

GLOUCESTER

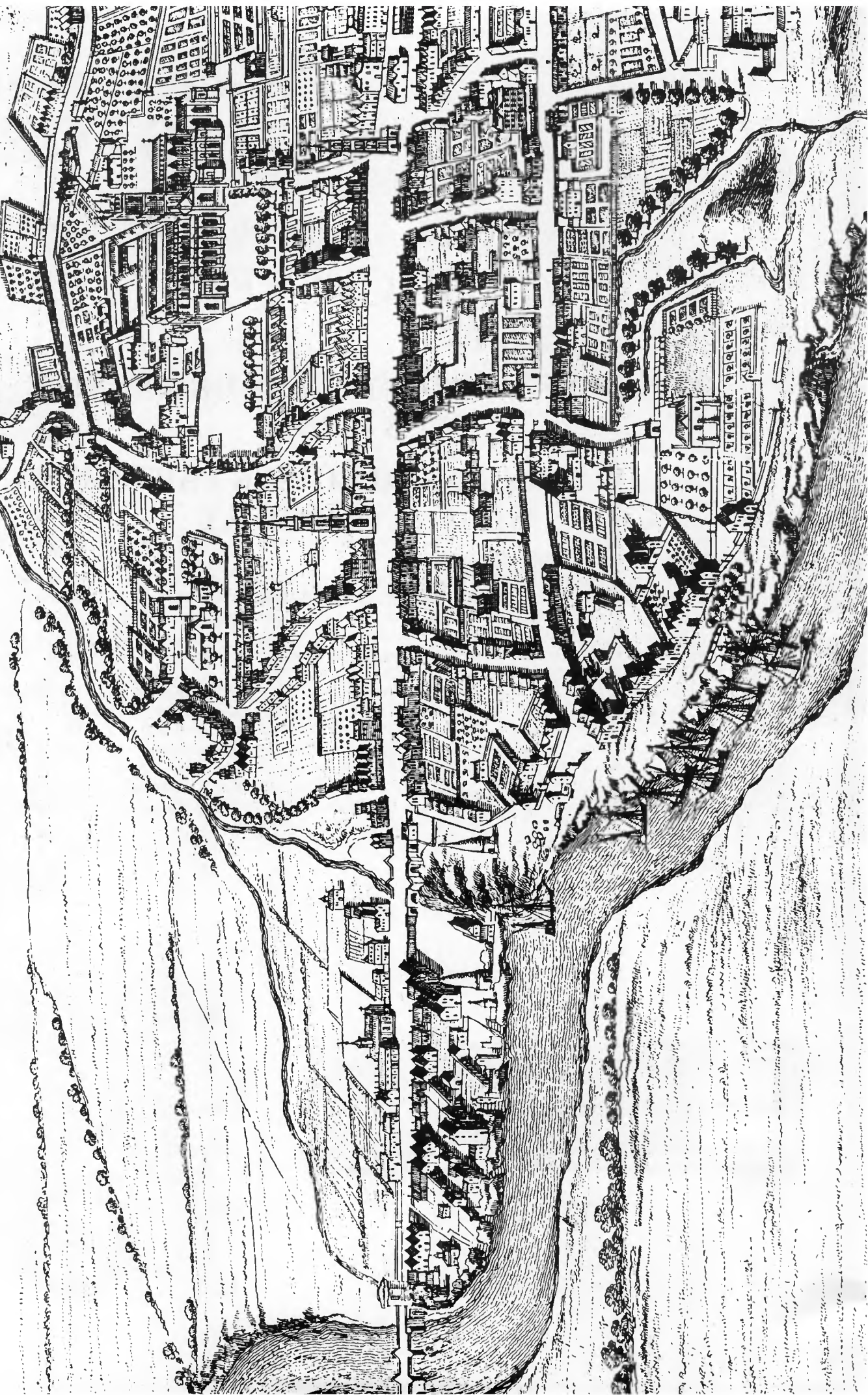
THE DEVELOPMENT OF AN URBAN SITE 1455 - 1750

THE ISLAND AND LOWER PART OF WESTGATE STREET

By Barbara Drake

December 1989

Plate 1. Lower Westgate Street c. 1710. An engraving by J. Kip, showing the Westgate Bridge and Gate house, the Glasshouse beside the river, St. Bartholomew's Hospital on the north side of the street, Foreign Bridge spanning Little Severn or Dockham Ditch and St. Nicholas Church. From *The Ancient & Present State of Gloucestershire*, R. Atkyns (1712).



Introduction

The period covered by this article is one of dramatic national history. From the 15th century to the mid-1700s there were 19 monarchs, periods of civil war and rebellion and the religious upheavals of the Reformation. Bishop Hooper of Gloucester was burned at the stake in the city in 1555 and Catholics suffered too. The Civil War in the 1640s centred round Gloucester and the city suffered privation and considerable destruction.

Gloucester throughout this period, 1455 to the mid-1700s was an important trading centre serving a large area. The river Severn was a busy trade route and its proximity to the study area is of fundamental importance in helping to understand the economic activity of significant numbers of tradesmen and craftsmen in the lower part of Westgate Street. Their properties, described in the various lease books consulted, may be identified on an etching dated to about 1710. As far as the urban development of the town fabric is concerned, it very obviously did not alter dramatically. Even during the Siege of Gloucester this area escaped unharmed, protected as it was by the river defences and the Bridge Gatehouse.

The urban site developed gradually, chiefly around the area of Dockham Ditch and Foreign Bridge. As will be seen, it contained a variety of different trades and crafts but, on the whole, the area remained in 1750 much as it had probably looked in 1455. It was during the 19th and 20th centuries that the greatest alterations took place.

The area chosen for this article stretches on the north side of Westgate Street from the west end of St. Nicholas Church to the Westgate Bridge, and on the south side from Upper Quay Street to the Westgate Bridge. It embraces an area once known as The Island, a parcel of land bounded by the River Severn to the south and west and by a more easterly arm of the River called at one time Little Severn, later known as Dockham Ditch, which was crossed by the Foreign Bridge. The site of that bridge today lies in a built-up area of the street, roughly to be found beneath the eastern end of Mead & Tompkins, the Citroen car dealers, towards the centre of the roadway there.

The Foreign Bridge had seven stone arches c. 1540, and though it by that time merely spanned 'a ditch', rendering the arches unnecessary, it was still a substantial affair. By the 1820s several of the arches had been built over and hidden from view, and Dockham Ditch culverted.

This area was well developed by the time Brother Robert Cole, Canon of Llanthony Priory produced the Rental of City Property in 1455, a document unique to Gloucester that the city is fortunate to have, recording as it does 'all the rents and possessions of lands and tenements of abbots, priors, nuns, and of the stewards and other burgesses and lords within the borough of Gloucester, with the landgavel ...', i.e. a rent paid by a tenant for land held of the Crown or the lords of the borough. It is all the more useful because of the way in which the Rental has been set out, systematically building by

building up and down each of the four principal city streets and the side streets off them. From this one is able to see at a glance the names of inhabitants and their trades, where given.

The aim is to set out the development of this lower part of Westgate Street within the period from 1455 to 1750 using information gathered from other Rentals and lease books belonging to the Corporation, to the Dean & Chapter, and to the Hospital of St. Bartholomew, in Westgate Street. It has been a case of systematically going through every rental and lease book belonging to the three chief landowners and setting down on cards the leases for the individual properties, the names of lessees, their trades where given, tenants and abutments, and then for each subsequent renewal gradually building up a dossier for these properties. The abutments were then used to place the leases side by side, thus building up an accurate lay-out of how the buildings or plots of land fitted into the street. In many instances this has shown interesting developments occurring, particularly around the Dockham area.

An engraving of the city centre was made by J. Kip in about 1710, and published in R. Atkyns *Ancient and Present State of Gloucestershire* (1712). Plate 1 shows the detail given for the area which has been of immense value in clarifying the lay-out at that time. Later maps and today's roads make it difficult to visualise how some of the properties fitted in. In using the engraving in this way, one cannot help noticing just how accurate Kip had been. The drawing clearly shows the frontages on the north side of the street; it is to be regretted that there was no drawing done from the north to give us a glimpse of the frontages on the south side. However, gardens, out-buildings, the general plot sizes all help to add to the picture of a developing urban site. Walk down that part of Westgate Street today and one notices it is an area that has undergone great changes in recent times. Of the buildings that existed in the period under discussion, on the north side of the street, only St. Nicholas Church and the St. Bartholomew's Almshouses remain, and that is not the building that is pictured, but its replacement, built c. 1788. On the south side from 91 Westgate Street, opposite St. Nicholas Church to the Folk Museum vestiges remain of a former era. The Lower George and Keelings the Post Office date back to this period too.

Behind some properties old red brick walls and remains of converted stabling or sheds can be seen if one is aware of how things used to be in this once bustling industrial area. It has not all gone, but very nearly.

For simplicity, the area has been divided into sections, each defined within a clear cut boundary. Areas one to four relate to the south side of the street and the areas five to seven to the north side. To further help with identification of properties, that section from Kip's engraving of c. 1710 has been reproduced and placed with each area.

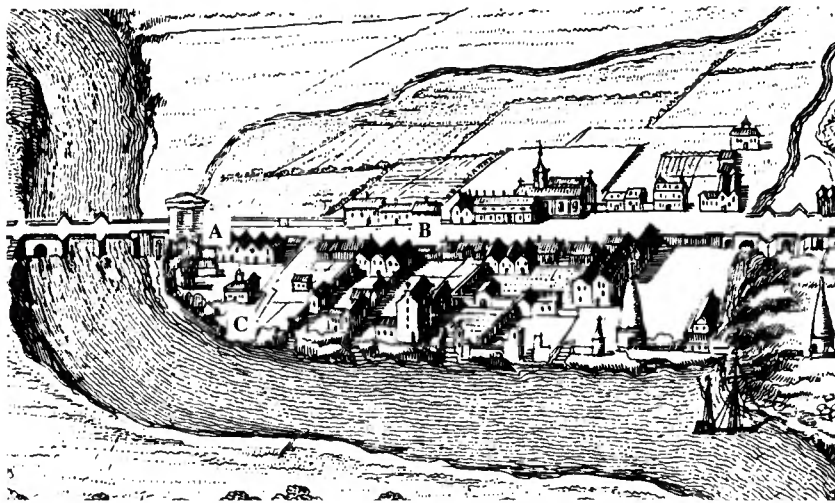


Plate 2. Westgate Street c. 1946 from the collection of Reg Woolford. F. Teague is today's Keelings Post Office, with Lower George west.

THE SOUTH SIDE OF THE STREET

Area One: Westgate Bridge to Cole Bridge

(Marked A - B on drawing below)



The 1455 Rental itemises five different landowners in this area, with a total of nine occupied tenements. Considering the size of the area, it shows dense occupation, and it continues to be so throughout the whole period to 1750.

Between the Westgate Bridge on the east and the River on the west the Stewards of the city held one house 'with a Water Mill there newly built from the foundations' in 1451 (1). Whoever leased this property also leased the fishing rights of 'all the fishing place of water of Severne running under the 3 arches of the Westbridge ... extending from the Key of Gloucester on the south unto the butte (a slight rise) in the Little Meadow above the same bridge on the north' (2). Additional information comes from a City Rental for 1509 (3) in a lease made to Nicholas Eliettes 'for the fishing of the foreign bowe under the great brugge without Westgate and for the fishing Were (weir) there by the same bridge called Millewere'. This was further described in 1550 as 'from the coyan (corner stone) above the said Westgate on the north to a place called Castellake on the south, all the fishing coming under the arches'. Fishing was to be 'by ryardes only' - a sort of drag net (4). The Hospital rental of 1606 (5) added that the tenement was 2 bays of housing and a garden.

In 1693 Thomas Nicholls, plumber, was given liberty to build a Waterhouse below the Westgate in the river 'to place any Engine in as Nicholls shall think fit so that the house does not exceed 40' x 40' and shall have liberty to build a Cistern in some convenient place near the King's Board (ie. near the Cross). The Waterhouse was not to prejudice the Bridge or passage of boats or trows. It may be lawful for Nicholls to break up the pavement of the street in many places to lay pipes and to do all necessary things at any time for making or amending the same for carrying water to any part of the city, Nicholls to make good again' (6). By 1741 it was known as the Waterworks. There was a slipp lying to the west of the site in 1713 and also three elms growing on the river bank (7).

In the Gatehouse itself lived the Porter employed by the Corporation, who owned the property, lying to the east of the bridge. The 1509 rental (8) states that the lodging was new at that time. The mediæval west gate was demolished c. 1805 and the ancient bridge on which it opened was rebuilt a few years later (9).

To the east of the bridge Guardhouse in 1549 were six tenements lying together under one front leased by the Hospital to Humphrey Ulton.

There was 'a shop, part of a Tavern under the said shop on the west side of the house of Robert Symonds and a garden

divided into two parts at the back of the tenement called The Signe of the Rose, late in the tenure of Roland Griffith, mason' (10). There were four tenements here in 1455, belonging to the Hospital, extending to the Millhouse (11). In a Hospital lease dated 1482 made to Thomas Herte and his wife Marian was a tenement 'in which he dwells occupying the site of 6 shops' (12). Subsequent Hospital leases where the six tenements stood were for two tenements leased together as one with two bays of housing, and another as two rooms with a backside. When the property was leased to Toby Clements, gentleman, in 1615, 'three tenements whereof two are now joined into one', there was a tannhouse in the rear (13). A lease of 1650 states that 'upon the garden is built a workhouse', (a workshop) (14). By 1660 there were seven elms and one poplar on the river bank (15).

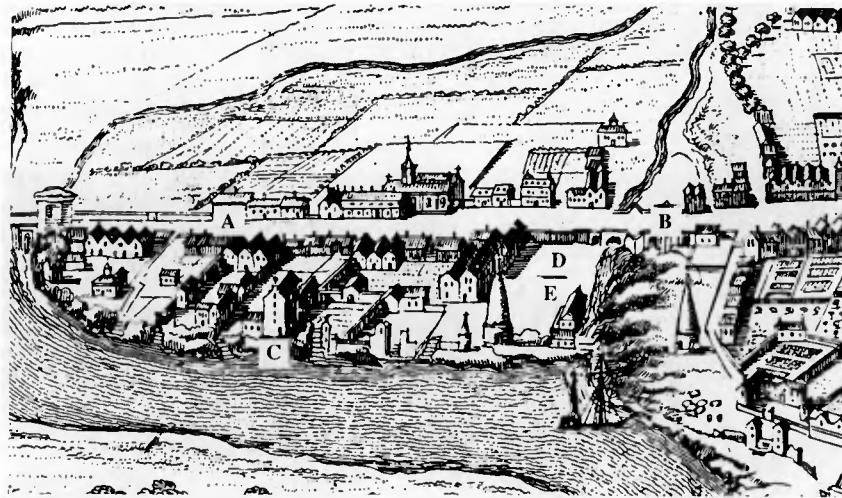
The King's Arms public house stood within this area in 1660, and was being called The Packhorse by 1701, owned by the Churchwardens and parishioners of St. Nicholas Church in Westgate Street (16).

The Hospital owned a property leased to John Payne, feltmaker, in 1650 which also had a 'workeinge house', given as $4\frac{3}{4}$ yards square (17). The King's Arms lay to the west. Another Hospital property lay to the east leased to John Howell, feltmaker, in 1619, described as 'all those two tenements converted lately into one' (18). To the east lay an entry going down to the river, as can be seen in the 1710 engraving, which also shows what could well be the square workhouse, marked C on the drawing. East of the entry lay another three tenements to the west of the Colebrook. Kip does not make it at all clear where the brook was, but it may well have been at mark D. It drained the meadows, running under the Colebridge in Westgate Street and down to the river. It was demolished in the late 18th or early 19th century, so ought to be visible on the drawing. Beside the bridge stood a small stone cross.

The Dean & Chapter owned the first of the three tenements which was leased in 1600 to Matthew Pury alias Price, tanner, and was 59 yards in length to the river (19). It is interesting to note that by the early 19th century a Pipe manufactory stood here (20) which by 1840 had become 19 small tenements and courts, an early courtyard development (21). Price also leased half the adjacent property, which was held by Nicholas Hart, tanner, in 1455 (22). Thomas Wickes, tanner, leased the property in 1581 (23), followed by Price in 1590 (24). The other part of this tenement was leased by Thomas Lugg, tanner, where he had his tannhouse (25).

Area Two: East of Colebridge to west of Foreign Bridge

(Marked A - B on drawing below)



In this area was a concentration of industries that one would expect to find beside the river; dyeworks, tanneries and feltworks that used water from the river for various stages of the process. In the 1455 rental the dyeworks of William Newman are mentioned (1) and an adjacent empty or decayed toft or tenement where he put his equipment. At that time there were six dyers leasing property. The 1460 rental (2) adds a tannhouse which was held by the Prior of Llanthony in 1455 as vacant land in the time of Edward III & Richard II 'but was afterwards built on and included within the next following tenement newly built there' (3). William Newman had a new dyehouse in 1460 and the decayed toft was rebuilt. Another dyehouse was built to replace a decayed tenement 'wherein the late John Ingley, dyer, dwelt in 1455' (4).

There are 23 plots itemised, once again showing a dense build up of the site, which continued throughout this period. Commencing east of the Colebrook, in the 1455 rental the Hospital owned a tenement near the brook at the stone cross that was situated beside the Colebridge (5). It continued as Hospital land, being leased to John Keyvelocke and Thomas Hyett of Minsterworth, husbandmen, in 1528 (6). Leases continued to be renewed, and in 1584 a lease was made to Jasper Stone, merchant, for two tenements and two gardens lying together to the east of the Colebrook (7). He also leased the two adjacent properties eastwards where in 1633 there was part of a slipp at the river bank (8), and the next adjacent tenement, for a rent of 40/- (9). By 1606, it had become 'the great tenement and garden' (10). The next tenement to the east also had a large rent, and was leased to Mr Leonard Tarne, gentleman, in 1635, having Thomas Tarne, glover as tenant, rent £3 (11). A malthouse had been added by 1694 (12).

A great tenement built by Mr Richard Webb prior to the 1589 Hospital rental (13) lay to the east. Another lease dated 1639 of a 'grate tenement and bruehouse with appurtenances between the Bridges' was made to Sarah Brown, late wife of John Brown, Alderman, deceased, which Webb had leased earlier. The lease states there was a 'very fair building on the north side, a grate malthouse on the east, the grate bruehouse on the south and a kitchen on the west', all which encompassed a 12½ yard square courtyard. The stable had a high turrett, there was a pigsty nearby and a pump beside the river. It was rented at £5 (14). According to this description, it was not a forestreet property, and it probably lay behind Richard Webb's tenement. In the 1710 etching standing by the riverside is a tall structure of four stories and an attic that was probably built as a Sugar Refinery in 1729, marked C (15).

The Corporation owned land given to them by Sir Thomas Bell for charitable uses, along with some tan pits, to the east.

Here in a lease made to Richard Williams, tanner, was a 'Nost (oast house) to dry bark' (16). This was quite probably where either William Newman or John Ingley had their dyeworks in 1455, as has been previously mentioned. It was leased to Richard Nashe, tanner, in 1616 (17). In 1684 Thomas Longdon, ironmonger, was leasing the property (18), but no further details of the lay-out were given.

The Hospital leased the next tenement to John Little, maltmaker, in 1576, 'a great house wherein he now dwells' at 40/- rent (19). A lease dated 1633 made to Stephen Cooke, of the City of Gloucester, states that there was a court adjoining the back part of the messuage with a malting house standing on the south side of the court in length to the river 11 yards 2ft, having another malting house at the west corner of the first malting house in length 12 yards. There was a newly built stable, half a slipp and a pigsty (20). Some of the malt produced would have been shipped by river to Bristol, the rest being used by local brewers and innkeepers.

The final part of this area reaching to the west end of the Foreign Bridge (marked D on drawing) shows interesting development from 1455. In this area once stood William Boatman's Inn (21). Another reference to this plot of land comes in the 1509 city rental (22) in a lease made to Andrew Gilbard for 'vacant grounde nowe bilded' by him beside the Foreign Bridge. The 1544 city rental refers to Robert Pole leasing a tenement or storehouse and a close or yard to the west of the Bridge (23), and by 1550 the Stewards and Chamberlain of the City occupied the site (24). A Corporation lease dated 1692 made to Benjamin Rose, was for 'waste ground called Dockham near the Key, having the house or toft of Thomas Robins, tanner, to the west' (25).

By 1716 Thomas Browne, Robert Flutter and Charles Hyett, co-partners of the Glassworks, were leasing the site, where, 'upon part of the ground are built two lime kilns, one of them like a Glasshouse' (26). In a Corporation lease dated 1654 made to Elizabeth Heyward, there was a forestreet building adjoining the west end of Foreign Bridge and another tenement, two stables 'much in decay', a new shop built on the bridge 4½ yards x 2¾ yards and a former storehouse, 'now used as a dwelling house' adjoining the river. A large plot of open ground or a yard extended 58 yards north to south, and was 20 yards wide. All these buildings and outbuildings had been formerly leased by the Corporation to Henry Redverne, in 1621 (27). By 1693 the tenement beside the forestreet building had been 'new built', with the two stables 'now converted into a tanhouse' adjoining. Attached to that was a stable and a small shed. Beside the tenement next to the river, alongside the Dockham Ditch, was a long building

19½ yards x 4½ yards. The shop on the bridge remained, as did the yard (28).

By 1716 when the glassworks were set up, the plot consisted of one forestreet building and a great yard called Glasshouse Yard with a gateway 5½ yards wide. There was a new building extending 19 yards north to south with a brewhouse adjoining and a walled garden. Upon part of the yard next to Dockham Ditch was built a Warehouse and

Counting House 32½ yards long by 5 yard 1 ft wide at the north end and 8½ yards at the south end. This can be clearly seen on the drawing marked E. The Glasshouse Yard was 60 yards long by 28 yards wide (29). Referring to the 1455 rental there was one tenement mentioned as being on the bridge, held by Thomas Bisley (30), who also held the next four tenements westwards, which probably lay in the area just dealt with.

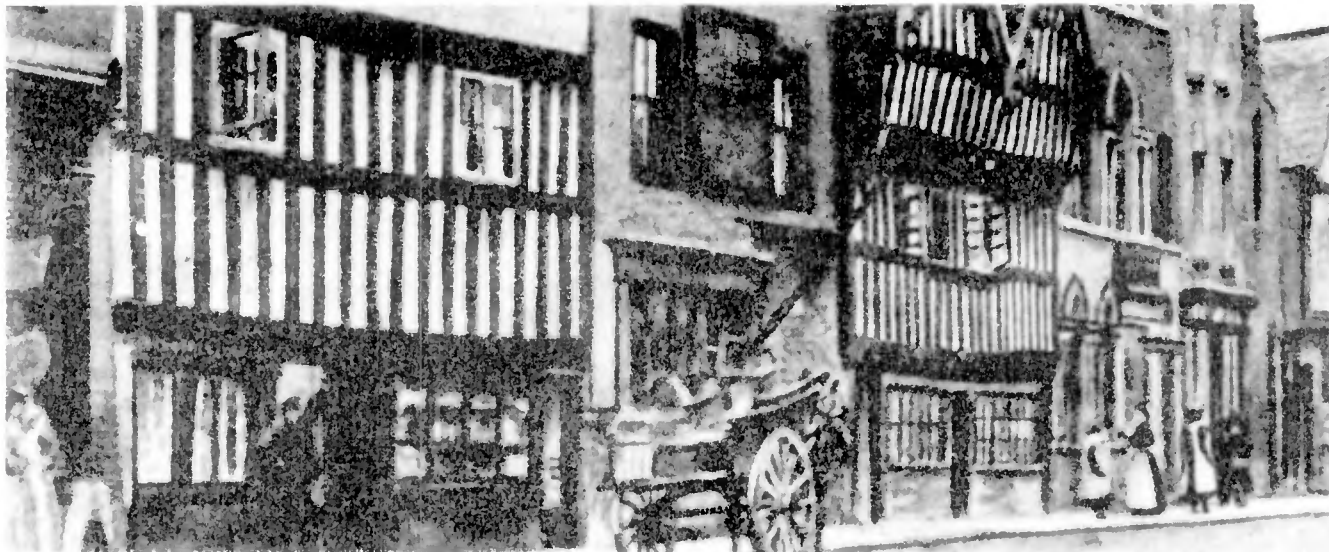
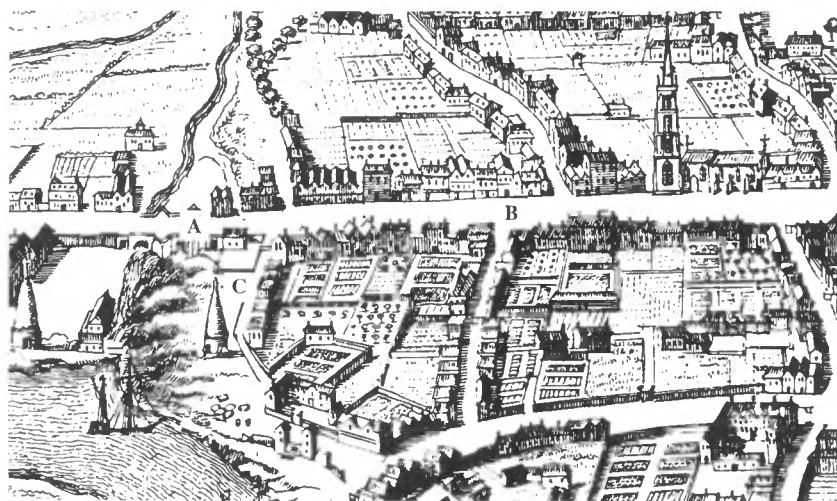


Plate 3. A view of this part of Westgate Street, opposite the Hospital of St. Bartholomew. The gabled, double jettied building, No 177, was demolished in the 1960s and sent to Chicago. The Pineapple Inn lies to the west, demolished January 1978, but the two buildings west again still remain. Post card from the collection of Reg Woolford.

Area Three: East end of Foreign Bridge to west corner of Walkers Lane, today's Lower Quay Street.

(Marked A - B on drawing below)



In 1455 there were only three properties itemised for this area, though Walkers Lane, (later Lower Quay Street) was well built up. William Dyer held of the Stewards of Gloucester a new tenement with appurtenances near the Foreign Bridge, where John Sherman and John Tanner dwelt (1), then came a tenement of the Prior of St. Batholomews, followed eastwards by a tenement on the corner of Walkers Lane held by William Dyer which he 'acquired of Sir John Dilu and others, which R. the Dyer held in the time of Henry III' (2). The rental describes all the properties within Walkers Lane, a very busy little lane leading to the Fullers Street and the

medieval Quay, readily seen in the drawing above.

Against that first tenement of William Dyer, written in Elizabethan hand in the margin is the word 'Swanleys'. In the City rental of 1550 (3) is a lease made to Richard Swanley, mariner, of a tenement and garden lying on the south side of Westgate Street between a tenement of Margaret Scrivener on the east and a parcel of void ground called Dockham on the west (4). In an earlier City rental of 1544 (5) Thomas Hale, boatman, rented a tenement adjoining the Foreign Bridge on the south side, having Margaret Scrivener, widow, in an adjacent tenement. A Corporation lease made to William

Sparkes, carpenter, in 1637 describes 'a plot of waste ground south of Foreign Bridge, being in breadth next the street from the peere of the Arch of the Bridge now joined up unto a house now in the possession of Margery Hodgson, widow on the east'. The plot is 45ft long towards the river. 'William Sparkes, within the space of one year, shall erect and build on the plot a convenient house for habitation and shall also in that time make sufficient causeway 5ft in breadth for passengers to travel and pass by the side of the house of Margery Hodgson where the ancient way now is' (6).

In the 1550 City rental (7) there was a lease made to Richard Coke (Cook), tanner, which mentions that old footway leading to the river. It also mentions that at 'the rear against the south' was a 'certain Calcatum' (Lime Kiln), which is clearly visible on the left hand side of the drawing. Following the 1637 lease came a lease dated 1656 made to Hannah Mills, widow, for three tenements stretching from 'the peere of the arch now damned up to the alley now leading from the Bridge to the Key' and a newly built stable (8). By 1725, when leased to William Seal, glassmaker, there was a small brewhouse built upon the backpart (9).

Further developments took place against Dockham Ditch in 1744. A Corporation lease made at that time to George Clarke, waterman, states that he 'undertook to disburse the sum of £120 in erecting and building at his own charge a tenement or tenements upon a parcel of ground, part of lands belonging to the Chamber of the City', an area bounded on the north by the street, on the south by the river, on the east by the Lime Kiln and on the west by Glasshouse Ditch, as it was then being called. He was also 'during the said term as occasion shall require to cleanse and widen Dockham Ditch and make a cross ditch against the other arches sufficient for the time of Inundation or Flood to carry away the same in a much less time than the water now runs off' (10). The renewed lease was made to Joseph Gegg, clerk, in 1760, by which time three tenements had been built on the waste ground having a Court next to the Ditch enclosed with a brick wall, another Court on the south at the end of which were four more small tenements, a stable on the west side and two brewhouses erected on the

east side near the Gateway at the south end (11).

The tenement to the east of the pathway leading to the Quay was leased in the 1630 City rental (12) to Mr Henry Price, gentleman, being a tenement adjoining to the east end of the Foreign Bridge, yielding a rent of £2, obviously a large property. The Corporation lease made in 1656 to Edward Powell, victualler, states that his garden tapered to a perfect point at the south end, probably accommodating the pathway as it swung round to the Quay. Powell was instructed to maintain the 'causeway' (13). This property was leased to Daniel Washborne, the younger, maltster, in 1697 (14) and renewed in 1720 as a tenement and garden in the possession of Edward Swaine once known by the sign of 'The Labour in Vain' and now 'The Three Mariners' (15). It continued to be the Three Mariners until the early 19th century. The Alley became known as Lime Kiln Alley and in the early 19th century as Turnstile Alley or Little Quay Court (16). This alley is marked C on the drawing.

Adjoining the Three Mariners to the east was a tenement known as The Plume of Feathers in 1665 (17). A Corporation lease made to Hester Harris, widow, and her son William required that they were to pay half the charge for repair of the lead gutter that lay between their tenement and that of Edward Powell of The Three Mariners. Mention is made of an alley behind this property with a shed and a cottage at the south end in a lease dated 1641 made to Sarah Browne, widow of Ald. Anthony Browne who leased this property previously (18). By the 1665 lease the shed had become stables and the cottage a shed.

Further stabling had been built, a Brewhouse west of the court and a Stillhouse or Distillery adjoining south of the tenement by 1730 (19). By 1744 this stillhouse had become a brewhouse with a workshop over it (20). Looking at the 1710 engraving one feels that this detail must be referring to the area marked D.

The remaining area eastwards towards Walker Lane at point B, was owned by St. Bartholomew's Hospital and the Dean & Chapter respectively.



Plate 4. A view of Westgate Street 1902, taken just west of where Foreign Bridge formerly stood, which is now deeply buried. These buildings to Lower Quay St. were demolished c. 1907 for road widening. From the Gloucestershire Collection.



Plate 5. No. 127 Westgate Street (jettied building) with Lyes the bakers to the right. This row of buildings was also demolished c. 1907 for road widening. (Reg Woolford).

Area Four: Walkers Lane/Lower Quay Street to Castle Lane/Upper Quay Street

(Marked A - B on drawing below)



In the 1455 rental 15 separate plots are itemised. Today there are 19 properties, showing how little the property sizes have altered. Included within this area were a number of large properties, The George (today's Lower George, a name that came in during the 18th century to distinguish it from the Upper George in Westgate Street nearer the Cross), Nos. 99, 101, 103 (today's Folk Museum) and the Crowne Inn which at one time stretched from No. 91, Hyett House to No. 85, west of what till recently has been Wood's Army & Navy stores. This line of buildings can be clearly seen on the south side of Westgate Street on the drawing above.

In the 1455 rental (1) the Prior of the Hospital of St. Bartholomew held a tenement reaching to the corner of Walkers Lane, against which in the margin is written in Elizabethan hand 'The George'. The 1606 Hospital rental (2) grants to Samuel Drinkwater 'the tenement being a common Inne at the Sign of the George by a lease made by the Master of St. Bartholomew in 1543'. This would be St. George, but today the house sign depicts King George III. John Wytcom, tailor was granted the lease in 1589 (3) and John Woodward in 1626 (4).

The group of buildings forming today's Folk Museum are described in 'A Guide of the Buildings of the Gloucester Folk Museum', by Nigel Cox (1987). Amongst them was Mr. Cowcher's Pin Factory in the 18th century. No. 103, was sold by Damaris Deighton in 1646 to Henry Watkins, a maltster. She had inherited the property from her father John Deighton, a surgeon, in 1640. At the time of the sale the house was described as 'a messuage the greater part of which had been lately new built'. There was a Dean & Chapter lease for 1601/2 made to Toby Sandford of one tenement once in the tenure of John Deighton. To the east were lands 'sometimes of the said Toby and now (Deighton) chirurgion'. Toby Sandford was paying 54/- for the two tenements (5). The lease passed to Francis Sandford of Dorchester, widow in 1626 with William Pinke, baker, as tenant having John Deighton to the east (6). Dr. Samuel Bane leased the property in 1635 (ibid) and renewed the lease in 1666 (7). The lease passed to William Cowcher, pinmaker, in 1765 with his pin factory adjoining to the east at Nos. 99/101 (8).

For Nos. 99/101 *The Guide* indicates that 'a wealthy clothier, John Sandford, owned the building by 1548. It is probable that the premises were used for the storing of cloth and the manufacture and sale of garments. The continuous glazing of the first floor would provide an excellent north light for needlework ... By 1743 William Cowcher, pinmaker, was the occupier' as has been mentioned.

Much has been written about The Crowne Inn, a once important coaching inn that stood opposite the Church of St. Nicholas. The 1455 rental places the inn five plots down from the western corner of today's Upper Quay Street, at that time called Castle Lane, leading to Gloucester Castle on the site of the present prison. The Rental refers to ownership of this property in the 13th century (9). By Elizabethan times it was known as The Crowne and occupied a smaller area. In a marriage settlement made in the 1600s between Henry Robins and Anne Rich the property is referred to as The Tabert alias The Crown (10). This was what is now Hyett House (No. 91), so called because Nicholas and Marietta Hyett lived there in the mid-18th century (11). It became the Robins family home and the Crowne moved further east. According to the Corporation Alehouse licences The Crown continued to be used as an inn until 1759.



Plate 6. No. 99/101 Westgate Street. Drawing from 'Gloucester Folk Museum - A Guide to the Buildings'. Nigel Cox (1987).

In a Hospital lease made to Thomas Hayle, innholder, in 1603, renewing a former lease made to Jeffery Wheatelye in 1576 the inn (marked C on the drawing) was described as having a court lying on the south or back part extending from the garden or orchard of Henry Robins, esq, on the west, to Castle Lane on the east. There was one stable 'with garden grownde now used and converted to a place to keape swine in and for a miskene (dungheap) to laye the donge of the same house in, lying together on the south side of the same court'. Also one tenement adjoining to the west part of the Crowne extending in length from Westgate Street on the north or forepart to Robin's garden on the south. The rent was £5 (12).

The Chamberlain's accounts from 1643 - 1646, covering the period of The Siege of Gloucester in 1643 show that the Inn was occupied not only by Col. Massey, Governor of Gloucester during the Siege, but also by his successor, Col. Thomas Morgan (13). Though the Inn is not named, the rent paid to the Treasurer of the Hospital 'for the house wherein

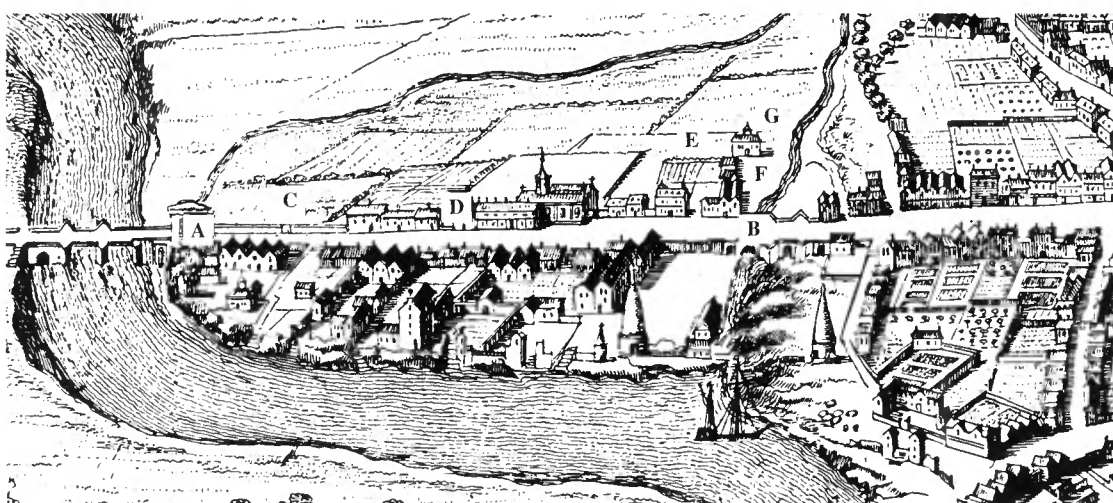
the Governor liveth' was £7 a year. The Hospital rentals list only one property with a corresponding rent - The Crown Inn.

To the west of the Crown were three Dean & Chapter properties, two fronting Westgate Street, with a shared 'sellar or tavern', and the third on the corner of Castle Lane and Westgate Street.

THE NORTH SIDE OF THE STREET

Area Five: Westgate Bridge to west of Foreign Bridge

(Marked A - B on drawing below)



Throughout the period 1455 to mid-1700s this area remained fairly open with, on the whole, buildings along the streetside only, and fields and gardens to the north. Within this area lay St. Bartholomew's Hospital, clearly seen on the north side of the street, in its earlier format - the building that stands today is the remnant of rebuilding carried out in 1788 (Plate 7). The Hospital's ownership of property gave it a revenue to help finance its activities.

In the 1455 rental to the west of the Hospital are two entries, both of which were Llanthony Priory land, namely 'a roft with adjoining curtilage' near the stone cross, previously mentioned in Area One, and one curtilage beside the Hospital (1). There are ten further entries in the area east of the Hospital to the Foreign Bridge, including a tenement which William the Dyer held in the time of Henry III (2), and a tenement of John Tanner by Foreign Bridge (3).

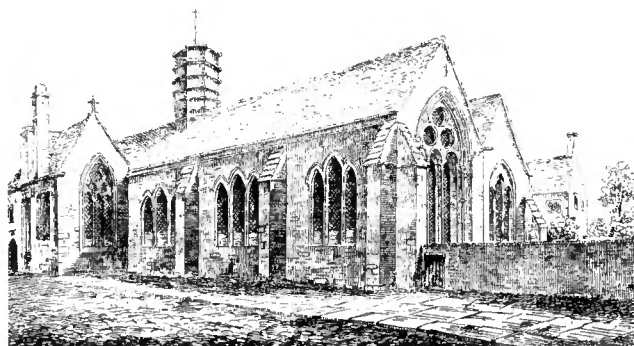


Plate 7. St. Bartholomew's Hospital, c. 1780. Drawn by Samuel Lysons. From the Gloucestershire Collection.

As had already been mentioned, several dyeworks and tannworks were situated on the river bank but these two entries are the only indications of industry north of the street

at that time.

Turning to Kip's engraving of 1710, to the east of Westgate Bridge there was still a large field, known as The Penne, later the City Pound, then the Old Pound (marked C on the drawing). In the early 20th century there was an area beside the Bridge known as Penn Meadow. In a Corporation lease made to Mr. William Lugg in 1630 he was granted 'the Penne at the Little Meadow between the rayles and walls' for a rent of £2 (4). Another lease dated 1674 made to John Wilcocks, gentleman, was for a two acre close of pasture 'for common feeding and depasturing', for a rent of 40s. He had to allow easy access to Littlemead and to the Pigg Pound. It was bounded on the east by the orchard of the Hospital and on the west by the river (5).

In 1737 John Engley, bricklayer, built a tenement on the Old Pound with a court and garden, having another tenement of his to the east (6). By 1747 John Pasco and Cornelius Gardiner, timber merchants, were leasing the site (7). John Engley had 'built at his own expence a tenement upon and over the Gout adjoining having 'a Brewhouse and one other building thereon' (9). The 'Gout' referred to would have been the Colebrook (marked D on the drawing) that drained the meadows to the north, flowed under Westgate Street and drained into the river to the south. One of these two tenements was taken down in 1763 (10).

To the east of the Colebrook were two tenements belonging to the Hospital leased to Phillippe Bennet, dyer, in 1584 at a rent of 30/-. To the north lay the garden of 'the poor people of the Hospital' (11). It was leased to Richard Stephens, mercer, in 1650 along with another tenement 'newly built' and a Cowe house. The garden 'goeth winding with the brook called Colebrook' (12).

The Hospital owned another tenement to the west with a garden and courtyard leased in 1611 to Hester Colinsborough, widow (13) which she passed on to her son Henry Browne of London, mercer, in 1635, then in the tenure of Simon Prior, feltmaker (14). (There were feltmakers to the

south of the street almost opposite: see Area One).

The 1606 Hospital rental (15) details the leasing of stables within the Hospital precincts. Three stables stood within the Wellyard Court, the larger of which was leased to Toby Sandford already with property in the area on the south side of the street. He also held 'at will the yard and little garden at the east end of the church where formerly stood an older stable ... also ... the great garden on the north side of the cloister of the said Hospital and ought to pay for the same 3s 4d'. In 1620 a lease was made to Matthew Price, of 'a tenement newly converted into a stable' standing in the back courtyard next to the Hospital, with free access to 'carry dong (dung) and other necessaries when and as often as need shall require'. He was not to make a dunghheap near the stables 'to annoy the poor people of the said Hospital'! (16). In 1657 Anthony Martly, turner, was granted a lease of a stable having a 'tallutt' (or loft) over and also a room over the Master of the Hospital's woodhouse, 24' in length (17). There was also a lease made to John Bushop, Reader, to the Poor of St. Bartholomew's and Anne, his wife in 1596 of a shop newly built of the old timber, 'which shop is situate on the south side of the Chancell of the Church of the Hospital'. It was only to be used as a shop 'and not for any dwelling' (18). This sounds like some modern planning control!

To the east of the Hospital Church lay a tenement, garden and stable leased to Thomas Heathe, in 1567 and subsequently to Henry Darbye in 1606 (19). The Hospital also owned the next tenement to the east, that in 1589 was 'the house wherein Thomas Venne, cooper, dwells' (20). It contained 'two rooms with a backside and a house therupon standing and a great garden' 68 yd in length with a shed at the southend (21). It was bounded by Archdeacon Meade to the north (22).

Next door and to the east lay two tenements also owned by the Hospital. In 1568 William Wyman, dyer, was leasing the property (23), quite likely the tenement which William the Dyer held in the time of Henry III as has been previously mentioned. The 1589 Hospital rental states: 'Anthony Wyman for a tenement between the bridges wherein his mother dwells. 16s' (24). This was followed in the 1596 rental by: Elizabeth Wyman, widow, for two tenements in the several occupations of Elizabeth and William Wyman' (25). She was continuing to lease the property in the 1606 rental (26) and her son was lessee in 1611, then at a rent of 30/- (27). A lease made to John Matthewes, in 1650 was for two tenements, and part of the garden was taken into 'The Works'. These were presumably Dyeworks (28).

The lease was renewed in 1698 to Richard Aylway, baker. It states that within the garden 'is built adjacent to the said

tenement an Oven and a stable. To the north lay Little Meadow, but no further mention of any works. The lease also adds 'which said message before the new building thereof stood as two tenements with two gardens, now one adjoining'. Rent remained at 30/- (29). The adjacent property was The Golden Heart (not to be confused with The Golden Heart that lay between Swan Lane and Archdeacon Street in the 19th century).

To the east lay another Hospital property where John Cox, jerkyn-maker, dwelt prior to 1598 (30) with a garden and orchard 'being open one to another', at the rear over 70 yds long, and also an Orchard lying next to Archdeacon Meadow (31). It could well be the tenement marked E on the drawing. A lease dated 1697 made to William Birt, pewterer, states that the tenement was bounded on the west by The Golden Heart and on the east by The Pyed Horse leased by Benjamin Hyett. 'Upon the said backside there is now erected a small Malt-house and Brewhouse' (32).

The area lying to the west of Foreign Bridge (marked F on the drawing) appears in the 1455 rental in two entries, one made to the Abbot of King's Wood who held a toft and curtilage, and the other the tenement of John Tanner 'near the bridge lately acquired from John Wye, bellfounder, of Tewkesbury' (33). In the 1535 Llanthony rental was property granted to John Greuis, 'a great tenement with the tenement of the Abbot of Kinge Woodes on the west and Foreign Bridge on the east. It was called Jhon of Munmuth (John of Monmouth) is howse and shulde pay by yere liijs iiijd (53s 4d); bycause yt was decayde he payeth but xxvjs 8d' (34). Sir Thomas Bell, who held the property in 1560 (35) gave it to the Corporation for charitable purposes.

They leased it to Walter Younge in 1612, and renewed the lease in 1630, it being waste ground bounded by Little Severn to the east, by another tenement leased to Walter Younge on the west, by Archdeacon Meadow to the north and an ash tree growing near the highway on the south. The property extended to 'the stepp near a certain sandpits there,' (36) the site of which is unclear.

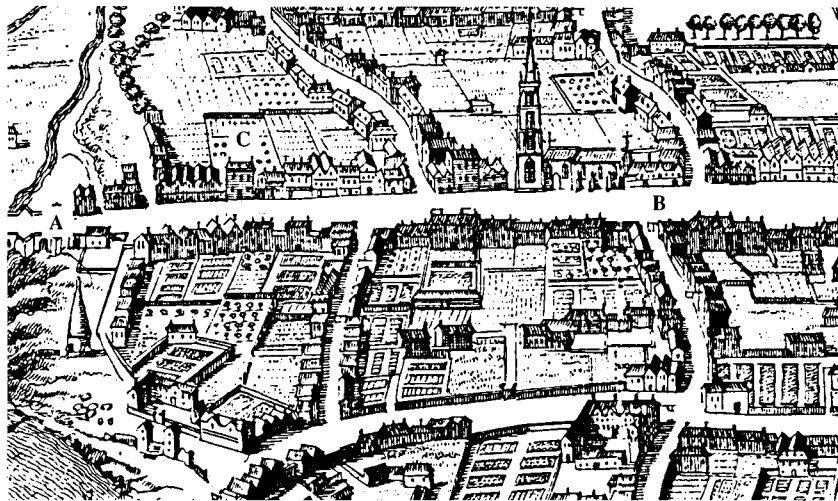
Walter Younge's tenement to the west, was leased by the City Corporation in 1630, (37) and in 1649 the property was leased to a joint Corporation partnership, in the tenure of Edward Clayfield, tanner (38), and renewed in 1669. In this lease the adjacent waste ground was called The Pearse or Persh (which could imply that this was wet land possibly with osier beds) (39). A lease made in 1711 to Thomas Webb, esq, and James Elly, gentleman, describes the area, (marked G on the drawing) stating that 11 yd in breadth 'is in building and lately there hath been built a Salthouse upon the remaining front, containing in whole next the street 16 yd and 16 yd to the north end shooting to Archdeacon Meadow'. At the rear of the tenement 'is lately built a Glasshouse and other store houses'. The Persh 'is divided towards the lower end from Uses land (charity land of Thomas Bell) by a row of trees (40). It is of interest to note that by 1752 several tenements, storehouses, a workshop, pipehouse and new millhouse and other buildings had been erected (41).



Plate 8. A view of this area of Westgate Street c. 1950. This area today is taken up by the gyratory road system as it swings around the old St. Bartholomew's Almshouses, seen on the left. Post card from the collection of Reg Woolford.

Area Six: East of Foreign Bridge to Archdeacon Street

(Marked A - B on drawing below)



In the 1455 rental there are two entries of property between Foreign Bridge and Dockham Lane, one stating that the 'Archdeacon held of the Stewards of Gloucester a tenement on the bridge where, dyer dwelt'. The other was Hospital property where Peterkin Pothecary dwelt (1). Then come seven entries from Dockham Lane to Powke Lane, a lane that had been closed by 1544 (2), followed to the east by six entries stretching to Archdeacon Lane. As this area has been totally rebuilt within the last twenty years, reference to photographs (Plate 10) has to be made to note how built up the area was before its clearance, probably to the same degree as the rental. Within this area once stood the 18th century house known as the Duke of Norfolk's Lodgings or Eagle Hall, so called for the large stone eagle surmounting the balustrade (Plate 9) marked C on the drawing; also the Crown & Sceptre

that became the first Gloucester Infirmary from 1755 - 1761 whilst the Royal Infirmary was being built in Southgate Street.

To the east of Little Severn or Dockham Ditch was Corporation land and a tenement leased to William Lewis, brewer, his wife Joan and daughter Katherine in 1543 (3). Richard Sandye, the younger, was granted the lease in 1606, followed by Samuel Baldwyn, stonecarver, in 1633. The family of Baldwyn stonemasons were noted within the county chiefly for their funeral monuments, especially the Table Tombs, like those seen within Painswick churchyard. The property was bounded by a backside in the occupation of James Freeman on the east, by Dockham on the west, the street on the south and Freeman's waterway to the north. In addition, one little parcel of ground had been taken from Dockham and converted to a garden (4). In a lease made to Roger Renolds, silk dyer, in 1672, in the courtyard on the east side of the tenement stood a little back building with a chimney. There was also a shop and an entry $2\frac{3}{4}$ yd wide between the tenement and the shop (5). By 1760 a Brewhouse and new Bakehouse had been added (6).

East of Baldwyn's tenement was a tenement belonging to the Corporation leased in 1650 to Alice Freeman, widow, the west side of the tenement being built over Baldwyn's entry. To the east was another tenement leased to Mrs. Freeman (see below). The property consisted of one tenement, one shed, a garden and a way leading west at the bottom of the garden (7). By 1746 Joseph Reeve, stonecutter, was leasing the property and was still doing so in 1776 (8). Over 100 years had passed since Baldwyn, the stonecarver, had leased the adjacent property.

Adjacent to the east, were two small tenements. In the City rental of 1509 was a lease made to Thomas Strynger and Joan Boughan of two cottages 'sett in the forefront on the east side of Foreign Bridge' with a 'shop late built to the said cottages' (9). By 1549, to the east was a tenement of Sir Thomas Bell (10). In a Hospital lease dated 1646 made to Alice Freeman, widow, are two tenements, one of which had been leased to Henry Darby in 1612. The second tenement, which had been leased to Thomas Swanley in 1617, having Dockham Lane on the east, had another house adjoining to the north with a garden where a 'pigg-scott' once stood (11).

Turning to the area east of Dockham Lane, in the 1455 rental 'the Abbot of Saint Peter of Gloucester held divers adjoining tenements ... near the lane of Dokke Lane ...' (12). Does the name reflect the memory of the old Roman Quay that lay in this area? The Dean & Chapter held a substantial tenement east of the Lane, which by 1629 was being leased to

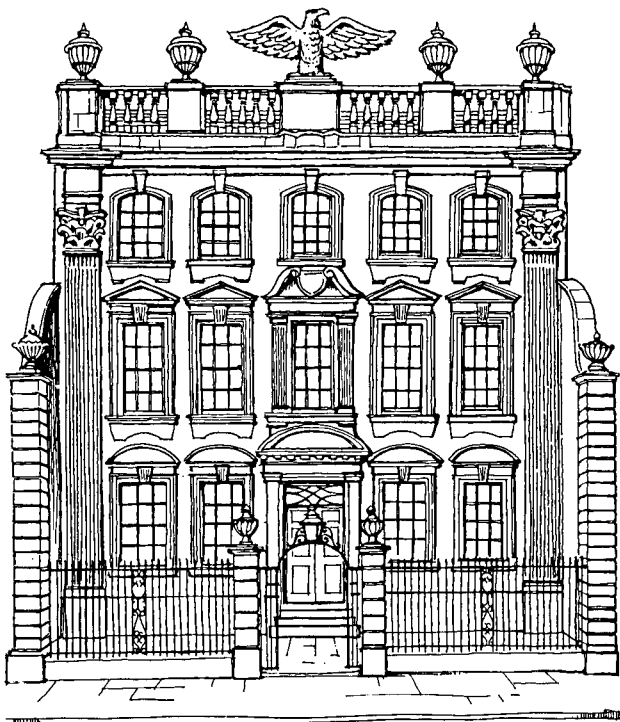


Plate 9. Eagle Hall, Westgate Street, otherwise known as The Duke of Norfolk's Lodgings, was demolished for the building of the 'Dukeries' in 1971. Drawing by Philip Moss.



Plate 10. Westgate Street c. 1904 looking west below St. Nicholas Church - a densely built area; now consisting of Fountain Square and The Dukeries. From Gloucester Glimpses.

Anthony Robinson, Mayor of the city, in the tenure of Henry Browne, Alderman (13). Leases continued to be renewed, and in 1732 came a lease made to Anthony Freeman, having more of his land to the east, which was the site of Eagle Hall (14).

Referring to deeds of the Duke of Norfolk's House (15) there was an Indenture dated 29th September, 1693 relating to 'a message in Ebury Street, otherwise Westgate St., between land of the dissolved monastery of St. Peter and lands belonging to the Hospital of St. Bartholomew with a court and garden'. The property was then in the possession of Thomas, son of James Sexton, late of Kensington, Middlesex, a gardener, and his wife Sarah, a daughter of Henry Norris, late of the city of Gloucester, gentleman, deceased. John Hallett a city victualler and his wife Susannah, Thomas Sexton's sister, along with two more of Thomas' sisters, Sarah and Mary, also owned the property. They sold it to Joseph Webb, woolcomber, for £100. His son, Joseph, of Philadelphia, Pennsylvania, USA, sold it to Robert Frampton, maltster, as four tenements for £150, who went on to sell it to Anthony Freeman, in 1724 for £330, quite a substantial rise in property value. It was Freeman who carried out the building of Eagle Hall, having alongside it The Trumpet, plus the leasehold Orchard or piece of garden ground called Coxe's Orchard, being part of the Lower Kitchen garden of the dwelling house. By the late 18th century Gloucester's first Spa lay in the grounds of Eagle Hall.

According to the above mentioned Indenture, the adjacent property to the east belonged to the Hospital. There was a Hospital lease for one tenement made to William Abbotts in 1612 for a rent of 40/-, for a sizable property (16). Walter Nurse, gentleman, held this tenement in the 1606 Hospital rental, by a lease granted to Margaret Machin, daughter of Henry Machin, deceased, in 1566 for 51 years at a rent of 26/8d (17). In a lease dated 1620 made to Thomas Singleton and Anthony Garmon, it had become quite an industrial site with a courtyard having one shed or buttery on the east side, one backhouse used for a dyehouse, another shed adjoining to the north part of the dyehouse, a parcel of void ground, another back yard and a garden, at a rent of £3.6s.8d. for a term of 31 years (18).

Another lease for the same property, dated 1661, made to Joane Fletcher, spinster, was by then for a 'tenement now converted into three dwellings'. Another shed had been erected in the courtyard, and the shed to the north of the dyehouse had been lately repaired. There was a 'languer' (or tongue) of ground on the east side 'whereon is a Watercourse' and an entry or court 'pitched with pebblestones' on the west side 7 yds long by 2¹/₄ yds wide and the house jutted out over the pavement (19).

On further consideration of the size and rent of the above property, it would appear far more likely that this was the site that later became Eagle Hall. What does confuse the issue is that 'Watercourse' to the east, which, if it is Dockham Ditch, should be either to the north, i.e. what later became Freeman's Waterway, previously mentioned above, or to the west.

A series of little tenements belonging to the Dean & Chapter lay to the east, having craftsmen as tenants over the years. Taking the tenements in order, there had been a seivier, a taylor, a cobler, a shereman, two tenements leased by the family Harris, gunsmiths, a couple of cordwainers (shoemakers), a blacksmith, and a tenement leased by the family Whittington, bakers, which was then leased by Robert Mercer, chandler, followed by his son, Henry from 1601 to 1676 (20). Francis Reeve, stonecarver, leased the property from 1676 to 1729 (21). These tenements remained consistently the same size for the period to 1750.

A tenement owned by the Hospital lay to the east which by 1682 was known as the Crown & Sceptre (22). The rent for this property when it was leased to Thomas Dymocke, cooper, in 1608 was £3, indicating a tenement of some size and importance (23). John Smallman, maltster or vintner, was leasing the property in 1630 (24), renewed in 1648, by which time the rent was £4 (25). In 1664 it was being called The Three Cranes, assigned to Mr. Richard Wood, ale seller (26). Benjamin Hyett was leasing the inn in 1743, consisting of messuage, brewhouse and stable with a passageway leading to the rear of the inn from Archdeacon Street (27). Benjamin Hyett was responsible for allowing the premises to be used for a temporary hospital in 1755 whilst the Infirmary was being built in Southgate Street.

Another small tenement belonging to the Dean & Chapter property lay further to the east, leased by the churchwardens of St. Nicholas church in 1664 at a rent of 10/- (28). Next to it lay a parcel of vacant land belonging to the Hospital leased to John Flower in 1569. Included in the lease was a covenant that by 1575 'Flower should build a two-roomed tenement for a Robert Sparkes (29).

He did in fact build the cottage because in 1614 the following lease appeared made to John Rice: 'One parcel of vacant ground with two little houses there situate upon the same ... the tenement was by the said John Flower buylt ...' The plot now consisted of one tenement, a shed, a kitchen adjoining to the north end of the house, an alley on the east side of the house 27ft long by 3ft 5ins. wide, and a garden 21 ft 4 ins. long (30). The kitchen appeared leased separately in 1581 to Elizabeth Flower, widow, and included a chimney, an oven, and a furnace 'late buylt by one Henry F. Phillips, deceased, upon one parcel of ground in St. Nicholas parish belonging to the Hospital of St. Bartholomew'. It was joined

to the east side of the new dwelling house of Mrs. Flower belonging to the Dean & Chapter (31).

The tenement at the south west corner of Archdeacon Lane was held by the Abbot of St. Peter of Gloucester in the

1455 rental (32), having Robert Curtis, skinner, as tenant. The Dean & Chapter continued to hold the property which was held by Jesse Whittingham, baker, in 1609, followed in 1649 by Elizabeth Whittingham, widow (33).

Area Seven: Archdeacon Street to St. Nicholas Church

(Marked A - B on drawing below)



The 1455 rental gives three entries for this area, and three properties are shown on Kip's engraving of 1710 on the line marked A - B. The hospital owned the tenement on the corner of Archdeacon Street and the one to the west of the church, while the Prior of St. Oswalds held a 'piece of land lately built upon' with 'posts in the king's highway' called 'Peter's Place', in between (1). The area was cleared in the 1960s, when Fountain Square was built, but again photographs show the buildings that once stood there, as does the engraving of St. Nicholas Church (Plates 11 and 12).

The 1606 Hospital rental states that Jesse Whittingham, baker, held two tenements on the east corner of Archdeacon Lane in the tenure of Edward Barton, gentleman, by a lease made by the Prior to Henry Whittingham in 1530. The tenement contained five rooms, a stable and a 'pigge cotte' (2). The family of Whittingham bakers continued to lease the property until it passed to Thomas Jelfe, baker, in 1651. When he renewed the lease in 1693, bakers had leased the site for over 160 years, a fact worthy of comment. By 1651 a 'new erected tenement' had been added (3), and the lease for 1693 states that there were then three tenements on that particular site (4).

The tenement that lay immediately to the west of St. Nicholas Church was granted in 1574 to Peter Romney, Alderman, in the tenure of Thomas Heathe, gentleman, situated 'from the way going into St. Nicholas churchyard on the east unto the garden of William Webe on the west side', at a rent of 48/- (5). In the 1589 rental (6) Luke Romney held three new tenements near St. Nicholas Church for a rent of 8/- and Richard Davis, esq, held the 'great tenement lately buylt by Mr. Peter Romney' for a rent of 40s. Both the 1596 and 1606 rentals (7) state that John Maddocks held the 'great howse buylt by Peter Romney, gent. deceased'. Against the entry in the 1455 rental of the tenement beside the Church, written in Elizabethan hand are the words 'The new house built by Mr. Rame'. Subsequent leases are only for the three tenements, and no further mention is made of the great tenement, which is clearly visible in the 1710 engraving, marked C on the drawing. It presumably became freehold property.

A lease dated 1655 made to Bridgett Norton, widow, gives details that a new building had been added to the back of one of the tenements, and a kitchen. This had a room over it and a 'stayer case', both items being sufficiently unusual to need comment (8).



Plate 11. St. Nicholas Church with a full spire in c. 1710, by J. Kip. Note the houses west of the church. From *The Ancient & Present State of Glostershire*, R. Atkyns (1712).



Plate 12. Westgate St. c. 1890, showing the buildings from Archdeacon St. to the church. Gloucester Glimpses.

CONCLUSION

The area portrayed in this article from the mid-1500s to the mid-1700s retains much of its industrial character especially along the river bank where today are situated the Westgate Motor House, West Midland Farmers, Beavan's, the heating, plumbing and sanitary engineers, the Williamson's blood drying plant, though the river no longer plays any part in their trading activities - no slips, no wharves with boats loading and unloading.

Most of the major changes in the street have taken place during the 20th century and today the retail trade uses the former St. Bartholomew's Hospital, and a large area of residential housing extends from the site of Priory Road (now beneath the NCP car park in Westgate Street) to St. Nicholas Church.

St. Nicholas Church itself is now no longer a Parish Church and was vested in the Redundant Churches Trust in 1975 for safe keeping.

The memories of those people who lived and worked in the area before it changed so dramatically are still there, but soon only photographs, written articles and memoirs will remind us of a past era of intense industrial activity that once took place in the lower part of Westgate Street.

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25. Glos. RO D3269/39 Vol 2 f48.
26. D3269/39 Vol 1 f231.
27. GBR 1417/1536, Glos. RO D936 E12/9 f85.
28. D936 E12/3 f144.
29. GBR J3/16 f37.
30. GBR J3/16 f154.
31. Ibid f105.
32. GBR J5/1 p 51 Col 2 para 2.
33. GBR E/1 f29.

Area Seven

1. GBR J5/1 p 47 Col 2 paras 2,3,4.
2. GBR J5/11.
3. Glos. RO D3269/39 Vol 2 f87.
4. D3269/39 Vol 1 f395.
5. GBR J3/16 f67.
6. GBR J5/9.
7. GBR J5/10,11.
8. Glos. RO 3269/39 Vol 2 f140.