DESIGN & ACCESS (incorporating HERITAGE) STATEMENT

Architectural Project Reference: JLL/143

Demolition of infill wall to arch and alterations to open-up Gallery spaces at
Chippenham Museum. Market Place. Chippenham

Client
Chippenham Town Council

Document ref: JLL/1143/DA1



Statement prepared by:

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Architect
jll architecture + D E S I G N

PURPOSE & SCOPE

This Design & Access Statement, incorporating the Heritage Statement, is prepared on behalf of Chippenham Town Council to support a Listed Building Consent Application for internal alterations to the Museum Building.

The building comprises nos. 10 and 11 Market Place. Until recently the Museum and Registrar's Office have been in no.10 with Acorn Recruitment being in no. 11. The Council have recently taken back the lease to that element of the complex in order to expand the Museum spaces. They propose the acorn building will provide additional Gallery space for changing exhibitions as an addition to the already well established and excellent Museum.

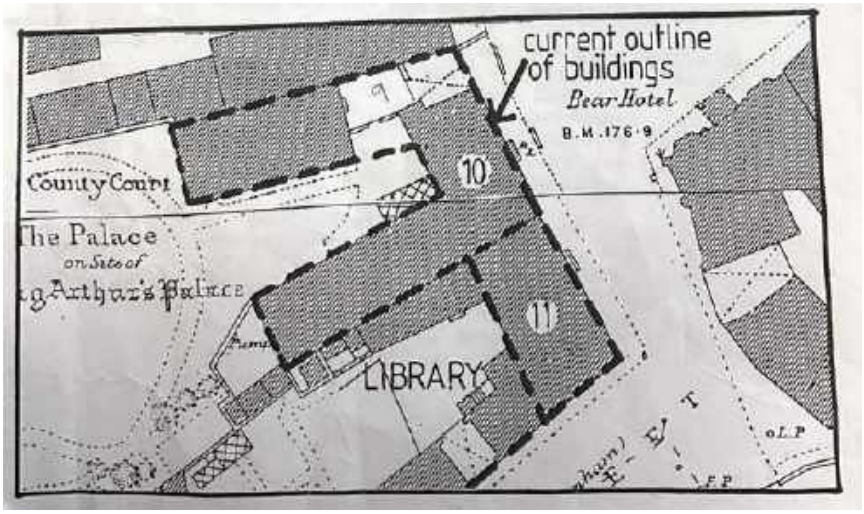


Fig 1: Plan of Complex taken from Museums own record documents

There is already a connection between the Museum and the former Acorn building at no.11 via an internal corridor which also links with the Chippenham Library and provides a connection between these buildings, primarily to give access to the w.c. facilities (see Figures 2 & 3 below). It is understood this link was added around the time the Library was built and we feel in its current use and appearance currently detracts from all these important buildings.

The proposals are shown in detail in the application drawings but in summary they involve:

- Opening ip an existing archway into the first gallery space from this corridor
- Forming new steps into this space
- Replacing the corridor steps with a short ramp to improve mobility access to the new spaces.
- Forming a small store cupboard at the end of the corridor
- Opening up the access doorway into this corridor from the Museum (see figure 4 below) and
- Improvements to the doors, walls and floor finishes in association with these works

This will greatly improve the flexibility of the Museum, improve access through the new spaces and improve the visual appearance of this neglected part of the historic building

and we feel the benefit of the removal of the arch infill will far outweigh any loss of fabric. We have expanded on this later.




Figures 2 & 3: Photos showing the internal corridor between nos. 10, 11 and the Library.

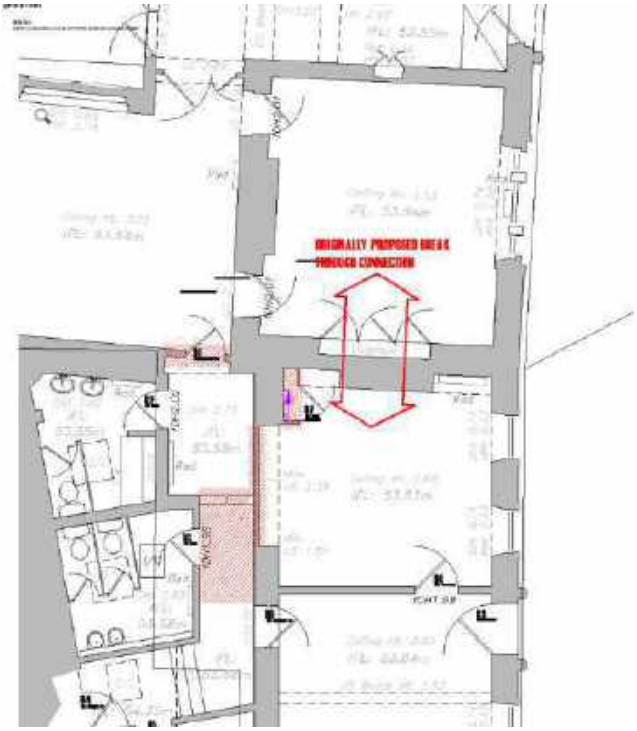
Above, these images show the poor-quality space that forms the internal corridor with harsh vinyl floors, awkward steps and a mix of joinery and finishes including a more recent stained softwood Tongue and grooved ceiling. It is, for all intents and purposes a service corridor which has little historic or heritage significance in our opinion.




Figures. 4 & 5: Photos showing the existing door into the rear corridor from the Museum which ist is proposed to open up more with a glazed door and side screen similar to the one already in place between adjacent spaces

PROCESS

The Town Council have appointed jllarchitecture + DESIGN to advise and develop proposals. Initially the Council were keen to connect the two elements through an alternative archway.



Figures. 6: Survey extract showing where original connection proposed by the Town Council.

We saw several issues with this. Most significant would have been the loss of a significant amount of original historic fabrics with the original archway in no.10 and the side archways in no.11 all being impacted severely.





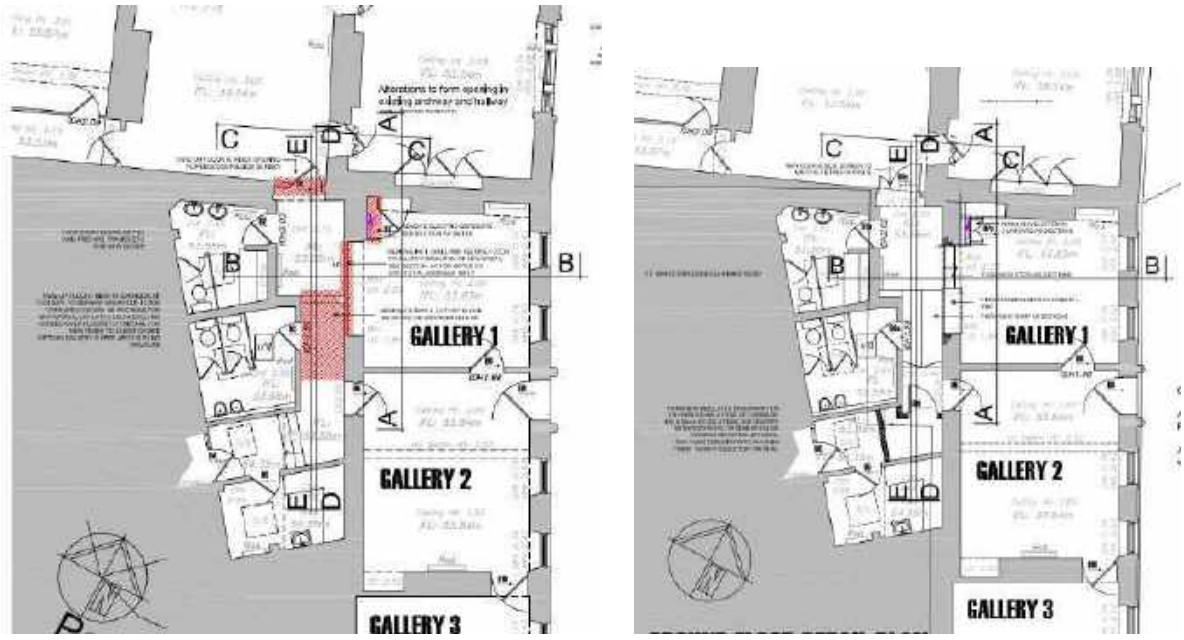
Figures. 7 & 8: Display cabinet and arch way in Museum and small archways in new Gallery that would have been removed under original ideas.

We therefore suggested a better solution would be to remove what appears to be an infill wall to the adjacent arch in proposed Gallery 1 and access the spaces through this as it is far less impactful on any historic fabric. It also gives a better flow to the spaces and brings into better use the currently gloomy and very 'functional' service corridor.



Figures 9: Archway to be opened up showing infill wall and ugly electricity meter cupboard adjacent.

This would mean opening up that corridor to be part of the expanded gallery spaces and would have minimal impact of any features of historic significance.

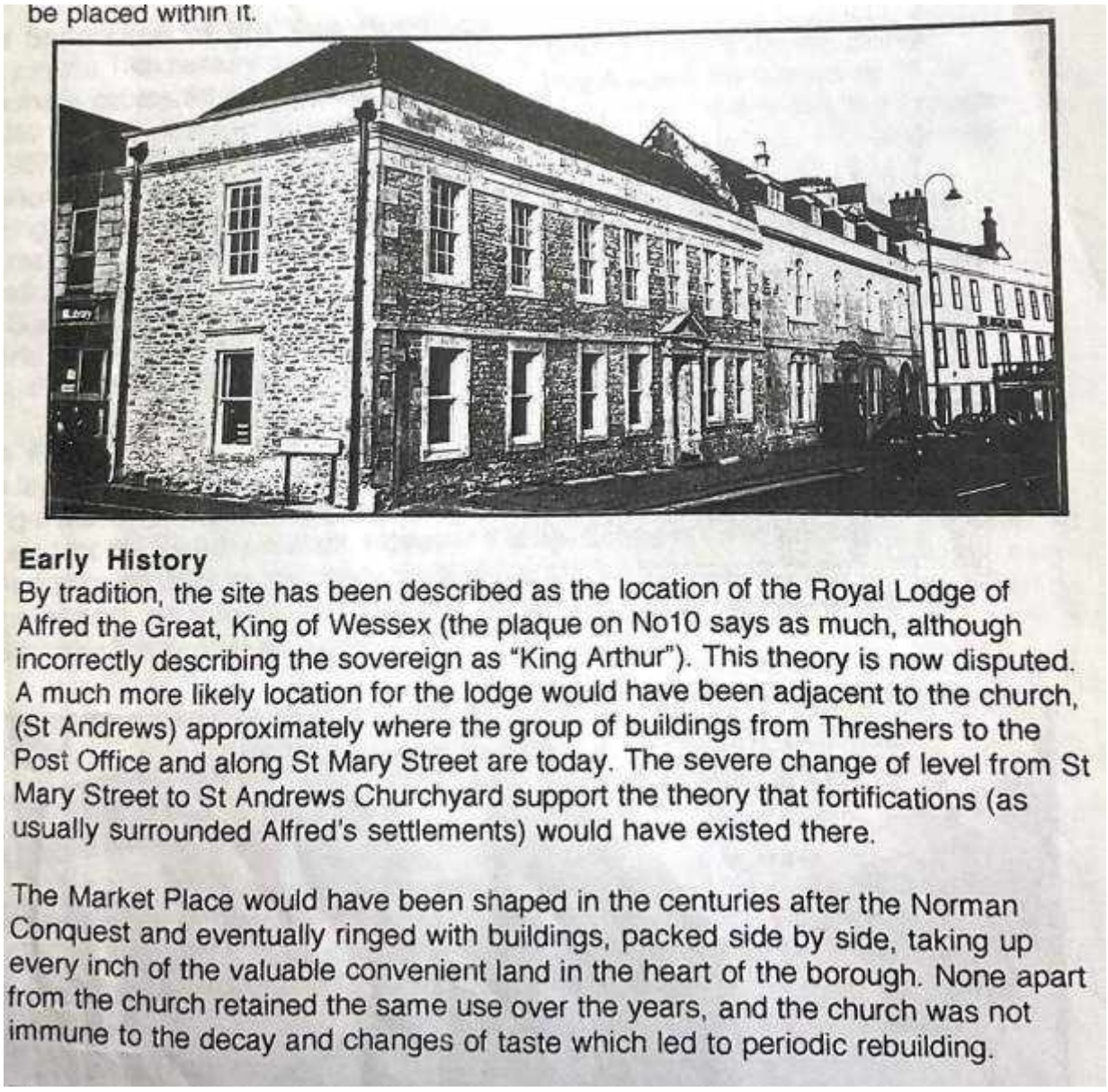


Figures 10 & 11: Existing & Proposed Pan extracts

We suggest this is a far more sensitive approach that will add flexibility and improve accessibility whilst limiting harm which will be far outweighed by the benefits provided.

HSTORIC IMPACT ASSESSMENT

A study of the Museum's own archives give insight into the history of the site and buildings.



be placed within it.

Early History

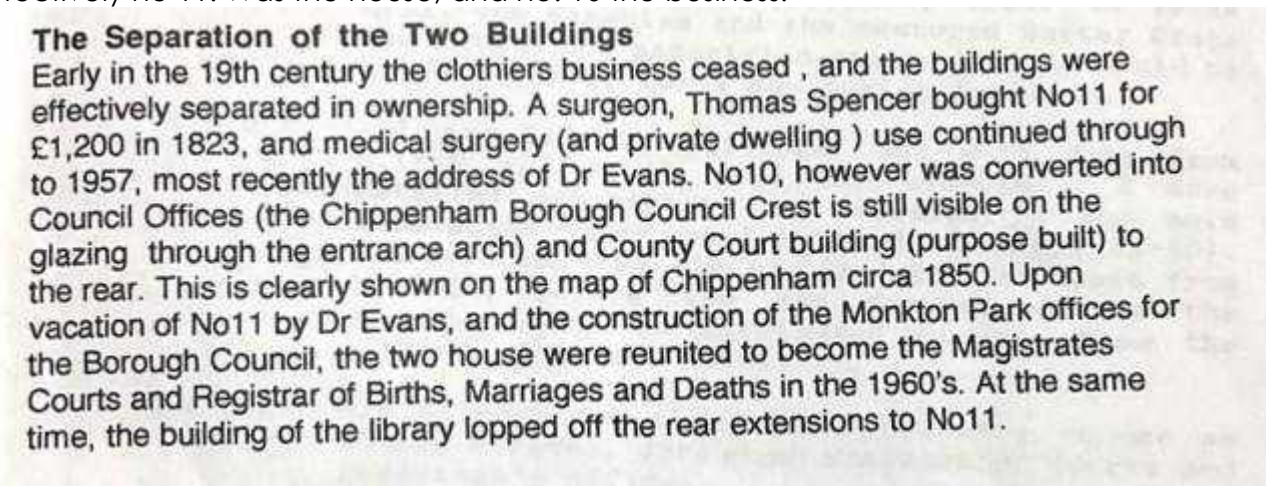
By tradition, the site has been described as the location of the Royal Lodge of Alfred the Great, King of Wessex (the plaque on No10 says as much, although incorrectly describing the sovereign as "King Arthur"). This theory is now disputed. A much more likely location for the lodge would have been adjacent to the church, (St Andrews) approximately where the group of buildings from Threshers to the Post Office and along St Mary Street are today. The severe change of level from St Mary Street to St Andrews Churchyard support the theory that fortifications (as usually surrounded Alfred's settlements) would have existed there.

The Market Place would have been shaped in the centuries after the Norman Conquest and eventually ringed with buildings, packed side by side, taking up every inch of the valuable convenient land in the heart of the borough. None apart from the church retained the same use over the years, and the church was not immune to the decay and changes of taste which led to periodic rebuilding.

Figure 12: Extract from the Museum archive report on the site

This goes on to state that the fist definitive history of no. 11 dates from 1602 when it but fell into ruin around in the mid 18th century and was rebuilt in 1777 to a design by John Wood the younger. Some years later the house was extended to what is now no.10 with the large archway to maintain access to the ongoing cloth making in the courtyard at the rear.

It was normal for clothiers and manufacturers at that time to live at their place of work so effectively no 11. Was the house, and no. 10 the business.



The Separation of the Two Buildings

Early in the 19th century the clothiers business ceased , and the buildings were effectively separated in ownership. A surgeon, Thomas Spencer bought No11 for £1,200 in 1823, and medical surgery (and private dwelling) use continued through to 1957, most recently the address of Dr Evans. No10, however was converted into Council Offices (the Chippenham Borough Council Crest is still visible on the glazing through the entrance arch) and County Court building (purpose built) to the rear. This is clearly shown on the map of Chippenham circa 1850. Upon vacation of No11 by Dr Evans, and the construction of the Monkton Park offices for the Borough Council, the two house were reunited to become the Magistrates Courts and Registrar of Births, Marriages and Deaths in the 1960's. At the same time, the building of the library lopped off the rear extensions to No11.

Figure 13: Further extract from the Museum archive explaining the subsequent 'separation' of the buildings.

Now both nos. 10 and 11 are Grade II listed buildings holding a prominent position at the southern end of the Market Place on the corner adjacent the 'Modernist' Library. It has, it seems, always been an important site.

From the beginning of the 19th century until 1957, no.11 was 1957. Chippenham Borough Council acquired no.10 for offices early on the 19th century also, and by 1850 a purpose-built County Court had arrived at the rear.

In 1998 Chippenham Town Council refurbished the number 1 Magistrates Court as the new 'Marriage Room' and in 200 further work was completed and the Chippenham Museum and Heritage Centre opened.

The full text of the archive documents we have considered are attached at Appendix A.

Internally the main fabric of both buildings has been preserved as the Museum has evolved over the years. There is evidence of a variety of joinery, covings and skirtings throughout from what could well be original to more modern alternatives where new openings have been created, former openings blocked up and display equipment and furniture introduced.

We have therefore considered the significance of both the historic fabric generally in the areas of the proposals, and specifically the impact on this significance of the works proposed.

SIGNIFICANCE

We mentioned above the original intention to knock through' between nos. 10 and 11 (see fig. 10 above. This wall appears to be the point at which no 10 was built onto no.11. The wall thickness and configuration suggest a new wall, including the main archway was built not effectively the side of no.11 where there is still evidence of a chimney breast and side arches. The cornices, skirtings and coverings seem still to be intact here and a later ornate display cabinet built in the main archway as shown in fig. 7 above.

The significance of this area of the buildings is therefore high as it represents the original fabric of both buildings it seems. Therefore, we advised the applicant the harm this would cause would be extremely high ad so suggested alternative, less impactful options.

We therefore looked at the smaller arch (in what will be Gallery 1). This appears to have been infilled when the rear corridor was formed, presumably at or around the time the Library was built in the latter part of the 20th century. This wall is only single skin within a much thicker wall that, from old plans seems to have been external at some point. The configuration suggests that this corridor was a simple connection to the rear of no.11 added to link the buildings and w.c. facilities.

The construction seems of that period with a simple concrete floor and steps up first from the level of no.10 to no.11, then up again not the Library.





Figure 14 & 15: Link corridor along rear of no.11, then up steps to Library. The arch infill is on the left of Fig 14.

The proposals therefore would remove an internal infill that we consider has low historic significance. Likewise, the steps that would be replaced by the ramp are merely a functional and simple transition in levels that would be replaced by a more accessible transition. We suspect the floor/fabric affected dates from somewhere around the mid 1970's. This space does represent a transition in the building where there was a link added to connect w.c. spaces. The main fabric of this will be preserved with minor changes that do not cause significant harm.

The closing off, of this link is a functional requirement as the Library and Museum ownerships and operations are no longer aligned as they were so this represents a logical evolution of that story. The store-room that does this is purposely built in lightweight structure and the steps will remain in place if this changes in future.

We therefore consider this option a far less intrusive and more sensitive solution as a result of our design input. We have carefully considered the historic fabric, how to preserve and best protect this whilst ensuring the buildings have a sustainable and viable future as a Museum and Galleries.

Any harm we feel is far outweird by the significant flexibility, visual and accessibility benefits provided.

PLANNING CONSIDERATIONS

The proposals do not need Planning Consent and so the application is for Listed Building Consent only. The simple nature of the proposals meant that the Town Council did not feel a pre-application was a worthwhile use of planning and conservation officer's time in the current time of heavy workloads.

Use
The proposals are to allow better access between new gallery spaces and the w.c. facilities associated with the Museum. The spaces were formerly part of the Museum before being leased temporarily as offices and the proposals now seek to revert them to museum and gallery use.

Amount
There is no change in either the internal area of the building.

Layout
The application drawings show the layout. The opening up of the arch and the inclusion of a ramp instead of steps will improve circulation and accessibility between spaces. As will the opening up of D1 shown on plans. The layout of the main rooms will not change.



Figure 16: Early sketch showing how opening the arch up will better visually and functionally link spaces. Note furniture and doors are indicative only

Scale
The proposals are minor in scale, both in terms of how much of the overall complex they include, and in terms of the impact on fabric. They will not add or remove any area from the buildings.

Landscape
The proposals are all internal so there are no landscape implications.

Appearance
The design will create better visual connection and provide light into the currently dark corridor. Materials will match existing and linking floor materials particularly will add a visual consistency that will make the spaces feel more connected and as one.

Where possible, removed joinery will be used to make good works
bed.

ACCESS

Inclusive Access
The opening up of the arch and introduction of a ramp in place of steps will give better and more inclusive accessibility. The Museum already functions as it is with these spaces, but the changes will provide significant improvement.

Vehicular & Transport links
The proposals are internal so there are no impacts here.

CONCLUSION

We feel the proposals meet both local and national planning policies. They have been carefully designed and respond to a detailed site analysis. The design process has resulted in the applicant's taking advice on their original proposals that would have caused significant harm. They are now applying for works that have minimized intrusion on the historic fabric, where benefits far outweigh any negative impact.

As such they meet the sustainability requirements of NPPF and all the relevant Wiltshire Core Policies.

We are, as always, open to questions on our approach, discussion over design decisions and open to dialogue on any concerns. That said, we feel the scheme follows the guidance of policy in providing a positive response to a prominent site and enhances the appearance and sustainability of these important listed buildings as a community asset and exciting place to visit.

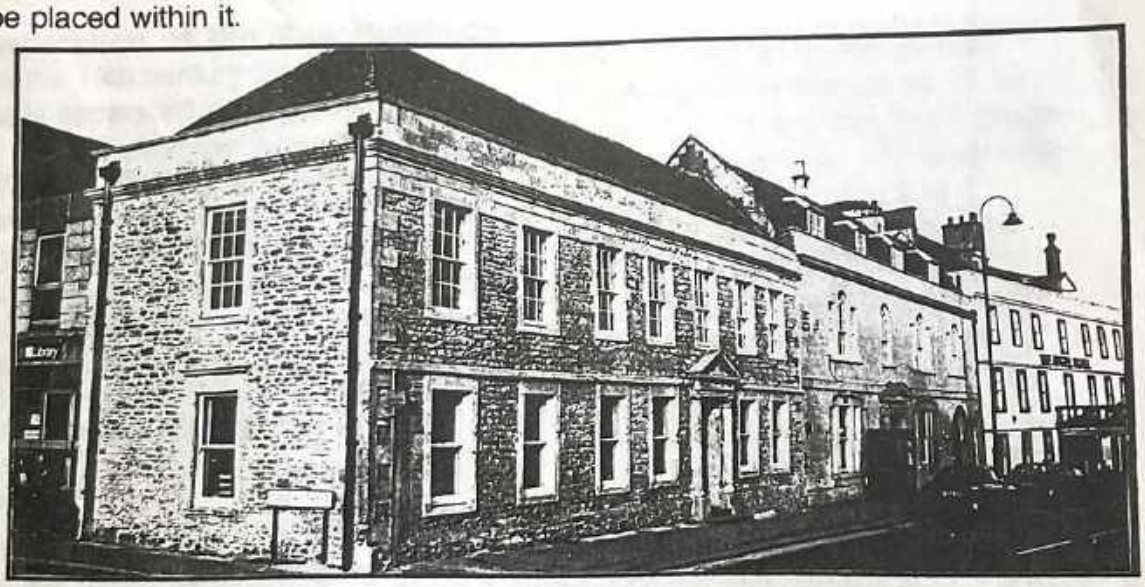
We therefore trust that consent will be granted for this development.

APPENDIX A: Historic Research

THE JACK KONYNENBURG COLUMN

A NEW LIFE FOR CHIPPENHAM'S CLEANEST BUILDING

On 4th October a meeting took place of the Steering Group for the project to convert the Magistrates Courts in the Market Place, into a Museum, Arts and Heritage Centre. With representatives from the County (owners of the building), District and Town Councils, Civic Society and the Borough Lands Charity, this is the next vitally important project for the benefit of not only townspeople, but the district as a whole. Significantly, the group decided that the new centre should serve Chippenham and North Wiltshire, in a similar way that the Salisbury and South Wiltshire Museum serves the southern part of the county. Historically of course, 10 &11 Market Place is as interesting as any artifacts which may eventually be placed within it.



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The Market Place would have been shaped in the centuries after the Norman Conquest and eventually ringed with buildings, packed side by side, taking up every inch of the valuable convenient land in the heart of the borough. None apart from the church retained the same use over the years, and the church was not immune to the decay and changes of taste which led to periodic rebuilding.

The history of No11 began for sure in 1602 when it belonged to Sir Walter Longe of South Wraxall and his wife Katherine. They leased it to Henry Berrye, merchant, at 13s 4d a year. The adjoining house was occupied by John Scott, whose family

were the leading clothiers of Chippenham. A century later, the location was still the best in town, and had become an inn called the Beare, the home of John Flower, bailiff 1664-87. In 1707 he leased it to Henry Lawrence. The house then became ruinous and was sold in 1750 to Samuel Fludyer, who built the new Beare in the Gothic Revival style, across the road, where The Bear stands today.

The Rebuilding

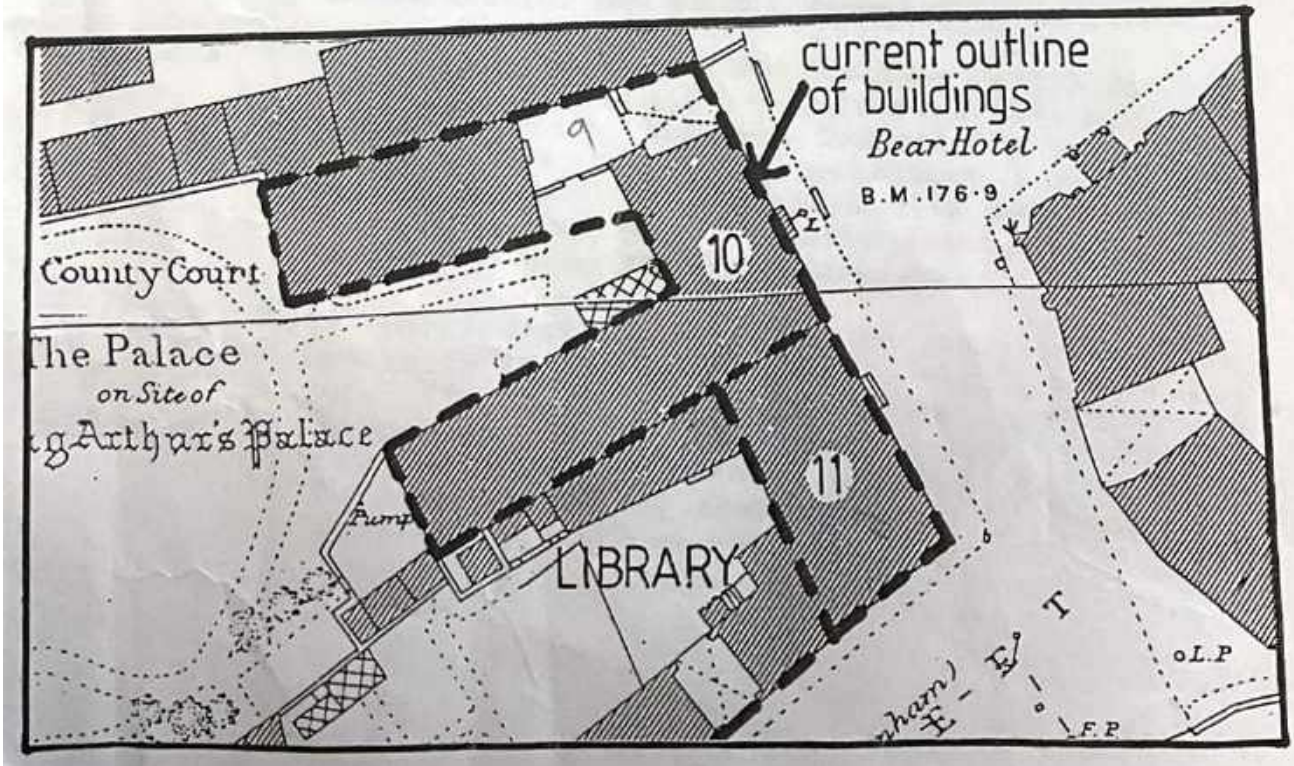
In 1777 Matthew Humphreys, a clothier, rebuilt No11 in a classic style to a design by John Wood, the younger of Bath. Some years later he built the extension now known as No10 with its grand archway (maintaining access to the cloth making in the courtyard at the rear). It was usual for clothiers and manufacturers to live at their place of work, and No11 was effectively the dwelling and No10 the business. In the rear courtyard was a dye house and the washing stage for the treatment of cloth.

The Separation of the Two Buildings

Early in the 19th century the clothiers business ceased , and the buildings were effectively separated in ownership. A surgeon, Thomas Spencer bought No11 for £1,200 in 1823, and medical surgery (and private dwelling) use continued through to 1957, most recently the address of Dr Evans. No10, however was converted into Council Offices (the Chippenham Borough Council Crest is still visible on the glazing through the entrance arch) and County Court building (purpose built) to the rear. This is clearly shown on the map of Chippenham circa 1850. Upon vacation of No11 by Dr Evans, and the construction of the Monkton Park offices for the Borough Council, the two house were reunited to become the Magistrates Courts and Registrar of Births, Marriages and Deaths in the 1960's. At the same time, the building of the library lopped off the rear extensions to No11.

The Future

The layout of the building, in the form of an upside-down "F", is superbly suited to being a Museum, Arts and Heritage centre - with each of its separate wings able to be used for the varied activities. However it is the location of the building, immediately adjacent to the newly created Market Square and close to Chippenham's other important historic buildings, the Yelde Hall and Buttercross, which make this project so exciting.



5 9-11 MARKET PLACE

5.1 In the Past

5.1.1 The buildings forming Nos 9-11 Market Place stand in a prominent position at the corner of the Market Place and Timber Street, next door to the library and opposite the town's bus station (which was previously the canal terminus). They enjoy a town centre position, close to Yelde Hall, the Shambles and the restored Butter Cross and within the pedestrian area, which it would be hard to better for a new public facility.

5.1.2 All are Listed Buildings. Nos 9-10 date from c.1840 and No.11 from the mid-C18. A more detailed description is provided in the main submission (section 3.1.1.1/2 on pages 39-40). Nos 9-10 was once the old Bear Inn (at least from 1707-63) before the inn removed across the street. No 11 is attributed to John Wood the Younger, the Bath architect.

5.1.3 Until recently, these buildings were in use as county offices, including Magistrates Courts and Registrar's offices.

5.2 At Present & in the Future

5.2.1 The progress to date of the conversion of these buildings to new uses, and their acquisition for the purpose by Chippenham Town Council from Wiltshire County Council, has been set out in considerable detail in the main submission documentation and is not repeated here.

5.2.2 The Chippenham Museum and Heritage Centre project forms part of the multi-use, partnership approach being pursued by the Town Council for this group of buildings in such a prominent town centre site. As such the project will benefit from being a substantial community asset, used for a variety of complementary purposes.

5.2.3 In particular, it should be noted that the proximity to the town library, which serves not only the town but the wider area around Chippenham, allows for close links, including physical access between this public facility and the museum project, thus creating an integrated "cultural centre" on one site.

11 Market Place, formerly called "The Old Bear", or

	Occupiers	Owners
1602	Edward Bentley died 1606	Sir Walter Long of South Wraxall
1613	Margaret Bentley, widow	
1623	Henry Berry, was bailiff of Chippenham. Henry Berry (Mercer)	Sir Walter Long of Draycott Cerne
1651	John Flower, was Bailiff of Chippenham Margaret Flower, Widow John Eatwell	
1687	Henry Berry	
1719	Henry Lawrence son of Henry Lawrence	1st called "The Bear" Henry Lawrence of West Kington, Joiner
1741	John Aland	
1749		Wm. Cambridge (Joyner)
1730	Abigail Lawrence, Widow	
1754?		Sir S. Fludyer Bart.
1763	Matthew Humphrys, Clothier	Matthew Humphrys, Clothier, Bailiff of Chippenham
1766		Matthew Humphrys Gentleman, The Ivy, Bailiff of Chippenham
1800		John Beames, Clothier
1823	Miss Susannah Beames Thomas Spencer Henry Spencer	Thos. Spencer, Surgeon, died 1833 Henry Spencer, died 1842.
1842	Mary Spencer, Widow	Ann Bayliffe Widow, died 1847.
1847	Francis Spencer, Surgeon	Francis Spencer, Surgeon
1885	W. T. Briscoe, M.D.	W. T. Briscoe, M.D.

9 - 11 MARKET PLACE – THE HOME OF CHIPPENHAM MUSEUM AND HERITAGE CENTRE

On the front wall of the Museum and Heritage Centre a brass plaque records that the building is on the site of King Alfred's hunting lodge. During the refurbishment of the building, before its conversion to the new Museum and Heritage Centre, archaeological excavations were carried out in two of the rooms. There was no evidence of any activity during King Alfred's reign. Traces were found of the earliest occupation so far in the town centre, with a small circular cooking pit which dates back 6000 years. The earliest structural evidence found was of part of a timber-framed building of the late 13th century.

In 1602 part of the property was, according to one document, leased to a merchant for 13s 4d a year. The building next door, number 10, was occupied by John Scott who was one of the leading Chippenham clothiers. Some time in the 17th century number 11 became the original Bear Inn and by 1707 was leased out by its owner John Flower, a town bailiff. By 1750 it is recorded as being in a ruinous state, probably due to a major fire, evidence for which was found during the archaeological excavations.

In 1777 number 11 was rebuilt to a design of John Wood the Younger of Bath as a fashionable home for Matthew Humphries, a wealthy clothier. As his business increased he acquired number 10, where he built dye and washhouses in the rear courtyard.

At the beginning of the 19th century number 11 was sold for £1200. In 1823 it was a private dwelling and a medical surgery, and so remained until 1957. Chippenham Borough Council acquired number 10 for offices in the early 19th Century and by 1850 a purpose-built County Court had been erected at the rear.

The two buildings were again rejoined when Wiltshire County Council acquired all the buildings. They were run as the Magistrates' Court and Registrar of Births, Marriages and Deaths.

In 1998 Chippenham Town Council and Wiltshire County Council refurbished the number 1 Magistrates' Court as the new Marriage Room. In 1999 work by Chippenham Town Council began on refurbishing 9 -11 Market Place as the new Chippenham Museum and Heritage Centre, which opened on 23 March 2000.

NO. 9 MARKET PLACE

On Twenty –ninth of September 1788 Esmead Edridge of Monkton House sold to Matthew Humphreys " A Messuage known as Bristol Place having the dwelling house of Matthew Humphreys (No. 10) towards the South East and The Angel Inn towards the North West." The premises at the time of sale were occupied by Joseph Blanchard, a Clothier. Included in the Conveyance were workshops, stables and outhouses together with " the liberty to enclose two pieces of ground in front of the Messuage – one piece extending from ground enclosed by Matthew Humphreys in front of his house by posts and chains to the porch of Bristol Place and the other piece extending from the porch to the ground now enclosed in front of The Angel Inn ".

On the Seventh of April 1795 Matthew Humphreys (now of The Ivy House purchased in 1788) sold Bristol Place to Henry Guy, a Clothier, for £600. The sale included the stables, workshops and outhouses, also the liberty to enclose by posts and rails the front of the house extending to three feet. On the Eleventh of December 1796 Henry Guy mortgaged the premises for £1000 plus Interest. The Mortgagee was John Bailey. Henry Guy proceeded to rebuild the house. In 1801 John Bailey died intestate. An Indenture dated Twenty-second of October 1804 states the sum of £1000 remained owing while all interest had been paid to date. John Bailey's daughters and next of kin were Jane Tuckey and Elizabeth Tuckey (married respectively to Thomas and John Tuckey) they took out Letters of Administration conferring their right to administer their father's Estate. William Gundry, a Grocer and Draper, contracted with Henry Guy for the purchase of the Messuage and premises thus an Agreement was drawn up to the effect that William Gundry should pay £650 to Henry Guy and the sum of £1000 to be paid to the daughters of John Bailey. Thus William Gundry became the owner of Bristol Place described as " All that new erected Messuage called Bristol Place situate at the Market Place lately built by Henry Guy upon the site of a Messuage now taken down and together with workshops stables and coach house, outhouses, yards and gardens and also a room used as a corn house."

A dispute arose between William Gundry and the owner of The Angel Inn, Margaret Lawes, who had opened three windows in the South wall of the Inn to let light into her pantry, larder and staircase. The windows overlooked William Gundry's garden and courtyard. Gundry considered this a "nuisance" and built a wall directly against the South wall. An Indenture dated Thirty-first December 1810 was drawn up to end the dispute, it was thus agreed that Margaret Lawes South Wall and the ground enclosed be considered her property to be repaired at her expense except parts damaged by buildings erected by Gundry. And also that the wall erected by him be removed. The new windows were to be glazed with ground glass and blinds to prevent persons overlooking William Gundry's Courtyard and Passage. Lawes was to pay the costs sustained by Gundry in consequence of her opening the windows and the costs of taking down the wall erected by him. In addition Margaret Lawes will pay William Gundry the annual rent of Six Pence per window from Twenty-ninth September onwards.

William Gundry died on Fourth of March 1853.

NO. 9 MARKET PLACE

By his Will dated First of May 1849 William Gundry appointed his Trustees John Gundry, William, Gundry Clark and Thomas Seager Gundry to sell his Real Estate. An Auction was held at The Angel Inn on Thirteenth July 1853.

An Indenture dated First of October 1853 relates the purchase by Jacob Phillips, a Solicitor, of three of the properties left by William Gundry. The first, William Gundry's house, "Bristol Place", "standing and being in the Market Place" and second " a Messuage situated a short distance and in the rear for many years in the occupation of William Poole (now deceased). The Messuages and gardens are bounded in front towards the North East by the Market Place and towards the North West by The Angel Inn and towards the South East by Timber Street and the property of Francis Spencer and towards the South West by Blind Lane." The third purchase was of Cottages in Timber Street. The sum of £2,278 16 Shillings and 6 Pence was paid by Jacob Phillips for the Absolute Purchase of the above premises.

The purpose behind Jacob Phillips purchase of the first two properties quoted above was to rebuild and redesign them to construct a County Court and offices on the premises. A transcript from handwritten correspondence between Jacob Phillips, Charles Reeves (Surveyor of County Courts, 4 Whitehall Place, London) and Herman Visger (Treasurer of County Courts) may be read from a separate file. The letters are dated from Thirtieth of May 1854 to Twentieth of December 1854

On the Eleventh of October 1854 Jacob Phillips wrote to the office of Charles Reeves " I have completed a new building comprising a County Court and Offices and also private offices for myself."

Jacob Phillips died on Eighth of October 1884. By his Will dated Thirtieth of November 1882 he bequeathed his entire Estate to his sons, Edward Cambridge Phillips, Frederick George Phillips and Francis Henry Phillips for disposal. After Jacob's death his wife Sarah continued to occupy Number 9 until her death. Francis Henry Phillips (also a Solicitor) had been in partnership with his father and by 1880 had succeeded him. He took over the premises and leased them to The Venerable Archdeacon Ravenscroft Stewart who was still in occupation by Thirtieth of December 1911 when Francis Henry Phillips agreed to sell to Alice Maud Mann, a Spinster from St.Leonards, Sussex, " All that piece of ground in Chippenham bounded in front on the North East by The Market Place, towards the North West by The Angel Inn, towards the South West by Blind Lane and towards the South East by Timber Street and the property of Dr. William Thomas Briscoe. Together with the Messuage (No.9), coach house, stables, and other erections thereon – all in the occupation of Francis Henry Phillips but now of The Venerable Archdeacon Ravenscroft Stewart under Lease and secondly the Messuage erected on the other part thereof and used as offices being as to a part thereof in the occupation of Francis Henry Phillips and as to the other part in the tenancy of The Commissioner of H.M. Works under Lease forming the Court and Offices of The County Court." The price paid by Alice Maud Mann was £4500. In addition Lydia

NO. 9 MARKET PLACE

Birch Phillips, wife of Jacob Phillips sold cottages in Timber Street to Alice Maud Mann occupied by tenants Noah Davis, George Warne and others for the price of £500.

No. 10 and No. 11 Market Place, Chippenham

In 1602 the building known as No.11 Market Place was owned by Sir Walter Longe of South Wraxall. The Longe family as Clothiers had gained considerable wealth through the profitable industry in Wiltshire during the fifteenth and sixteenth centuries and owned much property in the area. Sir Walter, born in 1555 had inherited property from his father Sir Robert Longe including Draycot and South Wraxall. Many stories abound concerning the Longe family including the well known feud with the Danvers family which climaxed in the murder of Henry Longe, the younger brother of Walter, by Henry Danvers in 1594.

Sir Walter Longe leased No. 11 Market Place in 1602 together with the adjoining stables and outhouses to Henry Berrye, a Mercer and dealer in textiles. The term of the Lease was Ninety-nine years. It was in this year also that Sir Walter was appointed Deputy Lieutenant of Wiltshire under Edward Seymour 2nd Earl of Hertford.

On Thirtieth of October 1610 Sir Walter Longe died. He was interred at Draycot. The Premises at No. 11 including the stables and outhouses adjoining, were inherited by his son this figure was subject to the unexpired term of the Lease. At this time No.10 was owned by Richard Scott, a Clothier. No. 11 was occupied as tenant by John Flower and his wife during the period 1684 to 1687 when he was a Bailiff. After John Flower died his wife Margaret continued to occupy part of the premises. Other tenants or subtenants included Robert Aland and John Eatwell, a Bailiff in 1692.

By 1707 a grandson of Henry Berrye had inherited No.11. He sold the property to Henry Lawrence of West Kington for the price of £145.
Henry Lawrence was an Innkeeper, thus the house and adjoining buildings became an Inn trading under the name of "The Bear Inn". The business declined, in 1711 there was a destructive epidemic of Small Pox in Chippenham, the disease which is conveyed by contact may have contributed to or caused the decline in trade. In 1719 Henry Lawrence died. His son, (also named Henry) decided to mortgage "The Bear Inn" on Twenty-First of April 1719 for £100 plus interest. The Mortgagee was named Richard Wells, a Yeoman of Corsham. At this time the Premises were described as "all that Messuage with the appurtenances called The Bear and all manner of houses buildings stables and heriditaments whatsoever to the Messuage adjoining or in anywise belonging formerly purchased by Henry Lawrence deceased late father of Henry Lawrence." An Indenture dated Twenty-Seventh of October 1749 reveals Henry Lawrence still indebted to Neville Wells of Corsham (heir to Richard Wells) to the sum of £100, however all interest had been paid.

A decision was taken by John Lawrence of West Kington (brother and heir to Henry Lawrence the Innkeeper) to dispose of the entire property. On Twenty-Ninth of May 1750 a Joiner named William Cambridge made a bid for the premises quoted in the Indenture as " the Messuage now decayed and ruinous called The Sign of The Bear ". However the premises were swiftly re-conveyed over to Thomas Russell at the purchase price of £72.

Thomas Russell was a Trustee of Samuel Fludyer negotiating on his behalf. The Premises were temporarily occupied by George Stukley an Apothecary.
It was also around this time that the new Bear Hotel was designed by John Provis and building was to commence in the Market Place.

By 1750 Matthew Humphreys, a Clothier of Chippenham had bought No.10 from John Scott, son of Richard Scott. By early 1763 Samuel Fludyer (now M.P for Chippenham elected in 1754) had rebuilt and completely transformed No.11 in "Classic Style". On the Twenty-Second of March 1763 (five years before the death of Sir Samuel Fludyer) the property was conveyed to Matthew Humphreys, for the price of £528. By this date Fludyer's Trustee, Thomas Russell had died without declaring the Trust however his son Richard Russell was willing to convey the premises to Matthew Humphreys .
The premises, at this time are described as " situate in the High Street between the house formerly of John Scott, Clothier and since of Matthew Humphreys on the West and North part and the way there leading through Timber Street to Pewsham Forest on the East and South part thereof purchased by Samuel Fludyer from William Cambridge and that new erected Messuage built by Samuel Fludyer on the ground of " The Old Bear ". Matthew Humphreys by his Will dated Sixteenth of June 1766 left his entire property to his son, also named Matthew. By 1773 Matthew Humphreys, the elder, had died and thus No.11 and No.10 were inherited by his son. In 1777 Matthew Humphreys extended the premises at No.11 with workshops for maintaining and carrying on the clothing business and annexed No.10 to form one dwelling.

On Twenty-Ninth of September 1788 Matthew Humphreys paid Esmead Edridge of Monkton House £75 for a piece of waste ground in Timber Street previously leased to his father by Love Edridge (mother of Esmead) upon which a stable and coach house had been erected by his father.

By 1790 there were approximately Sixty "Cloth Workshops" thriving in Chippenham.

In 1797 Matthew Humphreys (now the owner of "The Ivy") was elected Treasurer of The Canal Company.

In 1798 work began on the Chippenham branch of the Wiltshire and Berkshire Canal with the wharf sited off Timber Street. (This site is now occupied by Chippenham Bus station) In 1810 the newly constructed canal was operative.

On Twenty-fifth of March 1800 Matthew Humphreys put No.11 on the market. The property was promptly bought by John Beames, a Clothier. The purchase price was £1,700 and this sum was put up by Ralph Hale Gaby. The sale included the ground previously purchased two years before by Matthew Humphreys from Esmead Edridge.

On Eighteenth of January 1816 John Beames mortgaged the premises to Edward Prest for £1,000 with Interest at 5%. John Beames died on Tenth of March 1820. By his Will dated Sixth of March 1820 he left his property in Trust for Sale. The Trustees named in his Will were his wife Susanah Beames, William Gundry, George

Neate and Edward Prest. By the time of his death John Beames had paid the entire Principal sum plus the Interest.

The two houses became separate dwellings once again.

On the Eighteenth of September 1823 No.11 and premises were conveyed to Thomas Spencer, a Surgeon, for the price of £1,200 " during the term of his natural life " and thereafter to the use of John Provis a Trustee of Thomas Spencer. (Thomas Spencer's wife was not entitled to dower.) The property is described " All that Messuage being in the High Street together with the Workshop adjoining the East part of the house in Timber Street and the Coach house and stable Courtyard and Garden to the same premises bounded on the East by the High Street, on the South by Timber Street, on the West by The Angel Inn yard or a way leading thereto and on the North by the dwelling house and premises of Henry Guy, Clothier, and now of William Gundry and comprise a certain piece of Ground, Messuage and premises purchased by Matthew Humphreys (deceased) from Sir Samuel Fludyer and a stable, coach house and piece of ground afterwards purchased by Matthew Humphreys (son) since deceased, from Esmead Edridge together with seat and pew in the Parish Church."

Thomas Spencer died on Twenty-sixth of June 1833.
By his Will dated Fifth of June1826 Thomas Spencer bequeathed the Freehold Burgage house with the cottage, workshops, stable, coach house and Garden (which had been purchased from the Devisees in Trust named in the Will of John Beames) to William Gundry and William Pope upon Trust that they would sell the property reserving Personal Estate not disposed of to be converted into Cash to pay off any debts. A sum of £1,400 was reserved for Thomas Spencer's daughter Caroline. In the event of her death without issue the same amount should pass to his three sons Charles, Francis and Henry - all Surgeons. Caroline died in1830 without issue. William Pope and William Gundry declined to act in the Trusts of the Will, therefore after the death of Thomas Spencer administration was granted to his son Henry Spencer, Surgeon who bought the premises.

Henry Spencer died on Twenty-Second of September 1842. The Executors of his Will dated Sixteenth September 1842 were Edward Homes an Ironmonger of Bristol and John Banks of Bromham, Brewer. With the agreement of Mary, Henry Spencer's wife, Homes and Banks conveyed No.11, the Burgage Messuage (with outhouses, cottage and gardens and the adjoining workshop at the back of the house in Timber Street, also the piece of ground purchased from Esmead Edridge by Matthew Humphrys in 1788) to Ann Bayliffe of Pickwick (sister of Thomas Spencer and aunt of Henry Spencer and Francis Spencer who occupied the premises.)

Ann Bayliffe, a widow, died on Fifth September 1847. In her Will dated Sixth of May 1847 she left the Burgage Messuage No.11 The High Street to Francis Spencer who continued to practice Medicine at this address.

Towards the end of 1871 Francis Spencer decided to take a Partner in the Practice to

ease his work load. Dr. William Thomas Briscoe joined Dr. Francis Spencer. A Deed of Partnership was drawn up dated Twenty-Fifth of January 1872.

On Twentieth of June 1884 Francis Spencer delivered to William Thomas Briscoe " A Notice of Determination of Partnership ". Francis Spencer needed and wanted to retire.

"To William Thomas Briscoe,

I hereby give notice that I am desirous of retiring from the partnership now existing between us on 31st of December next under the provision of Article 22 of our partnership Deed dated 25th. January 1872.

Signed Francis Spencer."

An Agreement was drawn up between Francis Spencer and William Thomas Briscoe dated Seventeenth November 1884 for the sale of the premises to William Thomas Briscoe for the price of £2000. The sum included the Messuage, Surgery, outbuildings, stable, coach house, and garden together with the Warehouses adjoining the Messuage sited in Timber Street currently in the occupation of Messrs. Richard and Charles Banks. All Fixtures in the house were included in the Sale " but not the Greenhouse, Cucumber and Melon Pits in the garden which Francis Spencer is at liberty to remove."
The Purchase came to completion on Twenty-fifth of March 1885. Dr. Briscoe continued to live at No.11 and practice Medicine there with Dr. Laurence as partner.

Dr. Briscoe died on 14th. September 1926. In terms of his Will dated 1st.March 1922 he devised all his real estate to his Trustees (Alice Angus Briscoe, John Fetherstonehaugh Briscoe, and James Rynd Briscoe) declaring that if his son also named William Thomas Briscoe (a Medical Practitioner) signified a desire to purchase the premises within twelve calendar months after his death the Trustees should sell it to him at the price of £2,200.
Briscoe's son paid down £200 and the Trustees as Mortagees advanced £2,000 from the joint account. By 12th. of March 1934 William Thomas Briscoe had paid back £2,000 to the Trustees and was practicing Medicine at No.11.

Dr W.T. Briscoe's Burgage House No. 11 Market Place, Chippenham - A Short History

44th Elizabeth 1602	The Messuage was Leased by Sir Walter Longe Kt of South Wraxall and Dame Katherine his Wife to Henry Berrye of Chippenham Mercer of 99 years on lives rent 13/4d the adjoining house on the West was occupied by John Scott Clothier and the messuage was bounded on the East and South by the highway leading from Chippenham to the Forest of Pewsham with the House was leased 3 acres of arable land In the common fields of Chippenham and Biddestone belonging or appertaining thereto.
26th August 1603 James I	Said Henry Berry vested this property in 3 Trustees for the residue of the 99 years term in trust for himself, his wife Margaret and his children Henry, William and Dorothy, the messuage was then in the occupation of Edward Bentley.
10th July 1623 James I	Walter Longe of Draycot Cerne Esquire and Anne his Wife sold the freehold reversion in the premises to Henry Berry of Chippenham Mercer for £100 subject to the unexpired term of the lease above mentioned and also the 3 acres of arable land, the adjoining house was then occupied by Richard Scott Clothier.
2nd & 3rd August 1607	Henry Berry of Exeter Grandson of 1st mentd Henry Berry and Katherine his Wife sold to Henry Lawrence als Norman of West Kington for £145, premises 1st called The Beare (xxx Scott lived in next House) stated to be in the successive occupation of John Flower, Margaret Flower Widow, Robert Aland and John Eatwell, no mention of the 3 acres of arable land.
21st April 1719	Henry Lawrence son of said Henry Lawrence mortgaged the property by demise for a term of 1000 years to one Richard Wells for £100 on endorsement of deed called "the old Bear" and then in occupation of Henry Lawrence and Abigail Lawrence Widow of H. Lawrence Senr.
26th & 27th October 1749	John Lawrence descendant of sd Henry Lawrence sold the property to Wm. Cambridge of Chippenham Joyner for £70 and at the same time the mortgage was paid off to the representative of Richard Wells and the term of years was vested in Wm. Cambridge.
29th & 30th May 1750	Wm. Cambridge sold to Wm. Russell of Chippenham Gentleman for £72 (who was in reality a Trustee for Samuel Fludyer) the premises are described as then being in a ruinous and decayed state – the adjoining house was then in occupation of Matthew Humphrys Clothier, (and Timber Street is first mentioned,) then in occupation of Abigail Lawrence.
About 1754	Wm. Cambridge sold to Samuel Fludyer (M.P. for Chippenham 1st time 1754) (deed not in bundle).
21st & 22nd March 1763	Sir Saml Fludyer Bart (who was M.P. for Chippenham) sold to Matthew Humphrys the Elder of Chippenham Clothiers for £528 he evidently had previous thereto rebuilt the premises and it probably then ceased to be an Inn as the conveyance speaks of a piece of land where on a messuage formerly stood called the Bear or Old Bear and also all that new erected messuage and premises erected by the sd Samuel Fludyer on the same spot of ground whereon the Old Bear formerly stood and then in occupation of Matthew Humphrys. – In 1773 Richard Russell the Heir of said Thos Russell conveyed the legal estate he had in him by the deed of 29th & 30th

	May 1750 to Matthew Humphrys the younger of Chippenham Gentleman his Father being then deceased.
27th August 1777	Mrs Love Edridge of Monkton House No. Committee of Arthur Esmeade a Lunatic in consideration of £8 paid by sd Matthew Humphrys as deeds of the Manor of Monkton demised for 99 years on lives:- A Stable and coach-house erected by sd M. Humphries on a piece of waste land in Timber Street part of the waste of the Manor of Monkton. 2 pieces of land or garden ground on North side of stable and coach-house lately enclosed out of a yard belonging to the Angel Inn and which was enclosed by a wall. And 2 pieces of land which were encroachments which the Jury at the Monkton Court Leet had presented as such; at the rents of 7/6d £1. 1.0. 1/- and 1/- respectively.
28th & 29th September 1788	Esmead Edridge of Monkton House the then owner of the Manor of Monkton sold all his interests in the stable coach-house walls and pieces of land to Matthew Humphrys in consideration of £75.
24th & 25th March 1800	Matthew Humphrys then of The Ivy Esquire (eldest son of said M. Humphrys) sold to Jno Beames of Chippenham Clothier for £1700 the said messuage and appurts (the adjoining house then in occupation of Henry Guy Clothier) and a dye house and washing stage in Foghamshire.
10th March 1820	John Beames died having devised the property in trust for sale his Trustees Susannah Beames Spinster Wm Gundry Banker and George Neale on 17th & 18th September 1823 sold to Thomas Spencer of Chippenham Surgeon for £1200 (but not the dwelling house in Foghamshire) but including the Seat or Pew in the Parish Church belonging to the said messuage and then used and occupied therewith.
25th March 1825	Sd Thomas Spencer mortgaged the premises to Ann Bayliffe of Pickwick Widow who was his Sister and Widow of George Searl Bayliffe Esquire for £1000.
11th January 1833	Sd Thomas Spencer died his Executors disclaimed and his son Henry Spencer of Chippenham Surgeon took out Letters of Administration with the Will dated in 1826 annexed.
22nd October 1839	Charles Spencer of Whitchurch Surgeon and Francis Spencer of Chippenham Surgeon conveyed all their interest in the property to their Brother Henry Spencer all three being interested therein under their Farther's Will.
25th January 1843	Mrs Ann Bayliffe her mortgage having been paid off assigned her interest as mortgagee to Edward Homes and Jno Banks of Bromham who were the Executors of Henry Spencer the Younger who died 20th September 1842 he had devised the property upon trust for sale by his Will.
27th January 1843	The Trustees of sd Henry Spencer and Mary Spencer his Widow sold the property to the said Mrs Ann Bayliffe for £1200 (the adjoining property being then in occupation of Wm. Gundry) together with the seat or pew.
5th September 1847	Ann Bayliffe died having devised the property to her nephew Francis Spencer together with a messuage in the Causeway (a cousin of hers was Ann the wife of John Provis of Chippenham)
25th March 1885	Sd Francis Spencer sold to Dr Wm. Thomas Briscoe.

G. ? ? W.
17/1/22 -

No. 10 and No. 11 Market Place, Chippenham

1847 she left the Burgage Messuage No.11 The High Street to Francis Spencer who continued to practice Medicine at this address.

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NO. 9 MARKET PLACE

On Twenty –ninth of September 1788 Esmead Edridge of Monkton House sold to Matthew Humphreys " A Messuage known as Bristol Place having the dwelling house of Matthew Humphreys (No. 10) towards the South East and The Angel Inn towards the North West." The premises at the time of sale were occupied by Joseph Blanchard, a Clothier. Included in the Conveyance were workshops, stables and outhouses together with " the liberty to enclose two pieces of ground in front of the Messuage – one piece extending from ground enclosed by Matthew Humphreys in front of his house by posts and chains to the porch of Bristol Place and the other piece extending from the porch to the ground now enclosed in front of The Angel Inn ".

On the Seventh of April 1795 Matthew Humphreys (now of The Ivy House purchased in 1788) sold Bristol Place to Henry Guy, a Clothier, for £600. The sale included the stables, workshops and outhouses, also the liberty to enclose by posts and rails the front of the house extending to three feet. On the Eleventh of December 1796 Henry Guy mortgaged the premises for £1000 plus Interest. The Mortgagee was John Bailey. Henry Guy proceeded to rebuild the house. In 1801 John Bailey died intestate. An Indenture dated Twenty-second of October 1804 states the sum of £1000 remained owing while all interest had been paid to date. John Bailey's daughters and next of kin were Jane Tuckey and Elizabeth Tuckey (married respectively to Thomas and John Tuckey) they took out Letters of Administration conferring their right to administer their father's Estate. William Gundry, a Grocer and Draper, contracted with Henry Guy for the purchase of the Messuage and premises thus an Agreement was drawn up to the effect that William Gundry should pay £650 to Henry Guy and the sum of £1000 to be paid to the daughters of John Bailey. Thus William Gundry became the owner of Bristol Place described as " All that new erected Messuage called Bristol Place situate at the Market Place lately built by Henry Guy upon the site of a Messuage now taken down and together with workshops stables and coach house, outhouses yards and gardens and also a room used as a corn house."

A dispute arose between William Gundry and the owner of The Angel Inn, Margaret Lawes who had opened three windows in the South wall of the Inn to let light into her pantry, larder and staircase. The windows overlooked William Gundry's garden and courtyard. Gundry considered this a "nuisance" and built a wall directly against the South wall. An Indenture dated Thirty-first December 1810 was drawn up to end the dispute, it was thus agreed that Margaret Lawes South Wall and the ground enclosed be considered her property to be repaired at her expense except parts damaged by buildings erected by Gundry. And also that the wall erected by him be removed. The new windows were to be glazed with ground glass and blinds to prevent persons overlooking William Gundry's Courtyard and Passage. Lawes was to pay the costs sustained by Gundry in consequence of her opening the windows and the costs of taking down the wall erected by him. In addition Margaret Lawes will pay William Gundry the annual rent of Six Pence per window from Twenty-ninth September onwards.

William Gundry died on Fourth of March 1853.

CHIPPENHAM TIMES

The Military –
The residence of Archdeacon Stewart, The Old Palace, has been taken by the military authorities as a mess room for the officers quartered in the town.

Source
North Wilts Herald
Page 5
6 November 1914

Extract from North Wilts directory 1917

Stevenson, E., upholsterer, Market-place
Stewart, Ven. Archdeacon, The Old Palace, Market-place
Stickley, W., Queen-square
Stiles, E. F., 63, Landsend
Stokes, H. E., 103, London-road

No. 10 and No. 11 Market Place, Chippenham

William Gundry and William Pope declined to act in the Trusts of the Will for reasons unknown. After the death of Thomas Spencer administration was granted to Henry Spencer who bought the premises.

Henry Spencer died on 22nd. of September 1842. The Executors of his Will dated 16.9.1842 were Edward Homes an Ironmonger of Bristol and John Banks of Bromham, Brewer. With the agreement of Mary, Henry Spencer's wife Homes and Banks conveyed No.11, the Burgage Messuage (with outhouses, cottage and gardens with the adjoining workshop at the back of the house in Timber Street and the piece of ground purchased from Esmead Edridge by Matthew Humphreys) to Ann Bayliffe of Pickwick. Ann Bayliffe was, in fact, the sister of Thomas Spencer and therefore Aunt of Henry Spencer and Francis Spencer, Surgeon, who occupied the premises.

Ann Bayliffe, a widow, died on 5th.September 1847. She left all her property including the Burgage Messuage No.11 The High Street to Francis Spencer who continued to practice at that address.

Towards the end of 1871 Francis Spencer decided to take a partner to ease his work load.
Dr. William Thomas Briscoe joined Francis Spencer and a Deed of Partnership dated 25.1.1872 was drawn up.

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An Agreement was drawn up between William Thomas Briscoe and Francis Spencer dated 17.11.1884 for the sale of the premises for the price of £2000. The sum included the "Messuage, Surgery, outbuildings, stable, coach house and garden together with the warehouses adjoining the Messuage sited in Timber Street currently in the occupation of Messrs. Richard and Charles Banks. And all Fixtures in the house but not the Greenhouse, Cucumber and Melon Pits in the garden which Francis Spencer is at liberty to remove." The purchase was to be completed on 25.3.1885. Dr. Briscoe continued to live at No.11 and practice there.

No. 10 and No. 11 Market Place, Chippenham

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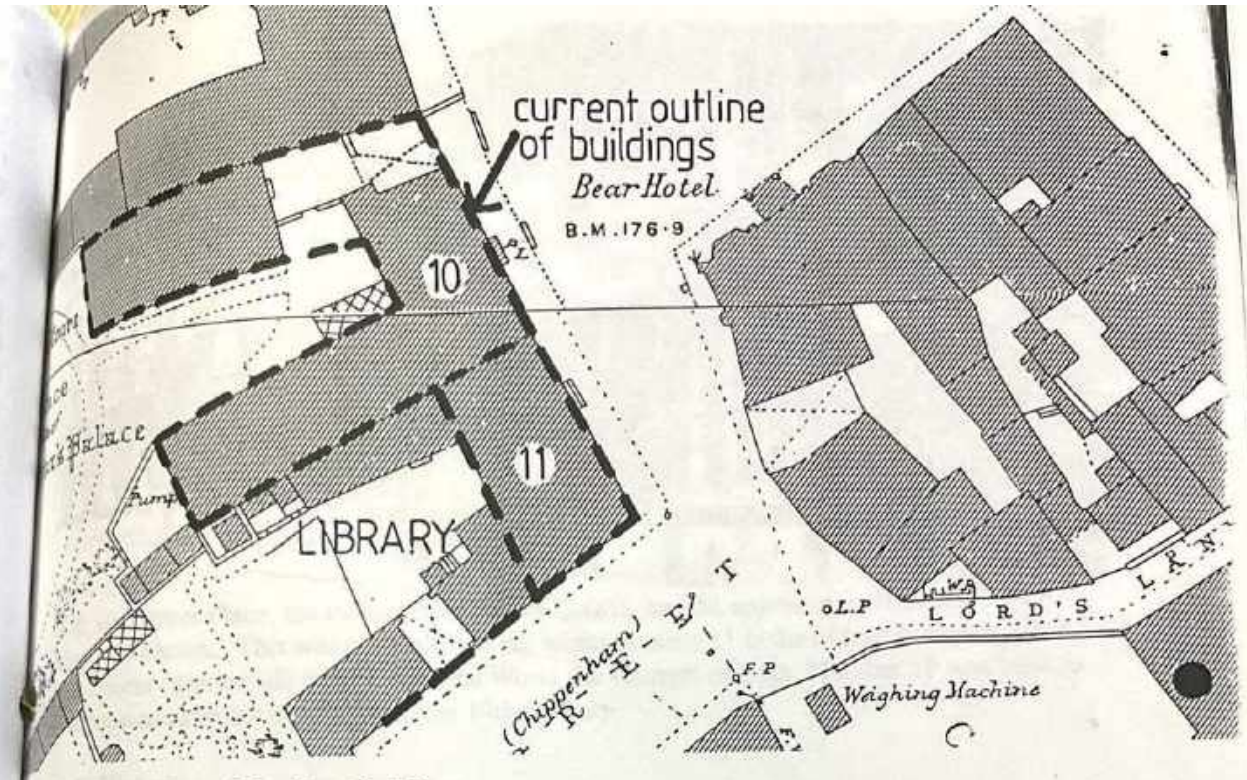
Ann Bayliffe, a widow, died on Fifth September 1847. In her Will dated Sixth of May

11 Market Place, formerly called "The Old Bear", or

	Occupiers	Owners
1602	Edward Bentley died 1606	Sir Walter Long of South Wraxall
1613	Margaret Bentley, widow	
1623	Henry Berry, was bailiff of Chippenham. Henry Berry (Mercer)	Sir Walter Long of Draycott Cerne
1651	John Flower, was Bailiff of Chippenham Margaret Flower, Widow John Eatwell	
1687	Henry Berry	
1719	Henry Lawrence son of Henry Lawrence	1st called "The Bear" Henry Lawrence of West Kington, Joiner
1741	John Aland	
1749		Wm. Cambridge (Joyner)
1730	Abigail Lawrence, Widow	
1754?		Sir S. Fludyer Bart.
1763	Matthew Humphrys, Clothier	Matthew Humphrys, Clothier, Bailiff of Chippenham
1766		Matthew Humphrys Gentleman, The Ivy, Bailiff of Chippenham
1800		John Beames, Clothier
1823	Miss Susannah Beames Thomas Spencer Henry Spencer	Thos. Spencer, Surgeon, died 1833 Henry Spencer, died 1842.
1842	Mary Spencer, Widow	Ann Bayliffe Widow, died 1847.
1847	Francis Spencer, Surgeon	Francis Spencer, Surgeon
1885	W. T. Briscoe, M.D.	W. T. Briscoe, M.D.



The Separation of the Two Buildings

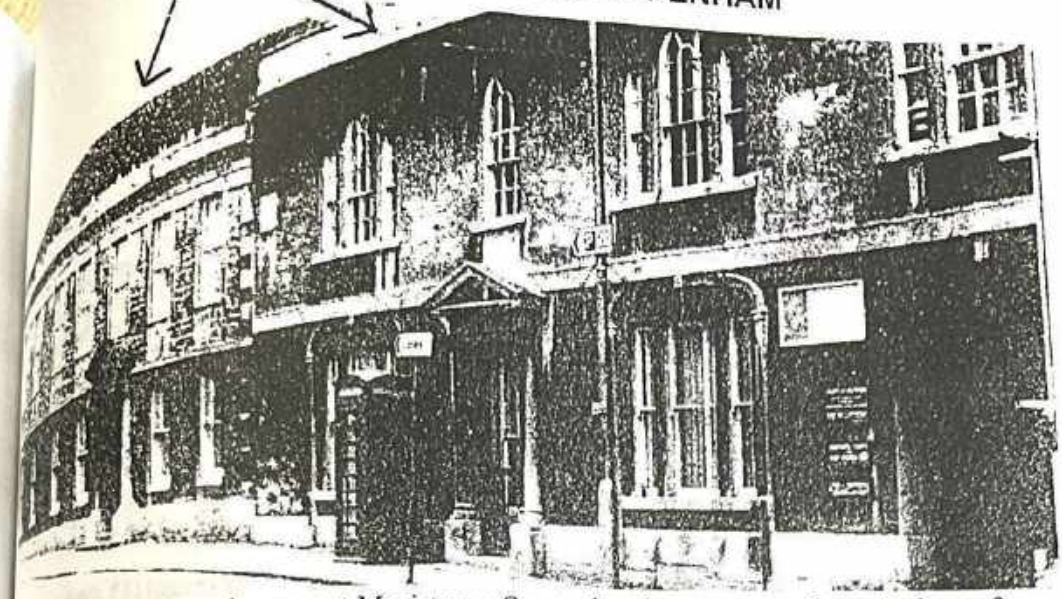
Early in the 19th Century the clothiers business to the rear of 10 and 11 ceased, and the buildings were effectively separated in ownership. A surgeon, Thomas Spencer, bought Number 11 for £1,200 in 1823, and medical surgery (and private dwelling) use continued right through to 1957; most recently the address of Dr Evans. Number 10, however, was converted into Council Offices (the Chippenham Borough Council Crest is still visible on the glazing through the entrance arch) and County Court building (purpose built) to the rear. This is clearly shown on the map of Chippenham circa 1850. Upon vacation of Number 11 by Dr Evans, and the construction of the Monkton Park Offices for the Chippenham Borough Council, the two houses were reunited to become Magistrates Court and registrar of Births, Marriages and Deaths in the 1960's. At the same time, the building of the new library lopped off the rear extensions to Number 11.

The Future

In 1992 Wiltshire County Council, the owner of the building, announced its intention to build new Magistrates Courts premises on the outside of Chippenham. A local initiative spearheaded by the Chippenham Borough Lands Charity and Civic Society to convert 11 and 10 Market Place into a Museum, Heritage and Arts Centre, received general support from the Local Authorities. The start on site this summer of the new Courts Complex at Englands (at the junction of Avenue La Fleche and Pewsham Way) has now allowed flesh to be put on the bones of the idea. Discussions are currently taking place with the County Council on who would own the building, how the museum would be managed (probably through a charitable trust specifically for this facility), and how purchase, conversion and running costs would be funded.

The layout of the building, in the form of an upside-down 'F', is superbly suited to being a Museum, Arts and Heritage Centre - with each of its separate wings able to be used for the varied activities. However, it is the location of the building, immediately adjacent to the newly created Market Square and close to Chippenham's other important historic building, the Yelde Hall and Buttercross, which makes this project so exciting.

11 & 10 MARKET PLACE, CHIPPENHAM



11 & 10 Market Place, the current Magistrates Courts, has the appearance from the front of being two houses. This was originally not so: whilst number 11 is the oldest, built early in the 17th Century and rebuilt in 1777 by John Wood the younger of Bath, Number 10 was built as an extension to Number 11 early in the 19th Century.

Early History

By tradition, the site has been described as the location of the Royal Lodge of Alfred the Great, King of Wessex (the plaque on Number 10 says as much, although incorrectly describing the sovereign as "King Arthur"). This theory is now disputed. A more likely location for the lodge would have been adjacent to the church, (St Andrews) approximately where the group of buildings from Threshers to the Post Office and along St Mary Street are today. The severe change of level from St Mary Street to St Andrews Churchyard support the theory that fortifications (as usually surrounded Alfred's settlements) would have existed there.

The Market place, non-existent in Alfred's time, would have been shaped in the centuries after the Norman Conquest, and eventually ringed with buildings, packed in side by side, taking up every inch of the valuable convenient land at the heart of the borough. None apart from St Andrews church retained the same use over the years, and the church was not immune to the decay and changes of taste which led to the periodic rebuilding of them all.

The history of Number 11 began for sure in 1602 when it belonged to Sir Walter Longe of South Wraxall, and his wife Katherine. They leased it for 99 years to Henry Berrye, merchant at 13s. 4d. a year. The adjoining house was occupied by John Scott, whose family were the leading clothiers of Chippenham. A century later, the location was still the best in town, and had become an inn called the Beare, the home of John Flower, bailiff 1664 - 87. In 1707 he leased it to Henry Lawrence. The house then became ruinous and was sold in 1750 to Samuel Fludyer, who built a new Beare in the Gothic Revival style, across the road, where The Bear stands today.

The Rebuilding

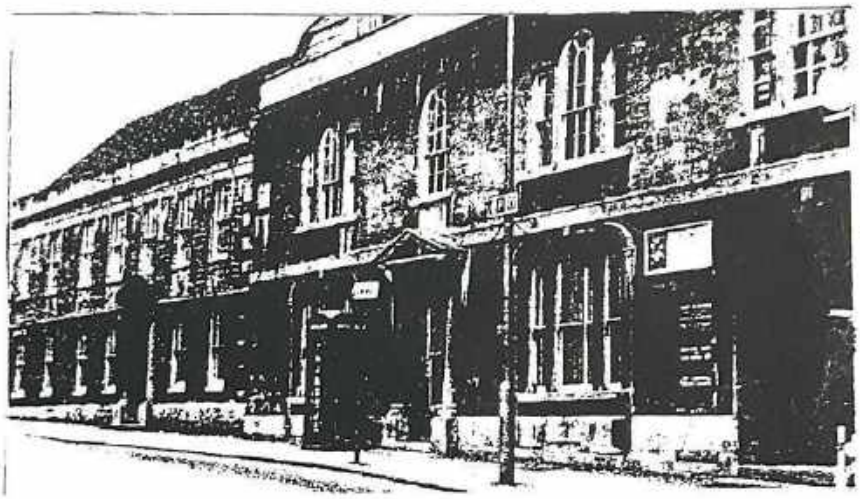
In 1777 Matthew Humphreys, a clothier, rebuilt Number 11 in the classical style to a design by John Wood, the younger of Bath. Some years later he built the extension now known as Number 10, with its grand archway (maintaining access to the cloth making in the courtyard to the rear). It was usual for clothiers and manufacturers to live at their place of work, and Number 11 was effectively the dwelling and Number 10 the business. In the rear courtyard was a dye house and washing stage for the treatment of cloth.

Jocelyn Derwent goes on to say ... "I have photcopied it and hope you and the Society memebers find it interesting". "...I assume that the "new erected messuage" mentioned in the entry for March 1763 is the Georgian front, part of which, although altered, still stands today. In fact the only alteration is the removal of the attic windows, so the frontage remains much as it always was."

Reproduced below are the more important dates from the History of 11 Market Place.

1602 (Elizabeth)

The messuage was leased by Sir Walter Longe of South Wraxall and Dame Katherine his Wife, to Henry Berrye of Chippenham (Merchant) for 99 years at a rent of 13/4d. The ajoining House on the west side side was occupied by John Scott (clothier) and the messuage was bounded on the East and south by the highway leading from Chippenham to the Forest of Pewsham. With the house was leased 3 acres of arable land in the common field of Chippenham and Biddestone



In August 1707 the property, then known as "The Beare" was sold to Henry Lawrence for £145. At that time it was occupied by John Flower baliff for Chippenham, Margaret Flower (widow) and John Eatwell. No mention was made of the 3 acres of arable land.

By May 1750 when the premises were sold for £72 to a trustee for Samual Fludyer, they were described as being in a "ruinous and decayed state". Timber Street is also mentioned for the first time. (Samual Fludyer was later knighted and became an MP for Chippenham, owning a number of premises in the town including other Burgage Houses. These had sole voting rights and presumably were tenanted by sympathetic supporters).

When No 11 was sold by Samual Fludyer in **March 1763** the premises had evidently been rebuilt and had ceased to be an Inn. Reference in the conveyance speaks of land where the "Old Beare" stood and Samual Fludyer had erected a new premises.

Interestingly, an addition to the premises was made in **1777** when the then owner Matthew Humphrys, paid £8 to Mrs Love Edridge of Monkton House for a stable and coachhouse built on waste land belonging to Monkton Manor. This was in Timber Street and Mrs Edridge was acting on behalf of Arthur Esmeade - described as a "lunatic". The son of Matthew Humphrys (also called Matthew) sold 11 Market Place, an adjoining house and a dye house and washing stage in Foghamshire to John Beames (clothier) for £1700 in March 1800. Matthew Humphrys (Jnr) was the then owner of the Ivy. On the death of John Beames 11 Market Place (but not the other properties) was sold to Thomas Spencer (Surgeon) for £1200, which also included the seat or pew in the Parish Church belonging to the property. This was in **1823** and so began the unbroken association with medical families which lasted until the middle of this century; passing from the Spencers to the Briscoes and finaly the Evans, who moved away in **1957**.

The present condition of 11 Market Place and that of No 10 next door still leave a lot to be desired. After years of municipal use their former glory has somewhat vanished. We have on two occasions asked the County Council to clean up the facade of No 10 but to no avail. If and when the Council decide to sell these premises, we would hope their prospetive owners can revive a little of the Georgian splendor.

SPECIFICATIONS OF CHIPPENHAM COUNTY COURT

CARPENTER AND JOINER

Old Materials The old timbers sound & of sufficient scantlings may be used again in the new building, likewise any Floors Doors Saches & Frames Architraves Skirting etc. that are of the size required may be re-used after being approved by the Surveyor.

Timber All the new Fir to be yellow Meneil Riga or Dantzic & the Oak English cut die square. All well seasoned free from large or loose knots or other defects. The Deals to be of the best Christiana. All timber to be in one length when not required to be more than 40 ft. long.

Centering To provide fix ease & finally remove when directed. All centering & turning pieces with all requisite shuttle supports & wedges with all appurtenances.

Moulds To provide & use all moulds & patterns for the several works throughout.

Casing up To case where required. The Masons Plasterers Joiners & other works to protect from injury.

Framing of Timbers All the Timber to be accurately framed & fitted to the principal Timbers to be dovetailed to their bearings. All other Timbers to be notched & pinned with oak or iron.

Joists The joists to have 6 ins. bearings on the walls - the lintels one foot at each end.

Framing None of the joists Ceiling joists common rafters quarters battens Gutter bearers etc are to be more than one foot clear distances.

The scantlings of the Timbers to be as follows :-

Oak sleepers	4 x 4 ins.	Ceiling joists	3 x 2 ins
Joists to Ground Floor	5 x 2 ¼ ins	Wall plates	4 x 4 ins
Joists to First Floor	10 x 2 ¼ ins	Plates for Ceiling joists	4 x 3 ins

Girders The Fir Girders to carry the quarter Partition over Mr. Phillips Room to be in 2 thicknesses each 10 x 3 ft. & to be bolted together with strong wrought iron screw Bolts & Nuts & to have a plate of ½ ins rolled iron between the thicknesses the whole depth of the Girder.

Quarter Partition To provide & fix a framed Quarter Partition at the end of the Court next to the Judge's Room - a drawing for which will be given.

Head & Sill 4 x 4 ins Braces 4 x 3 ins Quarters 4 x 2 ½ ins

Roofs

Fir Beams	10 x 6 ft	Collars to Principal	7 x 6 ft
Principal Rafters	7 x 6 ft	Queen Posts	6 x 5 ft
Pole Plates	5 x 4 ft	Purlins	4 x 4 ft
Struts	4x 4 ft	Ridge	8 x 2 ft
Common Rafters	4 x 2 ft		

Wood Bricks To provide all requisite Wood Bricks cut out of scantling 4 x 2 ½ ins for fixing Joiners work.

Lintels The Lintels to be 6 ins thick & the thickness of the walls they are to support.

Old Floors To re-lay such of the old floor boards as are sound. The Court Floor to be 1 ¼ ins thick. To form a raised platform in the Court for the Judge's Bench with steps to same.

Judge's Staircase To construct the staircase to the Judge's Room out of the materials of the present staircase & to make good with new materials to render the same complete with inch deal rises & 1 ¼ ins deal treads.

New Sashes & Frames The 4 Windows in the Court & the 3 Windows in the front elevation to have new deal cased frames with Oak sand & weathered sills with brass axle pulleys for double hanging. The sashes to be 2 ins thick double hung with lines of weights & proper fastenings. To put all Windows with moulded architraves 6 ins wide.

To provide & fix 2 ins deal moulded Fanlight over the Front Entrance door.

Shutters To put to all Ground Floor Windows 1 ¼ ins deal 2 panel square lifting Shutters with deal cased frames in 2 heights hung with lines & weights as sashes with 1 ¼ ins 2 panel moulded & square window backs to correspond with the doors. The old shutters & fittings to be used again as far as they will go.

First Floor Public Staircase To construct the Public Staircase with inch yellow deal rises 1 ¼ ins yellow deal treads with rounded nosings fixed on proper carriages with 1 ½ ins beaded strings. The space under the staircase to be enclosed with Spandel framing with door hung in the same.

Doors Re-hang so many of the old doors as may be found to be of the proper size for the new openings. All new internal doors to be 2 ins 4 panel moulded to correspond with old doors & to be hung with 4 ins butts in 1 ½ deal rebated jambs or soffites. To put to all new doors deal moulded architraves 6ins wide. To put to the front external doors 2 ½ ins deal 4 panel moulded door hung with 4 ins butts. The frame to have rebated transom filled in with 2ins Fanlight. The present front door & frames to be re-fixed at the Judge's entrance.

Fittings Judge's W.C. To fit up the Judge's W.C. into ! ¼ Honduras Mahogany Seat & 1 ¼ ins clamped flap frame with moulded nosing & ½ ins Mahogany square skirting round the same 9 ins high - the whole to be faced with Copper screws on strong Fir bearers. To dish & cut out for the holes & for the pull. All Mahogany to be French polished.

Lobby to enclose the Lobby in the Court at the bend of the Staircase with 1 ½ ins deal framing 8 ins high in narrow panels bead flash on both sides.

Lobby in Court To provide & fix a deal moulded Cornice 15 ins girt to the Lobby enclosure as per detail drawing to be provided. To provide and fix 100ft run of 1 ½ ins deal framing bead flush on both sides & 4 ft high with doors etc complete securely fixed to the floor of the Court with Angle Irons - the whole to have moulded wainscot capping & to be fixed to the Box for the Plaintiff & Defendant the Jury witnesses etc as shown on the first floor plan of the Court.

SMITH & IRONMONGER

The Ironmongery & Furniture of every kind to be of the best description & to be carefully fixed with screws. The brasswork is to be lacquered & fixed with brass headed screws. The internal doors to be hung with 1 ½ pair of 4ins butts. To provide & fix to all the external doors best 7 ins 3 bolt mortice locks. To put 3 ins brass locks with knob handles & brass butts & bolts to the doors of the Framing in the Court. To put to the door of the Judge's W.C. a brass Spring Latch fastening with brass knob handle & a 4 ins brass bolt.

Wiltshire Council
Where everybody matters

17 January 2019

Development Services
Wiltshire Council

Tel: 0300 456 0114

Email:developmentmanagement@wiltshire.gov.uk

Mr Adrian Jones
Chippenham Town Council
The Town Hall
High Street
Chippenham
SN15 3ER

Dear Mr Jones,

Town & Country Planning Act 1990
Town & Country Planning (General Development Order)

Application No:	**18/10363/PDENQ**
Proposal:	**Provide alternative sign using existing eyebolts on the building. Not requiring new fixings into the exterior of the building.**
Location:	**9-10 Market Place, Chippenham, Wiltshire, SN15 3HF**

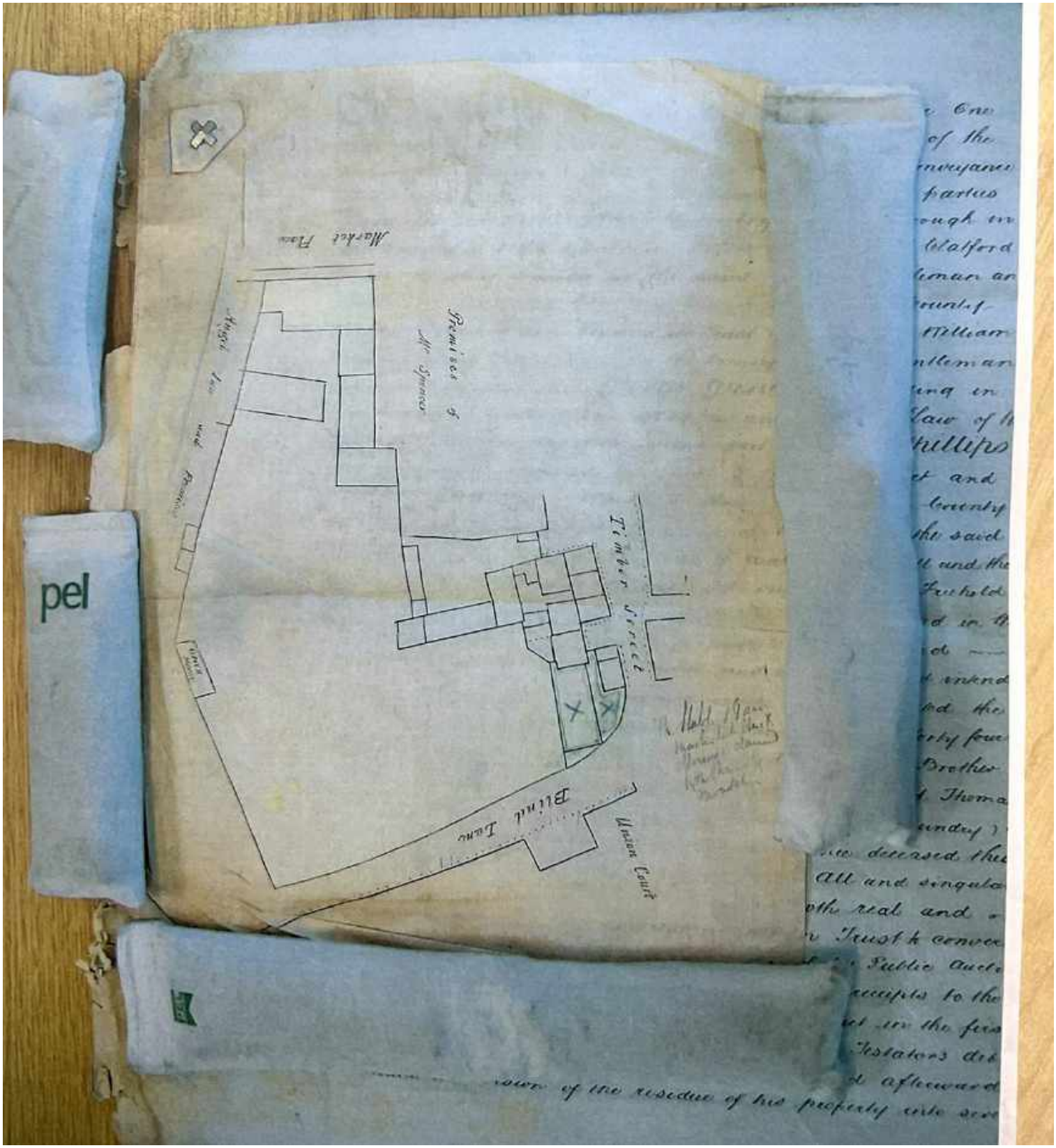
Thank you for your enquiry. I apologise for the delay in replying to you.

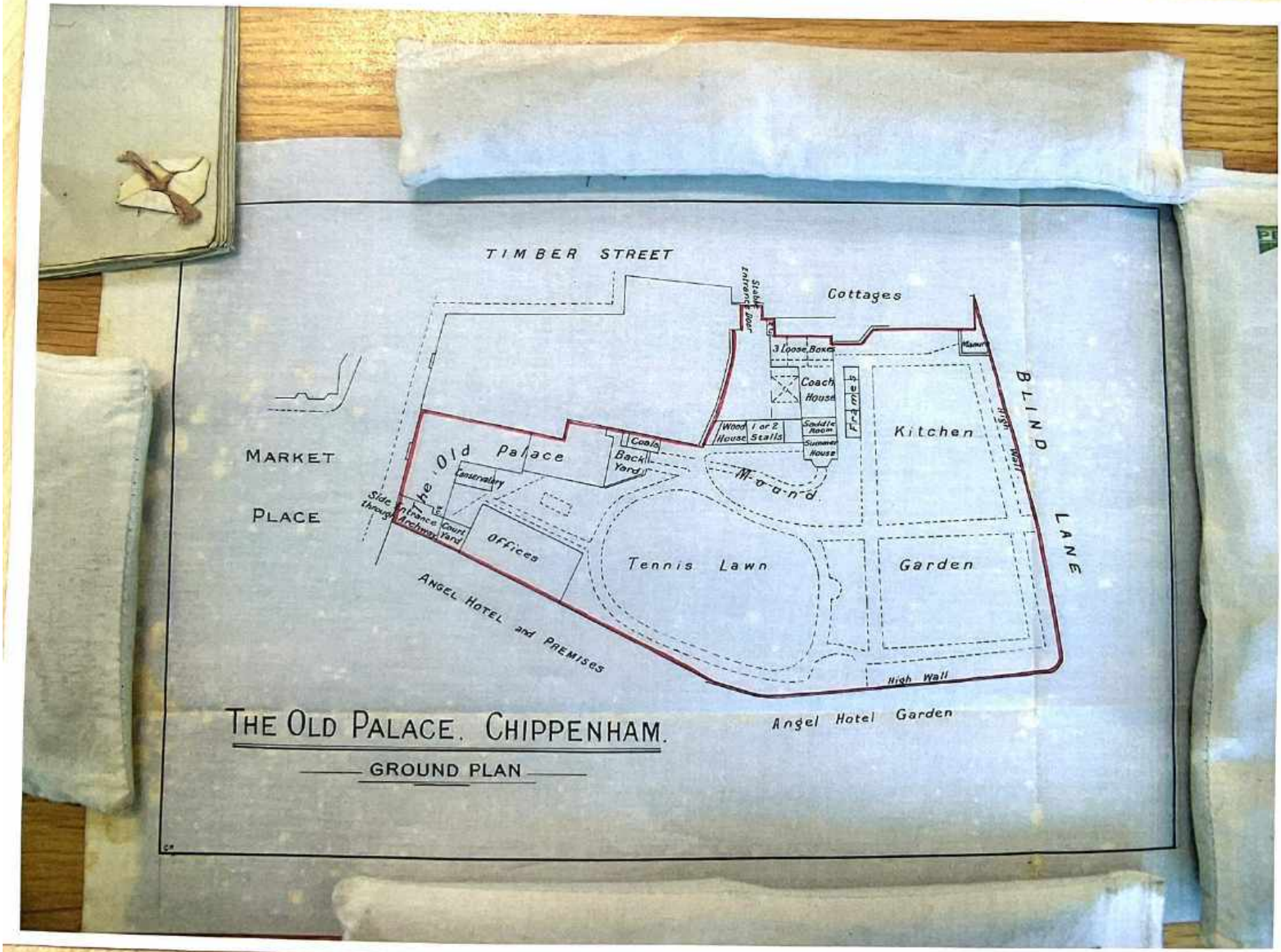
This is a grade II listed building, located in the conservation area and adjacent to other listed buildings. The current signage is fixed below the string course that runs between the ground and first floors on the front elevation. The size and material of the signs means that the signage does not extend above the string course. The proposed signs are far larger and would not only straddle the string course but would finish above the cill level of the first floor window. Altering the signs to those proposed will require listed building consent and advertisement consent. Signs of this size, quantity and location are not likely to be supported due to the harm caused to the character, appearance and setting of the heritage assets.

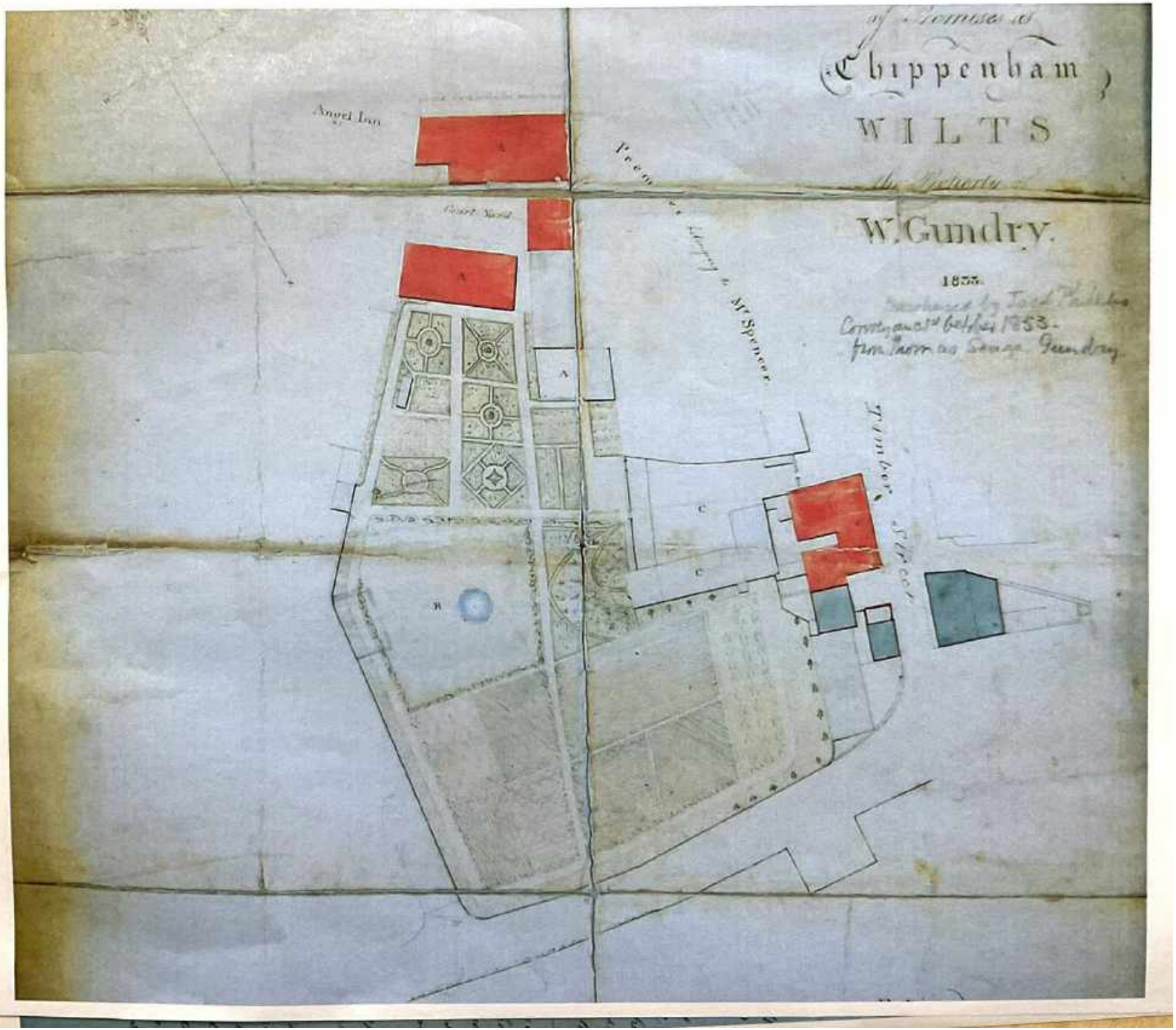
Please note the comments expressed in this letter are the opinion of an officer of the Council and are given without prejudice to the more detailed consideration that would follow the submission of an application and to any decision of the Council on a planning or listed building consent application. However, you should be aware that if an application is submitted which does not take account of the preliminary guidance, it may be determined without further negotiation.

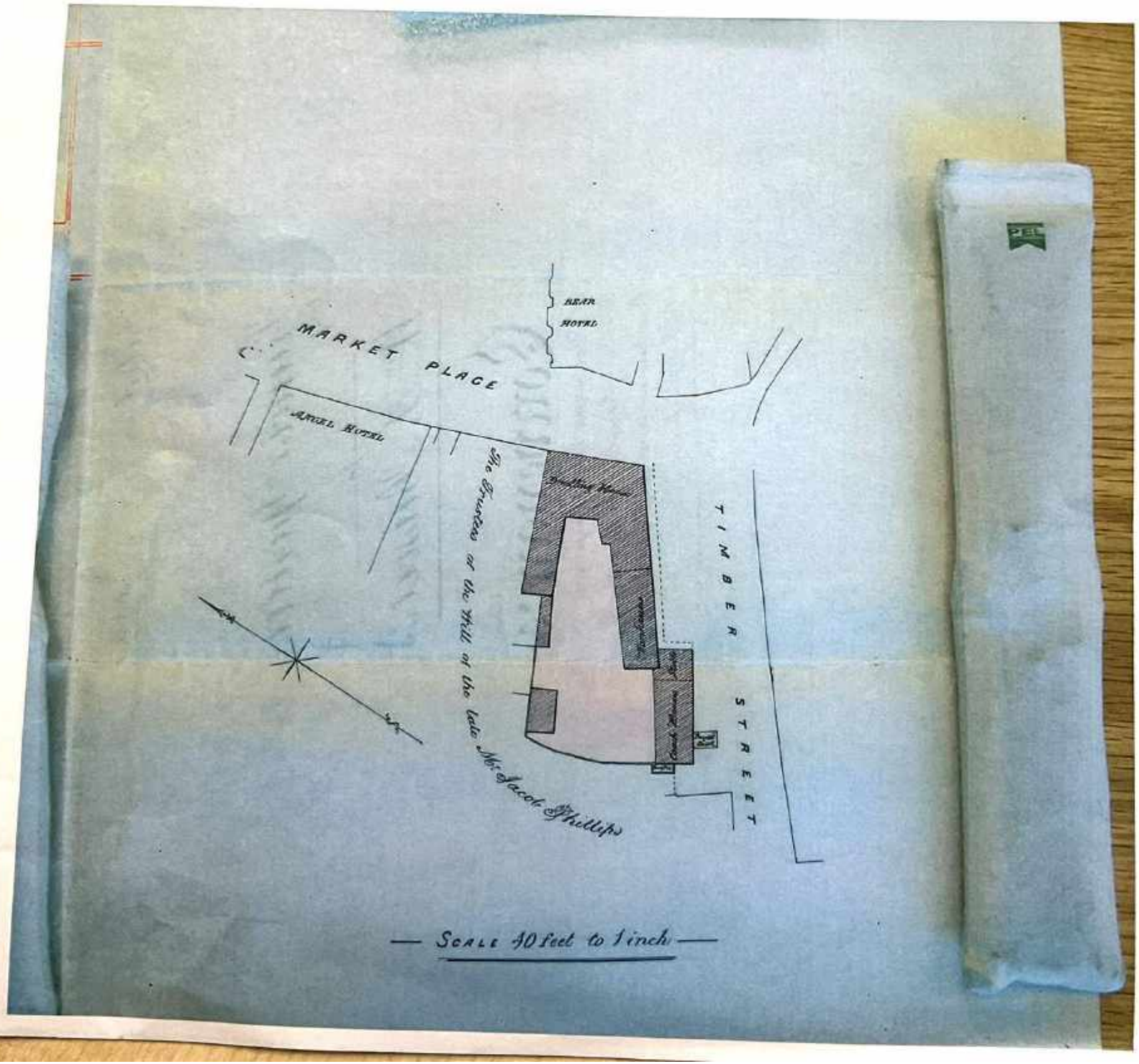
Yours sincerely

Caroline Ridgwell
Senior Conservation Officer
01249 706639
caroline.ridgwell@wiltshire.gov.uk


Market Place
Premises of
Mr Spence
Timber Street
Brink Lane
Union Court


TIMBER STREET
Stable Entrance Door
Cottages
3 Loose Boxes
Coach House
Frames
Wood House
1 or 2 Stalls
Saddle Room
Summer House
Kitchen
Garden
BLIND LANE
High Wall
MARKET PLACE
The Old Palace
Conservatory
Coals
Back Yard
Mound
Side Entrance through Archway
Court Yard
Offices
Tennis Lawn
ANGEL HOTEL and PREMISES
High Wall
Angel Hotel Garden
THE OLD PALACE. CHIPPENHAM.
GROUND PLAN


Chippenham
WILTS
W. Gundry.
1853.
Angel Inn
Timber Street
A
B
C


BEAR
HOTEL
MARKET PLACE
ANGEL HOTEL
The Premises of the late Mr. Jacob Phillips
TIMBER STREET
— Scale 40 feet to 1 inch —

- 1885