, Chard
 The Society was keen to obtain photographs of the Court Room and received a response from F Higgins and Son, Holyrood Street, Photographer. He sent

photos (unfortunately missing from the file) and a bill, and wrote: 'The archway on the left side leads to the old court room. The arch on the right hand side the room over it'. He repeated the view that Charles I had stayed here on both occasions when he came to Chard: 'You will see the old crowns in stone over the window'.

n.d. but 1898

Letter from Hugh Thackeray Turner, the first secretary of the SPAB to the Mayor of Chard. States that the SPAB committee had discussed the building many times and was thinking of writing to the local papers calling attention to the value of the building [by which I think the Court Room is meant, though may be both 7A and B & 9, Jo Cox] and urging an effort to acquire it as a 'town property'. However they had rejected this idea as such action 'was apt to defeat the object' by encouraging owners to raise the price. Had the Mayor any thoughts of how the Society could assist, other than by giving money?'

June 1898

The Mayor of Chard replies agrees that it is beautiful and interesting 'and unfortunately its present owner does not attach sufficient value to it to keep it in proper repair'. No interest in acquiring it, as it has no public use.

1899

Somerset Heritage Centre, D/Bch/9/2/2

Refers to Cogan's Charity and states that it '...consists of a charge of a sum of £2 12s 0d on a property situate in Fore Street..., now in the occupation of Mr A E Norrington and Mr James Bragg, such sum being directed by the founders to be expended in the purchase of bread, to be distributed to the poor of the said Borough on Christmas Eve'

1901

Census

126 *Bank House. John A Doune, bank cashier*

One uninhabited

127 Arthur E Norrington 50, ironmonger, Mary 49, Hetty 22, assistant house keeper, Arthur H linen draper's apprentice, Francis 14, Winifred 11, one general servant

128 Waterloo House. James G Torridge (?) 39, linen draper, Eliza 38, four children assistants Mary 40, sister, Louisa Lane 18, Margaret M Swain 15: Edna Bickell 20, milliner, boarder. Apprentices Phillip Parr 16, Sidney J Frost 15

129 Gawlers Court. Elizabeth 63, widow, housekeeper, Arthur 34, glass and china dealer's assistant, Mabel 26, dressmaker

130 Sarah Radford widow 72, blind. Sarah 50, cotton winder in lace mill, Clara Hodge niece, 17, silk (worker?)

131 Elizabeth Warren 58, widow, school cleaner; Mary 21, machinist in linen collar works, Ernest 19, gardener, Selina 14, dressmaker

132 Esther Higgins 39, widow, linen collar ironer, Maud 15, cotton winder in lace mill, Sarah 13, employed in lace mill; Robert Willmott 41, boarder, carter in employ of Corporation, Arthur Bewdley, boarder 16, undercoachman

- 133 Annie March 36, wife, toothbrush drawer?? 5 children
- 134 George S? 68, gardener 'not domestic', Jane 48, winder in lace mill, Bessie 15, linen collar hand, Theresa Fitzpatrick 22, sis-in-law
- 135 Elizabeth Davis widow, 62, assistant in boot store, son Joseph 27, manager; general servant
- 136 *George Hotel*
- 1901** *The Courier*, 'Somerset Appeal Tribunal', 24 July 1918
Joseph Henry Beaton set up a tailoring and outfitters, perhaps in Waterloo House.
- 1903** OS map
Little change from 1886
- 1907** Private archive (Norringtons)
A copy of a letter from A Jeffery of Norringtons to Mr C French of Exeter, 28 May 1957 reports that the date 1907 was found on 'the tympanum' [does not say which, presume W end, which was being restored at the time] with the initials J.G.
- 1908** Private archive (Norringtons)
28 March 1957, Letter to Henry Norrington & Son from the Chard Town Clerk. Norringtons were established in No 9 (and the court room) from at least 1908 when Mr A E Norrington was the owner occupier. [In fact Norrington's were installed by 1901, as shown by the Census returns.]
- c.1911** Valuer's Field Book for Increment Value Tax, National Archives, Kew, IR 58/82243, Chard 801-900
No 881. Occupied Frederick William Press. He was responsible for repairs, paying £60 rent. The property was described as a large shop, house, office and store. 2 sitting rooms, kitchen, 3 bedrooms, scullery, WC. Large yard approached by side entrance. Tiled sheds with large gardens beyond, 29 foot frontage.
No 882. Owner occupier Mrs Mary Norrington. Owners responsible for repairs. Under 'fixed charges' etc. there is a reference to £1 6s 'on account of Cogan's Charity'. Note that owner of adjoining property enjoys right of way of roadway. Description refers to shop, 'old ceiling', sitting room, kitchen, dining room, scullery, drawing room, 3 bedrooms, 3 attics, stone and tile, four stories [sic] and loft, wc, garden. 17 ft frontage.
No 883. Owner occupier J H Beaton. Described as shop, back door, sitting room, S entrance, dining room, kitchen, larder, wash house, coals, shed. Garden and summerhouse. Large front bedroom. 'Cuttg' [cottages?] BR [brick?]. SBR [slate and brick?]. WC Back of lumber room. Four work rooms. 20ft frontage.
No 884. Gawlers Court [inserted, 'Waterloo Court or'] Owned Tom Gawler, Stoke St Mary, Taunton; occupied F Huish. [in a later hand] '6 old stone part slated and new cottages separate in a Court off Fore Street with small garden. The first house in fair order and containing 2 down 2 up. The others in very bad condition - all condemned as unfit for human habitation. Nos 1 & 2 since restored by purchaser. The remainder pulled down and Hall created on site.' 885-889 are all Gawlers Court.

890 Owned John Tutchter, 33 Coombe Street, occupied Joseph Frisby Ltd. Shop office end, Fitting room old, old scullery, WC. 3 rooms over, 3 rooms and bedroom, 2 attics and loft over. Brick and tile workshops and garden. Right of way over passage to 883/4.

- 1916** 21 June. *The Taunton Courier*, 'Urban Tribunal'
Joseph Henry Beaton, tailor and outfitter with dependents, conditionally exempted from military service.
- 1918** 24 July. *The Courier*, 'Somerset Appeal Tribunal'
In the course of explaining why his occupation should be protected and he should not be called up, it was stated that Joseph Henry Beaton, aged 41, of Waterloo House, Chard, master tailor and outfitter, employed 2 men in the workshops but did the whole of the cutting and fitting himself. He produced between 10 and 12 suits per week, had about 550 farmer customers and a branch in Axminster, which he visited once a week. He had started the business in 1901. By 1918 he was married with 4 children.
- 1924** 21 December. *Western Times*
Joseph Henry Beaton at Chard petty sessions fined £18 for not stamping national health and unemployment cards. Had been in trouble for the same thing 18 months previously, and had paid the arrears with a bouncing cheque.
- 1929** 18 April. *The Devon and Exeter Gazette*, 'Chard Fire Slight Damage'
Report of fire in a workroom at the top of Waterloo House. The occupiers, Mr and Mrs J H Beaton and family had gone to bed. Mr Beaton was aroused by a noise and found the workroom on fire. It was extinguished with a few buckets of water. The firemen cut away the affected floor.
- 1930** 8 September. SPAB archive, Norringtons, Fore Street, Chard
Letter from A B Hayward of the architects Hayward and Maynard
The building had been spotted by Hayward's partner during a motor run to the west country. Divided into two [presume 7 and 9], one half for sale, the other occupied by an ironmonger who takes no interest in it: 'the house or houses are full of interesting panelling, ceilings etc all uncared for and gradually decaying for want of attention'. Court room reckoned to have been the court used by Judge Jefferies at the Bloody Assizes.
- n.d. but presume 1930. Notice of auction. 'Valuable freehold block wherein the business of outfitter and tailor has been carried on for many years' [evidently No 9]
Shop 17ft 8" x 43ft 3"
Fitting or sitting room 16ft 10" x 13 ft
Kitchen
Scullery
WC etc
- First Floor
Drawing room with Tudor plaster ceiling and old bay window
5 bedrooms

Bathroom
WC
Landing approached by two staircases

Second Floor
4 large bedrooms some used as workrooms

Roofed with slate
£2,500

17 October. Letter to Mr Blake of Crewkerne saying that the Society wanted to buy the building. They could keep Norringtons as tenants. Later correspondence indicates that this letter was from A R Powys, the Society's secretary.

Later correspondence states that Norringtons owned only one of the houses.

27 October. Blake to Powys
House and shop next to Norringtons owned by the creditors of J H Beaton, an outfitter, but had been sold a fortnight ago to Frisbys, the multiple shop boot-seller.

n.d. but presume here in the sequence
Draft letter to Frisbys asking whether they would consider a proposal by which 'my client' [the SPAB] 'could gain control of the building.

28 November. Letter from Sparks and Blake, solicitors, to Powys
Both Norringtons and Frisbys had agreed in principal to the proposal but cost would be £200 [sic] for each building. This considered far too much.

December. Proposed visit to the site by Powys, Maynard and another

12 December. From C C Winmill. Premises of great value. He doubts anyone will injure the exterior but fears interior fittings may be removed and sold. Recommends purchase by the Society.

1931 5 January. The SPAB Archive, Norringtons, Fore Street, Chard
Plans for a visit to the site by Powys, Maynard and Sir Arnold Wilson. Wilson could not make it as the death of the Princess Royal had upset the scheme for a Persian exhibition.

8 June. Letter from Powys to Blake
Norringtons did not want to sell, and if they did the value would greatly exceed that which Blake had put on the property. How did he explain his valuation?

1935 The SPAB Archive, Norringtons, Fore Street, Chard
More concern about the state of the Court Room, noted by a SPAB member. Norringtons had agreed that the Society could visit in order to draw up a repair schedule.

14 March. Report on the building by Fred C Spear of Taunton
7 and 7a

First floor sitting room bow [sic] window with entablature over. Five stone dentals [sic] need replacing. Mullions fixed on wrong bed, mullions and jambs need renewing.

3-storey square turret. Small repairs needed. First floor front and return window beyond repair, need replacing. Recommends 10 no. steel-framed lights and roof flat; parapet wall, string course and one angle pinnacle to repair and renew in parts.

26 no. new steel frame windows required in all.

The SPAB offer to look at the work needed.

26 April. Report on the Court Room for the Society
West gable of Court Room wet. Plaster disintegrating and large portions already fallen. The butchers next door, the Central Meat Co. are proposing to pull down the fine bay window.

The SPAB wrote to the Central Meat Co. who claimed that the cost of repairing the bay was more than they could afford.

22 May. The SPAB had produced a spec costing less [presume than Spears' spec.], Central Meat Co. thanked the Society for this. The SPAB spec seems to have included fewer opening windows for economy. Builder, recommended by the SPAB was Mr Shoemark 'of Montacute' had done all the work at Montacute. [later correspondence describes him as being from Martock]

The SPAB then wrote to Norringtons, suggesting they might also like to use Mr Shoemark, who was to do the porch and bay for the butchers. Norringtons asks for money, the SPAB offers free architectural advice.

In the course of the work for the Central Meat Co., it turns out that 'one of the little tablets' visible only from the roof, needed rebuilding.

- 1936** 2 April. SPAB Archive, Norringtons, Fore Street, Chard
Clear that the SPAB's intervention had saved the bay window in No 7, which would otherwise have been removed.
- 1944** 27 June. SPAB Archive, Norringtons, Fore Street, Chard
Plasterwork on west wall of court room in dire trouble. The SPAB wonder if the building could have a use as a library and reading room?
- 1947** 14 October. SPAB Archive, Norringtons, Fore Street, Chard
Description of shocking state of decay of building [Norringtons] by Jukes Manson, who had explored it. Stonework chipped and broken by loads of iron ware carried through. 'Flint panes' broken and knocked through. Refers to 'awful' shopfront.
- 1951** Iris Brooke, 'From Court Room to Shop Store' in *Country Life*, 20 July 1951, 187

The court room was approached 'by an old oak ladder stair from a passage with a Tudor arch that gives on to Chard High Street...'. The court room windows are described 'still with their ancient leaded panes of palely tinted glass and bottle glass...'. Describes the court room, 'most of the decoration' of the West end tympanum had gone. 'A few fragments of crumbling plaster still retain the semblance of what was once a plaster overmantel, and in the half circle formed by the barrel vault was a large scale crest of the Brook family...'.

1953 January. SPAB Archive, Norringtons, Fore Street, Chard
Visit by Sydney Schofield. Refers to glass quarries missing and plasterwork on west wall of court room having fallen down some years ago.

28 August. Norringtons visited by the Earl of Euston (the SPAB Deputy Chairman) and Mr Lees Milne of the National Trust. Had heard that Norringtons had recently purchased the building [this turned out to be another branch of Norringtons, Henry Norringtons and Son of Bonhay Road, Exeter] and were thinking of 'renewing the coat of arms at the end of the room opposite the one which still exists' and wanted to know who the contractor would be.

1954 Private archive (Norringtons)
Note states that the Ministry of Works made a grant for repairs to the porch of No 13.

1955 Private archive (Norringtons)
Report on No 9 by F W Walford, Architect [probably Ministry of Works architect] 'A panel containing stars and a moon has broken loose from the backing laths and is likely to fall at any time...The ornate plasterwork above the fireplace has fallen except a small area at the bottom right-hand corner of about 1/5th of the whole, the cause of the breaking down being due to water filtration through the gable masonry'.

1956 10 January. *Western Daily Press, Bristol*
Newspaper cutting reports that Norringtons received grant-aid from the Historic Buildings Council for the repair of plasterwork and bottle glass in the windows, thanks to the SPAB. Robert Trott, formerly of Gribble Booth and Taylor, considers that public access was a condition of the grant-aid and when Gribble Booth and Taylor purchased No 9 and the court room, leases to their tenants in the court room included the requirement for reasonable public access (*pers. comm.* to Jo Cox, 12.11.2014).

1957 Private archive (Norringtons)
Restoration of No 9 and the Court Room for Norringtons. Architect, Anthony Hollow, contractor R G Spiller, west end tympanum in the court room recreated in fibrous plaster by Mr Creswick of Colyton, then in mid 80s, using the 1883 illustration in the *PSANHS*. No 9 had window restoration on the east side: mullion replacement and steel window frames (court room and No 9) especially made by Crittalls, Wippell of Exeter did the glazing, and the Fore Street first floor bay window was rebuilt.

Re the bay window [Fore St elevation, No 9], builders removed stonework

and found death watch beetle in timber beam. Two steel joists inserted to avoid collapse into roadway. Removal of floorboards shows that further strengthening is required. Spec. requires stonework cut away as necessary, 7" x 4" RSJ bedded on concrete padstones to replace lintel. Plaster cut away on face of internal wall. Allow for reinstating damage to panelled ceiling over bay. Plasterwork as existing to be retained if possible. Allow for making good to studwork partition to living room.

On 12 October, the Lord Mayor of London, Sir Cullum Welch visited Chard, his native town, to receive the freedom of the Borough and during his stay he re-opened Norrington's 'manor court showroom'... 'which now affords a unique and attractive setting for the display of modern household appliances'. The party also included the Bishop of Bath and Wells and the Mayor and Mayoress of Chard. They were introduced to Mr H R Jeffery, a director of Norringtons, Directors of R H G Spiller Ltd and 85-year old Mr W H Creswick of Colyton, 'who did the intricate plasterwork'. The work was done with a 75% grant made by the Ministry of Works through recommendation of the Historic Buildings Council, cost of restoration £2,300.

A drawing by R G Spiller, 12.03.57 shows that the existing stairs to the court room and the double doors to the stairs from the court room through passage are 1957. The work included a new stud in the E stud and panel screen, the stud nearest the doorway.

- 1961** Private archive (Norringtons)
Letter to Norringtons from the Ministry of Works, 3 January 1961.
Following the grant aid for the 1957 works, the Ministry asks what arrangements are being made to advertise arrangements for public access, a condition of the grant.
- 1965** Photograph English Heritage/NMR 41711, photographer D J Wheadon
Shows the two gabled blocks between the porches: W H Norrington & Son Ltd; E is Frisby's shoe shop. Frisby's has two builders' boards: R G Spiller Ltd. The photo appears to show recent re-slating and flashing on the roof over Frisby's first floor canted bay window.
- c.1971** English Heritage photograph (dated by Julian Dorse)
Front (street) elevation shows two shops in W block: Baxters, occupying most of the site and Hodges, a small shop at the E adjacent to the 3-storey porch: this clearly had separate access from the street. Gribble Booth and Taylor, the estate agents, are shown occupying the shop at No 9; Frisby's (shoe shop) at No 11.
- 1974** Refurbishment of No 9, South Somerset Planning Department Archive and Robert Trott (*pers.comm.* to Jo Cox, 12.11.2014)

The work, 'Alterations and conversion of shop to offices' was undertaken for Gribble Booth and Taylor with the advice of John Schofield and Bob Organ on behalf of the SPAB, their report archived in the S Somerset Planning Department archive. Robert Trott recalls no window mullion replacement: the windows were in good order. Gribble Booth and Taylor provided toilets in what is

now King Charles Mews for their tenants. Internal alterations included the reinstatement of a ground floor internal partition between rooms G91 and G92.

The building was fully used and, as estate agents interested in the building and on site, any problems were fixed promptly, often by the Gribble Booth and Taylor staff.

- 1975** 24 March
Nos 7-13 Fore Street first listed Grade 1.
- 1976** Date of survey of 9, 9A and 11 by Commander Williams, with plans (South Somerset District Council).
The survey was written up in 1979. Williams identifies the listing grade as 2, notes extensive restoration for Gribble Booth and Taylor prior to his survey.
- 1977** South Somerset Planning Department
Chimney shaft between Nos 9 & 11 demolished on grounds of safety.
- c.1982-early 1990s** (*pers.comm.* Mike Froome, one of the freeholders)
No 9 owned by 8 freeholders working for Gribble Booth and Taylor. This followed extensive restoration led by Robert Trott of Gribble Booth and Taylor; contractors S Spillers and Sons. Gribble Booth and Taylor used the ground floor as offices, other parts of the buildings were let (e.g. dairy in room under E end of court room). Leases to tenants allowed for access to the court room and the building was kept in good order. In the early 1990s the freeholders sold the building to Royal Life, this was succeeded by a period of neglect. Mike Froome reports that when the court room was restored there were some archaeological finds, including an old sandal. Gribble Booth and Taylor accountants occupied what is now Nos 1-4 King Charles Mews.
- 1979** L Hoskins, *The Manor Court House, Chard: its History*, pamphlet, copy held by SSDC
Account of the buildings including documentary research, unreferenced.
- 1979** South Somerset Planning Department
Approval for changing use of court room from antique shop to printing works
- 1986** South Somerset Planning Department
Application for alterations to create flat and independent access to flat over No 13 approved
- 1993** List description amended. Waterloo Court listed Grade 2.
- 2003** South Somerset Planning Department
Major work to repair court room, including roof timbers and repairs to plasterwork. Iron tie removed. Repairs carried out by Carrek Ltd for Bradley Management. During the works, the 1749 date seen in 1957 was rediscovered. Repairs also to No 9. [The court room work was thoroughly recorded photographically when the work was being undertaken. Copies of the English Heritage photographs and those taken for the South Somerset are held by the South Somerset Planning Department]

- 2004** Dendrochronology on court room roof. See c.1632
- 2004** Peter Davenport, Bath Archaeological Trust, 'Manor Court House, Chard, Somerset: An Architectural and Historical Assessment' for Bradley Management
- 2006** The division of No 7A and 7B into two shops was removed. The smaller shop to E, 7B had been a trophy and key-cutting business which also had the room above and the first floor of the porch (*pers.comm.* Greg Venn).
- c.2009** Information from Greg Venn, South Somerset Planning Department
Conversion of building rear of No 9 into cottages: Nos 1-4 King Charles Mews, following consent in 2004.
- 2010** South Somerset Planning Department
After an application to convert No 9 into a lock-up shop with residential accommodation over and to the rear was refused, an appeal in 2010 found against the applicant on grounds of impact to a Grade 1 building and the opinion that the proposal would have a detrimental effect on the living conditions of residents.
- 2010** Whole building added to the national Heritage at Risk register
- 2012** James Brigers, 'Re: No 9, Fore Street, Chard: Proposed Subdivision' for Bradley Management, South Somerset, South Somerset Planning Department.

Appendix Three

Will of John Cogan, National Archives, Kew, PROB 11/82,

transcribed by Dr Anita Travers, preserving the lines of the original

In the name of god amen The eighte and
twentyth daye of December in the yeare of our Lorde god a thowsande five hundreth and
ninetye
twoe And yn the five and thirteth yeare of the Reigne of our Sovereigne Ladye Elizabeth by
the grace of god of England ffraunce and Ireland Quene defender of the faithe occr and next
and v under god of the churches of England and Ireland in earthe the supreme head / I
John Cogan of Charde in the countye of Somerset ? merchant being sicke of bodye but
of good and perfect remembraunce thanks be to Almightye god doe make and ordayne this my
last
will and testament in manner and forme folowing that is to the ffirst I give and bequeathe my
sowle
to Almighty god my maker and onely redemer through whome and by whose deathe and blood
shedding, and
in whose name by stedfast and assured faithe in Jesus Christ I hope to be saved and my Bodye
to be buried
in the Churche of Chard where and in what place my executor shall thinke best / Item I give
unto the
Church of Charde twenty shillings / Item to the poore people I give and bequeathe tenne
poundes to
be indifferently distributed by the discrecōn of my executors and overseers at my Buriall. Item
to the
poore artificers of the towne of Charde I give and bequeathe ffive poundes to be employed to
the use and
benefit of the saide poore artificers for ever Item to the poore people of the poore people of the
parish of Charde I give
twenty shillings. Item I doe freely give and bequeath to the poore people of the towne of
Chard one

annuitye or yearly pencōn of fifty two shillings a year to be had taken received and levyed of
in and

uppon my burgage and Tenement in Charde wherein I nowe dwell to be paide quarterly by
even

porcōns for ever And that the same be not duely and truly paid and performed according to the
intent

of my good meaning Then my will is and I doe ordayne that the Constable and Portryve of the
saide

Towne for the time being shall from time to time enter into the said Burgage and Tenement and
there

distreyne for the said annuitye so unpaid and the distresse to take and carrye away and
impounde

--- fully satisfied and truly paide to the use of the saide poore as I have before given. Item to
the

Churche of Martock I give tenne shillings. Item to the poore people of the towne of Martocke
I geve

twenty shillings. Item to the poore howse or hospitall of Langporte I give twenty shillings

Item to the poore howse or hospitall of Honiton I give tenne shillings Item to the poore people
of West

Buckland I give tenne shillings. Item to Peter Lea the sonne of James Lea my ---'s Brother I
give

and bequeathe twenty pounds. Item to William Pitterd of Marleborowe my sisters son I give
fortye

poundes. Item to my Cosen Nicholas Luffe of Martocke I give and bequeathe eighte poundes.
Item to

Edwarde Luffe of Martocke my Cosen I give ffoure poundes. Item to Thomas Luffe of Chard
I give

ffoure poundes. Item to my uncle John Cogan of Ilminstre I give ffoure poundes. Item to John
Cogan of

Charde my kinsman I give ffoure poundes. Item to James Traske I give four poundes. Item to
the saide

John Cogan and James Traske I give and bequeathe all my wareinge apparell excepte my
gowne and

Cloke hereafter expressed equally betwene them to be devidede. Item to William Wilson my
apprentice

I give five poundes. Item I give and bequeathe to Katerine Podger? my servaunte and
apprentice five

pounds. Item to John Geylard of Stockland Smithe I give halfe a tunne of good yron. Item to Matthew

Sellwoode of Charde I give forty shillings. Item to Thomas Downson? of Charde I give tenne pounds my

best gowne and my beste cloke. Item to the ? of Charde I give twenty shillings. Item to every of

my godchildren I give five shillings apeece. Item to every of them that shall carrye me to my Buriall I

give ffive shillings apeece. Item to the maker of my grave I give xii^d. Item to the Ringers Twelve

pence apeece. Item to Katherine my wyfe I give and bequeathe all the yssues proffitts comodities

and ---initages emoluments, Rents Revenewes demaundes whatsoever arising growing renewing

or coming or during the terme hereafter expressed to arise, growe, renewe come or happen of in and uppon

all those twoe halfe tenementes with their appurtenances which I have and doe holde, within the Mannor

of Membury in the County of Devon sometime in the tenure and occupation of one John S--- or of his

assignee or assignes. To have and to holde occupie use and enjoye all and singular the saide yssues proffitts

and other the premisses unto the saide Katherine and her assignes to her and their onely use and benefits

from the feast day of St Michaell the Archangell whiche was in the yeare of our Lorde 1590

for and during the terme of twenty and three yeares from thence next ensewing and fully to be complete

and ended yf the saide Katherine my saide wyfe so Longe shall happen to Live, Item to the saide Katherine

my wyfe I give and bequeathe the use and occupacōn of all my Burgage and Tenement wherein I

nowe dwell scituate and being in Charde aforesaide with the backside and garden to the same belonging

with all and singular thappurtenances and also all seelings presses chests Bedstedds Table bourdes

Cubbordes formes stooles barres and backes in the Chimneys glasse in the windowes doores Lockes and

Keyes to the same, now apperteyning with the furnace Brakes Coopes Backs maungers and
plaunchings

To have and to holde the same unto the said Katherine my wyfe and her assigns for and during
the

naturall lyfe of the said Katherine yealding and paying therefore yearely during the said terme
unto

the heirs of me the said John Cogan the yearely Rent of one grayne of pepper at the ffeast of
Christmas yearely (yf it be demaunded) And also well and sufficiently repaying susteyning
and

maynteyning the saide tenement and premisses at her onely costes and charges in all manner of
reparacions

when and as often as neede shall requyre during the saide terme / And in the end of the saide
terme the saide

Katherine my wyfe the saide tenement and premisses so well and sufficiently repayred and
mainteyned

shall leave and yealde upp. And I doe will and ordayne that the saide Katherine my wyfe and
her assignes

shall quietly permitt and suffer my Executor and his assignes at all times and from time to time
here

after to have the use and occupacōon of the Chamber over the shoppe at his will and pleasure
and shall

also finde and provide for my said Executor stable roome and haye for one horse at all times
whensoever

he shall have occasion to use the same Chamber and during the time of his aboade there
withowte Lette or

Denyall. And my will and meaning is and I doe ordayne that the saide Katherine my wyfe in
the end of the

saide terme shall leave standing in the saide howse and tenement to the use of the heires of the
saide

John Cogan all and all manner of seelinges presses chestes doares glasse in the windowes
fformes

Barres and Backes in the Chimneys Bedstedds furnace Brakes Coopes Rackes maungers &
plaunchinges

Lockes and keyes cubbordes table bordes and all other the aforesaide premisses and every
parte and parcell

thereof without removing the same owte of the saide howse or wilfull waste or spoyle of the
same or any

parte thereof. Item to the saide Katherine my wyfe I give and bequeathe foure hundred poundes to her
and her assigns to be paide in manner and forme hereafter expressed (that is to saye) in the debtes due by
my shoppe backe and in suche wares and marchaundizes as I shall haue at my deathe namely dyvers
Clothe Iron steele Redding kersies --- oyl --- and suche othere Comodyties as I shall then have whiche
Wares and merchaundize being praysed and valued by the indifferent Judgement and considuacion of my
overseers I will that she take without refusall. And my will is and I doe further ordayne and appointe that
if the said debts upon my Shoppe Backes and all the saide wares and merchaundices praised and valued as
aforesaide shall not amounte to the full sune of ffoure hundred poundes That then my Executor within one
yeare next after my deathe shall in Charde at my nowe dwelling howse satisfye and geve unto the same
Katherine my wyfe or to her assigns the moitye and halfendeale of that whiche wanteth of the foure
hundredd poundes And the other moitye so resting at the end of two yeares next after my saide deathe
withowte all fraude or cover? Item to John Pitterd the younger my sisteres sonne I geve and bequeathe
my second best fetherbedd my second best Covolette a payre of sheetes a bolsther
and a pillowe of ffetheres a pillowtye and a flock bedd furnished. Item to the saide John Pitterd I give
and bequeathe my best table clothe my best carpett all my bedding plate napery and Cusshions the begging
sheetes and Cuppe before given to the said John Pitterd onely excepted. Item more I give to the saide
Katheraine my wife all my pewter crockes? pannes and candlestickes all my Buckettes and --- and all my
Woode and sawed bordes and my haye Colte. Item I will and doe ordayne that she shall have and enioye all
my groundes whiche I have and doe holde here abowte and adioyning to the town of Charde for an

duringe all such time and terms as I have in them or any of them yet to come at my deathe.

Item to

Henry Cogan the sonne of John Cogan my kinsman of London I give tenne poundes. Item to
John

Trimble? of Chaffcome I give my yonge suckinge Colte which nowe goath with him to pasture
Item

to the aforesaid John Pitterd the younger the sonne of my Brother in Lawe John Pitterd of
Bowre Heanton within the parrishe of Martock in the county of Somerset aforesaide Taylor I
give and bequeathe all my Burgage Messuage and tenement wherein I doe now dwell

with all and singular all manner of howses outhouses buyldinges Backsides gardens and ap-
purtenaunces

whatsoever to the same belonging scituate lying and being within the Borowe and towne of
Chard

aforesaide in the saide Countie of Somerset. To have and to Holde occupye use possisse and
enjoy all and

singular the saide Burgage and tenement and all other the afore recited premisses with all and
singular

the appurtenaunces whatsoever to the same belonging or in any wise apperteyning unto the
saide John

Pitterd the younger and to the heires of his bodye Lawfully begotten or to be begotten for ever
to

the only and proper use and benefitte of the saide John Pitterd the younger and of his heyres
aforesaide

for evermore. And for defaulte of suche yssue to the heires males of my nephew John Cogan
sometime

of Charde and now of London merchaunt of his bodye Lawfully begotten and to be begotten
for ever.

And for defaulte of suche yssue to the Righte heires of me the saide John Cogan for ever, to be
holden of the cheif Lorde or Lordes of the ffee of the premisses by the Rents and services
therefore

due and of right accustomed. Item I doe give to the aforesaid John Pitterd my Brother in
Lawe

the moietye and halfendeale of all suche money as he dothe owe and is indebted to me and the
other moietye of the

same I doe give to William Pitterd his sonne. Item all the Reste of my goods not before given
nor otherwise

disposed, my debts funerall and legacies paide and discharged I give and bequeathe to the
afore

named John Pitterd the younger whome I adopte to be mine heire, and whome also I make and
doe

ordayne to be the sole and other Executor of this my Last Will and testament. And I do will
and ordayne

and also request my welbeloved frendes Henry Samwayes merchaunt Augustine Atkins clo-
thyre

of Charde and Thomas Leache of Ashe? in the parrishe of Martocke aforesaide husbandman to
be the

overseers of this my saide Last will and testament. And for their charitable oversights and
godly paines

herein to be taken I give to every of them six poundes thirteen shillings foure pence apeece to
them to

be paide within one yeare nexte after my deathe. Item I do further ordayne and my will is that
my

said overseers shall take good surety and sufficient bonde of my Executor for the true perfor-
maunce

of all and singular above these my Legacies before given to be paide and performed within
twoe

yeares next after my death according to the true meaning and good entent of this my saide Last
will

and testament Provided and allwayes excepted that if it shall please god the saide Katherine
my

wyfe hereafter to be by me with childe one or more And tht the same childe or children doe
Live untill they or any of them doe accomlishe the full and perfecte age of one and twenty
yeares

Then I doe ordayne and make the said Child and Children and every of them ioynte and sole
executors

of this my saide Last will And that if god shall send her male and female then the male to be
my heire

And they bothe to be joiunte Executors. And then in consideracyon thereof I do give and
bequeathe appointe

unto the saide John Pitterd the younger over and besides the Bedding and plate to him before
particularly

given the some of one hundred poundes And that this is my true and Last will I the said John
Cogan

hereunto in perfecte memorye subscribed my name and steen my seale yeaven the daye and
yeare first above written John Cogan

Probate to John Pitterd 12 Feb

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