

A MEASURED SURVEY OF THE BUILDINGS AT NUMBERS 30A AND 31 MARKET PLACE, STOCKPORT

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INTRODUCTION

This measured survey of numbers 30a and 31 Market Place was carried out during the period January-June 1985. The survey was undertaken to provide a record of grade II listed buildings following an application for consent to demolish by the owner, Mr R Gardner.

The survey was conducted by a team of six. Floor plans and elevations of external and internal walls and roof-trusses were prepared and a photographic record of the building was also made. The archive is held by the Greater Manchester Archaeological Unit. Certain restrictions existed during the conduct of the survey, the principal ones being:

1. Continuing commercial use of the properties, restricting access to certain times.
2. The use of many of the rooms and cellars for storage.
3. Safety considerations in those sections of the buildings which were in a dangerous condition.

These restrictions, particularly the latter, meant that certain areas of the building could not be fully recorded. The survey was seen as an opportunity to expand upon and complement a previous survey of number 30a, published as an interim report by W J Smith (1977).

The complex of buildings occupies a strip of land which slopes sharply from the Market Place plateau down towards the River Mersey to the north. In this area the 1851 OS 1:1056 map of Stockport shows a series of seven regular property divisions. These are 8-9.2m (27-30ft) wide, and one of the plots corresponds exactly with that occupied by building A, number 30a Market Place, which probably dates from the late medieval period (Fig 1). The width of the plot occupied by buildings B, D and E, number 31 Market Place, corresponds to half a property division. All the buildings, with the exception of the two latest, F and G, respect the property

division. It would seem likely therefore that the group of properties represents a plan unit of burgage plots, or medieval property units, which may date back to the original foundation and laying out of the borough in 1260.

The complex of buildings conforms well to Brunskill's 'classic medieval urban site' (Brunskill 1982, 107). The strips of land are narrow: 9.1m and 4.62m wide respectively. From the Market Place frontage the land slopes away towards the river but is exploited intensively, with buildings having two or three storeys over basements or cellars. Continuous development can be traced from the medieval period through to the 19th century, with the greatest activity probably occurring during the period late 16th - early 17th century. As such, the buildings probably represent the best-preserved and most complex set of late- and post-medieval structures to be found in an urban context anywhere in the county.

The report is divided into two sections: Section One describes number 30a Market Place and Section Two number 31 Market Place. The results of the survey are given building-by-building, followed by a discussion of each. A key diagram (Fig 1) locates each separate building and bay, and also acts as a key for the location of elevations.

Acknowledgements

The survey would not have been possible without the kind permission of the owner, Mr R Gardner, and the help and co-operation of both himself and the tenant of the Staircase Cafe, Miss G Williams. Our thanks also to Mr P Hatfield of the Bernard Taylor Partnership for his helpful comments, and to Mr Brunt of Smith, Fort and Symonds, who kindly provided access to the roof of Three Shires Hall, Great Underbank.

The survey was carried out under the Community Programme by a team employed by Stockport Metropolitan Borough CP Agency and under the direction of GMAU. The survey team were A Hughes, R Hulme, S

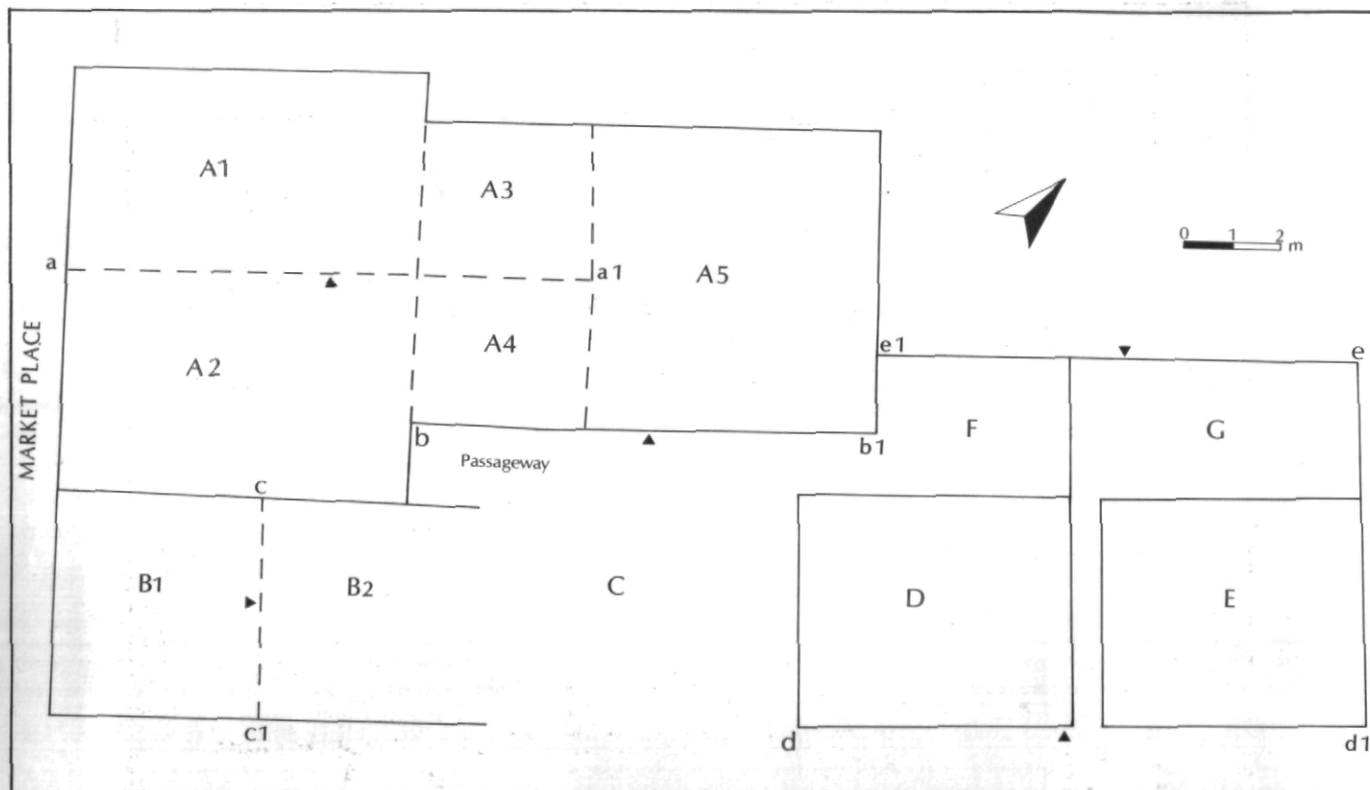


Fig 1 30a and 31 Market Place : key to numbering and elevations

Lord, W Sunderland and the authors. Photographs are by S Lord and drawings by R Hulme.

SECTION ONE: NUMBER 30A MARKET PLACE

PHASE I: THE CRUCK BUILDING, A1 AND A2.

The earliest building identified in the complex is a two-bay cruck building, its long axis running parallel to and fronting Market Place (Figs 1, 2, 3 and 8).

The upper halves of two pairs of oak cruck blades survive. Of the eastern pair, part of the southern blade and the apex can be examined at first floor level, where the blades are held together by a collar and have a ridge set diagonally between them: Alcock's 'type A' apex (Alcock 1973, 10). The ridge between this and the central cruck truss has survived intact, and a small section of a purlin remains. This has been cut close to the blade and is joined to it by a simple lap joint. A short distance below is a tie-beam: a roughly-finished timber also joined by a lap joint. Staves and wattle-and-daub infill can be seen on the underside of the blade and the mount for a windbrace was observed just above present floor level. The wattle-and-daub infill and poorer quality of this cruck truss suggest that it formed an end wall to the building.

Parts of the central blades can be examined also at first floor level (Fig 3). They are better finished, and of heavier scantling, than the eastern pair, though the apex joint is the same (Plate 1). Joints for a windbrace on the northern blade, and a trench for a through-purlin on the southern blade, can also be seen. The lower tie-beam, or wall-tie, projects beyond the blades in order to take the

wall-plates. These were removed in the course of later alteration, but the tie can be seen where it projects beyond the northern blade just below present first floor level, and its soffit can be seen in the ceiling of the ground floor. Staves and wattle-and-daub infill to the blades is original, and the partition thus formed suggests that one of the bays at least was probably divided into two floors. The western cruck truss is missing. However, the way the present building relates to the surviving crucks, and the presumed position of the property boundaries, suggest that it occupied the site of the present brick-built western wall of the building.

Discussion

On the basis of the suggested burgage plot boundaries, the cruck building would have occupied a



Plate 1 30a Market Place : apex of phase 1 cruck

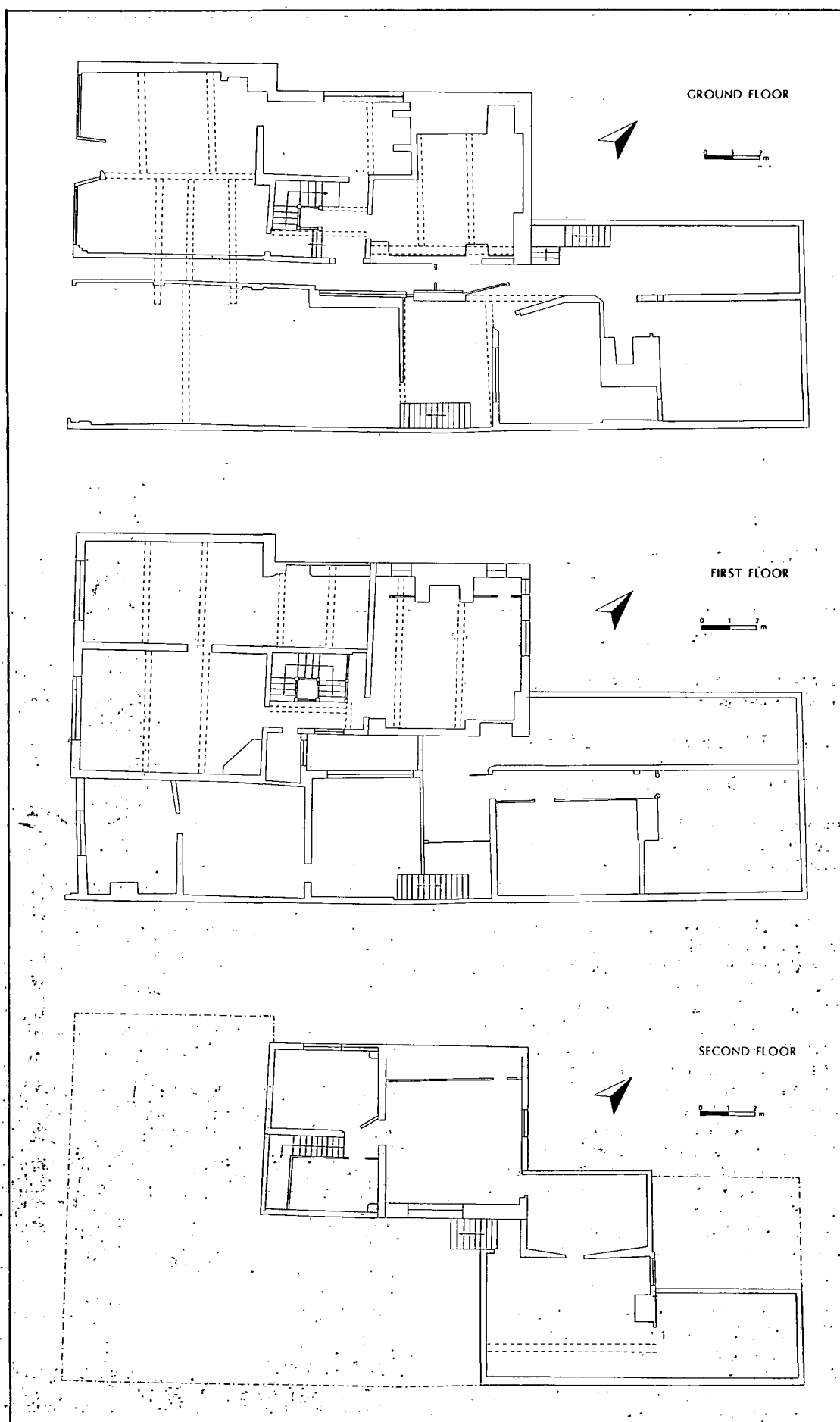


Fig 2 30a and 31 Market Place : floor plans

single burgage plot width. It has not been possible to ascribe a date to the building with any degree of certainty, since cruck buildings in general are notoriously difficult to date accurately. There are few surviving cruck buildings in urban contexts in the region, and the closest local parallel in terms of size, type and quality of the cruck blades is a house and byre at Hyde, for which a late 15th century date has been suggested (Pacey 1971, 7-9). Smith (1977, 15) suggests a 16th century date for the Stockport example, based on the quality of the timbers and the craftsmanship displayed on the central set of blades. The poorer quality of the eastern pair was possibly because the central cruck truss would have been visible, unlike those at either end, which would have been obscured by end walls. A date somewhere between the late 15th and early 16th century therefore seems likely, and this fits in with suggested dates for the later buildings of the complex.

The mutilated remains of two pairs of cruck blades tell us little of the character of the building they supported. Various possibilities exist: the building may have been open to the roof in both bays or, alternatively, had an upper floor in one or both bays; it may have been used solely as a workshop and trade outlet with domestic dwellings to the rear, or may have combined both functions. The plan of a typical small, urban medieval house had one larger bay open to the roof, and a smaller one consisting of a shop or workshop on the ground floor with a solar, used for storage and sleeping, above (Harris 1978; Pantin 1962-3b). The position of the wall-tie in this example, at present first floor level, and the fact that wattle-and-daub filled the central set of blades at first floor level at least, lends some weight to the theory that the building had the latter arrangement. The presence of an upper floor in one of two or more bays of a cruck building has been recorded elsewhere (Mercer 1975, 13-17), but usually in rural buildings, to which class most cruck buildings belong. In an urban context it is likely that service buildings, and perhaps workshops, existed to the rear in the form of an outshot or separate outbuilding.

We can speculate that the building was perhaps the dwelling and workshop of an artisan, or trader, selling goods at Stockport's twice-weekly market. In a town of Stockport's size the degree of craft specialisation would not have been high: such a trader may have been involved in the production of iron, leather goods or textiles or, perhaps, worked as a baker or brewer (Hilton 1975, 85).

PHASE 2a: POST- AND-TRUSS BUILDING, A1 AND A2

At some point, probably in the 16th century, the cruck building was rebuilt and converted to a two storey post-and-truss structure, with its long axis running at right angles to Market Place. Much of the original structure has survived (Figs 1,2,8).

The Roof

The roof, of duopitch 'M'-shaped type, had twin gables overlooking Market Place. A cross-piece runs between the two ridges, at right angles to and set

centrally between them (Fig 8). This feature was probably introduced to channel rain water into lead conduits which ran inside the roof space and out through openings in the outside walls. The conduits would have carried large quantities of rain water, and the failure to keep them adequately maintained has caused considerable damage to the timbers at the rear of the building. One section of the original conduit survives, and corresponds well with the system of drainage in the roof of the broadly-contemporary Three Shires Hall in Great Underbank, Stockport. The roof is of the through-purlin type, with heavy purlins and ridges set diagonally. With the possible exception of the north-eastern one, which is inaccessible, the end trusses have been removed, but remains of joints on the purlins and ridge at the north-western end establish the position of the truss at this point.

External Walls and Features

Portions of the timber-framed external walls survive, but what remains is largely obscured by internal and external alterations. A small section of the framing of the south wall fronting Market Place is exposed at first floor level, where closely-set rails and studs suggest decorative detail, perhaps of the type seen in Three Shires Hall and Underbank Hall. The north wall, which retains original wattle-and-daub infill where visible, consists of fairly regular square panels (c800mm square) with occasional braces. The east wall was built around the cruck blades, but survives at first floor level only. A passageway runs under the first floor and into the open at the rear of A2, where it separates the buildings of number 30a from those of number 31 (Fig 8).

Internal Features

The building is divided into two bays along the line of the original bay division of the cruck building, with the central cruck blades incorporated into a wattle-and-daub filled wall at first floor level (Fig 2). Three bridging beams, visible at ground floor level in A2 and continuing through to building B, are simply chamfered. Two in bay A1 are obscured by modern decoration, but two in each bay at first floor level have double ovolo moulding. The northern of those in A1 is ovolo-moulded on the southern half and simply chamfered on the other side. Chamfered and ovolo-moulded beams are known to have co-existed in 17th century houses for example in Great Yarmouth (O'Neil 1953). The chim-

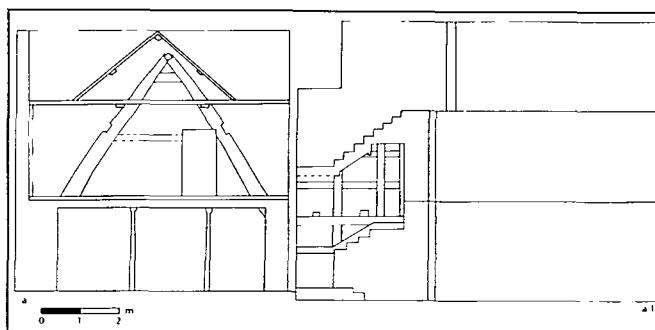


Fig 3 30a Market Place : section a-a1

neys and hearths in the two bays are later than the conversion, but may be on the site of original flues; there is no evidence in the form of structural remains or blackening of the roof-beams to suggest alternative sites.

PHASE 2B: BAYS A2 AND A4

A smaller, two-bay timber-framed range, originally having two storeys with a cellar and possibly an attic, was added to the rear of the building. This was set back to the west to allow access by means of the passage (Figs 1,2 and 8).

The Roof

The original roof was removed in the course of later alterations. There is no evidence to suggest that it rose from a different level than the present one, the wall-plates apparently being common to both, but it is possible that its structure related to the present bay division of the range, and perhaps that it ran east-west, at right angles to the roof of A1 and A2 (Fig 8).

External Walls and Features

The timber frames of the surviving west and east walls rest on walls of large, red sandstone blocks which rise to ceiling height in the cellar. The framing forms large rectangular panels with occasional bracing, and the east wall retains original wattle-and-daub fill (Fig 4).

Internal Features

The building is divided on all floors by a timber-framed wall which continues the bay division between A1 and A2. This may relate to a bay division of the original roof, and to a staircase or other internal features lost during insertion of the later staircase.

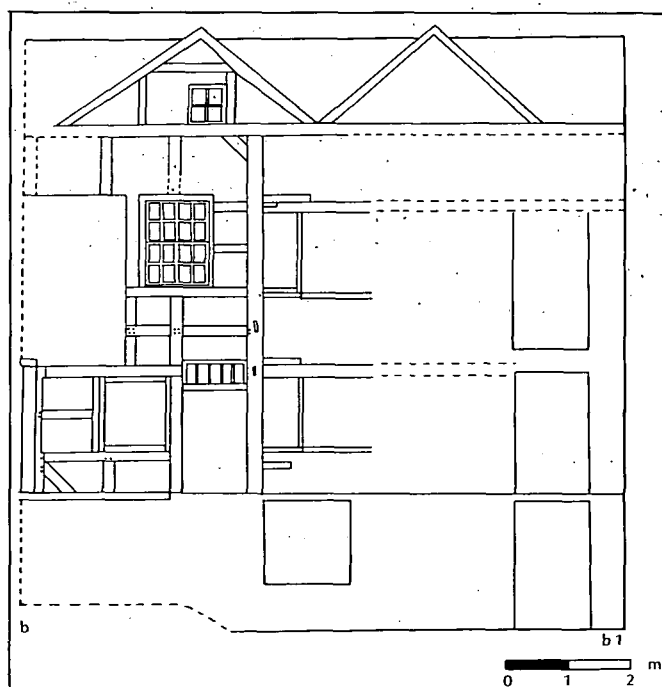


Fig 4 30a Market Place : elevation b-b1

PHASE 2C: BAY A5

The building was further extended by the construction of a single-bay range to the rear of A3 and A4 (Figs 1,2 and 4). It originally had three storeys: the slope of the land back from Market Place is such that ground level of A5 is lower than the cellar level of A3 and A4, and the first floor of A5 is on the same level as the ground floor of A3 and A4. For the sake of clarity the ground level in A5 may be referred to as a basement, the building therefore consisting of two storeys over a basement.

The Roof

The original roof was removed in the course of later alterations. As the building had originally comprised only two storeys above the basement, in contrast to the taller range A3 and A4, the roof would have been lower than that of its neighbour, and may have been aligned east-west (Fig 8).

External Walls and Features

The building is constructed of narrow-coursed yellow sandstone. The remains of wooden window-frames can be seen in the western and eastern elevations, and in the latter a wall-plate relating to the original roof is also visible. A door is situated on each floor at the northern end of the wall, each one directly above the other (Fig 4). A chimney, also of yellow sandstone, rises in the west wall from basement level.

A five-light mullion window in the north wall and two two-light mullions on either side of the chimney in the west wall survive. The mullions are chamfered, with glazing bars set diagonally: those of the five-light window being wood and the others iron. A fourth window in the east wall has a dressed sandstone frame, but is blocked so that other details can no longer be seen. The badly-decayed frames of a window at ground and first floor level can be seen in the eastern elevation (Fig 4) and similar remains of two smaller windows are situated on either side of the chimney at first floor level in the west wall.

Internal Features

On the ground floor a large timber bressumer, 300mm square, runs along the line of the east wall at ceiling level. It is supported by two pillars, the nature of which, owing to modern decoration, is unknown. The bressumer spans a gap created by the window and door which existed at this level. Two bridging-beams span the room. These are jointed to the bressumer and have double ovolo moulding in the soffit, as have two beams at first floor level.

Discussion

The sequence of events following the conversion of the cruck building to a two-storey post-and-truss building, its axis (in contrast to that of its predecessor) running at right angles to Market Place, reflects prevailing trends in the design of urban buildings of the 16th and 17th centuries (Brunskill 1982, 107-113). The move away from an open hall plan to multi-storey buildings with an

increased number of separate rooms probably reflects a desire for greater comfort and privacy, prompted by greater prosperity and the pressure to maximise use of scarce building land. The upsurge in economic activity and house building in the region, connected with the booming textile trade, has been well documented (Wadsworth and De Lacy Mann 1931, 71), and the activity on both numbers 30a and 31 in the period can be seen as a local expression of a regional phenomenon.

The cruck building was converted in the manner described, and two further ranges added to the rear of the building. The position of the bridging-beam on the first floor of bay A1, which has ovolo moulding on one side and is chamfered on the other, may indicate that this section of the room was once partitioned, perhaps next to a chimney breast: a common arrangement (Harris 1978, 27-8) which may have been an original feature of the post-and-truss phase of the building.

The range A3 and A4 was probably added at the time of, or soon after, the conversion and may have contained a staircase giving access to upper floor rooms. The rearmost sandstone-built extension, A5, was probably added later. This suggestion is based on the use of different building materials at cellar and basement level of the respective buildings. Both the red sandstone of A3 and A4, and the yellow of A5, are found locally and were used extensively for building stone. Likely sources include quarries near Bollington or Romiley for the yellow, and Marple Ridge or Styal for the red (Taylor et al 1963, 116-17).

It is likely that A5 was originally built as a warehouse. Doors in the eastern elevation have the appearance of loading-bays: one on each floor directly above the other (Fig 4). This, together with the use of stone or brick, conforms to classic warehouse design both before and after the Industrial Revolution (Richards 1958, 25). The use of sandstone in preference to the timber framing used in other buildings in the complex, possibly reflects a desire to protect the valuable contents from fire. The building was heated, but it is hard to say whether a chimney rising in the west wall is contemporaneous or a later insertion. There exists the possibility that the basement was used for domestic purposes, as in some warehouses in Exeter of the period 1550-1700 (Portman 1966, 33).

Whilst a function cannot be confidently ascribed to rooms in the rest of the building, the plan of the house, with a side through-entry from the street, has many parallels in urban contexts of the 16th and 17th centuries (see for example Parker 1971, 81; Portman 1966, 25). The position of the building, at the centre of economic activity around the market place and with a warehouse for the storage of goods, suggests that it was owned by a relatively prosperous merchant.

PHASE 3: 17TH CENTURY ALTERATIONS

Major alterations were carried out to the rear of building A, probably in the early 17th century. The roofs of A3, A4 and A^r were removed, and a storey added to A5 by building up from the original wall-plate in (predominantly red) sandstone, so that it

reached the wall-plate level of A3 and A4 (Figs 4 and 8).

The Roof

A new roof spanning both ranges was constructed. In the tradition of others in the complex, it had heavy purlins and ridge; it was single-pitched, with its long axis running north-south. Large sections of the end trusses have been lost, but from what remains they were evidently of through-purlin tie-beam, or possibly collar and tie-beam, type (Cordingley 1961, 97). Both were originally filled with wattle-and-daub, as indicated by the presence of stave holes and grooves in the blades and tie-beams, and both are wind-braced. The central bay dividing truss is well preserved, and is modified to receive a door. The tie-beam is interrupted, and a collar rebated, where the door leads from the upper floor of A4 through to the corresponding floor of A5. On the eastern side are two dormers (Fig 4), one on each side of the truss, which is also windbraced.

Internal Features

The central bay dividing truss is wattle-and-daub filled from floor to ceiling, thus forming a wall dividing A3 and A4 from the upper floor of A5. Like the roof, the second floor is divided into two bays. However, because the bay division of the new roof does not correspond with the original dividing wall between A5 and A3/A4, the length of A5 at second floor level is reduced and that of A3/A4



Plate 2 30a Market Place : the staircase

correspondingly increased, compared to the floors below. As a result, the sandstone walls of A5 project into rooms A3 and A4 on the second floor (Fig 2). The reason for setting-back the bay division in this manner was probably to give room at the head of the stair for comfortable access to room A3, and the newly-constructed upper floor of A5 (Fig 3).

The Staircase

A cage newel staircase rises the full height of the building in A4. This was probably inserted at the same time as, or shortly after, the alterations described above, to give access to the newly-built upper floor of A5. Cage newel staircases are relatively rare to the North West, and this elaborately-carved and decorated example is unique in the county (Smith 1977, 17). Between the handrail and string are panels, perforated to form a pattern. These and the newel posts are decorated with strap-work designs (Plate 2).

The decorative features and staircase type suggest a date in the first half of the 17th century (Godfrey 1910, 36; Jourdain 1950, 24-5), but exact parallels are hard to find. Cage newel staircases, in the main dating to the first quarter of the century, are cited by Godfrey (1910, 35) and by Smith (1977, 17), whilst similar decorative techniques exist at Clare College, Cambridge (RCHME 1959, plate 66) which is dated 1640-42, and at Aston Hall, Birmingham (Mercer 1962, Plate 40a) which is dated 1618-35.

Panelling

The first floor room of A5 is panelled in oak. Since the east wall is panelled to ceiling height it is likely that the door and window in the eastern elevation were blocked before, or at the time of, the insertion of the panelling. The latter consists of small rectangular panels, framed in narrow stiles with fine moulding (Plate 3). These features, and the absence of a dado or skirting, suggest an early 17th century date (Jourdain 1950, 15-17; Cunnington 1980, 170-3). A similar example can be seen in the Black Swan, York (RCHME 1981, plate 170), dated to the early 17th century. All except the north wall are panelled to ceiling height. In the west wall panelling continues flush with the chimney breast, thus acting as a partition for two small rooms on either side of the chimney. The north wall is half-panelled.

Discussion

The phase of alteration and refurbishment in A3, A4 and A5 reflects a change in function, mainly concerned with increasing and improving domestic living space. This was effected by taking the warehouse into domestic use and by adding a storey to it, thereby increasing the number of rooms available for domestic use from six to nine. This refurbishment, involving the complete replacement of the roofs of both ranges, coupled with the insertion of fine panelling and an elaborate staircase, represent a substantial investment. It is possible that other rooms in the building were also improved, but later alteration and decoration have removed or hidden any evidence for this. It is clear that

range A5 became redundant as a warehouse, and this may be related either to a change of ownership or, possibly, to increased prosperity, allowing the owner to live in greater comfort whilst making use of warehousing elsewhere.

PHASE 4: 18TH AND 19TH CENTURY ALTERATIONS

The buildings of number 30a retained broadly the same structural elements they had acquired after the early 17th century alterations of Phase 3. The appearance of the building, however, was much altered, particularly in the southern elevation where it fronts onto Market Place.

18th Century

A brick facade was constructed on the front of the building, from first floor level, obscuring the original gable ends of the roof. Small sections of brickwork, above what appears to be a bressumer, are of handmade 18th century brick. It was probably at this time that the southern end trusses of the roof were removed. Sash windows introduced into this elevation at first floor level are also of 18th century date. The roof level of A3 was raised to accommodate two windows on the upper floor. These are side-sliding sashes and again date to the 18th century. Brick infill of the timber-framed wall below is early machine-made, in irregular bond.

Internal Features

The rooms of A1 and A2 were oak-panelled in a style suggesting a late 17th or early 18th century date (Jourdain 1950, 37; Cunnington 1980, 170-3). Large rectangular panels with bolection moulding are arranged vertically above a dado of smaller panels set horizontally, and the stiles and rails are richly moulded (Plate 4). The panelling closely resembles that which can be seen in the Great House, Llanmaes, which is dated c1700 (RCHMW 1981



Plate 3 30a Market Place : early 17th century panelling

plate 65). A door incorporated into the panelling on the east wall of A2 led through to the adjacent premises, number 31: suggesting that the two properties were held in common at this time. The hearths, which are diagonally-placed in the north-eastern corner of A2 and against a possible partition in the north-western corner of A1, are 18th century in date.

19th Century

The present shop front of the building has the appearance of mid-19th century work, and the dividing wall between A2 and the ground floor passageway is of 19th century brick, incorporating lengths of timber in such a way as to imitate timber framing. Almost the whole of the north wall of A5 above present ground level was rebuilt in 19th century brick in Flemish bond. A skylight, introduced in the roof of A2, is probably of 18th or 19th century date.

Alterations of an unspecified date included the removal of a dividing wall between A1 and A3 at first floor level, and the mutilation of the southern end truss of A3 and A4 at this point. As has been mentioned, the north-western end truss of A1 was completely removed, possibly at the same time. A small room at second floor level in A4 was created by inserting a floor and creating a partition from sections of re-used panelling. To effect this, a section of the eastern side of the stair was cut through and removed, one of the decorated panels being incorporated into the south wall of the room. At some point the newel-posts were cut through and sections removed.

Discussion

The facade which obscured the twin gables of A1 and A2 overlooking Market Place was probably constructed either to satisfy the demands of fashion or to repair this section of the building. The introduction of a skylight in A2, and of windows in the upper floor of A3, suggest that these rooms may have been used for some type of cottage industry. The shop front and alterations to the ground floor of A1 and A2 were of course associated with the retail functions of that section of the building from the mid-19th century onwards.



Plate 4 30a Market Place : late 17th-early 18th century panelling

SECTION TWO: NUMBER 31 MARKET PLACE

PHASE 1: BUILDING B

The earliest identifiable feature in number 31 is a roof truss, which can be seen in the roof space of the building. This, and possibly the wall immediately below, appears to be all that remains of an internal bay division of a two-storey timber-framed building which once fronted onto Market Place, its long axis running at right angles to it (Figs 1, 2 and 8). The truss (Fig 5) is of through-purlin collar and tie-beam type (Cordingley 1961, 97), and the remains of the original wattle-and-daub fill, together with stave grooves and holes, show that it was once filled with this material. The position of the truss, and its likely function as a bay division, establishes that the roof structure differed from that of the post-and-truss Phase 2 of building A. The truss supports a purlin on the western side which is crudely scarfed behind the blade, and is cut through 1.88m to the north of the truss. The purlin on the other side has been removed, leaving its trench clearly visible in the eastern blade.

Discussion

Building B occupied half the suggested width of a single burgage plot, and the surviving roof truss is likely to have been the bay division of a two-bay building. This suggestion is based on the absence of evidence for any building prior to the 18th century between the truncated western purlin of the truss, and another timber-framed structure, building D, some 9m beyond. Taking into account the requirements of access and light, it seems likely that the area between buildings B and D was the site of a courtyard, area C (Fig 1). This is consistent with the pattern of courtyards and passageways often seen in late medieval urban contexts (Brunskill 1982, 129-31).

Whilst there is no direct evidence, it is possible that building B co-existed with the post-and-truss phase of building A: the three-gabled facade thus presented to the Market Place according well with that suggested on the map of Stockport of c1680. A building of some type must have stood on the site, since the side through-entry passage of building A would have been unnecessary if the plot were vacant.

PHASE 2: BUILDING D

Building D is a single-bay post-and-truss building with two storeys and a basement, situated to the north of building B and separated from it by the possible courtyard area, C (Figs 1, 2, 6 and 8).

The Roof

The roof is single-pitched, its long axis running north-south. The southern roof truss is intact, and is a through-purlin collar and tie-beam truss with queen and vee struts (Cordingley 1961, 97). Wattle-and-daub survives in places below the collar, and once filled the entire truss, which is jettied 250mm beyond the end wall below.

The northern truss is represented by a small section of its eastern half, the remainder having been

removed, and this too was originally filled with wattle-and-daub. The eastern purlin survives intact, and the ridge running from the apex of the southern truss is now lodged in the brickwork of a later chimney. Both are heavy timbers, set diagonally.

External Walls and Features

The walls are timber-framed in large regular panels with occasional braces, and carpenter's marks can be seen on the outer face, where the timbers can be examined (Fig 6, Plate 5). Sills rest on walls of narrow-coursed yellow sandstone which, with the exception of that on the north (which has been removed), rise to ground floor level from the basement. A rebate cut into a rail and brace at first floor level suggests the existence of a window in the north wall. Wattle-and-daub infill to the frame survives at this level in the west wall.

Internal Features

Two bridging-beams on both the ground and first floors are chamfered.

Discussion

Building D respects the putative burgage boundary but is positioned in such a way that access to the tier of loading-bays in the eastern elevation of A5 is severely restricted: at this point the buildings are separated by about a metre (Fig 8). It seems unlikely that goods could easily be loaded into the warehouse in such a restricted space. It therefore seems possible that building D was erected after the construction of A5, and probably after the loading-bays became redundant: which in the case of that, on the first floor was before, or at the time of, the insertion of the early 17th century panelling. If building D was indeed constructed in the early or mid-17th century, it is possible that the area it occupies, and perhaps too the courtyard area C, originally contained outbuildings or other structures relating to building B or its predecessor.

PHASE 3: BUILDING E

Building E is a single-bay timber-framed building immediately behind building D, which it resembles in alignment and dimensions (Figs 1, 2, 6 and 8).

The Roof

The original roof was removed in the course of later alterations, but possibly resembled the roof of building D.

External Walls and Features

The east and west walls survive to the full height of the building, and some sections of the south wall survive. The east wall is timber-framed and rests on a wall, 2.9m high, composed of large red sandstone and narrow-coursed yellow sandstone blocks. The timber framing consists of nine regular square panels with occasional braces, and a section of less regular framing including a possible window at the north end of the ground floor. Some of the

timbers show signs of re-use (Fig 6, Plate 5).

In contrast, the west wall is timber-framed from basement level, where it rests on a low plinth of handmade bricks. The framing at this level is irregular, probably in part due to later alteration, and many of the timbers are re-used. Above this the framing appears to be more regular, but

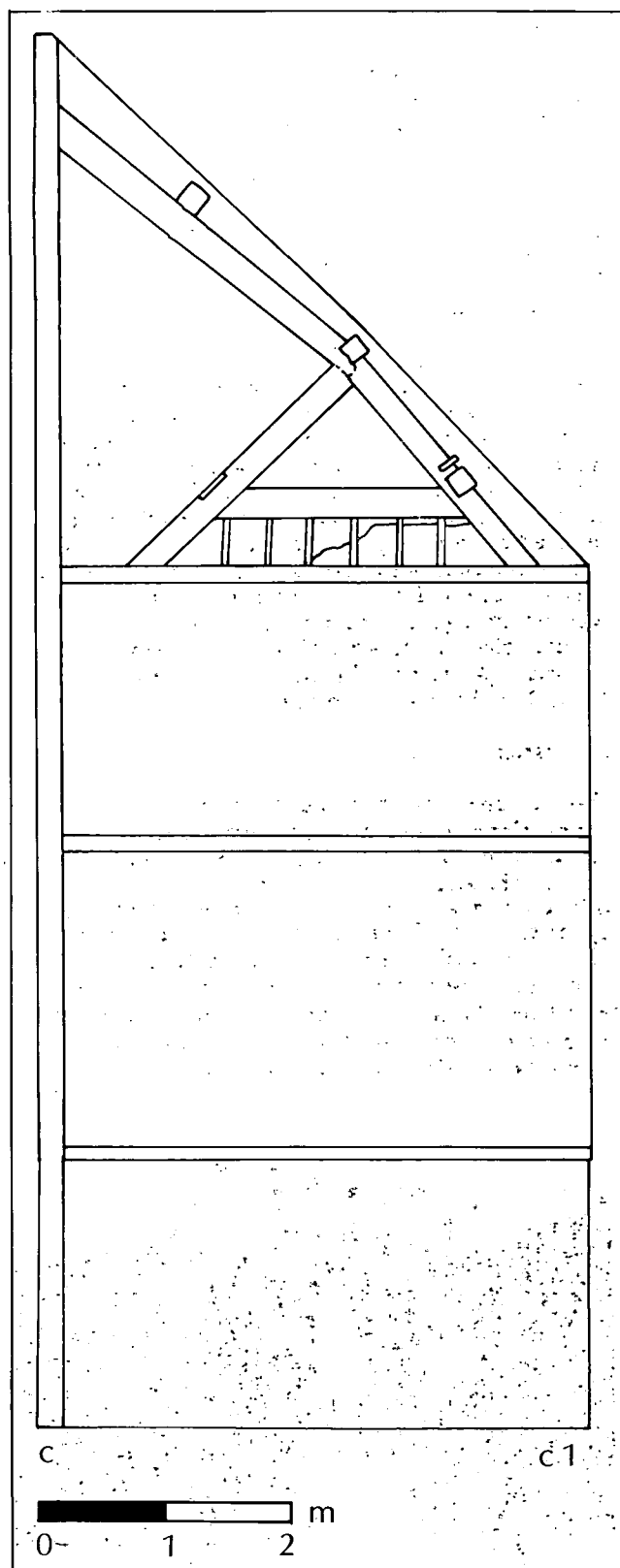


Fig 5 31 Market Place : section c-c1

full examination was precluded by the present condition of the building. A timber window-frame at the north end of the wall is directly opposite a possible window of similar dimensions in the east wall. At basement level a small two-light mullion window survives at the south end of the wall. The frame is wooden and the mullions chamfered, and glazing bars are diagonally-set iron dogs.

PHASE 4: ALTERATIONS TO BUILDING E

A storey was added, a floor inserted, and the level of the existing ground floor raised during a phase of alterations to the building.

The Roof

The roof constructed over the new storey is single-pitched, its long axis on the same north-south alignment as that of building D. The through-purlin tie-beam truss supports diagonally-set purlins and a ridge. The blades of the southern truss are re-used timbers; stave grooves and holes in the truss indicate that it was once wattle-and-daub filled. The construction of this truss is very crude, and in particular a roughly-made king strut shows evidence, in the form of iron fittings, that it was once a door post. The northern truss is better made and finished, but cannot be closely examined.

External Walls and Features

The new storey was created by removing the original roof and inserting timber framing into the wall-plate. Two rows of square panels were added to the east wall in this way (Fig 6, Plate 5). In the west wall is a window similar in dimensions and position to one on the floor below, already described.

Internal Features

The present ground floor replaced one originally at a lower level, evidence for which can be seen at basement level where a substantial bridging-beam, some 450mm below present ground floor level, spans

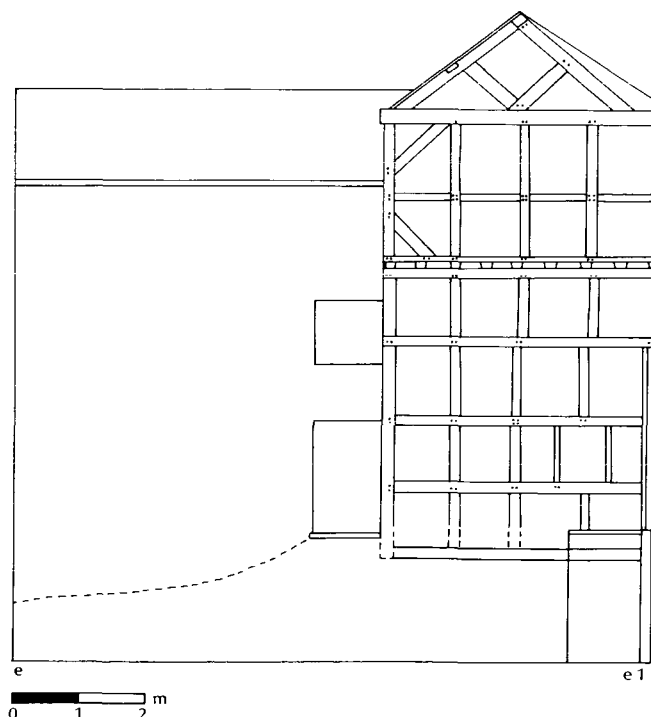


Fig 7 30a Market Place : elevation e-e1

the basement. Regularly-spaced mortices for floor joists can be seen in this beam. Its relationship with the western, timber-framed wall suggests that the latter may have been altered, or perhaps re-built, at the time of the raising of the floor level. At ground floor level two bridging-beams were inserted into the timber framing of the east wall, each supported by a post inserted on the inside of the timber frame. A similar arrangement for the insertion of bridging-beams can be seen at first floor level. All have ovolo moulding on the soffit.

The end trusses of buildings D and E, separated by only 550mm, are structurally separate, and were both originally wattle-and-daub filled, indicating that the two were separate when the upper storey was added to building E. The buildings were later joined together by means of horizontal timbers set between the end posts. The original wall-plate of building E is crudely scarfed to a rail of the other building, which shows signs of having been a later insertion (Fig 6, Plate 5). The eastern purlins of the building are roughly jointed together between the roof trusses.

The position of what appears to be a window in the north wall of building D suggests that it predates building E. A chimney rising from basement level between the two buildings may be on the site of the original flue: no evidence was found for a chimney elsewhere in either building.

Discussion

The addition of a storey and alterations in floor level in building E may relate to a change in function of the building. The ovolo moulding of the inserted bridging-beams, and the chamfering of the posts supporting them, suggest a domestic function for the floors above the basement, but whether the alterations represent an improvement and expansion of living space, or a change from commercial to domestic use, is not known.

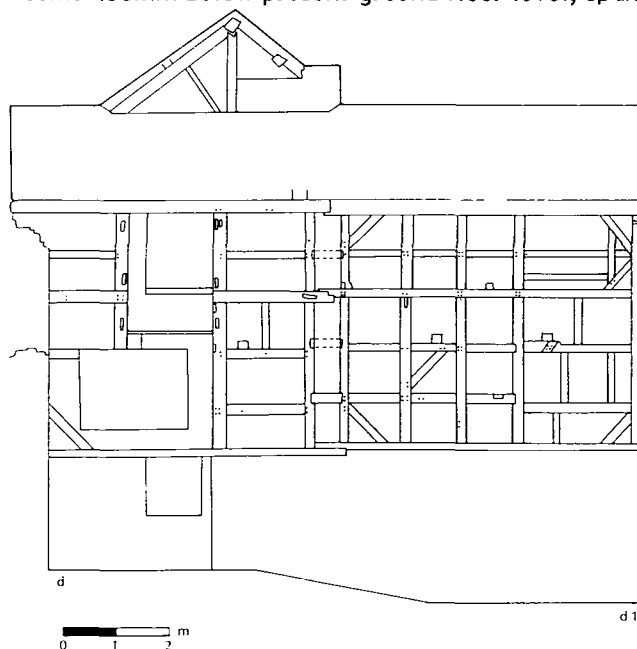


Fig 6 31 Market Place : elevation d-d1

Buildings D and E were originally separated by a gap of c550mm, and thus the latter is not simply an extension of the former; nor is the size of the gap

convincing as a passageway, since the space is scarcely adequate for comfortable passage by an adult. One possible explanation is that the chimney

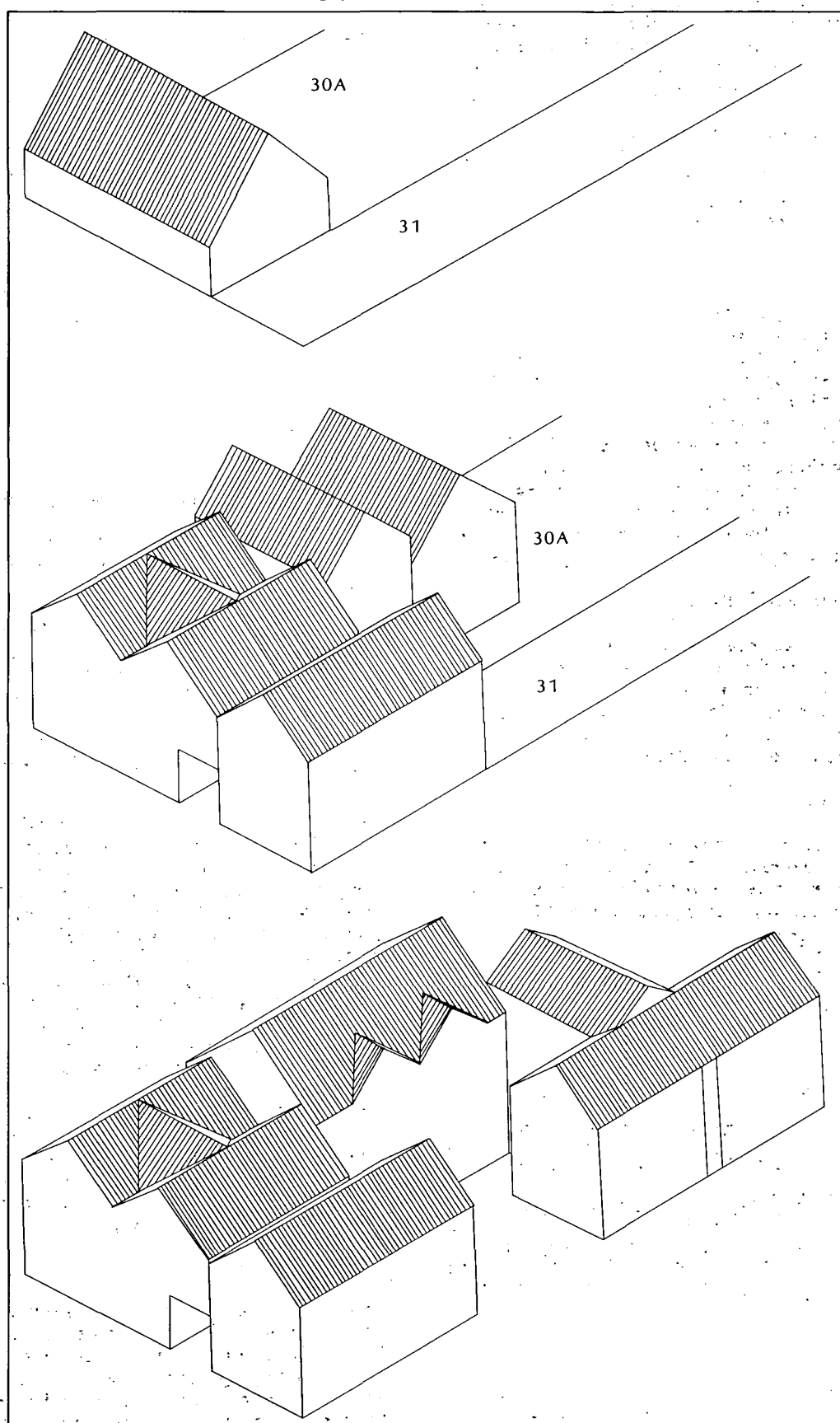


Fig 8 30a and 31 Market Place : suggested reconstructions in the late 15th-early 16th century (top), mid-late 16th century (centre) and 17th century (bottom)

between the two buildings occupies the site of the original flue, and thus building E was constructed against the back of the external chimney of building D. Alternatively, the gap may simply have acted as a fire-break: an important consideration if building E was originally used as a store or workshop.

PHASE 5: BUILDING F

A single-bay building, of three storeys and a basement, was erected to the west of building D, running across to abut part of the north wall of A5. This is the only building in the complex which does not respect the suggested burgage plot boundary (Figs 1, 2, and 8).

The Roof

The roof was constructed by placing a truss on the ridge of building D, which thus acts as a tie-beam, and taking the purlins and ridge across to a tie-beam truss at the western gable end. Thus the long axis of the building runs east-west, at right angles to building D (Fig 8). The western truss is a through-purlin tie-beam truss with vee struts (Fig 7), while the eastern has instead a king strut and single angle strut (Fig 6): the other perhaps having been removed during repairs to the roof (Cordingley 1961, 97). The western purlin of the roof of building D was removed, and with it the western half of the roof envelope, in order to insert the higher roof of building F.

External Walls and Features

Building F was formed by constructing two new walls against buildings A5 and D. Of these new walls, the western one is intact but the northern one survives at second floor level only. The western wall is timber-framed, the sill resting on a wall of handmade bricks which rises to ground floor level from the basement (Fig 7). The wall is jettied at second floor level and consists of a series of regular square panels. Carpenter's marks can be seen on some of the timbers. A blocked window and door of uncertain date can be seen at ground and basement level respectively. The door gave access to a well situated between buildings F and A (Fig 7). The north wall, where it survives, is timber-framed, and there is evidence for a window at second floor level.

Internal Features

A ceiling obscures the roof at second floor level, and a timber-framed dividing wall is situated on the site of the western wall-plate of building D (Fig 2). A door through this wall passes beneath a rail displaying a rebate. The timber framing is filled with handmade brick and the absence of stave holes and grooves in exposed undersides of timbers suggests that this may be the original fill.

Discussion

The construction of building F is an illustration of the continuing pressure to maximise use of available building land on the plots. It is also of interest in that, as the latest building in the complex (with the exception of a later 18th century

extension) it is the only one to cross the suggested burgage plot boundary, by spanning the passageway to abut the rear wall of A5. It is possible that the two plots were commonly-owned at the time of the construction of building F: they are commonly-owned at present and the door between A2 and B1 is of late 17th or early 18th century date. The use of bricks as original fill in an internal timber-framed wall in building F, coupled with the fact that it postdates buildings D and E (for which mid to late 17th century dates are suggested) makes a late 17th or early 18th century date likely for building F, and thus the case for common ownership a possibility.

PHASE 6: 18TH AND 19TH CENTURY ALTERATIONS

The most substantial alterations made were to building B, which during the 18th century was almost entirely rebuilt. With the exception of the roof truss discussed previously, and possibly the wall immediately below it at first floor level, the building seems to have been completely demolished and rebuilt in handmade brick, in Dutch bond. The roof was raised and converted to a lean-to, giving increased attic space, with a loading bay at the front. The remaining truss was adapted for this alteration by the removal of the eastern purlin; a substantial beam was joined to the apex of the truss to help support the new roof, and an attic floor inserted at tie-beam level (Fig 5).

Area C and a section of the passageway were roofed over by the insertion of beams, one of which was supported by the collar of the southern roof truss of building D. In order to compensate for the reduction in light, internal windows were introduced into buildings B and D, and skylights into the roof of the former.

A brick-built extension, building G, was added to the rear of building F (Figs 1 and 2); the existence of a loading-bay and virtual absence of windows suggesting a commercial purpose (Fig 7). It was probably at this time that the north wall of building F was removed at basement, ground and first floor levels. This alteration appears to date to the late 18th or early 19th century.

The north wall of building E was entirely removed and rebuilt in 19th century machine-made brick. Windows in this elevation, and in the eastern elevation of area C appear to be of 19th century date.

Internal Features

Most of the internal features of the complex, such as stairs, wooden partitions and hearths, appear to be of late 18th or 19th century date.

Discussion

The alterations to the buildings appear to relate to changing or developing commercial functions, particularly in the case of area C, and buildings B and G. Other alterations were probably in response to the need for structural repairs and consolidation.



Plate 5 31 Market Place : east elevation

SUMMARY OF PHASES

Century	30a Market Place	31 Market Place
15th		
	1 : cruck building A1, A2	
16th	2a : post-and-truss building A1, A2 b : addition of range A3, A4 c : addition of bay A5	1 : building B
17th	3 : staircase, panelling and other alterations	2 : building D, area C 3 : building E added 4 : building E alterations 5 : building F added
18th-19th	4 : new facade and other alterations	6 : building G added, building B rebuilt, area C roofed

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