

AN ARCHAEOLOGICAL AND HISTORICAL STUDY  
OF THE REDCLIFF WAY AREA  
BRISTOL



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Frontispiece: Looking east to Redcliffe Way in 1795 (Drawing by Malchair, Private Collection)

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**AN ARCHAEOLOGICAL AND HISTORICAL STUDY  
OF THE REDCLIFF WAY AREA  
BRISTOL**

**BY DR ROGER H LEECH**

**CULTURAL HERITAGE SERVICES - A SPECIALIST CONSULTANCY  
FOR ARCHAEOLOGICAL AND ARCHITECTURAL STUDIES AND SURVEYS**

**DR ROGER H LEECH F.S.A., M.I.F.A.  
PROVIDENCE COTTAGE, 7 THE HORSEFAIR, ROMSEY, HAMPSHIRE, SO51 8EZ**

**Tel: 01794 518185**

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## EXECUTIVE SUMMARY

The Redcliff Way Study Area is a palimpsest of past landscapes, each wildly different from its predecessor.

Before about 1150 the landscape of the study area was entirely rural, essentially the fields between Bedminster and the Saxon town of Bristol which lay principally to the north of Bristol Bridge.

From 1150 onwards the study area was rapidly subsumed within the new suburbs laid out to the south of the Avon by feudal lords looking for a profit from development. St Mary Redcliff was a new church provided to serve the part of the new suburb that lay within the study area. This suburb extended uninterrupted to the former bridgehead settlement close to the north end of Redcliff Street.

From about 1240 onwards this new suburb was divided, by the building of the Portwall, a grandiose civic scheme which reflected the wealth being generated in the town at the time. Henceforth most of the study area had a distinct suburban and semi-rural character. Only the main thoroughfares such as Redcliff Street, Redcliff Hill and to a lesser extent Temple Street had that distinctly urban appearance characterised by tightly packed gabled houses three or four storeys high gable-end on to the street. Interrupting these urban vistas were the religious houses and churches, the Augustinian Friary, the Hospital of St John the Baptist and St Mary Redcliff church enclosed by the churchyard, Canynge's college to the south and the prebendary mansion to the north.

From about 1400 to about 1700 the areas away from these main streets acquired a distinctive character of their own. Short rows of smaller houses, some very small indeed, were interspersed with large gardens, many of which contained lodges, a term used principally to describe what was a second residence for a wealthier citizen. These were mixed neighbourhoods, where rich and poor lived closely together.

Away from Redcliff Hill and St Mary Redcliff church, increasing wealth and increasing trade with the Americas in the century after 1700 transformed this *rus in urbs* into an industrial landscape of dark satanic mills and courts filled with tiny insanitary houses, over 80 of these houses in Pile Street alone. Glass houses and distant pottery kilns now competed with St Mary Redcliff to dominate the skyline. This was the vista painted by Malchair in 1795 (Frontispiece).

The nineteenth and twentieth centuries have brought further change. Phippen Street and the Bristol Harbour Railway have come and gone. One side of Redcliff Hill and all of Pile Street have vanished. But other significant historic boundaries remain etched in the landscape, the line of the Portwall, the ends of Redcliff, St Thomas and Temple Streets, Prewett Street echoing exactly the line of Red Lane, Pump Lane and the east side of Redcliff Hill - but above all, St Mary Redcliff church.

The purpose of this study is to enable this understanding of past landscape change and survival to be further developed so as to inform plans for the future of the Redcliff Way corridor and the setting of St Mary Redcliff.

## 1. INTRODUCTION

### **The Brief**

- 1.1 This report has been undertaken on behalf of Bristol City Council. As requested in the brief, it provides a historical study of the corridor defined by the built-up area of Redcliff on the north and the higher ground upon which St Mary Redcliff church is situated. It is defined on the west by the Floating Harbour and on the east by the newly created Temple Circus. It includes Redcliff Wharf where various development schemes have been proposed in the past. Much of the area is taken up by the route of the inner circuit road and there are also significant areas of open space, notably a pay-and-display car park and landscaped areas adjacent to Chatterton House.

### **1.2 Development background as outlined in the Brief**

- 1.2.1 It is proposed to downgrade Redcliffe Way and create a more pedestrian friendly route through the space, linking the new development at Temple Quay with the newly refurbished Queen Square and the new developments at Harbourside. It forms part of a route network which aims to be easy to understand and allows easy access between identified areas of the city. It is important that such routes are responsive to the historical background of the city and represent logical adaptations of historic links. It will also be important that every opportunity is taken to highlight historical landmarks both in urban design and by the use of information boards and leaflets. Town trails may also be a suitable means of exploiting the historic potential of the area. These themes will be further explored in the forthcoming Heritage Strategy for the city to be produced in collaboration with English Heritage.
- 1.2.2 The downgrading of Redcliff Way will free land for development. Such development should be seen as enhancing the concept of user friendly access and respect the historic framework of the area.
- 1.2.3 It should be noted that the entire length of the Portwall has been proposed for protection through scheduling although the outcome of such proposals may not be known for some time. The site of the glasshouse on Redcliff Wharf has been considered by English Heritage as part of its Monuments Protection Programme survey of the Glass Industry. Its Step 3 report concluded that the site was potentially of the highest importance but that its status needed confirmation following a programme of targeted evaluation. If evaluation indicates good survival, it will be proposed for statutory protection. This desk-based assessment should outline the development of this site and consider any possible factors that may have disturbed the glasshouse structure in any way.

## 2. **AIMS**

- 2.1 The purpose of this historical study is to assist Bristol City Council, English Heritage and other relevant bodies in the future planning and management of this area of important and historic urban landscape. It aims to achieve this through setting out a detailed picture of the chronological progression of the study area, looking especially at the changing form of the urban landscape from the eleventh to the twentieth centuries.
- 2.2 Within this overall aim the study has been requested to look particularly at (a) the historical development of Redcliff Wharf and (b) the development of St Mary Redcliff church in relation to the changing topography and form of the study area.

### 3. METHODOLOGY

3.1 The following have been key elements in the preparation of this desk top study:

- consultation of the Bristol City Council Urban Archaeological Database
- the use of documentary data to identify and map use and occupancy of the streets within the study area from the twelfth century onwards, making extensive use of the consultant's database as utilised for the Bristol Record Society volumes 48 and 52 on *The Topography of Medieval and Early Modern Bristol*, the relevant sections for a future volume covering the city south of the Avon being included as an appendix to this report
- the use of building plans of 1851 onwards for Pile Street, Redcliff Hill, Redcliff Street, St Thomas Street, Temple Street, for the identification of the areas which are archaeologically sterile through nineteenth and twentieth century development, and for the identification of likely surviving structural remains
- the use of ground and air photographs for the same
- the use of archaeological and cartographic data (including insurance plans) to highlight areas, not identified as sterile above, for the optimum survival of medieval layout, boundaries, streets, drainage and occupation
- the identification from the above of the known or likely location of surviving structural remains, which might be considered for inclusion in the development

3.2 The map (Fig.11) showing the outline of property boundaries before the construction of Phippen Street c.1843 requires particular explanation. Where possible the boundaries of probable pre-1843 property units are taken from the Ordnance Survey 1:500 plans of 1884. Boundaries in Temple Street which had already been obliterated by the building of Victoria Street in c.1868 are taken from the plans made for this new street and from Ashmead's plans of 1850. Boundaries already obliterated by the building of Phippen Street in c.1843 are in turn taken from the Ashmead and Plumley map of 1828.

## **4. HISTORICAL BACKGROUND**

### **4.1 RURAL REDCLIFF AND THE FOUNDING OF THE LATE SAXON TOWN**

- 4.1.1 The town of Bristol was probably founded about the year 1000 AD, its immediate and rapid growth testimony to its splendid site. Both accessible from the sea and well defended on its inland promontory between the rivers Frome and Avon, Bristol became within a century one of the most significant trading centres in the western part of Britain. Its links with Dublin and with other cities of the Viking maritime world were of particular importance.
- 4.1.2 The Saxon walled town was principally on the north bank of the River Avon, situated on the ridge and spur to the west of the castle, its grid of streets centred on the crossroads formed by the junction of High Street, Corn Street, Broad Street and Wine Street, to the north of Bristol Bridge. Within this walled area the pattern formed by parallel streets echoed that to be found in other Late Saxon planned towns (Leech 1997a for further references). Immediately to the south of the Avon a small enclosed area known as Arthur's Fee was possibly a smaller defended settlement guarding the south side of the bridge from whence the town took its name (for which see the writer's study of the Counterslip Brewery site).
- 4.1.3 The study area for this report lies to the south of the River Avon and well to the south of the postulated Arthur's Fee. In the late Saxon period the study area was within the parish of Bedminster, in the county of Somerset.
- 4.1.4 The areas subsequently occupied by the medieval suburbs of Redcliff and Temple were in the eleventh century still probably part of an entirely rural parish. It is possible that the layout of streets and tenement boundaries within these suburbs was initially based on the pattern of tracks and strip fields in a largely rural landscape, the later principal streets being the roads formerly leading through fields to the bridgehead settlement of Arthur's Fee and thence to the bridge and the town north of the Avon.

### **4.2 THE MEDIEVAL SUBURBS SOUTH OF THE AVON PRIOR TO THE BUILDING OF THE PORTWALL (FIG.12)**

- 4.2.1 To the south of Bristol Bridge the fees of Temple and Redcliff were established in the twelfth century. A fee was an area of lordship; through rents, urban fees could yield considerable profits for their lords. The Temple Fee was granted by Robert Earl of Gloucester to the Knights Templar between 1128 and 1148 (Taylor 1875, 275-78). The building of Temple church and a preceptory followed, together with the setting out of Temple Street and the subdivision of the land either side into burgage plots. The Redcliff Fee was developed by Robert Fitzharding, being part of his manor of Bedminster (ed. Cronne 1946, 32-3). Two main streets were laid out, Redcliff Street and St Thomas Street, each with tenement plots extending back on either side, those on the west of Redcliff Street stretching to the Avon. Dendrochronological dating of structural timbers from the excavations at Dundas Wharf has shown that the west side of Redcliff Street was being developed from c.1123-33 and that quays were being built by 1147-8 (Nicholson and Hillam 1987, 141). The two developments of the Temple and Redcliff Fees were probably undertaken at the same time. The boundary between the

two developments was the Lawditch, which served as a drain and open sewer for the tenements on both sides, in both fees.

- 4.2.2 The landscape of these new suburbs must be seen in the context of there being no Portwall at this date (see Fig.12). The Portwall was built one hundred years later, in the 1240s. Removing the Portwall, its ditch and its associated intra-mural lane, Portwall Lane, from our mental picture of the new suburbs enables us to see a rather different layout to that which emerged after the 1240s. The south side of the built up part of the Redcliff suburb was defined by the line of Pile Street. Further south Red Lane defined the southern edge of a larger block of landscape within which St Mary Redcliff church was built.
- 4.2.3 Some speculation may be useful at this stage. Prior to the establishment of the new suburbs Pile Street was possibly a principal route, meeting the main road from Bedminster to Bristol on the north side of the site for St Mary Redcliff church. Prior to or in the first century of the new suburbs St Thomas Street possibly ran through to Pile Street. Its route south of the Portwall would have corresponded to the location of a single property, no.25 Pile Street (for which see Appendix 1).
- 4.2.4 Prior to the building of the Portwall, Pile Street may have been more intensively developed than was the case after the 1240s. Several thirteenth-century deeds for properties in Pile Street refer to shops, for instance the two shops on the north side of the street sold in c.1272, extending back to the new town ditch (Bickley 1899, 7). Deeds of the fourteenth century and later do not mention shops in Pile Street.
- 4.2.5 The landscape of the pre-1240s suburb should also be seen in the context of what is now known of the changing topography of the shoreline of the Avon. On the west side of the study area the shore of the Avon would have been further east, well back from the present edge of Redcliff Wharf.
- 4.2.6 The landscape of the pre-1240s suburb must also be considered in the context of the urbanisation of the area to the south of St Mary Redcliff church. Canynge's almshouse probably lay on the edge of the suburb as it was by the mid fifteenth century, on the north side of and close to the bridge over the New Cut. The expansion of the suburb south of St Mary Redcliff church is most likely to have taken place in the twelfth to early thirteenth centuries, a period of great urban expansion in England.

### **4.3 ST MARY REDCLIFF CHURCH**

- 4.3.1 St Mary Redcliff church was built as a chapelry of Bedminster by the mid twelfth century. The later medieval rebuilding has removed almost all traces of the church of this date. Its siting in relation to the new suburb of Redcliff, at one end of the main urban development, is typical of the planning of new towns or new suburbs of the twelfth to thirteenth centuries. In Bristol the church and churchyard of St Phillip and St Jacob were similarly sited in relation to the suburb of Old Market. A few miles to the north, the church and churchyard of the new town of Chipping Sodbury were similarly placed.
- 4.3.2 To the north of St Mary Redcliff was a substantial house described in 1583 as a 'mansion house', in 1652 as 'heretofore one dwelling ... now divided' (see Redcliff Pit,

E side). This house was owned by the Prebend of Bedminster and Redcliff, a dignity of the Diocese of Salisbury. More research will need to be undertaken to elucidate the history and context of this house, its presence hitherto totally unsuspected. This cathedral prebend's house in effect closed off the north side of the churchyard.

- 4.3.3 Outside the study area, but equally demanding of further study, was the college and residence for the priests of Canynge's chantries. A cursory examination of leases and other deeds, together with several entries in Worcestre's account (ed. Neale 2000), indicates that this stood to the south of the churchyard.
- 4.3.4 To the east of the churchyard was by the fifteenth century an élite residence known as a lodge, again outside the churchyard and noted only cursorily at this stage (lodges are discussed at length, below).
- 4.3.5 The churchyard of St Mary Redcliff had therefore by the end of the fifteenth century assumed something of the character of a cathedral close in miniature, surrounded on three sides by houses of the ecclesiastical and urban élite.

#### **4.4 THE HOSPITAL OF ST JOHN THE BAPTIST**

- 4.4.1 On the west side of the study area the Hospital of St John the Baptist was founded by 1190 for the relief of the poor. There has been no archaeological excavation, there are no visible remains of the hospital and the best clues to its location come first from the account of William Worcestre c.1480. Its church was said to be 'on the River Avon on the other side of Redcliffe church', and opposite that of St Mary Redcliff. In the middle of the cloister was a pool of water or square conduit. The nave of the church was only 38ft 6ins in length. On the west side of the church and above the River Avon 'on Redcliffe' was a hermitage.
- 4.4.2 After the dissolution of the religious houses in the 1530s, the hospital and its lands were granted to Dr George Owen, physician to Henry VIII. The hospital and its lands constituted two separate grants in 1544. Knowing that the church was opposite that of St Mary Redcliff we may speculate that it was the lands of the hospital only that became subsequently in 1613 part of the endowment of the Bristol Grammar School, managed by the Corporation and always referred to as Dr Owen's lands. Exactly opposite St Mary Redcliff church two properties (nos.24-26) were not part of Dr Owen's lands and became part of the endowment of the school of Queen Elizabeth's Hospital through the gift of William Carr in 1586. Possibly this was the site of the hospital of St John the Baptist, disposed of separately from the rest of the estate of Dr George Owen as purchased from the Crown in 1544. To the north of these properties was a further parcel of land which did not form part of the later Dr Owen's lands. This was the garden known in the early seventeenth century as Redrock Garden. Possibly this was the site of the cloister to the house.
- 4.4.3 The location suggested would fit also with the possibility that a hermitage 'on Redcliffe' lay to the west of the church, and would allow for the plan of the main part of the hospital to have been a conventional medieval linear arrangement of infirmary hall and church such as was often adopted in England for urban hospitals, in this instance with a

cloister alongside. The location suggested here is different to that postulated by Lobel and Carus-Wilson.

- 4.4.4 An alternative location for the hospital would be to the north, north of Jones Lane on the west side of Redcliff Pit. Part of this property was said to be Jones Gate, possibly a corruption of St John's Gate. The configuration of the block of properties between Jones Lane and the Portwall could be explained by the hospital being sited here.

#### **4.5 THE BUILDING OF THE PORTWALL AND ITS IMPACT ON AN EXISTING LANDSCAPE (FIG.13)**

- 4.5.1 The suburbs of Redcliff and Temple Fee had been created in the mid twelfth century. The evidence for this, partly from documents and partly from tree-ring dating, has been set out above. The construction of defences to the Redcliff and Temple Fees took place 75 to 100 years later, perhaps c.1232 when a grant of murage was made to the town (ed. Cronne 1946, 37-8). In these same middle decades of the thirteenth century new defences were also constructed on the north side of the Avon linked to similar works on the north bank of the Avon. As will be seen below these new defences became the property of the town. It has been argued elsewhere that the construction of these new defences and the rebuilding of the bridge were as much expressions of civic pride as of a need for defence (Leech 1997b).

- 4.5.2 Historians have generally accepted the account in the seventeenth-century calendars that the ditch in front of the Portwall enclosing the Redcliff and Temple Fees was used to divert the Avon whilst Bristol Bridge was being rebuilt. The account in the *Historic Towns Atlas* reads for instance:

*"Emulating the Londoners, who half a century earlier had replaced their wooden bridge with a stone one, they completely rebuilt theirs in stone. This involved damming and diverting the Avon whilst work was in progress" (eds. Lobel and Carus-Wilson 1975, 7).*

The accounts in the 17th-century calendars can be found most readily in Seyer's *Memoirs*:

*"all the while the foundations of the arches were laying and the masons were building the water did run under the bridges of Redcliff and Temple gates, being made for that purpose: and at Tower Harris the water was bayed, that it could not come down to hinder the building, but kept its current that way. And the bridge being built, the bays were broken down, so that the water did ebb and flow, as usual" (Seyer 1823, 16).*

The excavator of part of the Portwall ditch in 1965 was more sceptical, noting that the Portwall ditch as excavated was about half the width of the New Cut which carries the Avon around the Floating Harbour (Hebditch 1968, 135).

- 4.5.3 The new Portwall impacted on an existing landscape. All of Redcliff had previously been suburb, but part now became within the walled town, whilst part including the church of St Mary Redcliff and Pile Street became extra-mural.
- 4.5.4 The most useful evidence for the construction and form of the defences as they fall within the study area comes from the maps of Millerd (1673) and Rocque (1740), from



recent archaeological excavations (summarised in the UAD), from the account of William Worcestre (c.1480) and from other documentary sources (for the maps see Figs.3-5; for Worcestre see ed.Neale 2000).

- 4.5.5 The westmost section of the Portwall extended from the Avon to Redcliff Gate. Millerd's map shows one bastion here; this was located in archaeological excavations in 1980 (Williams 1981, 11-13. Documents refer to the horse pool outside the wall at this point, probably 'the watering-place and the small conduit in the watering-place' mentioned by Worcestre (ed. Neale 2000, 247). This was possibly a part of the ditch in front of the wall, infilled c.1682 when a tenement was built there (no.81 Redcliff Street).
- 4.5.6 Redcliff Gate was evidently a double gate, probably as suggested in the UAD entry with a gate on either side of the ditch. The presence of an inner and outer gate is first indicated in a rental of c.1350. Worcestre wrote of 'the two gates called Redcliffe Gates' and noted that the space between the two gates was c.63ft (ed. Neale 2000, 213). The outer gate is not mentioned in any rentals or leases of the sixteenth century and later, and is not shown on Millerd's map of 1673. The inner gate continued to be referred to in leases and other documents (see no.81 Redcliff Street), was rebuilt in a baroque style in 1731 and was demolished in c.1788 (see Stewart's drawing). Houses between the two gates are shown on Millerd's map and are attested in the rentals and leases.
- 4.5.7 The configuration of the block of properties between Jones Lane and the Portwall could also be explained by there having been here a tower to the outer gate of comparable size to that at Tower Harratz, closing off the west end of the Portwall.
- 4.5.8 Millerd shows three bastions between Redcliff and Temple Gates. Excavations have shown that the Portwall is here well preserved below existing car-park and other surfaces (BaRAS 1993). Excavations in 1965 and 1982 have recorded the ditch in front of the wall. Information on these bastions is lacking. They must lie beneath Portwall Lane as widened in the 1840s. Worcestre noted the wall walk c.6 feet wide on which 'people stroll' (ed. Neale 2000, 93).
- 4.5.9 The excavations of 1965 were the first to show the extent of the ditch as originally cut, 15.8m wide. These excavations showed also the limitations of the documentary evidence. The land used as an orchard outside the wall, leased and then sold by the Corporation (see under Portwall), clearly occupied a large part of the former ditch. The area defined as the town ditch in the eighteenth century was only a small part of what had formerly existed (Hebditch 1968, 131-7).
- 4.5.10 The excavations of 1982 provided a second cross section of the ditch in front of the Portwall. The ditch was not bottomed but was shown to be c.15 metres wide (UAD event 312).
- 4.5.11 The position of Temple Gate is known from Millerd's map of 1673. The gate was rebuilt in the eighteenth century, and is shown on drawings by James Stewart and by H.H.Holmes (Fig.48).

## **4.6 THE AUGUSTINIAN FRIARY**

- 4.6.1 A small Augustinian friary was established within the parish of Temple c.1313, the land apportioned to it approximately 100ft square (Graham 1907, 110). This was augmented by further grants in 1337 and 1344 (BRO P/Temple/00017; Graham 1907, 110). The identification of its site has been the subject of considerable speculation both from the written and the archaeological evidence (see Lobel and Carus Wilson 1975, 26, and BaRAS reports on recent archaeological evaluations at the junction of Victoria Street and Temple Way).
- 4.6.2 The friary can be located at the south-east angle of Temple Street where it met Pipe Lane. In William of Worcestre's account there are three references to the Augustinian Friary. One provides the measurements of the church, a second notes that Temple Street was 20 steps wide near the gates of the church of the friary, a third records that a description of the town wall between Tower Harrazt and Temple Gate commences beyond the east end of the chancel of the friary church (ed. Neale 2000).
- 4.6.3 In this position a block of properties extant until the making of Victoria Street in 1868 can be shown to have been the site of the friary (see nos.80-91 Temple Street, E side). The deeds for properties here refer to it as where Walter Pykes formerly dwelt. The land purchased by Pykes from the city in 1568 included:
- one acre of meadowe grounde with a lodge or stable standinge at the west ende of the said acre betweene a crosse of the maior & commonaltie ... nowe in the tenure of John Stone dyer on the northe parte and the ground of the said Walter Pykes belonginge to the late dyssolved howse of the Augustyn fryers on the southe parte as by the meere stones for devysion of the said groundes there sett doth appeare and extendithe from the walle of the churche yarde of Temple Churche at the west ende unto the waie adyoynynge to the towne walle towarde the este (BRO 00569(13)).*
- 4.6.4 The sum paid by Pykes to his fellow councillors for this sizeable plot of land within the city walls is not stated - the grant was simply for "certen considerations and reasonable causes". Also to be paid was a fee farm (or rent (in effect a ground rent) of 20 shillings each year, the city retaining the right to repossess the land if the rent was not paid or if Pykes failed to fulfil his covenant to "to doe suyte of courtte twice in the yere to the courte belonginge to the Lordshipp of Temple Fee ... uppon lawfull sommons", and to maintain, repair or new build the tenement and also "to repaire and amende all the lodge and other defenses aboute the said meadowe" as necessary or when required.
- 4.6.5 Pykes still held the former friary in 1583 when the Court Roll for the manor of Temple Fee explicitly referred to "the house of Walter Pykes called Le Fryers". By this date Pykes had also enclosed the meadow so that it was impossible for parishioners to have access to the churchyard wall in order to make repairs; in 1560 we have already noted that the common ditch ran from the churchyard to the friars.
- 4.6.6 The history of the friary after its sale at the Dissolution is at present known only sketchily. Subsequent owners certainly included wealthy individuals: Matthew Bowen grocer, William Manning vicar of Bedminster and Thomas Warren glassmaker all lived here before the 1780s.

- 4.6.7 A plan of 1847 indicates that part of the claustral arrangements of the friary may have survived until that date. The plan is certainly unusual for a group of urban tenements of the eighteenth century or earlier (Figs. 46-7).

## **4.7 THE EARLY MODERN LANDSCAPE - THE SIXTEENTH TO SEVENTEENTH CENTURIES (FIG.14)**

### **Introduction**

- 4.7.1 From the sixteenth century onwards a greater number of surviving documents relate to the history of the study area. The overall impression in the period c.1500-1700 is of Redcliff Street and Redcliff Hill as busy thoroughfares, but other streets having a mix of rows of tenements and large gardens. Scattered amongst these gardens were lodges, often used by wealthier citizens as second residences in the suburbs.
- 4.7.2 Within the study area the dissolution of the religious houses had some considerable impact. The Hospital of St John on Redcliff Hill and the Augustinian Friary in Temple Street both literally vanished from sight. Today historians and archaeologists can only speculate as to their respective locations. Immediately to the north and south of St Mary Redcliff church two further religious houses similarly vanished from view. To the north of the churchyard was the house of the successive Prebends of Bedminster and St Mary Redcliff who retained ownership of the property until the 1840s; by the sixteenth century it was known as a 'mansion house'. To the south of the churchyard was the college of chantry priests founded by William Canynges in the later fifteenth century

### **Busy thoroughfares**

- 4.7.3 Redcliff Street and Temple Street were the principal points of entry to the south side of the city. Here were to be found a number of inns for travellers. Within the study area the Angel in Redcliff Pit is mentioned as early as 1585. Closer to the church the Blue Boar was first mentioned in 1659; a water-colour from the Braikenridge collection shows this house in the 1820s, by then the Three Cups and Salmon. Just outside Temple Gate at the end of Pile Street was a third inn, the Rose and Crown, mentioned from 1657. Other inns shown on Rocque's map of 1742 may have existed earlier, notably the George and the Saracen's Head at Temple Gate.
- 4.7.4 Some of the earliest domestic buildings shown on surviving illustrations are those in Redcliff Pit. Water-colours in the Braikenridge collection and a drawing by J.C.Buckler give a good impression of the very urban character of this street and Redcliff Hill to the south by the seventeenth century. Three and four storey houses gabled end-on to the street on narrow plots characterised this part of the city's southern suburb. The inhabitants were in turn characterised by a range of occupational groupings. A good number of widows and mariners lived here. Amongst trades people those concerned with the cloth industries predominated, for instance Peter Harris serchmaker, Griffith Lascombe milliner, and James Middleton silk maker. On the west side of the street George Davis, father and son, and Nicholas Mortimore were all pinmakers, at nos.8 and 18 Redcliff Hill.

### **Other streets**

- 4.7.5 Other streets were less busy, with rows of houses of urban form interspersed with large gardens. At the south end of St Thomas Street one such row on the east side was known in 1607 as a 'long rowe of houses'. To the north and east, and on the opposite side of the street a little to the north were large gardens.

- 4.7.6 Three such rows are shown on early illustrations. On the south side of Pile Street a row of houses were from the 1620s onwards always referred to in leases as 'little tenements'. A water-colour of 1827 shows that at least six of these houses were probably two roomed cottages of one storey plus an attic, amongst the smallest houses known of in Bristol during the seventeenth century. To the east in 1620 was a 'little cottage', next to the Three Cups and Salmon in Redcliff Pit. A second water-colour shows a row of four seventeenth-century houses, gabled on to the street, nos.26-29 Pile Street. No.26 was 'lately new built' in 1684; no.29 recently rebuilt in 1684. A third illustration is from the St Stephen's plan book, of three seventeenth century houses clearly built as a uniform row. These were nos.12, 13 and 14 on the north side of Pile Street, built in a 'great garden' still extant in 1685.
- 4.7.7 From the leases of these smallest houses come some of the earliest references to Bristol's working population, those who in seventeenth century parlance were below 'the middling sort'. At least three labourers and their families occupied houses in Pile Street by the early seventeenth century, John Walle at no.18, Owen Lewis at no.19 and John Reece at no.29. Some may have worked for George Illing, the furzey comber at no.18 in 1658. Some possibly worked for Toby Wells the basketmaker, whose property interests in Pile Street were considerable, at nos.22-4, 25, 52 and 53. The withy beds recorded at nos.51 and 53 were an essential resource for basket making.
- 4.7.8 In these streets rows of smaller houses were interspersed with large gardens. This seems to have been a feature of the area from at least the fourteenth or fifteenth centuries. A large garden next to Temple Gate is recorded as early as 1316. In 1448 the property of St John's Hospital on the south side of Pile Street was described simply as a garden. On the north side of Pile Street were more such gardens. Nos.22-24, part of the lands of Lord Lisle, was in 1556 the garden of Walter Symondes a glazier, nos.31-2, part of the lands of St Mary Redcliffe were by 1629 two large gardens, nos.12-16 were prior to the building of a row of tenements still one great garden in 1685. Some of these gardens on the north side of Pile Street had been enlarged to take in land that was formerly occupied by the ditch on the south side of the Portwall, for instance as happened at nos.31-2 and further to the east. More large gardens were to be found inside the Portwall, for instance at no.92 Temple Street. The presence of so many large gardens in these streets by the sixteenth and seventeenth centuries indicates that this was an area away from the urban core, on the very periphery of the city.
- 4.7.9 The purposes to which large gardens were put in these centuries varied. Some certainly served as settings for urban lodges, the second residences of wealthy citizens. The term 'lodge', in common usage in the fifteenth to early seventeenth centuries, was synonymous with both 'garden house' and 'summer house', in more common use in the later seventeenth and eighteenth centuries. These were terms used to describe a house which was a place of retreat from the city, a house which was seen as one with its garden. Such houses stood most often within one corner or at one side of a high walled garden. The house was best seen from the garden, or from afar. The view from the house was first of the garden and then into the distance. Such houses were emphatically different in their setting from houses built in continuous rows, such as those in Redcliff Pit or at various locations on the north and south sides of Pile Street. As an addition to a residence elsewhere in the city, such houses were owned by wealthier citizens. A recently published study has shown for instance that most of the smaller garden houses

on St Michael's Hill were owned by citizens who lived in the wealthiest city-centre parishes, notably that of St Werburgh centred on Small Street (Leech 2000, 22-6).

- 4.7.10 The study area, looking to the higher ground around St Mary Redcliff, was a favoured area for the siting of such residences, evidently pre-dating St Michael's Hill in its popularity for this purpose. We might link this to the importance of the Redcliffe and Temple Fees in the late medieval period for the cloth trade and the prosperity it brought especially to this southern part of the city. In a number of instances the location of lodges appears also to have been linked to the presence of cloth drying racks; the large garden of a peripheral urban residence for occasional use would lend itself to such purposes.
- 4.7.11 The earliest lodges recorded in the study area were of the fifteenth century. In 1430 John Crosse took the lease of a 'logge' on the north side of Pile Street. In 1448 a second lodge, that of Isabella Waryn, was recorded at the west end of Tomlinson's Close to the south of Pile Street. By the sixteenth century the property of St Peter's church extending from Pile Street to Red Lane had been put to similar use. On the Pile Street frontage no.56 was leased to a merchant by 1553 and was by the eighteenth century termed a 'summer house or late summer house'. Extending to Red Lane the greater part of the St Peter's holding included by 1592 a 'lytle house called a lodge'. In the seventeenth century more such properties were noted. In 1607 a 'cottage or lodge' was noted as being within the great garden and orchard known as Averings Hayes on the north side of Portwall; this was leased to two clothworkers. In 1625 the lodge and gardens later to become the Phoenix Inn were recorded at the eastern end of Pile Street close to Temple Gate.
- 4.7.12 Two such lodges appear in early illustrations, one within a garden part of which came just within the study area. Both were within the grant of 1662 of a lodge and garden of c.1 acre extending from Pile Street (no.58) to Red Lane. On the higher ground overlooking the garden was the lodge where William Barnes recently lived, shown on Millerd's map of 1673. Fronting Pile Street was a second lodge, not mentioned in 1662 and first described in 1691, 'a little tenement or lodge and garden', late of Nicholas Pattfield, a woolcomber. This lodge is shown on two watercolours from the Braikenridge collection and of the 1820s, on a drawing made during its demolition (this shows neatly the common rafter construction of the roof), and most usefully on a sketch accompanied by measured drawings of selected details made prior to its demolition by an unknown hand. Exterior and internal details, notably the console brackets supporting the projecting wall plates, and the ceiling design, indicate that this probably built in the 1660s. These and other details would, even without any documentary context, immediately support the hypothesis that this was built as a lodge; The accommodation can only have been three rooms. That on the first floor took up the greater part of the volume of the house, with a large canted bay window of 16 lights taking in the view northwards across more gardens to the Portwall and beyond. There must surely have been a similar sized window over the garden to the south. Ground and attic rooms were presumably for kitchen/storage and sleeping. The juxtaposition of elaborate provision for entertainment and minimal provision for service and sleeping marked this house out as a lodge.
- 4.7.13 Whether to possess a lodge or occasional residence was for those who could afford it a matter of personal inclination. Samuel Pepys for instance was strongly of the opinion

that it would be an emcumbance. A house built as a lodge by one proud owner could always be converted to a permanent residence by a successor, or might be seen as of little value, perhaps on account of its minimal accommodation for everyday living. On the north side of Pile Street (nos.17-18), one such property had become 'a ruinous tenement called a lodge' by the late seventeenth century.

- 4.7.14 Large gardens with or without lodges could also serve other purposes. It is noteworthy that a number were at various times owned by innholders. In 1634 Avering Hayes was held by Alexander Revell, in 1646 William Jaine held Avering Hayes along with other large gardens, and in 1701 Tomlinson's Close was late of Thomas Tomlinson, an innholder. We might see these large gardens as the seventeenth-century equivalents of the car parks that today occupy spaces close by. An innholder needed the facility of grazing for the horses of his guests, much as a modern hotel owner needs to be able to provide car parking.
- 4.7.15 Towards the end of the seventeenth century and in the early eighteenth century another use for such gardens was also more evident. The garden at no.92 Temple Street was in 1669 held by Ralph Cook, a gardener. The garden at no.30 Redcliff Hill was before 1662 held by Nicholas Weston, a gardener. In the eighteenth century a number of the gardens in Red Lane and Pile Street were held by Thomas Sanders, a seedsman. Such gardens were most probably market gardens, providing both produce and seeds for the now rapidly expanding population of the city.
- 4.7.16 One garden may have served as a public garden from the late seventeenth or early eighteenth century. This was the formal garden between Red Lane and Pile Street, shown on Rocque's map of 1742 and in consummate detail on the St Mary Redcliff plan of 1798 with its parterres, canals and other features. The layout of the garden shows it as focussed on the Rose and Crown. Possibly it originated as a commercial enterprise by the landlord of the Rose and Crown; a similar enterprise was the barely better known Great or Spring Gardens venture on the opposite side of Temple Street. The Red Lane / Pile Street garden could be seen as Bristol's equivalent of similar gardens in early eighteenth-century London, of which Vauxhall gardens are the best known.

## **4.8 INDUSTRIALISATION - THE LATER SEVENTEENTH TO EARLY NINETEENTH CENTURIES (FIG.15)**

### **Introduction**

- 4.8.1 In the eighteenth to early nineteenth centuries the study area was much changed under the impact of industrialisation. Redcliff Wharf became an important portside location. Pottery and glass production were established here and elsewhere. Tobacco and sugar imports provided work for then inhabitants of Pile street in particular. Local sources and ingenuity lay behind the founding of lead shot manufacture. The need for workers for all these industries in turn created a demand for workers' housing.
- 4.8.2 The nineteenth and twentieth centuries have brought further sweeping changes. Industries closed or moved. New streets and street improvement schemes greatly affected the area from the 1840s onwards. The building of the Bristol Harbour Railway in the 1870s led to the destruction of most of Pile Street. In the twentieth century the

building of the new Western Road in the late 1930s led to further demolitions. The present landscape of Redcliff Way is the inheritor of these various schemes.



## **Redcliff Wharf**

- 4.8.3 By 1666 Redcliff Wharf was evidently a carpenter's yard. Timber was possibly landed here for processing. In the eighteenth century it became important first as the location for the manufacture of glass and pottery (see below). Both were much exported by sea, especially to the sugar islands of the Caribbean.

## **Pottery production**

- 4.8.4 In the early eighteenth century the pottery works of Richard Franks was established close to the Avon at Redcliff Wharf (Pountney 1920). Pountney's sources are not given, but his statement is confirmed by a deed of 1783 to the effect that situated on Redcliff Wharf were the messuage, buildings and yard, formerly of Richard Franks and Thomas Franks potters, were now leased by Joseph Harford to Vigor and Stephens glass makers. These were in turn sub-leased by Vigor and Stephens in 1784 to John Curtis dealer in earthenware. The buildings included a tenement, warehouse, back kitchen and part of the yard (see Appendix 1, Redcliff Wharf).
- 4.8.5 The kiln was possibly on Redcliff Wharf, or possibly on the property above the slope or cliff. Richard Franks lived at nos.28-30 Redcliff Hill immediately above Redcliff Wharf. The large quantities of Delft pottery found infilling one or more of the caves below could have been tipped there as waste from the manufacturing site located here (pottery finds noted from verbal information from Dr Roger Price). No kiln is shown on the detailed early eighteenth-century plan of Franks's house and garden.

## **Glass manufacture**

- 4.8.6 The history of glass manufacture in Bristol has been summarised by Witt, Weeden and Schwind (1984). The following summary of the glass works that were situated within the study area is taken from this source and where appropriate from the UAD and property records consulted for this report.

### *1.Redcliff Wharf*

The glassworks here was established in the late seventeenth or early eighteenth centuries. Possible owners have been cited as the Dagnia family for the mid seventeenth century, John Lowden for c.1673 onwards, and Thomas Ewens for c.1700 onwards. It is most likely to have been established after 1673, since it is not shown on Millerd's map of that date. It is shown on the revised map of c.1710, as a rectangular building with a central cone or chimney, and labelled 'glasshouse'. This structure must have been replaced by 1742, the date of Rocque's map showing here a circular glass cone. From 1767 the glass works were associated with Robert Vigor, first as Longman and Vigor, then as Vigor and Stevens. The new glass house is shown on Donne's map of 1773 and on drawings of 1795 and of 1828 (Figs.7, 51 and 52). The glass works closed after its amalgamation with Ricketts and Co. in 1802.

### *2. Redcliff Gate*

The glassworks here were built by c.1710 when shown on Millerd's map. This was on the plot leased by the Corporation to John Baker and Richard Warren in 1718. Witt et al suggest that it was demolished to provide better access to Redcliff Backs (op.cit., 37).

The reason for its demolition was probably to remove an annoyance from that immediate neighbourhood. In fact Warren was given the lease of a plot on Redcliff Back on condition that no 'glass house, soap house, pot house, work house', all of which might 'annoy the neighbouring inhabitants', be built there. The site of the cone was possibly converted to a lime kiln, the plan of the limeworks being shown in detail on a plan of 1809 (see no.81 Redcliff Street).

### *3. Red Lane*

The glassworks here were built by c.1710 when shown on Millerd's map. The glass cone shown by Millerd was close to the junction with Temple Street. Established by the Perrotts c.1700, it was from 1752 the works of Daniel Taylor and others. From 1782 it came into the possession of Elton, Miles and Co. By 1797 it had expanded up Red Lane, a second cone having been built closer to St Mary Redcliff church and shown on the detailed plan made of the glassworks for the St Mary Redcliff book of plans of that date. This cone was given a separate existence in the study by Witt et al (1984, 55-6), but from the leases from St Mary Redcliff it appears to have been always part of the Taylor/Elton/Miles/and others' glasshouse. The base of this second cone is now the hotel restaurant.

### *4. Nos.89-92 Temple Street, Perrott's*

The glassworks at nos.89-92 Temple Street was founded c.1707, when Benjamin Perrott glassmaker leased nos.89-90 from the Corporation. The glass works was probably spread over several properties, extending northwards to no.92 which was leased by Humphrey Perrott from 1719 onwards.. Humphrey, Benjamin's son was probably responsible for the management of the glass works, and the glasshouse, now void, was described as formerly his in 1741. It passed then to Richard Cannington, a glassmaker with premises on the other side of Temple Street. Cannington's address was given as here in 1775. Some of the buildings shown on plans of no.92 in 1850 and 1857 originated as buildings within the glassworks (see note on UAD 3239 below) [look at 09082(2) for refs under Foster's lands for plans on counterpart leases].

The estimate of the value of Humphrey Perrott's estate in 1736 (UAD 3239) can be correlated with the data now available for his various property holdings. The lease from the 3 Kings of Collen relates to nos.89-90 Temple Street; the lease from St Mary Redcliff relates to the gardens on the north side of Pile Street; the lease from St James's church relates to no.92 Temple Street; a second lease from St Mary Redcliff for a garden in Portwall Lane relates to Avering Hayes.

### *5. Portwall Lane, at Avering Hayes*

The glassworks here are not mentioned by Witt et al (1984). This glass works was probably initially part of the same business as that at nos.89-92 Temple Street. When leased to Thomas Warren glass maker 1766 it had belonged previously to Humphrey Perrott. Leased to James Stevens glass manufacturer in 1792 it was now described as ground whereon 'an old glass house stood'. Stevens's interests lay also in the Phoenix Glassworks to the south of Portwall Lane, and it possibly now formed part of that business. The glassworks is shown in detail, including the locations of the old and new glasshouses, on a plan of 1797.

#### *6. The Phoenix glassworks, Portwall Lane and Pile Street (see under no.33 Pile Street)*

The glassworks here was established c.1788, being built on the site of the Phoenix Inn, . It closed in 1851, the last of the glass houses to be operating in Bristol. The works are shown in outline, with some detail, on plans of 1848 and 1862.

### **Tobacco and Sugar**

- 4.8.7 From the late seventeenth century onwards inhabitants of Pile Street and Redcliff Hill can be identified as being involved in the processing of tobacco: John Heal, at 9 Redcliff Hill in 1683, and then (all in Pile Street) Henry Fry, at 28 in 1679, John Tyler at 50 in 1709, Thomas Sartain at 22-4 in 1740 and John Phillips at 52 in 1751.
- 4.8.8 By 1792 the sugar house of John Tansey and Co. had been established at nos.67-8 Thomas Street.

### **Lead shot manufacture**

- 4.8.9 An improved method of shot manufacture was discovered and patented by William Watts, a plumber, in 1782 (Buchanan and Cossons 1969, 111-4). From 1785 Watts had established his premises at nos.28-30 Redcliff Hill, adding his shot tower to the 'fair messuage' built by William Wren after 1698. The shot tower is shown on drawings and a water-colour in the Braikenridge Collection as a dominant feature in the urban landscape. A detailed plan of the ground floor was made in 1857. There are detailed drawings, elevations and sections made prior the demolition of the tower in 1969. The last show that the tower must have been rebuilt some time after the 1820s.

### **Workers' Housing**

- 4.8.10 The increase in industry in the locality was probably a major reason for the great increase in the provision of small houses, many occupied by workers in the glass and other industries. On the south side of Pile Street, one such row of houses (nos.1-8) was built by 1717. The greatest number of such houses was built on the south side of Pile Street, closer to the glassworks on either side of the street towards Temple Gate. Over 80 small tenements, of one room on each floor, had been built in various courts towards the eastern end of the street by 1828. Those on the south side of Pile Street were all demolished for the building of the Bristol Harbour railway.

### **Schools**

- 4.8.11 Two schools were built in Pile Street. On the south side was a relatively new infant school, demolished for the Bristol Harbour Railway c.1870. On the north side was the Pile Street Charity School, established in 1738. It was later famed for its association with Thomas Chatterton. The facade of the school was evidently repositioned against the house constructed for the schoolmaster at the rear of the school (where Chatterton, son of the schoolmaster was born) at the time of the construction of the new Western Road c.1936.

## **5. PREVIOUS ARCHAEOLOGICAL RESEARCH**

The following are the principal pieces of archaeological investigation carried out to date within the Study Area:

1965, excavations at Portwall Lane, by Max Hebditch (UAD 408)

1982 Excavations at nos.68-72 Redcliff Street, by R Jones (UAD 467)

1982 Excavations at sites of 74-78 Redcliff Street, Portwall Lane, by John Bryant (UAD 312)

1989 Excavations at Corner of St Thomas Street and Portwall Lane, by Les Good (UAD 451)

1989 Excavations at Redcliff Wharf, by Bruce Williams (UAD 446)

1993 Evaluation excavation at Portwall Lane, by Les Good (UAD 509)

1997 Evaluation inside and outside Grovesnor Hotel, Temple Gate, by Simon Cox (UAD 3180)

## 6. SURVIVAL OF ARCHAEOLOGICAL DEPOSITS

The survival of archaeological deposits within the study area is variable and complex. The following are the principal factors for consideration:

- 6.1 Deep cellars have originated principally with buildings of the nineteenth and twentieth centuries, notably in the building of Phippen Street c.1843 and Victoria Street c.1868, also less certainly in the widening of Redcliff Hill c.1843 and of Portwall Lane c.1848.
- 6.2 Major destruction of deposits will have occurred in the areas levelled for the Bristol Harbour Railway south of the former Pile Street. These same areas have been mostly redeveloped in the post-war period with further extensive disturbance.
- 6.3 Disturbance from services has probably taken place in all major streets, including those no longer visible, the latter including Phippen Street, Pile Street and Jones Lane.
- 6.4 North of St Mary Redcliff church the site of the former mansion or canon's house may have been open and not built upon since c.1842 when Phippen Street was constructed.

## 8 RECOMMENDATIONS

### 8.1 The following comments are made on the desirability of detailed archaeological evaluation:

#### 1. Redcliff Wharf

Needed in the first instance are geophysical and topographical survey, to identify manufacturing sites and kilns, and to relate the surviving buildings to the locations of pottery and glass manufacturing sites. The relationship of the buildings close to the cliff to Franks's pottery and dwelling site is of especial interest. Complete geophysical survey of the Friends Burial Ground and the adjacent land now taken into it is highly desirable.

Field evaluation should look at the chronology and survival of archaeological deposits within a transect across the reclaimed land and earlier shorelines.

#### 2. The Portwall

Work here might be directed both at the palaeo-environmental data to be obtained from ditch deposits and at the structural survival of the wall and bastions. Presenting the line or the remains of wall and bastions in a redesigned landscape is an exciting option to explore.

#### 3. Other sites to investigate

Evaluation followed by work on a larger scale could be directed at an area south of Portwall Lane - this might take in both one of the seventeenth-century rows of smaller houses and adjacent larger gardens - it could coincide also with the postulated southern pre-1240s continuation of St Thomas Street - and could look for waterlogged and palaeo botanical data from both the town ditch and the areas which contained withy beds for basket making.

The sites of the religious houses all require investigation - the sites suggested here are those of the Hospital of St John the Baptist, the Augustinian Friary and the 'Mansion House' on the north side of St Mary Redcliff.

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## APPENDIX 1 - TENEMENT HISTORIES

### PILE STREET

#### NOT LOCATED

Before c.1272 this was the land in the corner of Pile Street, between Pile Street and the land of Henry Duramur, 15ft long below the street and 17ft long in front by the street with the solar beyond the land of 20ft wide, quitclaimed by John Cetus of Kyngeston to Luke of Trubrige, subsequently granted by Luke to William le Scumere (5380(4); Bickley 1899, ).

Before c.1272 this was the land in Pile Street [between land of Henry of Oxford and of Roger le Euvvoyse] extending to the Law Ditch, granted by Herbert de Pilstrete to Thomas his son, a rent of 2s p.a. payable to St Augustine's Abbey (Bickley 1899, 9). This was the same land [between land of Henry Cambarius and land of Roger Mariote] quitclaimed by by Anketillus le Spolare, and separately by Roger le Chapman and Alice his wife, to Herbert of Pile Street c.1272 (ibid.10-11).

Temp. Edw.I this was the land in Pile Street [between land of St John's Hospital and of Hancketilla of Pile Street, granted by Geoffrey Hoppdich to Roger the clerk, son of Turstan le mercer (Bickley 1899, 11).

In 1316 this was the garden next to Temple Gate, between the land of John Arglys and that of John le Tanner, extending from the passage to the field of La Worthe to Pile Street [in exchange for lands in Devizes] granted by John atte Wynch to John Isaac of Keynsham. Taking the latter to be also John le Dyare of Keynsham, this land was several months later granted by him to Richard Andrew. By 1325 this held by Nicholas ate Beorewe, quitclaimed by him to Robert Wyldemersch [between land of Ergleis and of Walter de Welles] (Bickley 1899, 19-20). In 1342 this was the messuage outside Temple Gate in Pile Street, between the lane going to the Worth and the land of Richard Sabyne, quitclaimed by Henry de Babcary to Richard Sabyne of Doudesell (Bickley 1899, 43-4).

In 1337 this was the curtilage bequeathed by Hugh le Proute for a chantry in the church of St Mary Redcliff (Bickley 1899, 37).

In 1338 this was the curtilage between the land of Hugh de Langebrugg and that of Henry de Babcary (Bickley 1899, 40).

In 1382 this was the curtilage between the curtilage of the late Master John le Leche and that of Cristina Neale, granted by Richard Magor to Richard Cherleton (Bickley 1899, 63-4).

## **PILE STREET, N SIDE**

### **NOT LOCATED**

#### **Two shops, property of St Mary Redcliff from c.1272**

Before c.1272 this was the dower right in the two shops in 'Pilstret' next to the land of Henry of Oxford, extending to the new foss, quitclaimed by Emma, the widow of Herbert de Pilstret for the mass to the B.V.M. in St Mary Redcliff (Bickley 1899, 7). Before c.1272 this was the land with buildings which Herbert of Lincoln bequeathed to the church, leased by the wardens of St Mary Redcliff to Henry of Oxford and Cristina his wife [between land of John Seynden and land of said Henry, rent 6s p.a. (ibid., 8).

#### **Tenement extending to the town wall**

In 1331 this was the tenement quitclaimed by John Curteys, Isolda daughter of William Tyard and William le Bakere skinner to John Ysaac, extending back to the great ditch towards the town wall [between land of St Katherine's Hospital and that of John de Dene] (Bickley 1899, 32-4).

#### **Property of St Mary Redcliff by 1430**

In 1430 this was the garden and a house called 'Logge' built at the end of the garden, between the garden bordering [belonging to ?] the church on the east and the garden held by Agnes Lauerentz on the west, extending from the street on the south to the Law Ditch on the north, leased by the wardens of St Mary Redcliff to John Crosse [rent 3s 4d]. This was probably the same tenement leased to John Berde weaver from 1442 [between garden of church and garden of Agnes Williams] extending to the foss of the town (Bickley 1899, 80, 83).

#### **Nos. 1-8 \***

In 1707 these were the three ruinous tenements in Pile Street, now or late of Elizabeth Cupid, granted by Frances Vaughan widow of London to Charles Fleetwood carpenter on condition that he build there two or three substantial houses; by 1714 Fleetwood had been unable to build and the property reverted to Vaughan. By 1717 eight houses had been built, occupied by Walter Jones mason, William Noble wiredrawer, Francis Battin innholder, the executors of Katherine Wadham, Elizabeth Cupid widow, James Skrine currier and John Webb surgeon, all now conveyed to Stephen Goldsmith, and conveyed by Goldsmith to Mrs Dorothy Galbraith two months later. Her heir Elizabeth Galbraith sold various properties separately (00589).

Nos.1-2 were sold by Elizabeth Galbraith to John Fisher distiller in 1736, no.2 being sold by him or a descendant to Edward Sampson in 1813 (00589). By 1841 when sold to the Corporation no.1 was of Mary Ann Bedell (00626(1) with plan).

Nos.7-8 were by 1741 late in the occupation of Joseph Parsons house carpenter and --- Gibbs limeburner, owned by Samuel Wells plumber, and now leased by him to John Newman plumber [ten on W late granted by Elizabeth Galbraith to Samuel Hopkins custom house officer who lived there] (00589).

**Nos. 9-11**

In 1841 these were the three tenements extending back to the slaughter house, the property of the Tanner family (00607 (36)) with plan, earlier abstracts of title for this property all now missing).

Slaughterhouse behind nos.9-10

In 1842 this was the slaughter house sold by Aquila Barber to the Corporation (00633, with plan).

**Nos.12-16, property of St Stephen's**

In 1685 this was 'the great garden' now or late of John Abrahams [ten of widow Thomas on E, garden and lodge now or late of widow Lloyd on W], extending from the street back to the Law Ditch (P/StS/D/12/5). By 1811 it was leased to Thomas Channon; in 1841 it was sold to the Corporation for the construction of Phippen Street (00621).

**Nos.17-21, property of St Mary Redcliff \***

The ownership of these properties by St Mary Redcliff is confirmed by the leases referred to below and by the plan on the deed of sale to the Corporation in 1841 (00635). The plan books of 1797-8 do not show the full extent of the church's ownership (P/StMR/E/1).

**Nos.17-18, property of St Mary Redcliff \***

In 1626 this was the tenement and garden leased by the feoffees of St Mary Redcliff to Joan Thomas, the wife of John Thomas Chapman [ten of John Walle on E and garden ground now of Wm Lloyd on W], extending back to the Law Ditch on the N. From 1654 it was leased to Edmund Jones chapman, with the right to take water from the shared well [George Elling now on E, garden ground of John Abram on W], from 1668 to Mary Jones his widow. In 1750 this was the tenement lately built by Joseph Thomas tiler and plasterer 'in the roome of a ruinous tenement called the Lodge', now in the possession of Richard Mallard as tenant to Joseph Thomas; the boundaries of the plot were described and shown on a plan endorsed on the deed (P/StMR/D/5). Thomas still held the property in 1797-8 (P/StMR/E/1). By 1813 there were two tenements still leased as one property to George Taylor, but now occupied by Joanna James widow and Richard Morgan tailor. These were sold in 1841 to the Corporation for the construction of Phippen Street (P/StMR/D/5, 00620 with plans of 1813 and 1841).

**No.18, property of St Mary Redcliff \***

In 1617 this was the tenement and garden now occupied by John Walle labourer, leased by the feoffees of St Mary Redcliff to Ann, widow of Richard Burgess felt maker, from 1646, late of William Burgess, leased to Mary Webb widow, from 1658 leased to George Illing furzey comber [ten late of Patrick Prin now of Margaret Prin on E, ten late of John Thomas now of Evan Thomas on W], from 1671 leased to Jane his widow [ten formerly of Prin now of widow Jones on E, ten late of Thomas now of William Evans on W]. From 1693, now occupied by Jesse Andrews feltmaker, it was leased to George Fisher brewer [ten late of Jones now of Wm Hitchens on E, ten late of Evans now of widow Jones on W]. From 1713,

now occupied by the widow Little, it was leased to Samuel Davis haberdasher [ten formerly of Hitchens now of execs of Wm Brown on E, ten late of widow Jones now of Alice Davis widow on W], from 1769, now occupied by Jonathan Merne cordwainer, to Joseph Wilson the younger, distiller [Mr Hooke on E, ten of Joseph Thomas on W] (P/StMR/D/5, lease of 1769 endorsed with detailed plan; 00612(4) includes a location plan on a lease of 1841).

#### **No.19, property of St Mary Redcliff \***

In 1600 and 1618 this was 'the little tenement and garden ground' leased by the feoffees of St Mary Redcliff to Agnes, widow of Owen Lewis labourer [ten of John Wall on W, of Thomas Raynolds, by 1618 Wm Greene on E]. From 1642, now late of John Thomas, it was leased to Margaret the widow of Patrick Prynne [ten of John Cissel on E, of Wm Burges on W], from 1668, formerly occupied by Patrick Prinn chapman, it was leased to Bridget Hitchins widow [ten late of Cecill and since of Robert Watts on E, ten late of Wm Burges now of George Illing on W]. By the 1720s it was subdivided. In 1720 Joseph Baker weaver was assigned all interest in the 'forestreet kitchen ... and the roome, shopp or workhouse called the back room', also the 'shopp, roome or work house' behind and on the left hand side of the backside. In 1725 Michael Lewis tile maker was assigned another part of the same property, the 'roome or chamber up one pair of stairs, the garrett over that and the garden and backside'. From 1726 the property as a whole was leased to Joseph Peace currier [ten heretofore Watts now of Peace on E, ten of Illing now of Thomas Cantrell on W].

#### **Nos.20-1, property of St Mary Redcliff \***

In 1661 this was the tenement now of Sarah Cicill widow, leased by the feoffees of St Mary Redcliff to Edward Waddam pin maker [ten of Sarah Prin on W and ten of Stephen Slim on E], from 1672 leased to Thomas Bevan yeoman [ten formerly of Prin now of widow Jones, ten late of Slim now of widow Lewis], from 1687 leased to Ann Roach widow, the executrix of Thomas Bevan [ten of Jones now of Wm Hitchens on W, ten late of widow Lewis now of Matthew Lane as tenant to John Collett on E], from 1697 to Thomas Bevan surgeon, from 1703 to William Watts comb maker. From 1723 it was leased to Joseph Pearce currier [ten formerly of Hitchens now of John Hooper labourer on W, ten of Collett now of widow Roach on E] (P/StMR/D/5).

#### **Nos.22-4, formerly part of the lands of Lord Lisle \***

In 1556-7 this was the garden leased by the Corporation to Walter Symondes glazier; by 1627-8 it was the orchard of Toby Wells (BRS 24, 57, 157). By 1684 it was the tenement and garden late of John Collett and now in the occupation of Giles Oxly, now leased to Michael Jones. By 1740 it was late of Charles Holt and now of Thomas Sartain tobacconist (04479(3) fol.136; 09082(2) fol.846).

#### **No.25, the Pile-Street School, property of St Mary Redcliff \***

In 1618 this was the garden of Toby Wells basket maker, by 1671 of Thomas Ludwell (P/StMR/D/5). In 1738 this was the tenement and garden formerly of William Webb wine cooper, after of Thomas Short writing master [bounded on W by garden of Charles Holt, on E by ten of Charles Sartain tobacconist, on N by garden of Samuel Stokes esq.], purchased in the previous year by Edward Saunders from Elizabeth Galbraith. The school was established in these premises in 1738, following the grant of the same by Saunders to the parish charities

of St Mary Redcliff and St Thomas (Manchee, 2, 51-2). The location is confirmed by plans of 1797-8 (P/StMR/E/1).

## LISTED BUILDINGS ENTRY:

### BRISTOL

ST5972                      REDCLIFFE WAY  
 901-1/42/235              (North side)  
 08/01/59                  Chatterton's House and School and  
                                 attached screen wall  
                                 (Formerly Listed as:  
                                 REDCLIFFE WAY  
                                 (North side)  
                                 Chatterton's House and School)

GV                          II

House and screen wall. Dated 1749. Limestone ashlar, render, brick eaves stacks and hipped pantile roof. Double-depth plan. 2 storeys; 3-window range. Central doorway has a flat canopy on thick, scrolled brackets over a C20 porch, with 6/6-pane sash windows in flush boxes and a parapet. A plaque above the door reads THIS HOUSE WAS CREATED BY GILES MALPAS... AD 1749, and a second reads THE BIRTHPLACE OF THOMAS CHATTERTON. Along the right-hand end is an ashlar screen wall, one storey; 2-window range: symmetrical with a pediment on rusticated pilasters with 2 keyed, segmental-headed windows with architraves; flanking sections are set back with keyed doorways, Pennant cills, a C20 door to the left and inserted sash window to the right. INTERIOR not inspected. HISTORICAL NOTE: Thomas Chatterton the boy poet was born and schooled here, under his father the school master.

### No.26, property of St Mary Redcliff \*

In 1618 this was 'the little tenement and garden ground', leased by the feoffees of St Mary Redcliff to Lawrence Wessard feltmaker and others [ten of Wm Lake on E, garden of Toby Wells basket maker on W], leased from 1637 to Elizabeth Hooke widow, from 1671 to Elizabeth Otteridge spinster [Edward Evans on E, Thomas Ludwell on W]. From 1684, now 'lately new built', it was leased to William Barwick baker, from 1724 to George Whitmore blacksmith, late of John Newman plumber and now of Cornelius Hooke mariner [ten of Edward Bullock on E, ten of --- Webb hooper on W], from 1728 to Ann Biss widow. From 1734 it was leased to Thomas Sortaine cordwainer, late of Hooke and now of Thomas Phillips mariner [ten of Bullock on E, ten late of Webb now of Thomas Short writing master on W]. From 1754 it was leased to Roclof Burch victualler [free school on W, widow Griffith on E], who held the property in 1797-8 (P/StMR/D/5, lease of 1754 endorsed with plan; P/StMR/E/1 with plans).

**No.27, property of St Mary Redcliff \***

In 1618 this was the tenement or 'cottage' and garden leased by the feoffees of St Mary Redcliff to John Mercer baker [ten of Lawrence Wessard on the W and ten of William Lake on E], extending back to the Law Ditch. From 1666 it was late of Joan Pearce widow and now leased to Richard Welsteed tobacco cutter [ten of Thomas Hooke on W and ten of widow Taylor on E], from 1678 to Griffith Loscombe milliner, from 1725, formerly of Edward Lane, to Edward Bullock mariner [ten of Hooke now of George Whitmore glassmaker on W, ten formerly of Taylor now of Grace Fry on E]. From 1749 it was leased to Mary Thomas widow [ten of Bullock now of widow Sartain on W], from 1763 to Mary Griffiths widow [ten of Sartain now of Andrew Tutt maltster on W, ten late of Fry now of James Davis sugar baker on E], from 1778 to Abraham Gadd maltster, who held the property in 1797-8 (P/StMR/D/5, leases of 1749 and 1763 endorsed with plans; P/StMR/E/1 with plans).

**No.28, property of St Mary Redcliff \***

In 1633 this was the tenement and garden where Eleanor Lake widow lived, extending back to the Law Ditch [ten in occ of Thomas Waddam on E, ten of John Waddam on W] leased by the feoffees of St Mary Redcliff to John Reece labourer, from 1656 leased to George Taylor soapboiler [Georde Dibdens now on W], from 1679 leased to Henry Fry tobacco cutter, from 1696 to Grace his widow [ten late of Robert Lane on E, ten of Thomas Hill on W]. From 1722 it was leased to Eleanor Fry widow, from 1750 to Peath Shears tiler and plasterer, who with Samuel Walls held the lease in 1797-8 (P/StMR/D/5; P/StMR/E/1 with plans).

**No.29, property of St Mary Redcliff \***

In 1625 this was the tenement leased by the feoffees of St Mary Redcliff to Thomas Wadham feltmaker [ten of Walter Waters on E and ten of Eleanor Lake widow on W], the elase to Wadham renewed in 1646 [ten late of Lake now of John Reece, ten of John Slye on E]. From 1688 the recently rebuilt tenement was leased to Thomas Hill yeoman, now occupied by Thomas Hill his father [ten on W now of Grace Fry]. From 1747 it was leased to Thomas Sartain tobacconist [ten once of Mary Taylor widow now of widow Fry on W, ten heretofore of Slye, after of Edward Brooks now of widow Smith on E]. From 1756 it was leased to Thomas Cox of Chew Stoke tailor, now occupied by Hugh Flower lime burner. Cox still held the property in 1797-8(P/StMR/D/5, the lease of 1747 endorsed with an outline plan; P/StMR/E/1 with plans).

**No.30**

In 1625 this was the tenement of Walter Waters, the orchard of William Waters silk dyer in 1629. By 1684 it was of Edward Brooks, by 1693 of John Newman (abuttals from nos.31-2). By 1862 this apparently formed part of the land leased by John Stephens et al from St Mary Redcliff (2719(13)).

**Nos.31-2, property of St Mary Redcliff \***

In 1629 these were the two little orchards or garden grounds, now or late leased as one, late of Mary Slye widow the mother of Henry to whom they were now leased by the feoffees of St Mary Redcliff [between orchard or garden used as one with this property, being land of Henry

Slye, on E and orchard or garden now of William Waters silk dyer on W]. From 1684 these were leased to Christopher Haswell merchant [the land on the W now of Edward Brooks, the orchard late of Slye on the E], from 1693 to Benjamin Perrott gent. [land of John Newman now on W], from 1761 to Amos Hellicar corn factor [yard of Pheonix Inn now on E]. Hellicar held the property in 1797-8 (P/StMR/D/5, the lease of 1761 endorsed with an outline plan; P/StMR/E/1 with plans). The gardens were given over to industrial purposes from 1801 [on W premises of Newman, on E the late yard of the Phoenix Inn] when leased to Jacob Wilcox Ricketts and others, partners in the Phoenix glassworks (P/StMR/D/5).

### **No.33, the Phoenix Inn**

In 1625 this was the lodge, so much of an orchard and garden as abutted W upon land of St Mary Redcliff, and an orchard adjoining to Temple Gate on the E, now of Henry Slye (3097).

In 1759 part was within the residue of a lease for the Phoenix Inn, now assigned by John Stanford Perrott of Bitton to Daniel Taylor glassmaker. In 1760 part was the Phoenix Inn, leased by Daniel Taylor to Joseph Hill innholder, in 1792 evidently purchased by John Wadham, William Fry, Richard and Jacob Wilcox Ricketts and others, partners in the Phoenix Glass Works (12143). The glass works are shown in outline with some detail on a plan for the widening of Portwall Lane of 1848 (3204). The Phoenix Glass Works were sold in 1862 (2719(12 and 13) includes plans showing the freehold and leasehold parts then sold).

[See also 5139(258) photocopy ? for 1606 and 1629 transactions]

### **PILE STREET, S SIDE [not in 1775 Directory]**

No street numbering system for the S side of Pile Street has been traced. The following numbers are given here simply for reference to this text.

### **No.40, next to the Three Cups and Salmon (see Redcliff Pit)**

In 1620 this was the tenement and garden and 'little cottage' in the garden where Thomas Merret wiredrawer lived, late of John Charles decd. and now leased by the feoffees of St Mary Redcliff to Phillip Neason mariner [tens of Anne Brushe on E and of John Mercer on W]. From 1658 this was leased to Michael Browne tailor and Mary his wife, the daughter of Philip Neason [Wm Austin now on E, stable late of John Mercer now of Francis Pierce mariner on W]; the cottage was now occupied by Frances, Neason's widow. From 1666 it was leased to Bridget Hitchens widow, from 1693 to Edward Lowden glassmaker [ten of Abraham Roger rope maker on E, of Josias Short on W], this lease being renewed on condition of new building in 1707 [Parker widow now on W].

### **No.41, next to the above**

In 1623 this was 'the little tenement and garden' now of Anne Brushe widow, extending back to a tenement and garden of the Pipe lands held by George Young on the S [between tens of Wm Lane mariner on E and of Philip Neason wiredrawer on W], now leased by the feoffees of St Mary Redcliff to Elizabeth Cooper, the daughter of William Cooper deceased. From 1649, now late in the occupation of William Brodebridge, it was leased to Edmund Jones chapman [Katherine Lane widow now on E], from 1675 to William Austin wire drawer [Alexander Evans now on W], from 1703 to Abraham Rogers ropemaker [tens of Richard Hooper on W and of Thomas Holls on E] (P/StMR/D/5).



**No.42, next to the above**

In 1623 this was 'the little tenement and garden' now of William Lane, extending back to a tenement of George Young wire drawer on the S [between ten of Gilbert Havart sawyer on E and ten of John Bridges feltmaker on W], leased to Lane by the feoffees of St Mary Redcliff. From 1654 it was leased to Katherine Dungy who now lived there [tens of Toby Batman cordwainer on E and of Wm Austin on W], from 1694, where Walter Deyos now lived, to William Parsons miller [Wm Townly on E, Reichard Cooper on W] (P/StMR/D/5).

**No.43, at the corner with Pump Lane**

In 1623 this was 'the little tenement and garden' leased by the feoffees of St Mary Redcliff to Gibbon Havart sawyer, extending on the S to a little tenement and garden belonging to St Mary Redcliff and now of George Young. In 1654 this was the corner tenement, next to the way leading from Pile Street to Our Lady Porch, late of Toby Batman, now of William Evans, father of Thomas to whom it was now leased [ten late of Dungy now of widow Lane on W, ten of Alice Morgan on S - see Pump Lane W side]. From 1693 it was leased to William Townly loader and John Townly tailor, and was assigned by the latter to George Alexander wheelwright in 1722, now three little tenements (P/StMR/D/5,16).

*Pump Lane intersects*

**Nos.45, property of the Hospital of St John the Baptist, later part of Dr Owen's lands \***

These rental folio numbers for these properties are shown on a plan of the early nineteenth century (04479(3) fol.122). The properties were sold together to the GWR in 1871 (24499(3)l, with plan).

In 1635 this was the tenement and garden late of Henry Chaldicott, the lease granted in 1641 to Richard Binfield, there in 1649 (04335(2) fol.7). From 1675 it was leased to Sarah Taylor, the rent now increased to 10s [BB fol.44]

**No.46, property of the Hospital of St John the Baptist, part of Dr Owen's lands \***

From 1710 this was the tenement and garden leased to John Davies, by c.1740 of Alice Davis widow and now in the possession of Henry Almoner (04044(1) fol.272).

The interest of Samuel Hopkins in the N part of the property was assigned to the Corporation in 1842 (00629).

**No.47, property of the Hospital of St John the Baptist, part of Dr Owen's lands \***

By 1721 these were the two tenements and gardens leased to William Davies, by c.1740 of Alice Davies widow and in the possession of James Woodward and Peter Page, from 1769 leased to Robert Combes (04044(1) fol.273).

**No.48, property of the Hospital of St John the Baptist, part of Dr Owen's lands \***

In 1726 this was the tenement and garden leased to Edward Lowdin glassmaker, in his possession c.1740, the lease renewed to Henry and Sarah Lowdin in 1741 (04044(1) fol.274).

**No.49, property of the Hospital of St John the Baptist, part of Dr Owen's lands \***

In 1651 this was the tenement leased to Roche Consolnes, with a covenant to rebuild within three years. A similar condition applied to the next lease, to William Stephens mason in 1689. By 1692 the tenement had been rebuilt and was now leased to William Parsons. By 1740 this had been assigned to Elizabeth Jones widow, the tenement now occupied by Hannah Wilkins widow (04335(3) fol.79, (7) fols.99 and 127; 04044(1) fol.275).

**No.50, property of the Hospital of St John the Baptist, part of Dr Owen's lands \***

In 1624 this was the tenement leased to Thomas Snellen chapman, in 1649 where John Nelson shoemaker lived and now leased to William Allen [ten of Richard Binfield on W]  
In 1671 this was the tenement and garden held by Edward Watts and leased to Thomas Keene yeoman [ten of Isabel Lewis on W and of John Tyly on E, close of Arthur Stearte on S], by 1709 of Evan Evans labourer and now leased to John James [Thomas Whittington weaver on W and John Tyler tobacconist on E, Benjamin Perrott glass maker on S] (04335(8) fol.265). By c.1740 it was held by James Thompson shopkeeper, now occupied by John Hook mariner. From 1758 it was leased to John Austen, from 1773 to Sarah Pyper (04044(1) fol.276).

**No.51, property of the Hospital of St John the Baptist, part of Dr Owen's lands \***

By 1649 this was the property of Toby Wells (abuttals from house to W), in 1651 the tenement, garden and withy bed leased to Tobias Wells (04041 fol.224). In 1731 it was the plot lately enjoyed by John Watts sadler, now leased to Abraham Jones mason, on condition that he build there five substantial dwelling houses within four years [ten of John Phillips tobacconist on E, ten of Sarah Smith widow on W, garden of Humphrey Perrott glassman on S] (04335(8) fol.277). By c.1740 four tenements had been built, now occupied by John Brynton glassmaker, John Peacock, Richard Cook and Richard Davis, all labourers (04044(1) fol.277; 04479(3) fol.122 for plan of early 1800s).

**No.52, by 1840 Wright's Court**

In 1776 this was the property the subject of an indenture between James Look and Elizabeth Mortimore, and Henry Durbin and William Hopkins, in 1777 evidently sold by the latter to Philip Wright, in 1820 evidently mortgaged by James Wright. The ten tenements now known as Wright's Court were conveyed to the GWR in 1875 (24499(3)p, nos.37-47 on the extract from the Parliamentary plan).

**No.53, property of St Augustine's Abbey, later of the Dean and Chapter of Bristol Cathedral \***

In 1491-2 and 1511-12 this was the garden of St Augustine's Abbey, late of --- Hobbes, and now leased to the Procurators of St Mary Redcliff (BRS 9, 182-3).

In 1649 it was the small parcel of ground called 'the withie bed', abutting W on to the garden of Tobias Wells and E on a garden of one Welleries (DC/E/3/2 fol./10). In 1707 this was the garden ground heretofore John Adams's garden and after of Morris Wills basket maker and then used as a withy bed, since of Thomas Keene, 23yards long and 14 yards broad [land of Mr Taylor on one side and PStMR land formerly of Thomas Keene on other] (DC/E/1/4 fol.133).

The remaining interest in the lease of the fifteen tenements was assigned to the GWR in 1876 (24499(2)k, nos.21-36 on the extract from the Parliamentary plan).

#### **Nos.54-5, property of St Mary Redcliff , no.77 on 1798-9 plans [rent 5s pa] \***

In 1634 this was the tenement leased to Walter Jones feltmaker [ten and garden of St Peter's on E, garden of Cathedral on W], extending from the street back to the lands of Redcliff Pipe on the S, in 1660 leased to George Smith husbandman, in 1666 to Thomas Keene cordwainer, in 1685 to John James Horner , the tenement now occupied by John Stratton. From 1724 it was leased to Abraham Jones mason [ten of St Peter's now of Benjamin Perrott on E, house and garden of Cathedral now of Wm Mosses house carpenter on W], from 1758 to Ann Mortimore widow who lived there, together with a little tenement occupied by Mary Jones widow, these both shown in plan [Parrott's land now of Walter Webb gent, property of Moses now of John Pollard ironmonger]. The lease to Mortimore was renewed in 1776, her tenement now void, that of Jones now of Richard Evans potter [ten of St Peter's now of John Thomas accountant, certain way called Tourton on W], from 1779 leased to Philip Wright, his holding shown on the plans of 1798-9 (P/StMR/D/5; P/StMR/E/1 with plans). As conveyed to the GWR in 1869 this was now the Infant School (24499(2)f, with plan).

#### **No.56, property of St Peter's \***

In 1553 this was the tenement and orchard sold by David Harries grocer to Robert Butler merchant [lands of David Harries on E, of StMR on W] extending from the street back to the meadow known as 'Redclief Mede' (University of Keele archives M72/16/29). By 1758 and in 1761 this was the property held by Walter Webb gent. (abuttals from house to W and property of St Peter's to S). By 1788 it was leased to Thomas Sanders seedsman, a garden ground 'and summer house or late summer house' [bounded on E by garden of Sanders, on S by garden and garden wall late of --- Taylor glassman, on W by tenements of --- Cantle widow], from 1839 leased to Henry Wyndham Gwyer Esq. (24499(1)i, with plan of 1839).

#### **No.57, Thomas Sanders' garden**

In 1788 this was the garden ground formerly in the occupation of John Fisher, after of Peter Clissold, after of William Butler merchant and since of Thomas Sanders seedsman, purchased by Sanders from Peter Norton and Mary Cantle widow, now sold by Sanders and James Lockier merchant to Samuel Bryant and Stephen James. By 1790 'divers messuages' had been built there by Samuel Bryant, four fronting Pile Street in the occupation of George Davis glass maker, John James cooper, Richard Marden labourer and John Roe glass cutter (24499(1)a-c). The greater part of Bryant's development was sold to the GWR in 1871 and 1875 (24499(2)i and j with plan).

### **No.58, the property of William Barnes, originally extending to Red Lane (now Prewett street)**

In 1662 this was 'the Lodge' in Red Lane, extending to Pile Street, where William Barnes recently lived and where Richard Novis now lived, together with 'the great garden' of c.1 acre, purchased by John Watts from Barnes and Susanna his wife, and now granted by him to Henry Rich soapmaker [between the Rose, part of StMR lands, late of John Love and now of William Boyce, and a garden belonging to St Peter's, of William Avenell]. In 1691 the lodge, where John Vittle since lived and now of Charles Weekes gardener, together with the great garden, were granted by Henry Rich to Judith Rich, together with a little tenement or lodge and garden built on another part of the same ground, late of Nicholas Pattfield woolcomber and now of Thomas Flower bottlemaker as tenant to Judith Rich [all lying between the land late of Boyce now of --- Parrott bottlemaker one side and the garden late of Avenell on the other]. In 1701 the property, again described as extending from Red Lane to Pile Street [Richard Novis now holding the garden late Avenell's], was conveyed by Judith Rich to Benjamin Perrott, and then leased by him to her. The little lodge or tenement built on 'another part' of the ground, was not within the property granted by John Standford Perrott to the church of St Mary Redcliff in 1760, and can be argued to be this property, the only land between the former Rose (see below) and the property of St Peter's (see above) which did not become part of the lands of St Mary Redcliff by 1797-8. It can be argued to have been part of the property which must have sold with the Phoenix Inn (see N side of Pile Street) by John Standford Perrott c.1759 to Daniel Taylor glassmaker, and was certainly sold as part of the freehold premises of the former glassworks in 1862. The schedule of deeds attached to the sale of the property to the GWR in 1869 records the conveyance by Elizabeth Taylor to Jacob Wilcox Rickets and Richard Rickets in 1790 (P/StMR/D/6; P/StMR/D/E/1; 12143(1-3); 24499(3)g; for the later history of the property in Red Lane see Prewett Street, S side; for the plan in 1862 see 2719(12)).

### **No.59, the Rose and Crown, property of St Mary Redcliff \***

In 1596 these were the tenement and two cottages, with barn and garden, all of Matthew Davyes innholder, leased to John Richmann inn keeper [garden on W of William Barnes clothier], from 1617 leased to John Thomas mercer, now occupied by Anne Davis widow [garden of Barnes now of Thomas Jones cardmaker] (P/StMR/D/5 box 38). In 1657 this was 'the Rose and Crowne' where John Love lived, in Pile Street near Temple Gate, now leased to John Landman yeoman, in 1662 'the Rose', late of Love and now of William Boyce. From 1690 it was leased to John Gore of Lower Knowle, Bedminster, where Walter Williams formerly lived and now of Gore, from 1697 to Benjamin Perrott, now late of the widow Gunter and together with the little cottage where she lived next to the Rose and Crown. The lease to Perrott was renewed in 1704, 1713 and 1714. At some subsequent date it became part of his larger holding (P/StMR/D boxes 40 and 45; abutments from property to W).

### **The garden behind the properties on the S side of Pile Street**

For before 1760 see no.58 above. For 1760 onwards see under Prewett Street (formerly Red Lane).

## **PORTWALL, N SIDE BETWEEN ST THOMAS STREET AND THE LAW DITCH TO THE E**

### **Mary Pitt's garden**

In 1629 this was the tenement and garden late of Christopher Powell weaver now in the occupation of Lawrence Wilson, now leased to Marie Pitt (P/StMR/D, box for Redcliff Pit and churchyard). By 1672 it was of Thomas Northerne, by 1792 heretofore of Martha Skeene and then of William Wood victualler (abuttals from Averings Hayes).

### **Averings Hayes, later the glasshouse, property of St Mary Redcliff**

In 1607 this was 'the cottage or lodge' in the lane by 'the Porte Wawles' against St Thomas Street and all the great garden and orchard adjoining, together called 'Averings Hayes', granted by Samuel Davies of Abbots Leigh clerk to Thomas James and Raphael Davies clothworkers (P/StMR/D/4/3). By 1629 it must have belonged to St Mary Redcliff (see previous entry), and was leased in 1634 to Alexander Revell innholder, comprising both the lodge on the street frontage, and the garden behind known as Averinge Haies. From 1646 it was leased to William Jaine innholder (see also S end of Temple Street), from 1672 to Abraham Saunders soapmaker (P/StMR/D/4/20). In the early eighteenth century the garden became the site of Humphrey Perrott's glasshouse. The lease of 1792 to James Stevens glass manufacturer described the property as (a) the void ground where a lodge or stable formerly stood, successively of John Hawkins, Humphrey Perrott and Thomas Warren Esq. and (b) the ground whereon an old glasshouse stood, c.1 acre, known as Avering Hayes, formerly of Humphrey Perrott, then of John Warren, adjacent to the N part of (a). The property as a whole is shown in detail on a plan of 1797 (P/StMR/E/1).

### **Nicholas Blake's garden**

In 1634 this was the garden formerly of Nicholas Blake merchant and now of Matthew Warren Esq., by 1792 formerly of Anne Wharton, after of Humphrey Perrott and then of John Durbin Esq. (abuttals from Averings Hayes).

## **PORTWALL, S SIDE**

### **The former orchard between Redcliff and Temple Gates, part of the Whitson lands**

In 1556-7 this was the garden ground between the town wall and the town ditch between Redcliff and Temple Gates, late of Barnesdall and now of Robert Saxey (BRS 24, 1). In 1590 it was granted in fee farm to John Whitson and Bridget his wife at 6s p.a. (04043(4) fol.75). From 1609, now late in the possession of William Walton, this was leased by John Whitson to Thomas Packer (00566(29-30)). From 1642 feoffees of the Whitson lands leased the same to Anne Hancock widow, from 1687 to Joan Hancock, and from 1698 to Benjamin Perrott (33041/BMC/6/14 nos.9, 10 and 44). By the late eighteenth century the former orchard was let as three parts. The W part closest to Redcliff Street was let at an annual or rack rent (04479(3) fol.136). The E part closest to Temple Gate was from 1789 leased by the feoffees of the Whitson lands to Jacob Wilcox Ricketts and others, partners in the Phoenix Glass Works (see Pile Street, N side), now ground late part of a yard to the Phoenix Inn, with warehouses and other buildings late of Henry Oliver innkeeper, in breadth 23ft and in length

200ft. The central part between the above was leased by the Whitson feoffees to Ricketts and others in 1796, also 23ft in breadth (2719(3)).

### **The former town ditch between Redcliff and Temple Gates, property of the Corporation**

By c.1350 the ditch between the two gates was leased to Joan Fayre at 9d p.a. (Bickley 1900, 3). By c.1463-4 the same was leased for 2s p.a. (GRB 4, 21). The E and central sections of this part of the former town ditch, 11ft in breadth, were leased by the Corporation to Ricketts and others in 1788 and 1791 (2719(3)). By the late eighteenth century the W section was leased at an annual or rack rent (04479(3) fol.136).

### **PREWETT STREET, FORMERLY RED LANE, S SIDE**

#### **Tomlinson's Close, behind the houses on the S side of Pile street, extending to Pump Lane and Redcliff Mead**

In 1448 this was a garden in a lane in the east part of the cemetery of St Mary Redcliff, between the garden of the Hospital of St John on the north and a lane running from the cemetery to Redclyffeld on the south, and extending to a close of William Venour of London, held by Oliver Newton and Nicholas Fynmour, also a lodge held by Isabella Waryn at the west end of the same garden, all leased for 70 years by Thomas Vyell gent. to John Davy alias Barbour dyer (Bickley 1899, 240).

In 1701 this was the close of pasture late of Thomas Tomlinson innholder, after of John Tomlinson his grandson and now of Sir Thomas Day, c.3 acres, the tenements in Pile Street on the north and the highway leading from Pile Street to Redcliff Mead on the west [part of Redcliff Mead and a garden ground adjoining to a lodge there sometime the inheritance of William Barnes and now of John Novis gardener on the east] (32226 Box 7). From 1789 this was leased to Elton, Miles and Co., the lessee in 1798 being given as Isaac Elton and Co.

#### **St Peter's church lands, to S in Red Lane**

In 1592 part was probably the garden 66ft long and 45ft wide, with 'one lytle house called a lodge', on Redcliff Hill and now of Thomas Wytherlie, part of the church lands of St Peter's [ten of Richard Lowen on E, other garden of Thomas Wetherlie on W, hill on north and garden of Thomas Wytherlie on S] (26166 (273)).

In 1761 this was the garden ground of Messrs. Taylors glassmakers as tenants to St Mary Redcliff leased by the feoffees of St Peter's to the feoffees of St Mary Redcliff [other part of St Peter's lands now of Walter Webb or tenants on N, lands of PStMR in ten of Messrs Taylors on E and W, Redcliff Mead on S]; the lease from the feoffees of St Mary Redcliff to Messrs Taylors was renewed in 1762 (P/StMR/D/5). From 1789 the property was leased to Elton, Miles, Wilcox and Hurst glassmakers, the property late of Messrs. Taylors but now of Isaac Elton et al.; excepted from this lease was a little tenement at the SE corner in the occupation of Jane Martin widow (32226, box 7). The outline of the property, and the house at the SE corner are shown on plans of 1797-8 (P/StMR/E/1).

## **East of the St Peter's church lands**

In 1760 this was the property conveyed by John Stanford Perrott to the feeoffees of St Mary Redcliff, consisting of eight tenements and gardens in Red Lane (tenants named; these probably replaced William Barnes's lodge in Red Lane) and the garden of c.1 acre purchased from Judith Rich in 1701. The glassworks shown on Rocque's map of 1742 is not mentioned in the description which was presumably simply copied from the earlier conveyance. From 1760 a new lease was granted to Perrott, the property now consisting of the parts conveyed in 1760 with the addition of (a) a tenement, glasshouse, stable, counting house and part of a garden, all in the possession of Messrs. Taylor and being the same property as leased to Perrott in 1714 (see no.59 Pile Street for earlier history), (b) the ground held by Taylors from St Mary Redcliff, in turn leased from St Peter's (see above) and (c) Tomlinson's Close, also in the possession of Messrs. Taylors (see above). New leases of the same were granted to Messrs. Elton, Miles and Co. in 1787, to Isaac Elton Esq. in 1789 and to Messrs. Harford, Anderson and Co. in 1805 (P/StMR/D/Temple Gate).

(For before 1760 see under nos.58-9 Pile Street)

## **PUMP LANE, W SIDE**

### **At the south end within what was later the churchyard [rent 16s]**

In 1601 this was 'the little tenement and little garden plot' at the E end of the same tenement, between a way leading down to Pile Street on the E and a little plot of ground belonging to the parsonage lands on the W, extending forwards to the way leading 'thorow Our Lady Porch of Redcliffe church' on the S, leased by the feoffees of St Mary Redcliff to Thomas Cable yeoman and George Young, son of Henry Young of Long Ashton, Somerset. From 1613 it was leased to Joan Cooke of Long Ashton widow; a lease by George Young wire drawer to William Pinney grocer of the tenement new built by Joan Cooke, now of Joan Whitlock and adjacent to another tenement of St Mary Redcliff, was possibly of part of this property. In 1648 was late of Joan Cooke and now of William Cooke, now leased to Alice Williams, widow of John Williams musician (P/StMR/D/5,16).

In 1710 this was the piece of ground where a messuage formerly stood, on the N side of and near St Mary Redcliff church, 80ft long, 21ft wide on the street and 12ft wide on the W. By 1797-8 this was leased to John Cooke (P/StMR/E/1, with plan).

## **REDCLIFF PIT, E SIDE**

Following the construction of Phippen Street c.1843, the E side of Redcliff Pit was evidently regarded as part of Redcliff Street. This gazetteer is concerned with properties principally as they were before c.1843. Street numbers are interpolated from the few given by Sketchley for 1775. Numbers for Redcliff Street after c.1843 are given where appropriate.

### **Nos.1-2, the Don Cossack Inn**

In 1736 this was the tenement opposite that late of John York, formerly void ground leased by the Corporation to Ann Hort widow, from 1763 leased to Meryan Dryall (04043(3) fol.74; 09082(1) fol.126; 04479(3) fol.134 for location). A plan of 1800 shows the property in detail

(00568(8)I). The property was built on part of the former orchard (part of the Whitson lands) and part of the former town ditch (for both see under Portwall, S side).

### **No.3, the Angel**

In 1585 this was the tenement and garden called the Angel in Redcliff Street and another tenement and garden adjoining on the S, all between the town dykes on the N and lands of Hugh Brooke on the S, granted by Christopher Kenn of Kenn, Somerset, to Bartholomew and Thomas Hill drapers (04421(a) fol.501). It was rebuilt between 1624 and 1656, to make it more commodious for men and horses (04417(1) fol.47). Although within the area covered by the Phippen street improvement it was not evidently rebuilt until after 1874, when sold by Mssrs. Jones to James Bigwood (1372).

### **No.4, property of St Stephens \***

In 1657 this was the tenement of Gregory Hellier, by 1669 of William Shingleton (abuttals from no.5). In 1685 this was the little garden of the widow Lloyd and the dwelling house late built there now of Enoch Edwards cordwainer, extending back to 'the great garden' in Pile Street' [between ten late of John Abrahams on S] (P/StS/D/12/5). By 1797 the property was divided as two two tenements, both leased to Ann Emery widow (00601(1)).

### **No.5, property of the Hospital of St John the Baptist, later part of Dr Owen's lands \***

In 1644 this was the tenement and pavement leased to Julian Hulett widow, from 1657 leased to Walter Sheppard, in 1668 late of Walter Stephens, from 1687 late rebuilt and leased to Griffith Lascombe milliner, from 1688 leased to Owen Lucas house carpenter (04335(2) fol.100, (3) fol.32, (4) fol.71, 04041 fol.212, (7) fols.67 and 93; abuttals from no.6). From 1711 it was the tenement and garden adjacent to where there were previously tan pits, now leased to Nicholas Mortimore and in the occupation of Richard Read maltster, by c.1740 late in the psosession of Isaac Hort labourer and now held by John Watts innholder, leased to Richard Tucker from 1760 (04044(1) fol.268; 04479(3) fol.134 for location).

### **No.6, property of the Hospital of St John the Baptist, later part of Dr Owen's lands \***

In 1644 this was the tenement and pavement leased to Michael Pitman soapboiler, his lease renewed in 1659 and 1668, by then once of Walter Sheppard and sometime of Thomas Brookes. In 1701 this was the tenement and garden in the possession of John Tyler and Thomas Bower, leased to Elizabeth Lowe, by c.1740 in the possession of Thomas Stretton tyler and plasterer (there by 1719) and leased to John Watts, from 1749 leased to James Davies rough mason((04335(2) fol.100, (4) fol.91, (5) fol.71, (8) fol.135; 04041(1) fols.212-4); 04044(1) fol.269; 04479(3) fol.134 for location; abuttals from no.7).

### **No.7, property of the Hospital of St John the Baptist, later part of Dr Owen's lands \***

In 1647 this was the tenement leased to Susan Lowdye widow, previously of one Pickthorn, from 1674 leased to Peter Harris serchmaker [ten of David Hardidge on S], from 1719 leased to Hannah Harris spinster [ten of Wm Hitchings porter on S]. In 1723 it was in the possession of Sarah Combe spinster, leased to Anne Woodward widow, her lease renewed in 1743 ((04041 fol.212; 04044(1) fol.270; 04479(3) fol.134 for location).



**For the property at the N corner with Pile Street see no.1 Pile Street, N side**

*Pile Street intersects*

**The 'Mansion House' on the N side of St Mary Redcliff**

In 1583 this was 'the Mansion House' between St Mary Redcliff church on the S, Pile Street on the N, the highway on the W and the lane leading towards Redcliff Mead on the E, the subject of a dispute between Arthur Saul, Prebend of Bedminster and Redcliff in the Diocese of Salisbury and John Wade and Thomas Witherley on behalf of the parish. By 1652 it was described as 'heretofore one entire dwelling ... now divided and become divers small dwellings'. It remained in the holding of successive prebends, sometimes sub-leased to the parish, until sold to the Corporation in 1842, along with all interest held in the property by the Ecclesiastical Commissioners, (P/StMR/D/16; 00588, includes plan of 1836; 00604 with plans of 1841 and 1842). Leases of the divers small dwellings included the row of little tenements in Pile Street extending into Pump Lane and the following:

**No.9, the Blue Boar, later the Three Cups and Salmon,**

In 1591 these were the two tenements, gardens and stables, with a well, leased by the feoffees of St Mary Redcliff to Thomas Lawnsdone baker [tenement of Mr Stidman gent. on S and Pile Street on N, extending back to ten of John Florance wire drawer]. By 1659 this was 'the Blue Boar', a corner messuage now leased to and in the occupation of John Birdcombe baker [extending on W back to 2 tens, one sometime of John Charles, other of Katherine Blanch], from 1681 leased to Richard Burriatt cooper [extending back to 2 tens one late of Wm Daniell and now of Mary Cooke widow, the other late of Robert Fisher and now of Bridget Hooke widow], from 1683 leased to John Heale tobacconist. Later leases have not been identified (P/StMR/D/16).

**No.10, S of the Three Cups and Salmon**

In 1623 this was possibly the tenement and little plot of ground of the feoffees of St Mary Redcliff and held by William White, in 1633 leased to James Middleton silk maker and now where James Herbert lived [ten late occ by Philip Neson sailor on S and ten of John Mercer baker on N and E].

In 1676 this was the tenement, where Dominic Hobson and Matthew Lane live or late lived [ten where Thomas Roach lives on S, ten of John Burriatt on N and E], for which the lease to Thomas Compton hair dresser was now renewed by the feoffees of St Mary Redcliff. From 1732 it was leased to Edmund Saunders merchant (P/StMR/D/16).

**No.11, next to the steps to the N door of St Mary Redcliff [rent 10s]**

In 1676 this was the tenement and ground behind, leased by the feoffees of St Mary Redcliff to Thomas Middleton cordwainer, late of Margery Burges widow and now of Thomas Roach felt maker, the steps to the N porch of St Mary Redcliff on the S side [ten of feoffees now of Dominic Hobson on N, extending back to the Rose on the E]. From 1678 it was leased to George Llewellyn innholder [ten on S now of Thomas Compton], from 1681 to Richard Burriatt wine cooper (P/StMR/D/16).

### **No.12, the Rose, set back from the street behind the above**

In 1623 this was the tenement formerly leased to William Burrowes merchant, now leased to Edward Bisse gent, near the steps and over against the N door going into St Mary Redcliff church, between the way leading to the Lady Porch on the S and lands of the parish on all other parts, from 1654 leased to Margery Burges widow. From 1681 this was leased to John Dorney blacksmith, who added further tenements, from 1703 to Peter Harris surveyor, from 1741 to John Hipsly gent. (P/StMR/D/5,15,16).

### **REDCLIFF HILL, W SIDE**

The street numbering adopted here is that adopted by the 1850s and indicated on plans of the properties owned by the Bristol Municipal Charities (refs). In rentals of c.1650 and c.1740 nos.24-30 are listed under Redcliff Hill, nos.2-22 under Redcliff Pit (04041, 04044(1)).

### **Hospital of St John the Baptist**

In April 1544 the former hospital and its lands were sold by the Crown as two seaprate lots both to Dr George Owen, the King's physician, first the 'late hospital or house of St John Baptist without Ratclyff Gate' and secondly all its lands 'in the city and suburbs, except the site of the said house (L&P xix (pt1) pp.286-7).

### **No.30, property of St Augustine's Abbey, later of the Dean and Chapter of Bristol Cathedral \***

In 1649 this was the parcel of ground on Redcliff Hill in the occupation of John Drayton (DC/E/3/2 fol.10). In 1662 it was the 'roofoless warehouse' and garden heretofore of Nicholas Weston gardener and since of Drayton, now leased by the Dean and Chapter to Matthew Bowen grocer [between a garden of William Pitt and a tenement belonging to the vicar of Redcliff, extending back to Pitt's garden], from 1698 leased to William Wren clerk. By 1712 this was formerly a roofless warehouse 'within which ... is since built a fair messuage or dwellinghouse', now of Edith Morgan the lessee or her tenant Nathaniel Day the younger. It was leased from 1742 to Elizabeth Noblett druggist [garden formerly of Pitt since of William Davis soapboiler and late of Richard Franks potter] and then from 1771 to Richard Bayly.. By this date there were two houses, the part of a tenement foremrly of Nathaniel Day, since of William Davis and late of Richard Franks, and 'a little messuage or dwelling house', late of --- Coulsting weaver and now of John Sprudd; these are shown in detail on an early eighteenth century plan (04479(1) fols.102-3). From 1785 the property was leased to William Watts plumber, who converted the premises for the production of lead shot. This, the first lead shot tower in the world, was demolished for road widening (DC/E/40/36; Buchanan and Cossens 1969, 111-4). The property is shown in detail on a plan of 1857 (33041/BMC/12/PL1/fol.51).

### **No.28, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1647 this was the garden leased to John Drayton, from 1697 the garden and tenement leased to John Morgan and then to William Wren, by c.1740 of Elizabeth Noblett, by 1752 of Richard Bayly gent. (04041 fol.218; 04043(1) fol.326; 04043(4) fol.263).

### **No.26, part of the Queen Elizabeth Hospital lands \***

In 1637 this was the tenement and garden, part of the lands of Queen Elizabeth's Hospital, leased to Robert Nicholls [garden of Henry Pitt on S and W, garden of Henry Sturge on N], from 1649 leased to George Yeomans. By 1698 the tenement was late of Ann Smyth and now 'very ruinous', a new lease to Arthur Jackson carpenter stipulating that it be rebuilt within three years, laying out at least £60. By 1729 it was 'new erected' and now of Henry Ellis victualler, now leased to Joseph Every mariner [ten of widow Davis on N and of James Barnett gent on S], from 1762 leased to Elizabeth James (04335(2) fol.34, (3) fol.42, (8) fol.55, (10) fol.132; 04044(1) fol.118). The property is shown in detail on a plan of 1857 (33041/BMC/12/PL1/fol.51).

### **No.24, part of the Queen Elizabeth Hospital lands \***

In 1637 this was the tenement formerly of --- Frithe now leased to Richard Edwards hallier, then assigned to Henry Sturges cooper, extending back to Addercliffe Hill [ten occ by John Waring labourer on N and ten of Beal Teezer on S]. From 1673, now with two small cottages behind, it was leased to Mary Driver widow, from 1699 leased to John Davis mariner, by c.1740 of Mary Delap, from 1747 leased to John Tagg basketmaker (04335(2) fol.19, (6) fol.1, (8) fol.54; 04044(1) fol.117).

### **No.22, property of St Augustine's Abbey, later of the Dean and Chapter of Bristol Cathedral \***

In 1637 this was the tenement occupied by John Waring, by 1702 said to be of the Dean and Chapter, 1712 occupied by John Bulwey victualler (abuttals from nos.24 and 20).

### **No.20, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

From 1702 this was the tenement late of the widow Driver now leased to Roger Beard [between tens of Bartholomew Williams and of D and C], then of Elizabeth Beard, from 1706 leased to Mary Daniel. From 1712 it was leased to Richard Legg [between ten formerly of B Williams now of Francis Perry millwright and ten of D and C now of John Bulwey victualler], by 1725 in the possession of William Morgan porter and now leased to William Partridge, leased to Richard Wildgoose from 1764 (04335(8) fols.147, 206, 295, (10) fol.37; 04044(1) fol.262).

### **No.18, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1613 this was the tenement and garden leased to William Bird, by 1662 of his son William who now took a new lease [ten heretofore of George Gibbs decd and now of widow Edwards on S and ten heretofore of George Davis pinmaker and now of George Davis pinmaker his son on N], by 1696 in the holding of John Plomley glazier and now leased to John Price house carpenter, from 1705 leased to Mary Jones widow, by 1740 of Mary Parker widow and now occupied by John Harris hooper, from 1751 leased to Caleb Moore, from 1763 to Edward Stancell (04335(4) fol.126, (8) fol.197; 04044(1) fol.261).

### **No.16, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1620 this was the tenement leased to George Davis pinmaker, later leased to Bartholomew Williams who was responsible for rebuilding before 1704. From 1704 it was leased to David Collins [ten of Deborah Snow on S and ten of Mary Emblin widow on N], from 1728 to Timothy Bodman, now held by Humphrey Stone victualler and known as the Bird in Hand, by 1740 held by Richard Porter victualler. In 1756 his lease, now of the tenement known by the sign of the Bird, was assigned to Richard Wildgoose victualler from 1756 (at the Bird in Hand, 92 Redcliff Hill, in 1775) [John Harris on S, Isaac Hart on N] (04335(8) fol.174, (10) fol.114, (12) fol.70; 04044(1) fol.260).

### **No.14, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1648 this was the tenement late of Richard Ottridge brewer now leased to John Knowles pewterer, extending back to a garden called Redrock Garden on the W [ten of George Davis pinmaker on S and ten of widow Phelpes on N], from 1669 leased to Robert Dymock carpenter, from 1692 leased to Samuel Whiteing carpenter, late of Ottridge, since of Sarah Clements, after of John Emble mariner and now of Charles Hews as tenant to Simon Ruddle gent. [ten since of Bartholomew Williams yeoman on S, ten since of David Phelpes and and late of Owen Lucas on N] From 1725 it was leased to William Cory glazier, by 1740 occupied by John Allen joiner, from 1760 leased to Richard Wildgoose (04335(3) fol.29, (5) fol.78, (7) fol.134, (10) fol.43; 04044(1) fol.259).

### **No.12, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

From 1613 this was the tenement leased to Walter Phelpes, from 1670 leased to humphrey Little goldsmith, from 1694 leased to Thomas Wedmore brushmaker, now held by Thomas Chatterton freemason. From 1719 it was leased to Sarah Belchier widow, from 1751 to John Cox carpenter, and from 1760 to Mary his widow (04041 fol.212; 04335(7) fol.165, (9) fol.177; 04044(1) fol.258).

### **No.10, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1615 this was the tenement leased to Nicholas Holder, from 1638 leased to John Gane mariner who lived there [ten of Thomas Gressam on S and ten of Wm Maidman on N], from 1671 to Simon Bowyer barber surgeon [ten of Lettice Price on S and ten of Edward Jones baker on N]. From 1701 it was leased to John Davis the younger house carpenter, then in the occupation of George Davis pinmaker, from 1720 leased to Alice his widow, from 1743 to John Plomber (04335(2) fol.36, (5) fol.118, (8) fol.115, (9) fol.204; 04044(1) fol.257).

### **No.8, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1644 this was the tenement and garden leased to William Maydman, from 1655 leased to James Snell wiredrawer [Christopher Wadman on S and Simon Moore on N], from 1662 leased to William Parker blacksmith. From 1697 it was leased to Nicholas Mortimore pinmaker, who had 'since built a fayr new messuage or tenement', his lease being renewed in 1746 (04041 fol.213; 04335(4) fol.20, 121, (8) fol.39; 04044(1) fol.256).

### **No.6 property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

Before 1640 this was the tenement leased to John Atkins, from that date leased to Arthur Stearte innholder, extending back to the garden of Miles Callowhill [ten of Francis Neason on N and of Wm Maidman on S]. In 1647 and in 1655 it was held by Simon Moore. From 1676 it was leased to Ann Brimsden. By 1705 it was of Nicholas Patfield. By 1737 it was late of Patfield and was now leased to Joseph Thomas plasterer with a covenant to rebuild within two years [ten of Thomas Cave the elder pewterer on N ten of Nicholas Mortimore on S]. By c.1740 it was where Joseph Belch salesman lived (04335(2) fol.61, (6) fol.56, (12) fol.20; 04044(1) fol.255; abutments from nos.4 and 8).

### **No.4, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1647 this was the tenement where Frances Neason lived, a new lease granted to her and then to Jonas Neason [ten of Symon Moore on S and of Elizabeth Hooke on N]. From 1678 it was leased to Anthony Patch, now held by William Avenell gardener, from 1705 to Thomas Cave pewterer, now held by Nicholas Patfield [ten of Nicholas Patfield on S, ten formerly of Elizabeth Hooke and then of William Gibbs baker on N], from 1719 to Eleanor Gregory widow [Patfield still on S], from 1745 to Peath Shears (04335(2) fol.17, (6) fol.102, (8) fol.197, (9) fol.162; 04044(1) fol.254).

### **No.2, property of the Hospital of St John the Baptist, later of Dr Owen's lands \***

In 1633 this was the tenement and pavement next to a lane leading to Redcliff Backs on the N, where one Ann Nicholls lived, leased to Elizabeth Hooke [ten in occ of Frances Neason on S]. From 1668 this was leased to Mary Moore spinster, from 1698 to John Dorney blacksmith (04041 fol.212; 04335(5) fol.xx, (8) fol.47). By c.1740 it was where John Culliford bargeman lived, the lease now held by Ann Woodward widow (04044(1) fol.253).

### **The former Quaker Burial Ground behind nos.2-22**

Before 1640 this was the garden of Miles Callowhill, in 1648 known as Redrock Garden (abutments from nos.6 and 14 Redcliff Hill). In 1666 it was the garden ground conveyed for use as a burial ground by William Lloyd the younger, mariner, and George Bishop merchant to Thomas Goldney and others, trustees for the Society of Friends, bounded by the rock called Addercliffe on the S, by a back lane on the N, by garden grounds of William Lloyd and a carpenter's yard at the S end of the W side, and by nine garden grounds on the E (7967(1)).

*Jones or St John's Lane intersects*

### **Later nos.71-4 (W) Redcliff Street**

In 1707 these were the properties conveyed by William Barrett merchant taylor, surviving executor of George Lymell gent., and others, the heirs of Edward Thurston merchant, to Enoch Noble wiredrawer (00609(3)). The individual parts of the property are described in a conveyance by Sarah Stone, a surviving daughter of Noble, to Ann Walker widow. Part, apparently at the S end of the property, was said to be formerly 'over a gate called Jone's Gate wherein one William Avenell theretofore dwelt'. The absence of a plan makes identification of the other parts impossible (00609 (with many items now missing), 00610, 2620). An early nineteenth-century plan shows Jones' Lane as St John's Lane (04479(3))

fol.129). Jones' Gate was possibly formerly St John's Gate, named after the adjacent hospital of St John the Baptist.

### **Later no.72 (W) Redcliff Street**

This was the tenement to be rebuilt in 1842 for the construction of Phippen Street, a plan showing the buildings then existing. The property was sold to the Corporation for the new Western Road in 1937 (2368).

### **Later no.75 (W) Redcliff Street**

By 1851 this was the property of Sir John Haberfield Kerle, shown in detail on a plan of 1876, in outline on one of 1956 when sold to the Corporation (10572).

### **Later nos.76-8 (W) Redcliff Street, property of the Hospital of St John the Baptist, later part of Dr Owen's lands \***

In 1646 these were the three tenements outside Redcliff gate late of the widow Stibbins, two of them 'wholly burnt or pulld downe', leased to John Whiting carpenter who covenanted to rebuild them within one year; this was evidently done, the lease being assigned to Henry Rich in 1649. Later leases were to Ursula Rich widow in 1673 and to Walton Short cordwainer in 1723 (04044(1) fol.252). On a plan of 1876 this is shown as part of Dr Owen's lands (10572(4)).

## **REDCLIFF STREET, E SIDE, N TO S**

### **No.68, property of St Augustine's Abbey, property of the Dean and Chapter**

In 1672 and 1681 this was the tenement near Redcliff Gate leased to Dyonisa Pitts widow [between ten in occ of John Davis carpenter belonging to StMR on S and land of Thos Birkham on N], from 1702 leased to Francis Cadwallader soapboiler [ten of John Freke esq now on N] (DC/E/1/3 fol.122 and DC/E/1/4 fol.87). In 1754 this was the tenement of the Dean and Chapter formerly of Thomas Cadwallander and now of John Taylor distiller (abuttals from no.69). From 1770 it was leased to Richard Taylor, from 1784 to William Randolph merchant and William Lewis anchormsmith (DC/E/1/6 fol.27).

[see 05833, deeds commence 1821 and include lease from Dean and Chapter of 1821, no.12 on street improvement plan of 1876]

### **No.69, property of St Mary Redcliff \***

In 1732 this was the tenement formerly of the widow Fry, then of John Davies house carpenter, then of the widow Williams, after of Henry Bishop, now of --- (abuttals from no.70). In 1754 it was late of John Davis yeoman and now of Samuel Long in Redcliff Street, between ten of D and C formerly of Thomas Cadwallander soapmaker now of John Taylor distiller on N and ten late of George Whitmore and now of Ralph Burford victualler on the S, extending back to Law Ditch on E.

In 1775 ten now of --- Williams widow as tenant to John Vi... bounded on north by ten belonging to Richard --- now in occ of William Fowler innholder and on south by a ten of Richard Eddols esq. used as a public house commonly called the David and Goliath and now in the occ of Stephen Male victualler (P/StMR/D/1/16).

see 05849, deeds commence 1807, no.11 on street improvement plan of 1876, lease from Redcliff feoffees in 1847

### **No.70, the Old Fox \***

In 1732 this was the tenement near Redcliff Gate [between ten formerly of Wm Attwood on S and ten formerly of widow Fry and John Davis house carpenter on N] conveyed by Samuel Wells plumber to John Newman plumber (4810(1)). In 1754 it was late of George Whitmore and now of Ralph Burford victualler (abuttals from no.69). In 1782 it was conveyed by the Revd. Sydenham Teast Wylde to Mr Mallard [Thos Linford on S, widow Williams on N] (4810(5)). In 1837 this was the tenement known as the Old Fox, where George Whitmore once lived, after of Stephen Neal and Ann Saunders, after of Joseph Habberfield, since of John Jones and then of James Jones, now sold by Jeremiah Salter to Messrs. Phippen and Green. A strip at the front of the property was purchased for street widening in 1877, no.10 on the plan for the scheme (05843; 13895).

### **No.73**

In 1680 this (and possibly no.72) was the property of George Gibbs bequeathed to his son Matthew, by 1693 of Humphrey Gibbs, in 1698 granted to Charles Jones. By 1812 it was of Charles Harford and now granted to Edward Nicholls butcher, subdivided as five separate parts including a slaughter house fronting Portwall Lane. The subdivision of the property is shown on a plan of 1861, which appears to be a copy of a much earlier plan (05823).

## **REDCLIFF STREET, REDCLIFF GATE**

By c.1350 the tower of the outer smaller Redcliff Gate (at 6d p.a.) and the tower of the gate on the north side (at 1s 6d p.a.) were leased to Simon Yonge (Bickley 1900, 1, 2). By 1463-4 leases were for (a) the tower over Redcliff Gate and one messuage and (b) a parcel of land beside the inner gate (GRB 4, 21). In 1556-7 these probably included the tenement within the same gates, and a piece of ground and a horse pool (BRS 24, 1). For the later tenorial history of the gate see no.81 Redcliff Street below.

## **REDCLIFF STREET, W SIDE, S TO N**

### **No.80, next to the town wall, property of the Corporation \***

In 1609 these were the garden of Robert David yeoman and the 'horsepoole' (abuttals from the property below). In 1681 this was the horse pool between the two gates and the ground there, measuring 20ft at the front and extending back 74ft, leased to Owen Lucas house carpenter with a covenant that he expend at least £200 on building a good and substantial house there (04335(7)). A new lease to Anne Hort was in 1724. By the early eighteenth century this was part of Warren's property, no.81.(04479(3) fol.127 annotated 'CB 124').

### **No.81 in 1775, next to and over the Inner Gate, property of the Corporation \***

In 1609 this was the tenement, backside and two gardens leased to William Franke, alias Yorke, next to the inner gate and including a lodge over it, then late of Eleanor Bushe. In 1627-8 the widow Yorke held the tenement and garden next to the gate in her own tenure. Yorke's lease was assigned next to Robert Roberts, in 1638 to Franke, in 1642 to John Horsam, in 1653 to Francis Reeve and in 1662 to Richard Challoner, new leases being granted to Mathias Willcox in 1669, to John Willcox in 1680 and to William Baron pewterer in 1689. The tenement was now 'ruinous or decayed', the lodge noted as 'where the portcullis hangeth'; Baron was given free liberty to build near Redcliff Back outside the dexamised plot, to build a pair of stone stairs and steps to go up into a loft to be built, also to build a new quay wall. By 1718 the tenement had been rebuilt and a glasshouse had been constructed, the interest in this now vested in John Baker and Richard Warren glassmakers, the latter being the new lessee. Warren was also given the lease of a plot on Redcliff Back 55ft in breadth, on condition that no 'glass house, soap house, pot house, work house', all of which might 'annoy the neighbouring inhabitants', be built there (04335(5) fols.84-5, (6) fol.123, (7) fol.97, (9) fol.180; BRS 24, 78).

The house on the street frontage was from 1768 leased to Thomas Linford (at no.81 in 1775), from 1786 to Edward Stock house carpenter (09082(1) fol.123; plan in 04479(3) fol.124 annotated 'NR 123')..

The property on Redcliff Back and in Fiddlers Alley, four tenements, a malthouse, stable and millhouse, was from 1768 leased to John Warren of Millbrook (adjacent to Southampton), Hampshire, by c.1791 all held by William Leigh. Leigh's property, including a lime works, is shown in detail on a plan of 1809 (09082(1)fol.122; 00568(8)f).

## **REDCLIFF AND ALFRED'S WHARVES**

### **Redcliff Wharf, property of the Corporation**

In 1704 this was the plot on Redcliff Backs 60ft in length along the river leased to John Knight and William Hort gents., as trustees for Robert Langton Esq., with a covenant to build within three years a key wall and a slip below high water mark 40ft long. By 1762 this was a piece of void ground late of James Cox limeburner and now leased to Stephen Bagg, in 1777 void ground leased to Joseph Harford (04335(8) fol.181; 04043(4) fol.90; 09082(1) fol.136; 04479(3) fol.136 for plan).

### **Redcliff Wharf, Harford's freehold**

In 1783 these were the freehold messuage, buildings and yard near Redcliff Backs, formerly of Richard Franks and Thomas Franks potters, leased by Joseph Harford to Vigor and Stephens glass makers, sub-leased by Vigor and Stephens in 1784 to John Curtis dealer in earthenware. The buildings included a tenement, warehouse, back kitchen and part of the yard (12143(4)). In 1858 this was the property leased by Charles Harford to Henry Pritchard merchant (4965(22)e with plan).



## **ST THOMAS STREET, E SIDE, N to S**

### **Nos.67-8**

In 1600 this was the close and two racks of Edward Long, in 1607 the rack close and garden formerly of Sir George Snigge and now of Edward Longe draper, by 1614 of Abraham Edwards (abuttals from nos.64-6). By 1656 this was the garden late of Edwards and now of John Knight (abuttals from no.69), by 1672 of John Wilkins soapboiler, by 1792 the sugar house of John Tansey and Co. (abuttals from Averings Hayes, Portwalls).

### **Nos.69-77, property of St Mary Redcliff**

In 1607 this was the 'long rowe of houses' to the W of Averings Hayes (see under Portwall).

see plan in St Mary Redcliff planbook, numbers as on Goad 1887 sheet, property extends to Portwall Lane as its S boundary.

## **TEMPLE STREET, E SIDE**

*Prince Eugene Lane intersects*

### **Nos.80-91, the former Augustinian Friary**

In 1738 this was part of the property forming the marriage settlement of Thomas son of Thomas Warren to Betty the daughter of John Cox. In 1793 it was described as the dwelling house successively of Walter Pyke, William Manning clerk, Thomas Warren, Thomas Liddiard, and Thomas son of Thomas Warren, the deceased cousin of Dame Dorothy Mill, extending E to a wall next to the ground successively of Pykes, Bowen and then others. The warehouses which formed part of the property were now held by Messrs Lyddiard and Wait (Messrs Liddiard at no.85 in 1775); two houses adjoining or close to the above were held by Mary Brooks and George Sims. All were now sold by Mills to John Tuckett grocer (3359(1)a). The property is shown in detail on a mortgage deed of 1847, reciting the above (3359(1)t).

## **TEMPLE STREET, TEMPLE GATE**

By c.1350 the tower of the outer Temple Gate was leased to John Lym, by 1463-4 to John George (Bickley 1900, 1, 3; GRB 4, 21). The tenement or porter's lodge over the gate continued to be leased in the sixteenth to eighteenth centuries (BRS 24, 1 and 78).

## **TEMPLE STREET, W SIDE**

### **Nos.89-90 in 1775, property of Foster's almshouse**

In 1505 this was part of the property in the parish of Temple, late of Richard Foster, devised to form part of the endowment of Foster's Almshouse (Manchee 1831, 1, 82). Before 1634 this was the tenement leased to Thomas Curnock, from 1634 leased to Matthew Warren the younger, from 1656 the tenement, stable and garden at the higher end of the street leased to Robert Brown. From 1668 it was leased to John Saunders grocer, now described as a corner tenement, stable and garden, late of Nathaniel Atwood and extending back to a barn or stable

of William Jaine [ten late of Robert Browne on N]. By 1707 it was 'ruinous and in decay', now leased to Benjamin Perrott glassmaker, his lease being renewed in 1714 (04335(2-8)). By c.1741 the property consisted of five tenements and a glasshouse, now void, now of Humphrey Perrott glassmaker. New leases in 1760 and 1769 were to Richard Cannington glassmaker (04044(1) fol.220). [look for plans via 09082(2)]

### **No.91 in 1775**

In 1656 the barn or stable at the back of the plot was of William Jaine innholder; a plan of the early nineteenth century shows that the property had a rear access from Portwall Lane, against which nos.89-90 abutted (abuttals from nos.89-90; 04779(3) fol.138). In 1669 this was the barn and garden of --- Tippet, late of William Jaine innholder, by 1688 of William Jaine innholder, by 1718 part of the lands of Humphrey Perrott glassmaker (abuttals from no.92).

### **No.92 in 1775, property of St James's church \***

In 1669 this was the garden 95 ft wide on Temple Street and 51ft wide against the Law Ditch, in the possession of Ralph Cook gardener, granted by the executors of Miles Jackson to St James's church. From 1719 it was leased to Benjamin Perrott gent., late in the possession of John Quick and now or late of Charles Cribb. By 1740 Perrott, now styled glassmaker, was bankrupt, the garden now leased to Nathaniel Day and others. By 1753, if not earlier, warehouses, a counting house, coach house, stable and other buildings had been erected there. The location of and disposition of buildings on the plot are shown on plans of 1850 and 1857 (P/StJ/D/23/1-14).

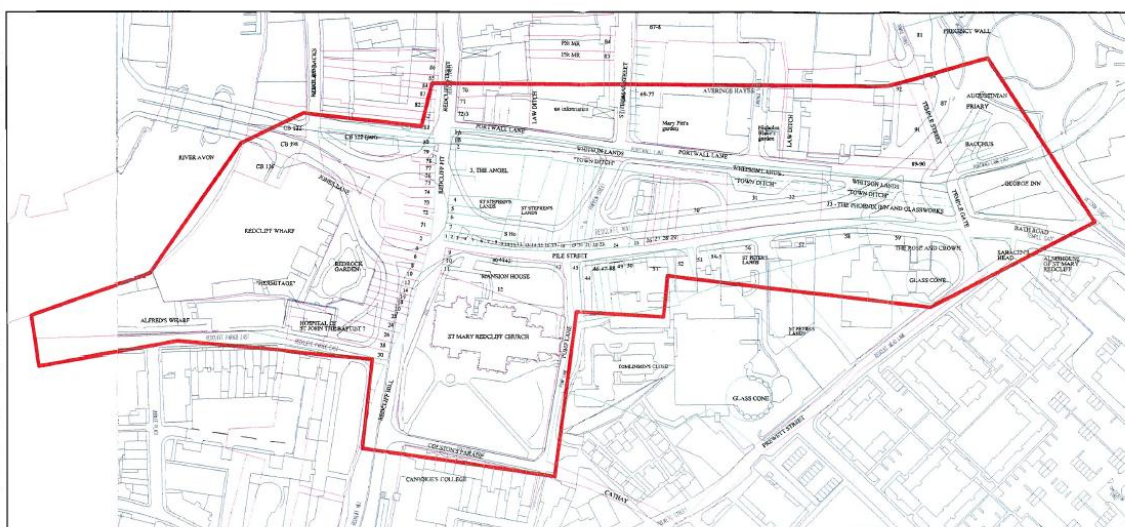


Fig.1: Redcliff Way, Location of study area and documented sites

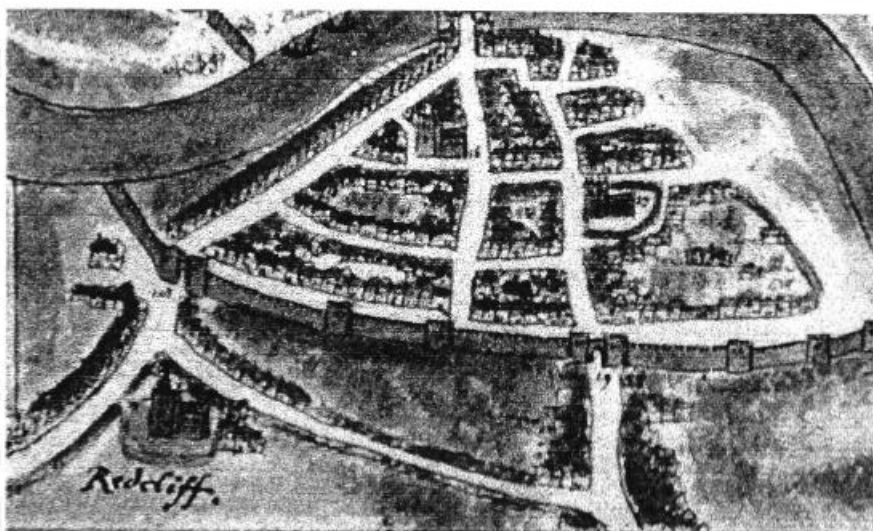


Fig 2: William Smith, 1568

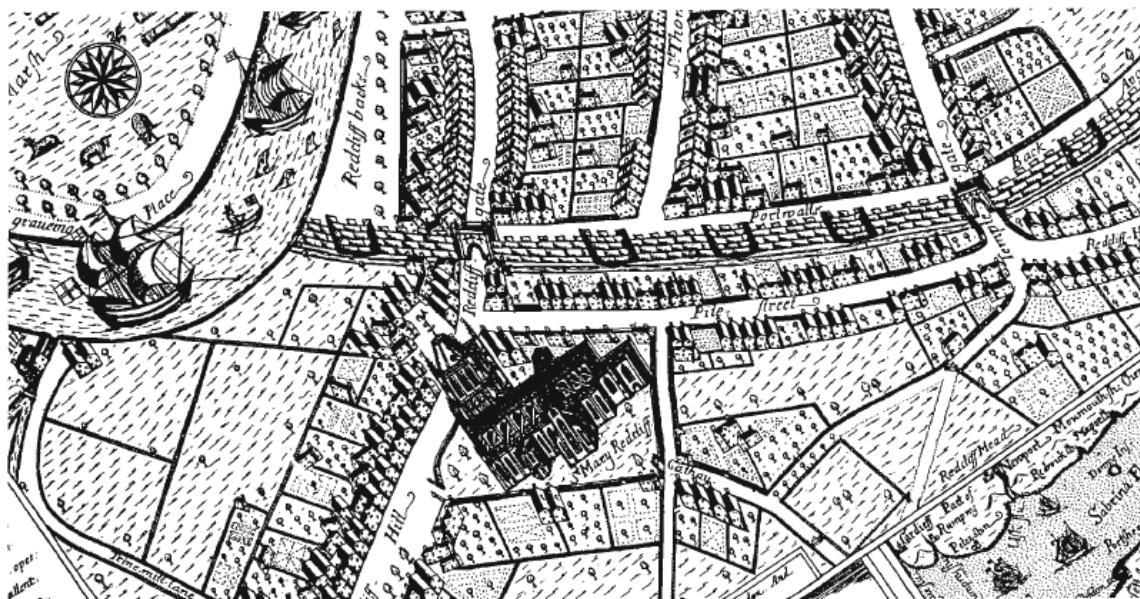


Fig 3: Millerd 1673



Fig 4: Millers 1710





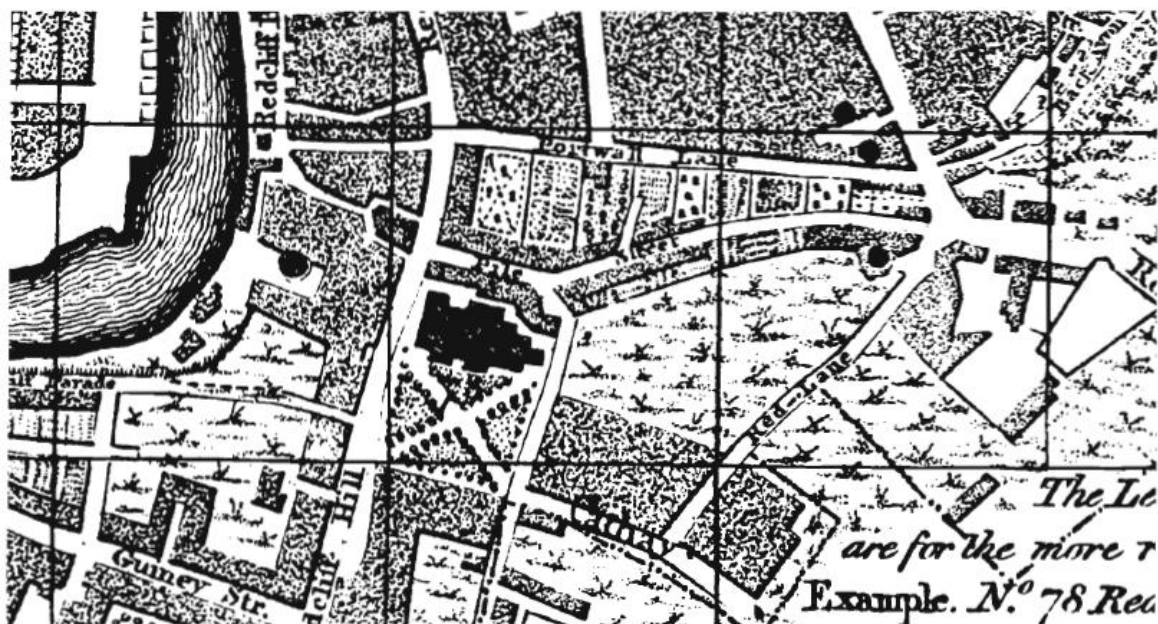


Fig 6: Benjamin Donne, 1773



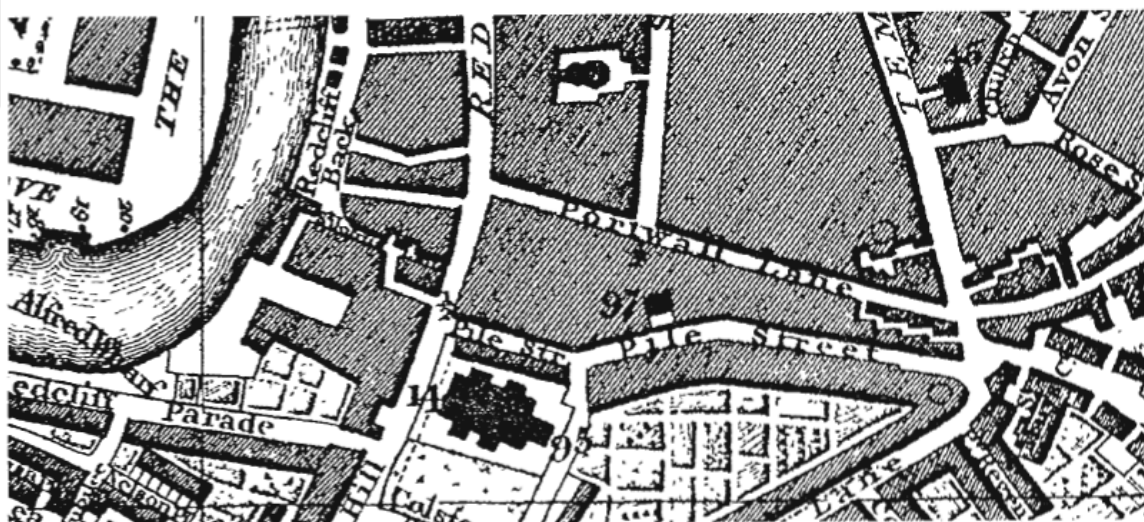


Fig.7: Benjamin Donne, 1826

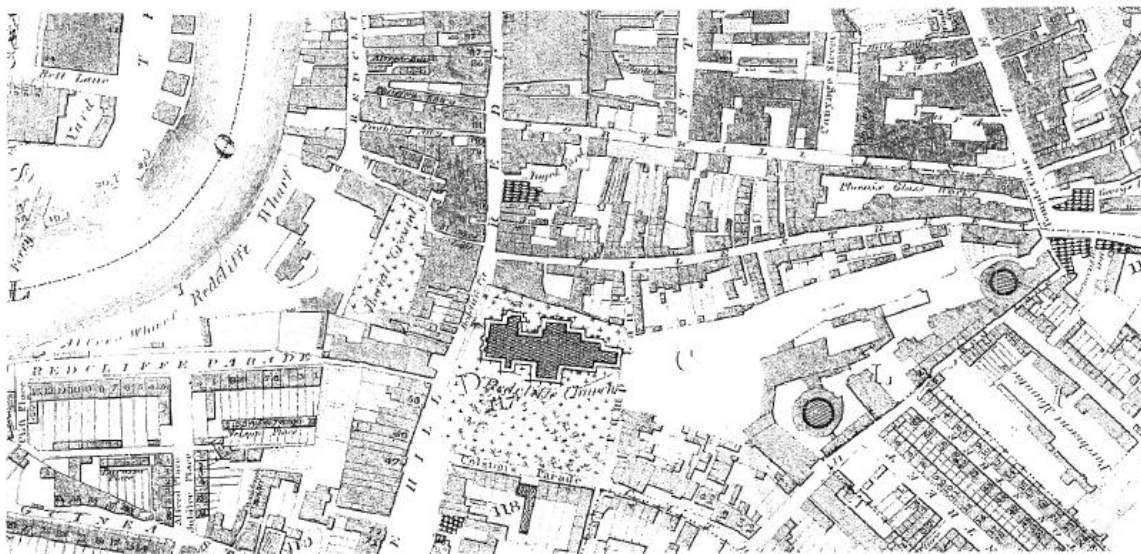


Fig. 8: Ashmead, 1828





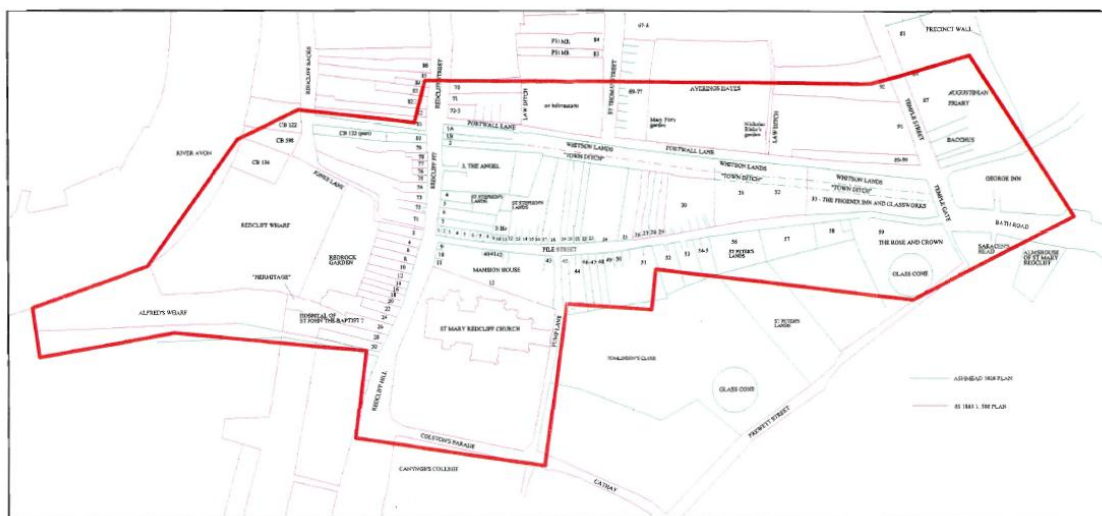


Fig 11: Redcliff Way, documented sites

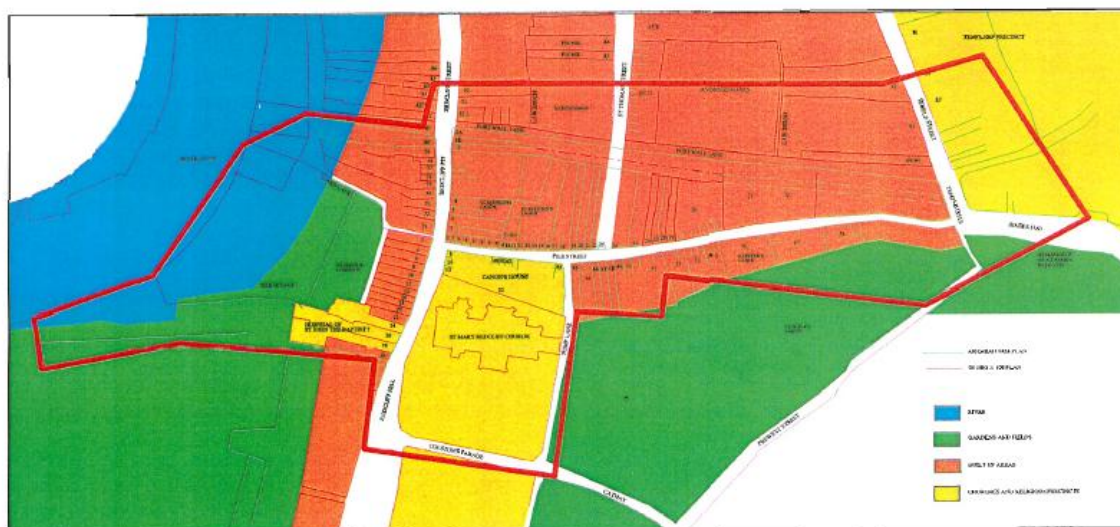


Fig. 12: The early medieval landscape - before the building of the Portwall, some later features shown for location (shoreline as in Jones 1986, 4)





Fig.13: The building of the Portwall (shoreline as in Jones 1986, 4)



Fig.14: The early modern landscape - the sixteenth and seventeenth centuries



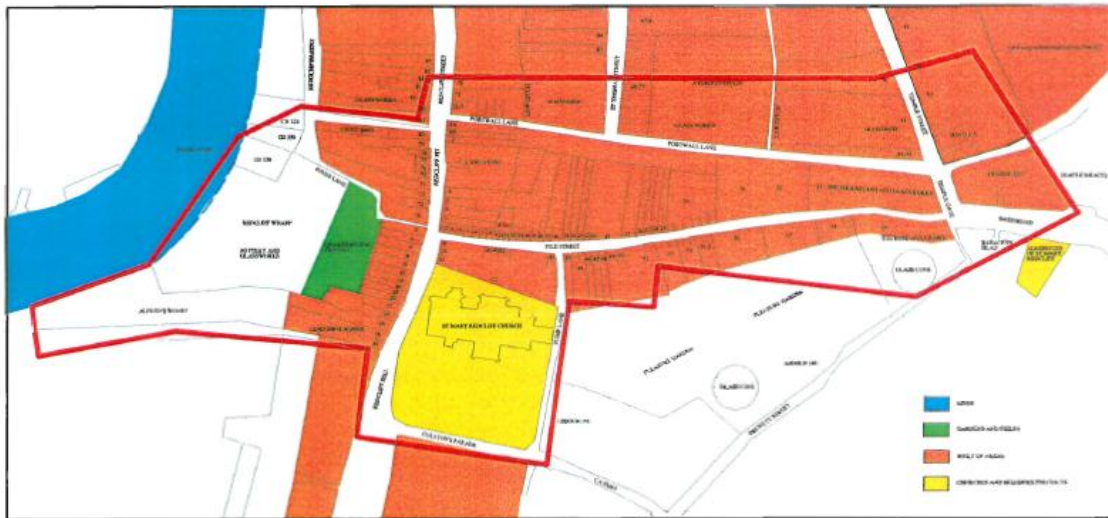


Fig. 15: The later seventeenth to early nineteenth centuries - for the complexities of the mix of industry and housing on the periphery of the city see Figs 3-10

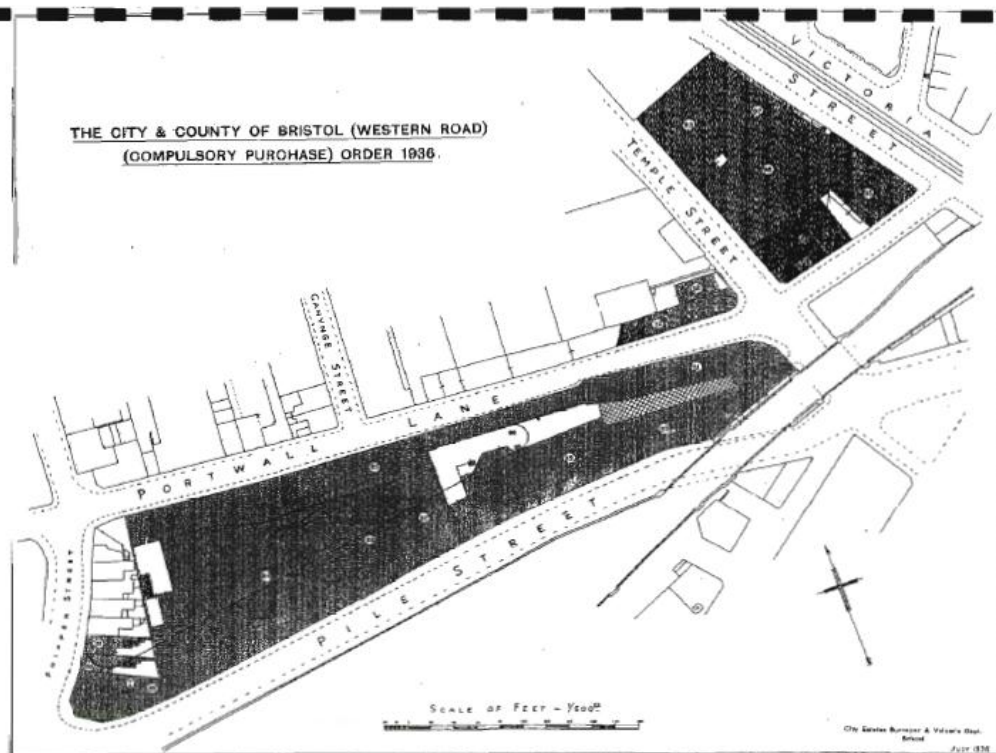


Fig.16: The new western road, west side of study area, 1936



Fig.17: The new western road, west side of study area, 1936

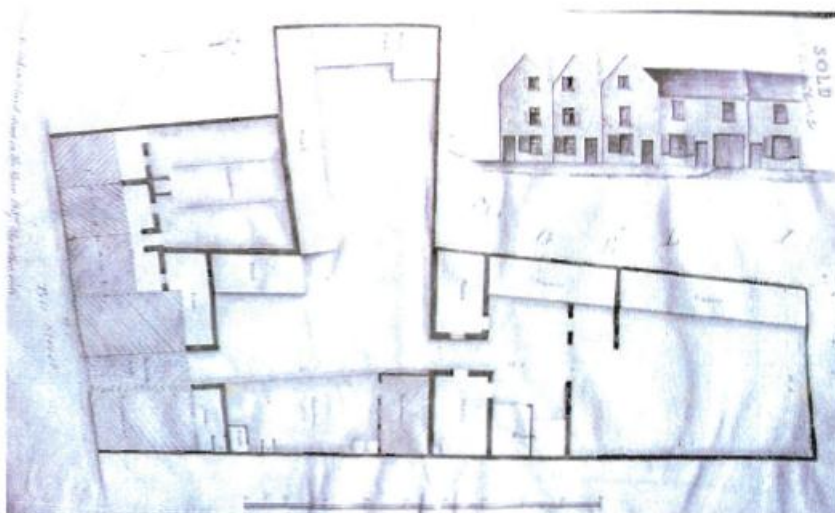


Fig 18: Pile Street, north side, nos.12-16 in the early nineteenth century (BRO P/SrS/D/12/5)

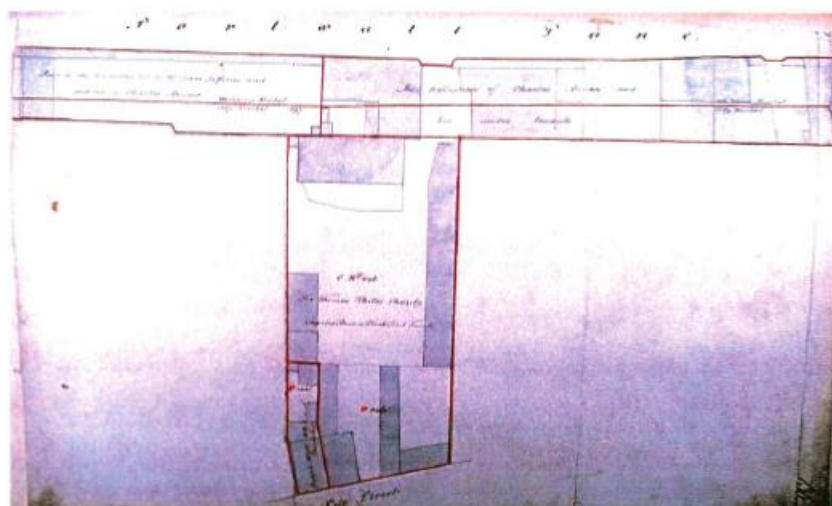


Fig 19: Pile Street, north side, nos.22-4 in the early nineteenth century (BRO 04479(3))



Fig 20: Pile Street, north side, nos 26-9 in the mid nineteenth century (BRSMG Ma.5964)

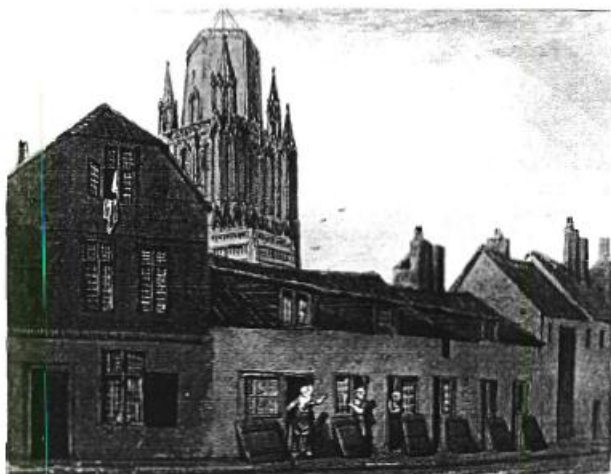


Fig 21: Pile Street, south side, nos 41-3, 'little tenements', 1827 (BRSMG M.2040)

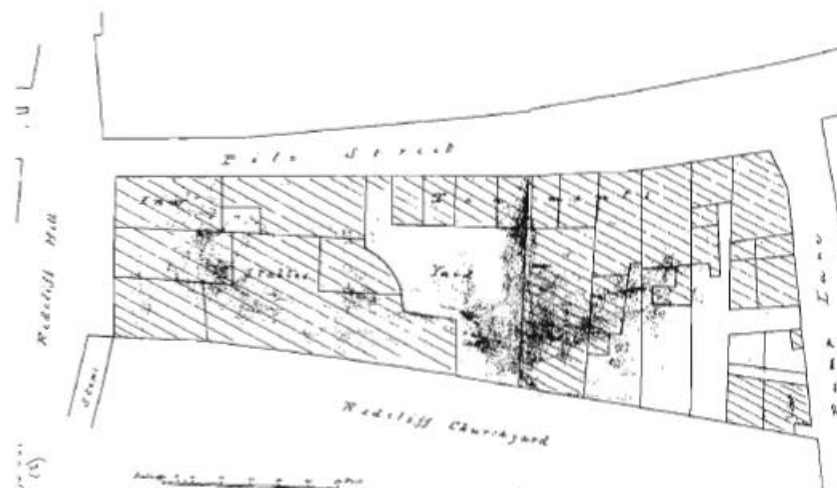


Fig 22: Site of Mansion House, tenements in 1842 (BRO 00604(3))

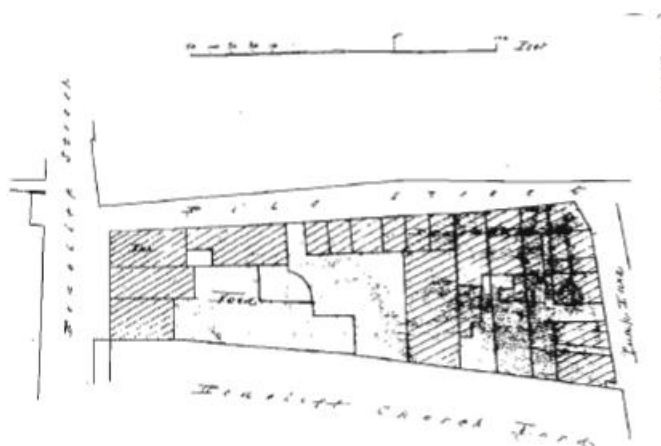


Fig 23: Site of Mansion House, tenements in 1844 (BRO 00615(4))4





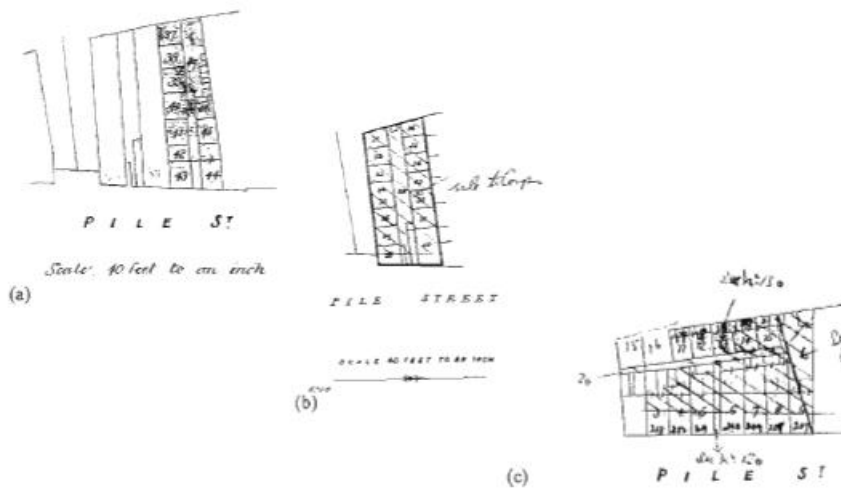


Fig 26: Late eighteenth century courts in Pile Street, (a) is Wright's Court, no 52; (b) is no 53, the Dean and Chapter's property; (c) is no 57, Sanders' Garden, now occupied by at least 15 tenements (BRO 24499(2)k, 24499(3)p, 24499(2)j)



Fig 27: Pile Street, south side, lodge at no 58 (BRSMG M.2039)



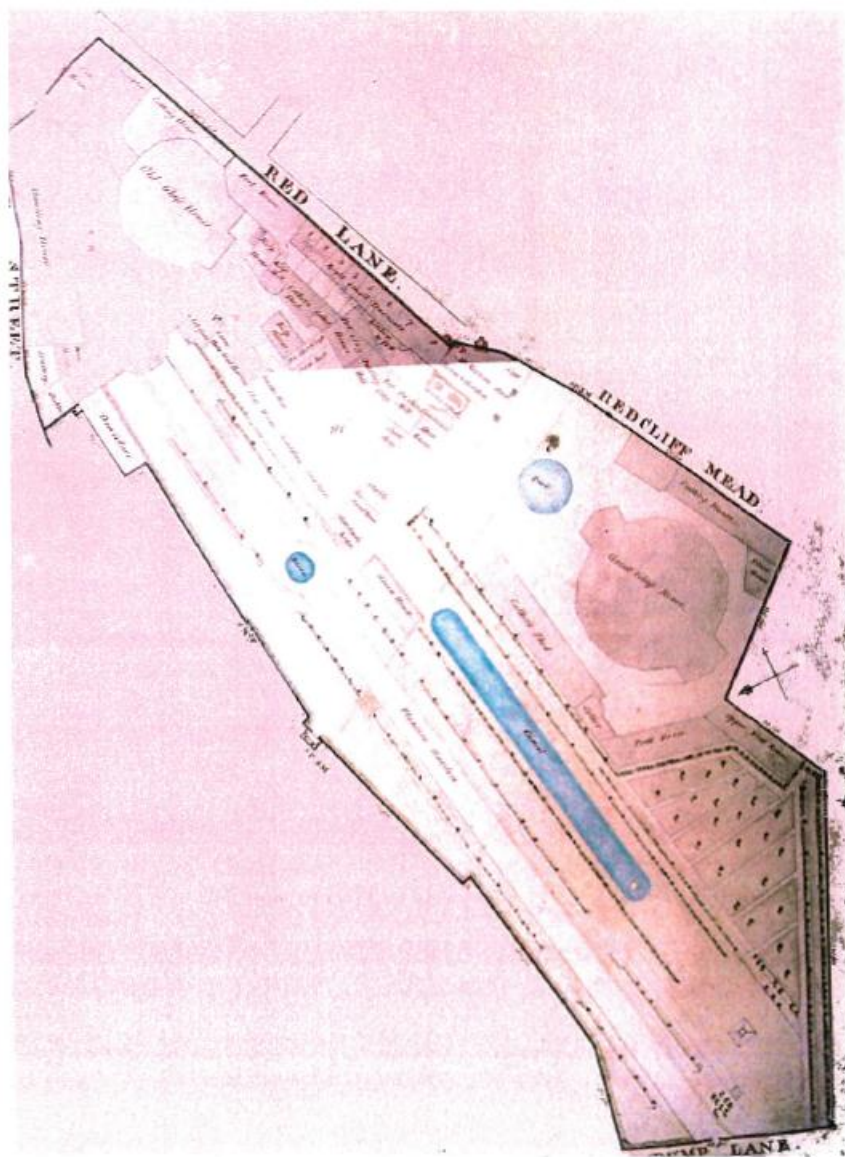


Fig.28. Prewett Street, formerly Red Lane, glassworks and pleasure garden in 1797-8 (BRO P/S/MR/E/1)

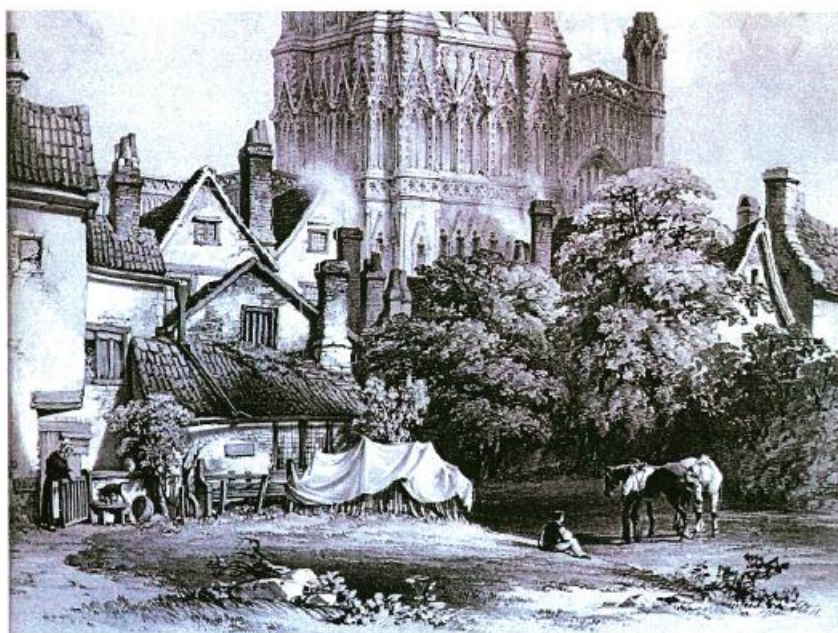


Fig.29: Redcliff Hill, west side, from rear looking east, early nineteenth century (BRSMG Ma.4061)

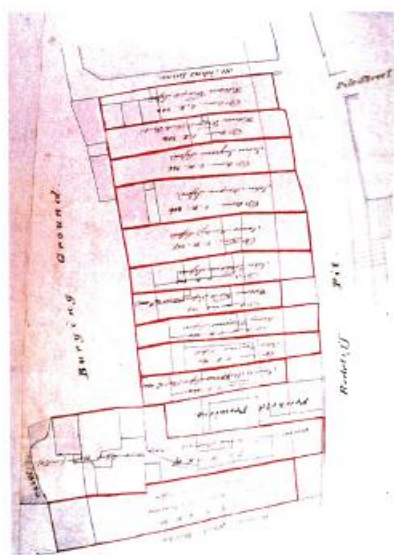


Fig.30: Redcliff Hill, west side, nos 2-30 in the early nineteenth century (BRO 04479(3))



Fig 31: Redcliff Hill, nos 4-18 and lead shot tower, 1820s (BRSMG M.2998)

Fig 32: Redcliff Hill, nos 14-18 and lead shot tower, 1820s (BRSMG M.2045)







Fig.33: Redcliff Hill, nos.20-30 including lead shot works, late eighteenth century (BRSMG Ma.4426)

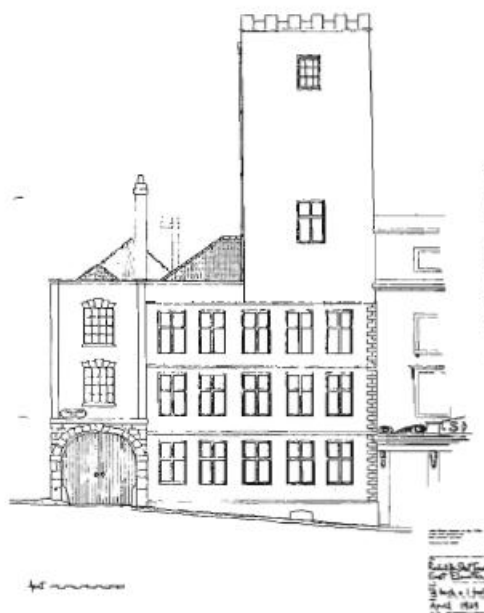


Fig.34: Redcliff Hill, nos.26-30, lead shot tower, record drawing 1969 (NMR)



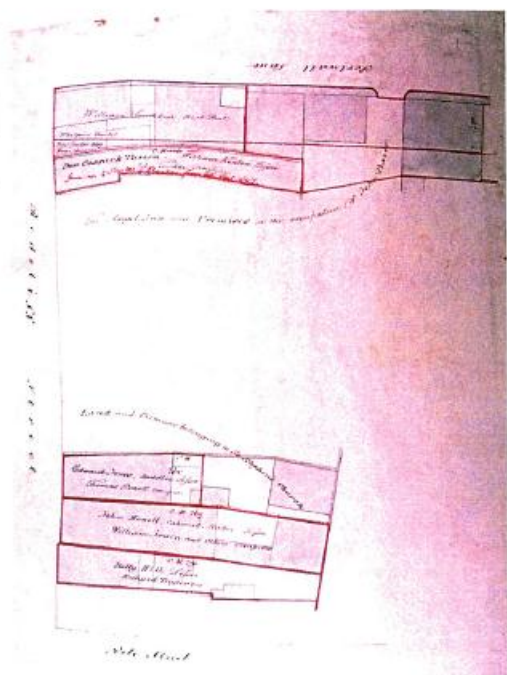


Fig.36: Redcliff Pit, east side, nos 1-2 and 5-7 in the early nineteenth century (BRO 04479(3))

Fig 37: Redcliff Pit, east side, nos 9-11 in process of demolition for construction of Pile Street, 1843 (Winstone 1974 (51))



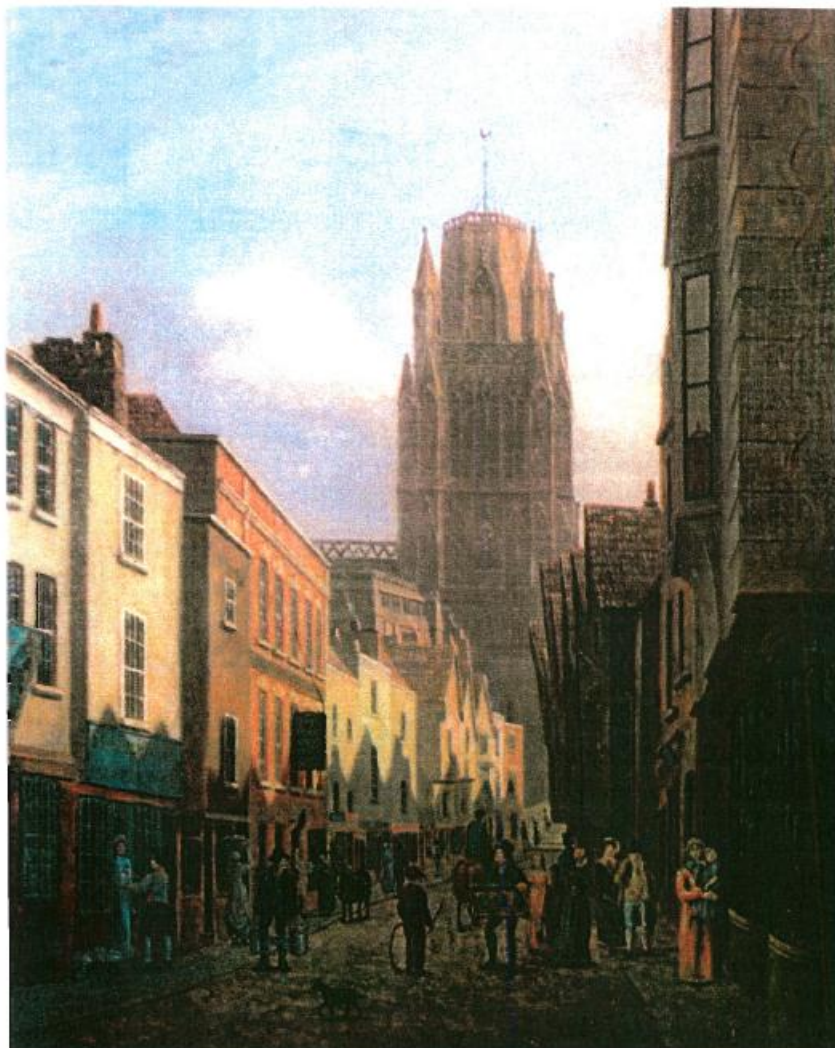


Fig.38: Redcliff Pit, east side, Angel Inn mid left, entry to Pile Street beyond, by James Johnson c.1821 (BRSMG)



Fig 39: Redcliff Pit, east side (mid nineteenth century (Exeter City Library))

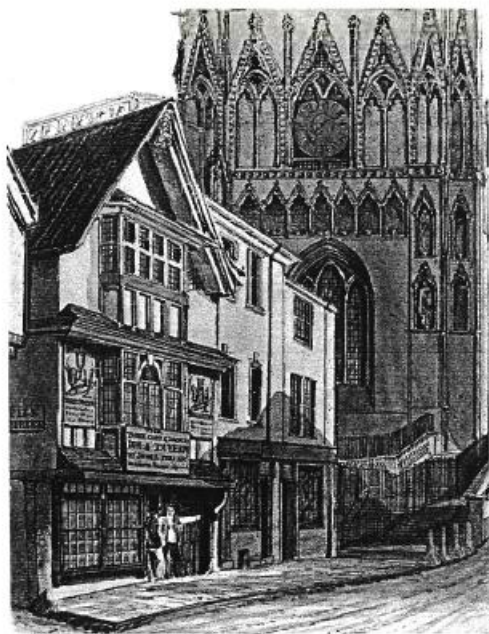


Fig 40: Redcliff Pit, east side, Three Cups and Salmon (BRSMG M2041)





Fig.41: Redcliff Pit, looking south, J C Buckler, 1820s (BL)



Fig.42: Redcliff Street, west side, no. 71, Jones Court (BCL, Loxton drawings)



Fig 43: Redcliff Street, looking south to Redcliff Pit, Britton 1820s, spire shown as restored by the artist (BCL)

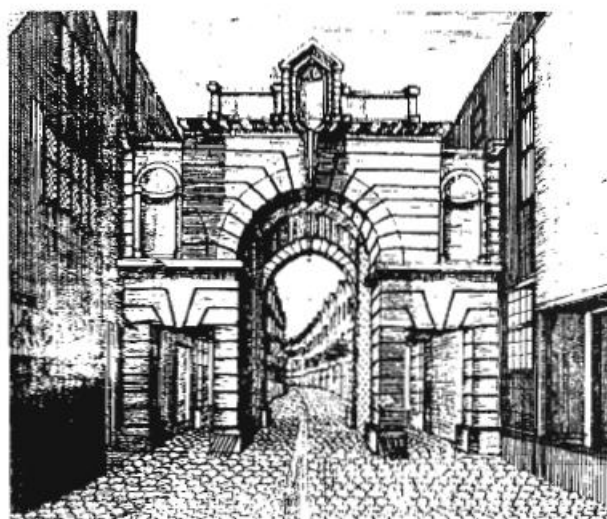


Fig 44: Redcliff Street, Redcliff Gate, James Stewart, 1751 (Bodleian Library)

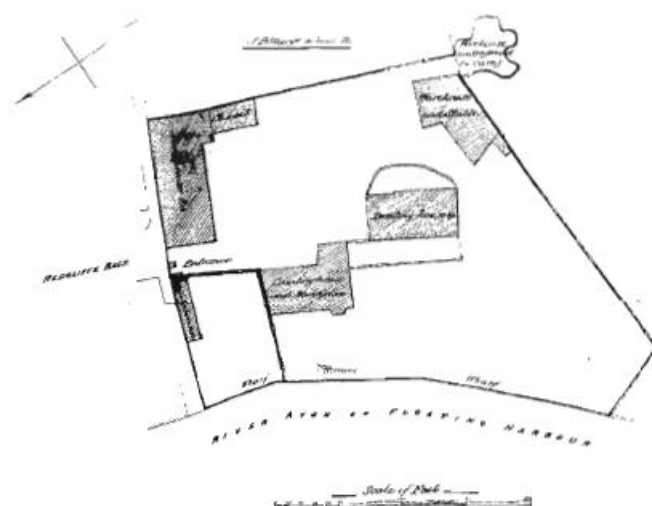
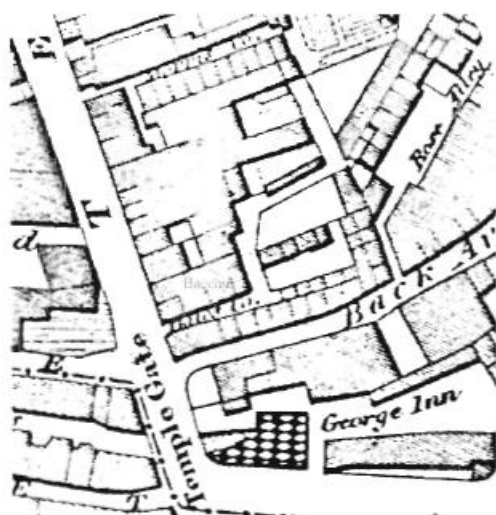


Fig.45: Redcliff Wharf, plan of 1875 (BRO 9965(22)e)



46. Temple Street, nos 80-91, the former Augustinian Friary, detail in 1828 (Ashmead)



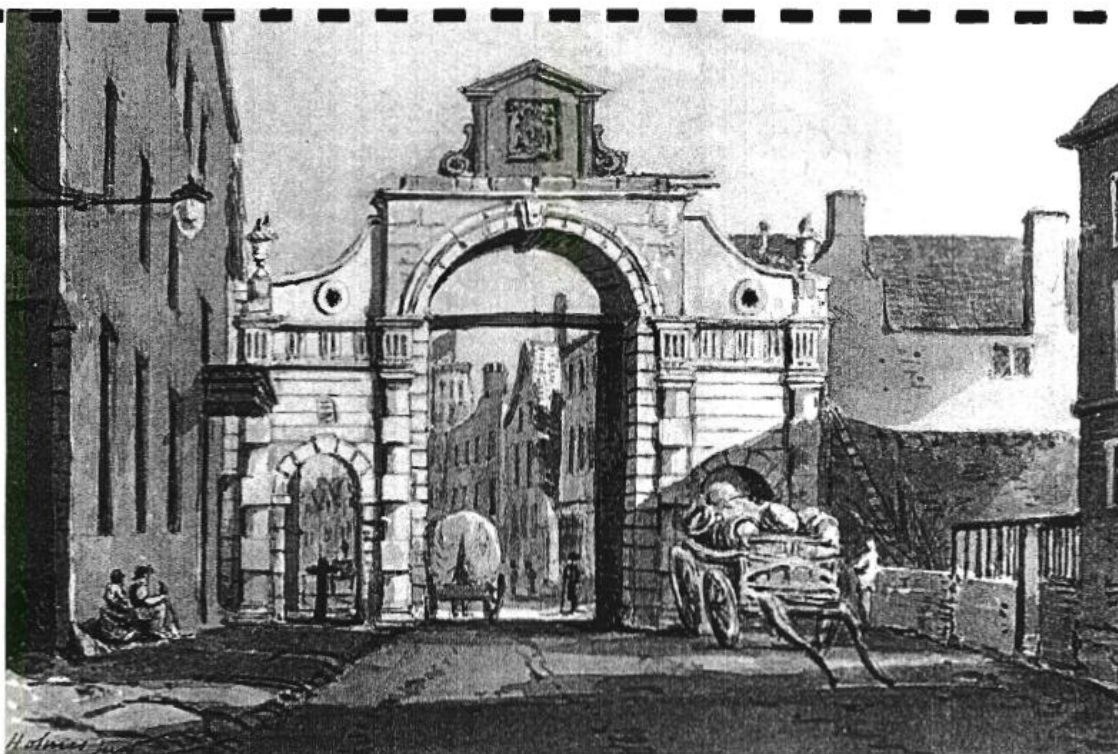


Fig. 48 Temple Gate before 1809 (when it was demolished), by T. J. Holmes (BRSMG M.2150)





Fig 49: Temple Gate, the Saracen's Head c. 1872 (Winstone 1972(52))

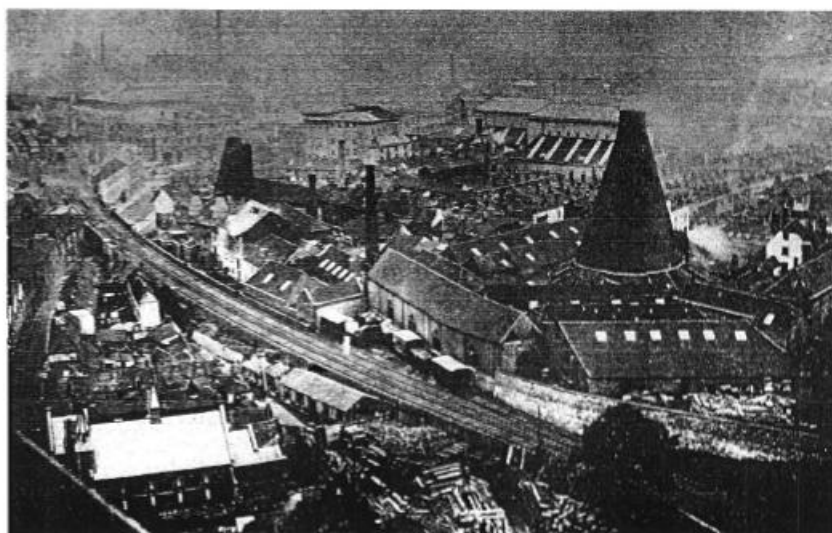


Fig 50: Looking east over Pile Street and towards Temple Gate (BRSMG)

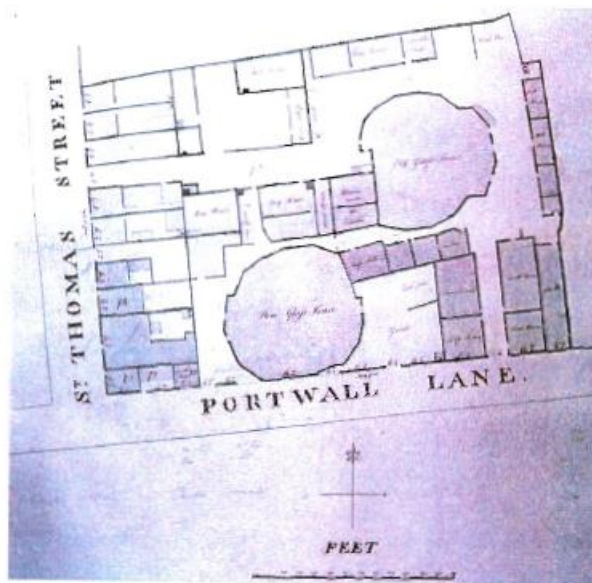


Fig 51: The glass works in Portwall Lane, 1797 (BRO P/SuMR/E/1).

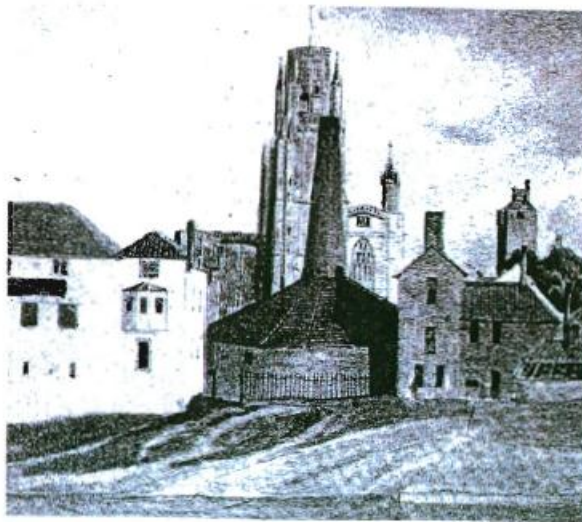


Fig 52: The Redcliff Wharf pottery in c. 1820 (Witt et al.)