

DRAFT



The History and Significance of

**Weavers Cottages
20-22, Horsefair
Kidderminster
Worcestershire**

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HISTORY AND SIGNIFICANCE OF

20-22, HORSEFAIR, KIDDERMINSTER, WORCESTERSHIRE

SUMMARY

Numbers 20 -22 Horsefair, Kidderminster, Worcestershire were added to the Secretary of State's list of buildings of *special architectural or historic interest* on 11 February 2000. They are described 'Weavers' Cottages' and 'three houses with attic workshops' dating from the mid and late 18th century with later alterations. Specifically, it is concluded that 'These buildings, which combine domestic and workshop functions are rare survivals from the period associated with the domestic worsted weaving industry in Kidderminster, which preceded the development of the C19 carpet industry. The interiors retain much of their distinctive plan form, and No. 22 appears to have been specifically designed for industrial use.'

After examination of the evidence related to the history and development of the buildings, this report concludes that

1. Nos. 20 and 21 are important survivals of artisan housing probably dating from the early 19th century. There is, however, no evidence that they were used for weaving and it is not apparent that the top floors were attic workshops.
2. No. 22 is a rare survival of a house with a top floor workshop dating from the mid 18th century. Whereas no documentary evidence has come to light it is probable that it was constructed specifically for the accommodation of weavers. It was, however, adapted for use in the 19th century to become a tailor's premises.

1.0 INTRODUCTION

- 1.1 The three buildings at nos. 20-22 are the only remaining parts on the west side of historic Horsefair which is a triangular-shaped area of land less than 0.75 km to the north east of Kidderminster town centre on the road (A451) to Stourbridge. They are located at National Grid Reference SO 83340 77198. The local planning authority is Wyre Forest District Council.
- 1.2 The buildings are vacant and in poor condition. In 2009 the West Midlands Historic Buildings Trust commissioned Rodney Melville and Partners to prepare an appraisal of options for repair and re-use. This report, prepared by James Edgar, is a revised version of the section that dealt with history and significance in the 2010 report. It has been informed by a research day in the Worcestershire Records Office and Historic Environment Record.
- 1.3 The site was visited on 18 January 2010 with Shona Robson-Glyde of the Historic Environment and Archaeology Service, Worcestershire County Council and Nichola Tasker of Rodney Melville and Partners. A search has been undertaken of electronic sources including directories, census reports and papers published as part of the Historic Kidderminster Project (Kidderminster Civic Society), and of the records (photographs, maps) and publications held in Kidderminster Library and Worcestershire Records Office.

A limitation of the study is the inability to examine the fabric in detail including the roof spaces and the front elevations under the render and boarding.

- 1.4 Since 2000 four papers on Horsefair have been prepared. These have proved be important for the production of this report and their authors are acknowledged. The reports are

Fisher, P, *7-12 Horsefair, Kidderminster*, October 2007

Millward, R, *13 Horsefair, Kidderminster*, July 2008

Nash, A F, *Horsefair Kidderminster, Worcestershire*, April 2003

Shona Robson-Glyde, Tom Vaughan & Angus Crawford, *Field and Historic Building Evaluation at Horsefair, Kidderminster*, March 2004.

Reference should be made to the 2003 report for a general history, with maps, of the area and a brief history of weaving in Kidderminster. The 2004 report contains additional information on the weaving trade but it is also the definitive record of nos. 20-22 with photographs, drawings and finds from the site.

Jes Hamblett of Kidderminster Library and Shona Robson-Glyde have been particularly helpful and generous with their time devoted to understanding of the site. I would also like to thank Aisling Nash of the Worcestershire Historic Environment Record, and the staff of the Record Office.

2.0 HORSEFAIR

- 2.1 Burton's *History of Kidderminster* (1890) records that King Henry III granted an annual fair to Kidderminster in 1238. Betty Park, a local historian, states that by 1690 the market had become too big for the town centre and the horse fair was moved to an area then known as Whorwood Shipton to the north east of the town. Although she does not give her source, a copy of a page from a toll book recording the sales of horses at Horsefair in 1711 is reproduced in her publication. J H Easom, in his undergraduate thesis *The Borough of Kidderminster: its Growth and Function* (1955; copy in Kidderminster Library) refers to lists of dealers at the Kidderminster Horsefair on 17 May 1694 and 2 May 1695. Easom also recorded that the Horsefair, which may have taken place four times each a year, 'ceased to be held about 1820, after which it became a centre of the shoe trade'. It may not be coincidental that at around the same date culverts were built or improved in Horsefair (Gilbert, 2004, p 84-5). This improvement, undertaken under an Act of 1813 for 'Paving, Cleansing, Lighting, Watching and otherwise improving the Streets, and other public Passages and places in Kidderminster', might well have stimulated private investment in the development or redevelopment of the Horsefair area.
- 2.2 The name 'Horse Fair' is clearly marked on Doharty's map of the town dated 1753 (Fig. 1). At the south end of the open, large triangular-shaped area was a pond, probably used to water the horses, but the rest of the space was open and enclosed by hedges and fields. By this date development had surrounded the smaller, triangular-shaped area formed by the junction of Dudley Street and Blackwell Street, then called Barn Street and Black Star Street respectively, with the southern end of Horsefair.

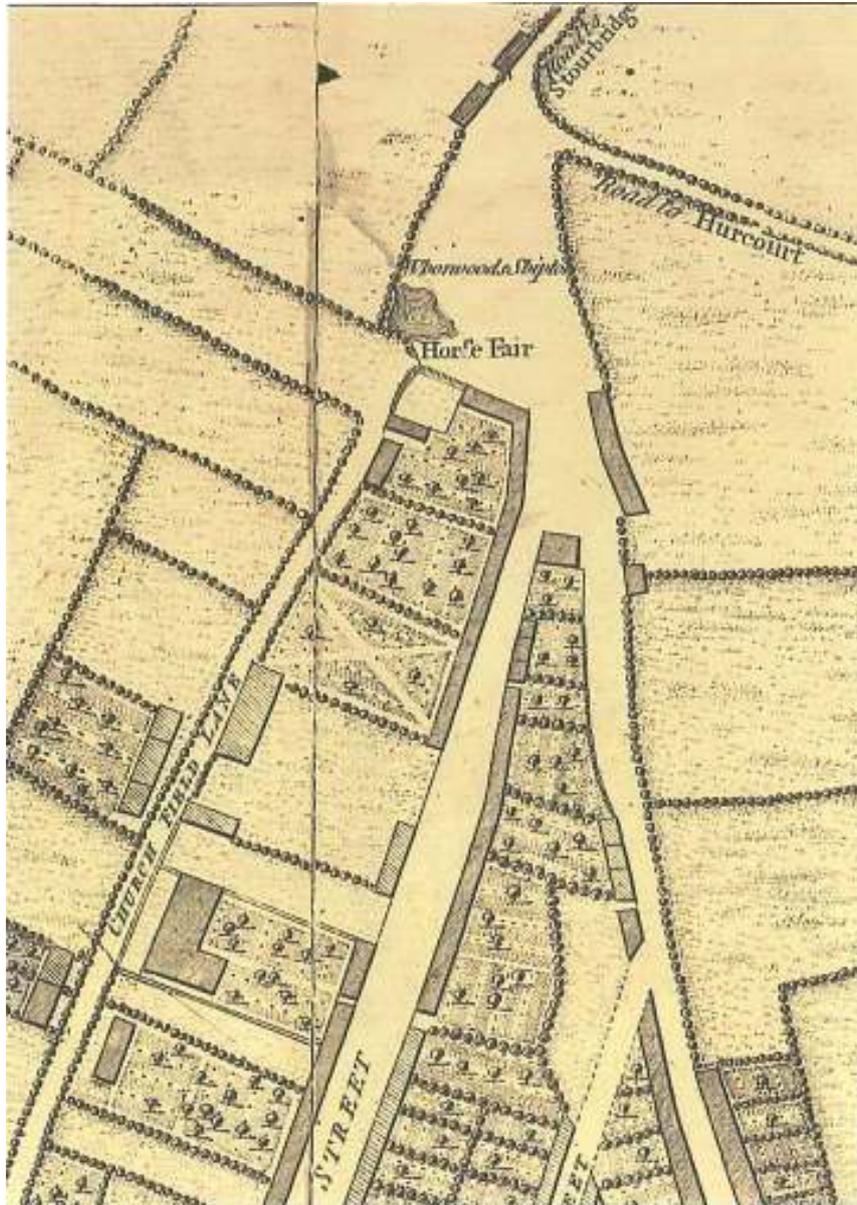


Fig. 1 Extract from Doharty's Plan of Kidderminster, 1753

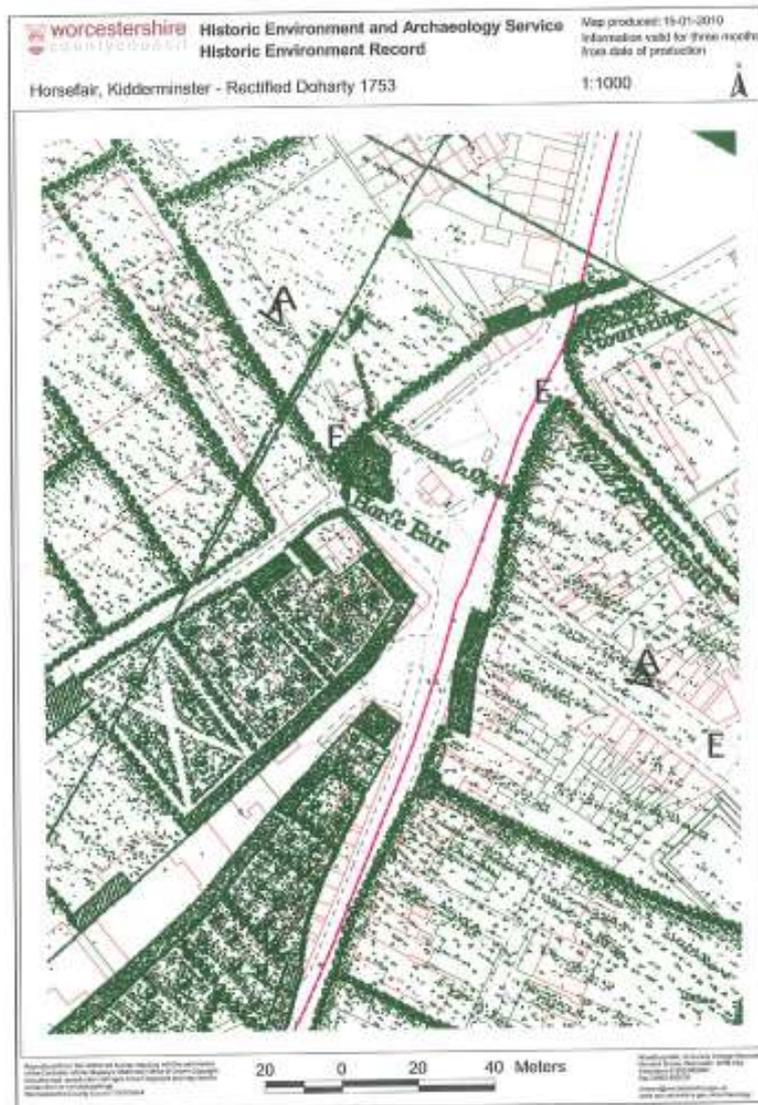


Fig. 2 Rectified overlay plan: Doharty, 1753 on 2010 O.S. plan (Worcestershire CC.)

- 2.3 At the north end of the west side of Horsefair, at the junction with Stourbridge Street, two rows of buildings are shown. Although Doharty's depiction of the junction is difficult to interpret – notably the orientation of the roads to Stourbridge and Hurcott – it is evident that there were buildings on the site of the present-day nos. 20-22 Horsefair. A rectified overlay of the 1753 map on the present day Ordnance Survey plan, produced by the Worcestershire County Council Historic Environment and Archaeology Service, shows the distortion in the 1753 plan (Fig. 2).
- 2.4 Later maps, including a copy of Sheriff's map of 1780 (this is not entirely reliable as it places the development on the west side of Horsefair in the central open area) and Broomfield's 1835 map of the town indicate that there was probably little further development until the early 19th century. The area to the west, Broad Street, Queen Street and Jerusalem Walk, had been laid out and substantially developed by 1780 but even by 1835 there were still gaps in the street frontages on the east and west sides of Horsefair. The site for the horse fair and the pond are shown on Sheriff but there is no such indication on the 1835 map; this appears to confirm Easom's comment that the fair had ceased to take place in the 1820s.



Fig. 3. Extract from Plan of The Borough of Kidderminster, J Matthews 1835

- 2.5 A drainage map of c 1850 (Worcestershire Record Office: r 899:1370 BA 13415/10) and the first edition Ordnance Survey Town Plan of Kidderminster, surveyed c. 1885, indicate the full extent of development of Horsefair (Fig. 4). The presence of a large number of public houses is indicative of the 'service' function of the area. (The structure in the middle of the 'island' was a coal yard.) Two photographs in the Kidderminster Library give a clear view of Horsefair around 1900 (Figs. 6 & 7).

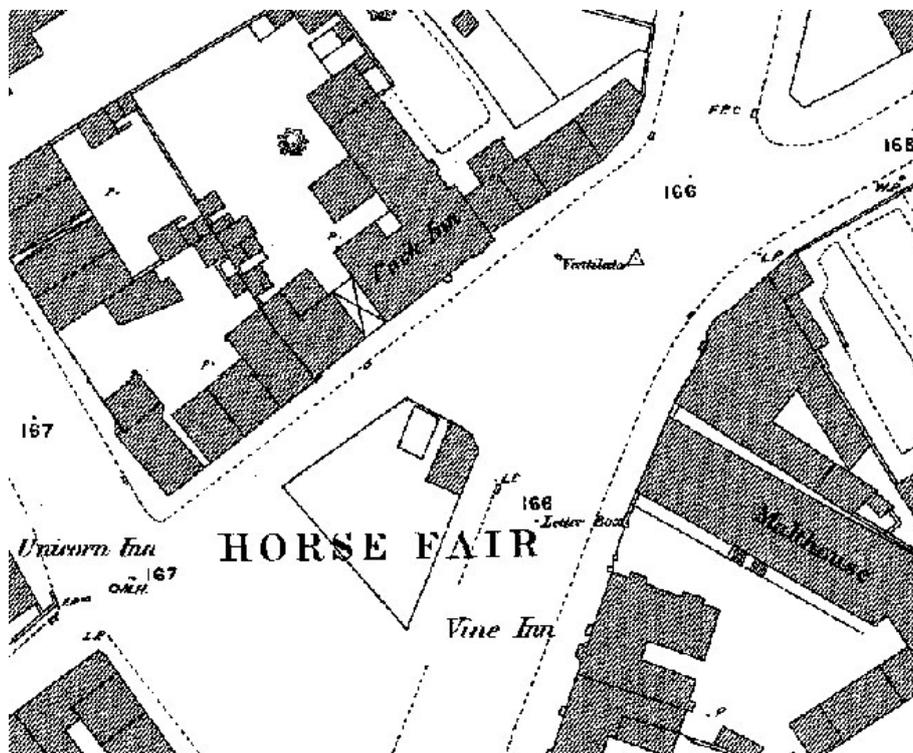


Fig. 4 O.S. Town Plan, c. 1885



Fig. 5 View of Horsefair Looking North c. 1910 (Kidderminster Library)
(Nos. 20 – 22 Horsefair on left in middle distance)



Fig. 6 View of 14 - 18 Horsefair c. 1900, Cock Inn, no. 18, in foreground.
(Kidderminster Library)

3.0 OWNERS & OCCUPIERS

3.1 Although the property deeds for nos. 20-22 have not been produced, a collection of documents (Worcestershire Records Office: 899:310/10470/94) includes deeds relating to Horsefair, Whorwood Shipton (an historic name for the area) and Churchfields. These deeds are for property owned by the Slade, Nicholls and Roberts families. The land was 'in a Street or place called Whorwood Shipton adjoining to a common field called Churchfield and the roadway from Kidderminster to the Broad Waters', the documents certainly relate to the properties at nos. 13-18 Horsefair. More work is required to determine whether the land at nos. 20-22 was, at an earlier date, part of this holding. By 1853 the land at nos. 20-22 was in the (separate) ownership of Edward Poole.

The names listed as the occupiers on the Sherrif map include S Wright for much of the land to the west of Broad Street. The triangle bounded by Horsefair, Jerusalem Walk and Broad Street (plot 249 on the plan) was owned by John or Matthew Jefferys with Charles (illegible) as the tenant. It is probable that this name is Charles Slade as his widow is recorded as one of the payers in 1790 of the poor rate 'Round the Horse-Fair' (reproduction copy in Kidderminster Library). The deeds referred to in 1.3 record that Francis Slead (Slade) was a weaver (document dated 1757), as was Charles (document dated 1792) and his son Samuel (stuff weaver; document dated 1803). These documents therefore are evidence that weaving was taking place in Whorwood Shipton/Horsefair in the mid and later 18th century. More work is required to determine whether the Slade family occupied no. 22 Horsefair.

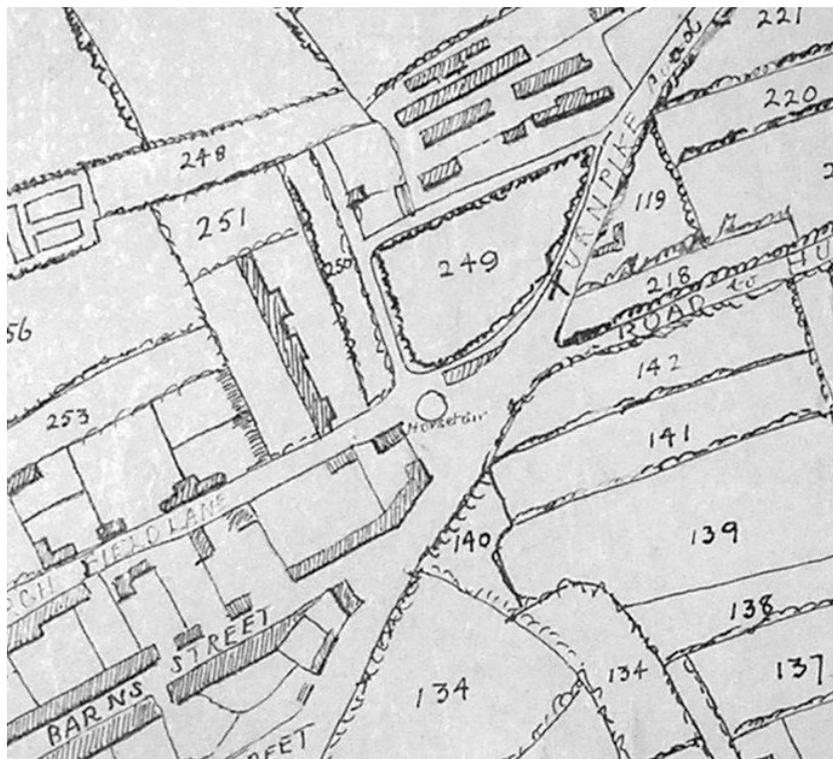


Fig. 7 James Sherrif, A Map of the Town and Lands lying within the Borough of Kidderminster, 1780, copied 1936. (Kidderminster Library)

3.2 The full list of the 1790 rate payers 'Round the Horse-Fair', with numbers indicating other tenements that were not charged the rate, is as follows

Void, since occupied by S Wright; George Evans; 2; Charles Slade's Widow; James Jauncey; 1; Thomas Fido; Benjamin Martin; 1; James Whitcomb; 1; John Keyte, a shop; 1; William Tyres; Robert Evan.

The list suggests that there were only 16 tenements, including one that included a shop, of rateable value around the Horsefair. There might, however, have been other properties that were not of rateable value and therefore not recorded by the assessors. The rate book for 1832 has only eight entries for Horsefair. These are as follows:

NAME OF OCCUPIER IN 1832	PROPERTY TYPE	COMMENT
Thomas Evans	Dwelling	
Edward Fellows	Dwelling + Joiner's Shop	<i>Fellow, a joiner, is listed in the 1828-9 directory</i>
Elizabeth Roberts	Dwelling + Garden	<i>(This is the Cock Inn. The Roberts property was formerly owned by the Slade family)</i>
Richard Wheeler	Dwelling	} <i>These properties are grouped together in the book</i>
Elizabeth Hughes	Dwelling	
John Underwood	Dwelling	
Thomas Harden	Dwelling	
John Lewis	Smith Shop	} <i>This is 22 Horsefair</i>

- 3.3 Early directories are of use for building up a general picture of the commercial occupiers of the Horsefair (Appendix 1). Unfortunately, they do not allow a full list of occupants to be compiled and they do not include residential properties. One general point that emerges is that there was a relatively high number of service uses, including taverns and public houses, beer sellers, grocers, shoemakers, tailors and so on, but there are no references to weavers. This is probably explained by the fact that weavers working from home were unlikely to have registered as businesses. Specifically, the Cock tavern or public house (later the Cock Inn) was at no. 18 Horsefair from as early as 1820.
- 3.4 Analysis of the census returns enables the production of the first detailed record of the occupancy of nos. 20-22 Horsefair. The identification of the Cock tavern/inn is critical to locating nos. 20-22 as the numbers used in the census reports do not correlate with the present today house numbering until 1871, and in 1841 all the properties were described as being on Stourbridge Street. Cross-referencing with the directories is essential. For example, Rhoda Renny is mentioned in the 1841 census as a publican in Stourbridge Street and the 1840 and 1842 directories confirm that she was at the Cock. Robert Harden is listed in the 1879 directory as a tailor at 22 Horsefair.
- 3.5 The census returns list the following as the residents of nos. 20-22 Horsefair.

1841

Address in Horsefair but listed as Stourbridge Street	Head of Household	Others in House
Cock Tavern/PH/Inn	Rhoda Renny, 45, Publican	Rhoda Renny, 13, dau. Sarah Merrifield, 40 John Merrifield, 3 John Martin, 60, labourer Robert Bacon, 40, traveller
Adjoining	Thomas Roberts, 30, Gardener	Elizabeth, 70 Ann Austin, 35 George Austin, 1 Thomas Austin, 6 John Osborne, , Labourer (?) Osborne Mary (?), 15
Next	Thomas Harden, 50, Tailor	Ann Thomas, 25, Tailor Robert, 20, Tailor

(Note: the 1841 census gives ages for adults rounded down to the nearest five years.)

1851

Address in Horsefair	Head of Household	Others in House
20 (no. 37 in document)	Benjamin Allcock, 40, Cordwainer	Caroline, 40 Elizabeth, 11 Caroline, 8 Mary, 5 Alfred, 1
21 (no. 36 in document)	Phoebe Hill, 65, Confectioner	William, 40, Confectioner Samuel, 30, Confectioner
22 (no. 35 in document)	Thomas Harden, 62, Tailor	Ann, 65 Thomas, 37, Tailor Robert, 31, Tailor

1861

Address in Horsefair	Head of Household	Others in House
20 (no. 23 in document)	William Roberts, 28, Tailor	Ann, 40
21 (no. 24 in document)	Thomas Frost, 44, Pig Dealer	Mary, 44
22 (no. 25 in document)	Thomas Harding (= Harden), 72, Tailor Journeyman	Robert, 40, son, Tailor Journeyman Samuel, 16, grandson, Tailor Journeyman

1871

Address in Horsefair	Head of Household	Others in House
20	George Taft, 70, Groom	Eliza, 50, wife
21	Henry Roberston, 48, Gardener	Jane, 45, Dressmaker Harriet, 22, Servant Domestic Henry, 20, General labourer, Jane, 7 Sarah, 4 George Osbourne, 22, Boarder, Gardener, Anne (?), 17, Boarder, Wool spinner
22	Robert Harden, 51, tailor	Harriet Harden, 54, sister in law, Housekeeper John Harden, 16, nephew

1881

Address in Horsefair	Head of Household	Others In House
20	George Rowley, 34, Butcher	Mary, 27 Harry, 6 Alice, 4 Lizzy, 1
21	Arthur Finney, 25, Fishmonger,	Mary, 27 Clara, 4 William, 3 Mary, 1 Sarah, 1 month
22	Robert Harden, 61, Tailor	Harriet, 64, sister in law

1891

Address in Horsefair, unless stated otherwise	Head of Household	Others in House
20	Emma Willey, 60	Benjamin, 31, Carpet Rug weaver Ellen, 32, (?) weaver Wallis, 9 Emma, 8
21	Edward H Onions, 55, Butcher	
22	Unoccupied	

Address in Horsefair	Head of Household	Others in House (same surname unless specified)
20	William Hampton, 47, Carpet Weaver	Emily, 39, wife Ann, 18, Carpet Yarn Winder Emily, 16, Grocer's Shop-keeper William James, 9 Francis Beatrice, 5 Stanley Gordon, 1
21	Joseph Harratt Randle, 58, Boot & shoemaker	Other, 45, wife, tailoress Mabel Harrat, 11 (?) Rachel Sarah, 9 Joseph Harrat, 4
22	Harry Piersett Oram, 26, Butcher	Charles Lucas, Butcher's assistant

- 3.6 It is evident that from 1851 onwards nos. 20 and 21 Horsefair were occupied by artisans of various trades, ranging from confectionery to shoemaking, and it would appear that the houses were used solely for domestic purposes. But there is no evidence that they occupied by weavers. No. 22, on the other hand, was used for at least 50 years by the Harden family, three generations of tailors, for residential and commercial purposes. They were in Horsefair in 1832. The 1841 census return suggests that the Harden family occupied a house only two doors away from the Cock, that is, no. 20 rather than no. 22. And if this interpretation is correct then no. 22 was occupied by carpet weavers. It seems unlikely, however, that the Hardens were in a different property before 1851. It is possible therefore that the 1841 census is recording an earlier layout of properties, such as one earlier house on the site of the present-day nos. 20 and 21.

It is probable that the Harden family were attracted to no. 22 as the property offered ready-made, spacious and well-lit premises for tailoring as it would have done for weaving.

4.0 NOS. 20 AND 21 HORSEFAIR

- 4.1 The list description (Appendix 2) suggests that 20 and 21 Horsefair are a pair of houses with attic workshops, dating from the late 18th century. No evidence, however, is given for this assessment of date and the earliest features noted are an early 19th century boarded door, a segmentally arched arch-headed window, 2 segment headed windows above, and two flat headed windows to the top storey. The rear elevation has two 19th century 3-light casements to the second floor. To the interior, no. 20 has an original staircase and two 19th century 3-light windows, one 6-panel and three boarded doors. No. 21 has an early 19th century, altered staircase, and chamfered span beams with stops. Whereas the listing file might reveal more information it is clear that nothing that pre-dates the 19th century has been noted. The low-pitched, Welsh slate roof is also a feature typical of an early 19th century date. It should also be noted that the adjoining properties were redeveloped in the first two decades of the 19th century; the Cock Inn (Fig. 6) has 16 over 16 pane sash windows typical of this date, when Horsefair is likely to have been 'improved.'
- 4.2 Nos. 20 and 21 comprise a single room on all three floors (Shona Robson-Glyde, 2004, plates 28-33). The ground floor room of no. 20 contains the original staircase and a floor to ceiling cupboard. On the first floor there is another floor to ceiling cupboard, an under-stairs cupboard

and a fireplace. The second floor room also has a fireplace. The ground floor of no. 21 contains a floor cupboard and a fireplace. The first floor room retains an under-stairs cupboard and a fireplace and the second floor room also contains a fireplace. The original staircase between the first and second floors still survives but the ground to first flight has been removed. The ground floor of the cottages were used for the domestic functions of preparing food and eating, the first floors were used for sleeping accommodation and the second floors for attic storage. (A gazetteer of record photographs should be prepared.)

- 4.3 Robson-Glyde suggested that 'By the mid 19th century the attic rooms of nos. 20 and 21 had been converted for use as workrooms (her plates 35-37). Large windows were inserted in the front and rear elevations to allow the necessary light to carry out weaving on handlooms.' It is now apparent that the windows are not later insertions but are original to the building and that the top floors are not likely to have been used for weaving purposes. They would not seem to be large or high enough for this purpose and the domestic features – a plaster ceiling and the fireplace with surround – would suggest that the spaces have always served as bedroom accommodation.
- 4.4 In conclusion therefore nos. 20 and 21 Horsefair are three storey houses with a single room to each floor. There is no evidence that the top floors were used as workrooms and it is probable that they were built in the early 19th century.

5.0 **NO. 22 HORSEFAIR**

- 5.1 The list description describes no. 22 as a mid 18th century house with an early 19th century doorcase and boarded door to left. On the ground floor is a 19th century shop window, now blocked. On the first floor are a segment headed window to left, and a smaller flat headed window to the right. At top floor level are two flat headed windows with a corresponding blocked window to rear elevation.
- 5.2 Above a cellar the ground floor room contains a large fireplace similar to an 'inglenook' and the original stairs to the first floor. (By the mid 19th century a brick flue and chimney had been added into the fireplace.) The first floor room has an 18th century fireplace and the top floor room is a large open space with the tie beam of the main truss visible within the room. The top floor roof truss appears to indicate that the upper storey was intended to be a workroom, probably without a ceiling in order that it could accommodate a loom. The blocked opening in what was formerly an external south gable might have been another window, a taking-in door in, or a connection with an earlier adjoining property. (The opening was probably blocked when nos. 20 and 21 were rebuilt.) There is also a blocked window opening to the east wall. The boarded ceiling to the upper floor is, however, 19th century and either relates to the use of the property as a tailoring premises (until c 1880) or as part of a later 'domestication' of the space.



Fig. 8 22 Horsefair, Kidderminster, staircase



Fig. 9 22 Horsefair, Kidderminster, fireplace to ground floor

- 5.3 The ground floor was used for the domestic functions – the parlour – the first floor was used for sleeping accommodation, whilst the second floor was a workroom. The property would appear to have been built for the purpose of weaving with open space and large enough to provide the necessary space and light (Robson-Glyde plates 19-26).



Fig. 10 22 Horsefair, Kidderminster, second floor

- 5.4 The small rooms to the north of the stack on all three floors are contemporary with the main part of the building. They are unheated and possibly used for storage although the first floor appears to have been a workroom, but could have been a small bedroom. Extensions were built to the rear probably constructed in the mid-late 19th century to accommodate kitchens or washrooms. (The extension to the rear of no. 22 was built before those to nos. 20 and 21, as there is a building break on the rear elevation of the extension.)
- 5.5 No. 22 Horsefair is a mid 18th century building that appears to have been erected for a hand loom weaver. It has two rooms to each floor and the top floor was an open, well-lit workroom that was adapted to serve as tailoring premises in the 19th century.

6.0 **SIGNIFICANCE**

6.1 **INTRODUCTION: SIGNIFICANCE AND VALUES**

- 6.1.1 The National Planning Policy Framework (NPPF) defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.’¹ Understanding the values that contribute to that significance, and how they relate to the fabric of the place, is vital to understanding the best means of conservation of the heritage asset.

¹ National Planning Policy Framework (March 2012), Annex 2:Glossary.

6.1.2 Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

6.1.3 Historic interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

6.2 GRADING SIGNIFICANCE

6.2.1 The following grading system has been adopted to enable the relative weight of the values contributing to the significance of the place and its setting to be compared:

- A: Exceptional significance
Elements whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. These are the qualities that, for buildings, warrant listing in grade I and II*.
- B: Considerable significance
Elements whose values contribute to the place's status as a nationally important place. These are the qualities that justify statutory protection at national level.
- C: Some significance
Elements whose values make a positive contribution to the way the place is understood and perceived, primarily in a local context.
- D: Little significance
Elements whose values contribute to the way the place is perceived in a very limited but positive way.
- N: Neutral significance
Elements which neither add to nor detract from the significance of the place.
- INT: Intrusive
Elements of no historic interest or aesthetic or architectural merit that detract from the appearance of the place, or mask the understanding of significant elements.

6.3 STATUTORY DESIGNATIONS

6.3.1 Nos. 20-22 Horsefair, Kidderminster were added to the Secretary of State's list of buildings of special architectural or historic interest on 11 February 2000. The list descriptions are at Appendix 2.

6.3.2 Grade II listed buildings represent the bulk – approximately 92% of 374,000 list entries – of the nation's stock of historic structures.

- 6.3.3 The Secretary of State's list entries are generally descriptive and make little mention of the specific reasons for designation. The Secretary of State uses the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

- 6.3.4 The general principles with regard to selection state that 'The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest.' In particular it is the case that 'from 1700 to 1840, most buildings are listed'. In terms of aesthetic merits the guidance makes it clear 'that the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.' And 'a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved.' Finally, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry...'
- 6.3.5 The list description is explicit on the reason for designation. 'These buildings, which combine domestic and workshop functions are rare survivals from the period associated with the domestic worsted weaving industry in Kidderminster, which preceded the development of the C19 carpet industry. The interiors retain much of their distinctive plan form, and No. 22 appears to have been specifically designed for industrial use.'

6.4 **ARCHITECTURAL INTEREST**

- 6.4.1 The architectural interest of nos. 20 and 21 is limited. They are a pair of early 19th century, brick-built, speculative house of three storeys and a single window to each floor. They have been altered to the detriment; the reduction of the stack and the loss of the pots, the rendering of the elevation and the removal or replacement of historic joinery have all diminished the architectural significance. The important aspect of their interest is that they form a group with no. 22 and are vital to its setting. At best these buildings might meet the criteria for listing on the basis of their group value.



Fig. 11 20-22, Horsefair, Kidderminster

6.4.2 No. 22, despite having suffered the same fate as its neighbours in terms of being rendered and other alterations, is evidently a much earlier structure – before 1753 – and it fully satisfied the criteria for being listed as it illustrates a particular aspect of social or economic history and because it represents a particular historical type of local vernacular and of a nationally important but localised industry.

6.4.3 In terms of architectural interest nos. 20 and 21 Horsefair are of some significance as they have elements whose values make a positive contribution to the way the place is understood and perceived, primarily in a local context. No.22, however, is of considerable significance as it has elements whose values contribute to the place's status as a nationally important place. Although there is no comparative study that illustrates weavers' houses before 1750, and no analysis of all weavers' houses in Kidderminster, it can be concluded that no. 22 Horsefair is an extremely rare survival of an early weaver's house and its plan form is of considerable interest.

6.5 HISTORIC INTEREST

6.5.1 Whereas there is no specific historic interest derived from the owners and occupiers of nos. 20-22 Horsefair, no. 22 illustrates the past lives and events of the nationally important story of weaving in Kidderminster. The building is therefore a material record of our nation's history, and provides part of the identity of, and meaning for the town and the wider community.

6.6 OVERALL STATEMENT OF SIGNIFICANCE

6.6.1 In conclusion, no. 22 Horsefair is an early and very rare survival of an 18th century artisan cottage that is most likely to have been constructed for the specific purpose of accommodating hand loom weavers. In this respect it is of considerable interest to the nation.

Nos. 20 and 21 Horsefair are of some significance as they provide an essential setting for no. 22 Horsefair.

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APPENDIX 1

Early directories showing commercial occupiers of the Horsefair

Date & Directory	Address	Name	Occupation
1820 S Lewis	Horsefair	William Best	Baker
	Horsefair	James Bevan	Joiner
	Cow and Calf, Horsefair	Thomas Chapman	Tavern
		John Jenkins	Grocer
	Cock, Horsefair	Thomas Roberts	Tavern
	Peacock, Horsefair	Walter Searle	Tavern

1828-9 Pigot & Co.	Horsefair	Thomas Baron	Blacksmith
	Horsefair	John Jenkins	Grocer & Tea Dealer
	Horsefair	Edward Fellows	Joiner
	Horsefair	Hugh McPherson	Joiner
	Horsefair	Thomas Steadman	Painters, Glaziers and Plumbers
	Horsefair	Thomas Baker	Shopkeepers & Dealers in Sundries
	Horsefair	John Brown	Stone Mason
	Horsefair	George Mills	Stone Mason
	Cock Inn, Horsefair	Elizabeth Roberts	Tavern & Public House
	New Inn, Horsefair	Thomas Child	Tavern & Public House
	Peacock, Horsefair	Walter Searle	Tavern & Public House
	Sun, Horsefair	Richard Underwood	Tavern & Public House
	Horsefair	Owen Williams	Turner in Wood
	Horsefair	John Harker	Slater
	Horsefair	Edward Wilkes & Son	Millwrights

1840	Bentley's	Horsefair	William Best	Baker
		Horsefair	John Barnett	Shopkeeper & Coal Dealer
		Horsefair	Henry Cooksey	Plumber, Glazier etc.
		Horsefair	William Fitter	Boot & Shoemaker
		Horsefair	Charles Head	Builder & Joiner
		Stourbridge Street	Reuben Home	Tailor
		Horsefair	Thomas Jackson	Tailor & Beerseller
		Horsefair	John Jenkins	Grocer & Beerseller
		Horsefair	John Lewis	Blacksmith
		Horsefair	Mr. James Lightbourne	-
		Vine, Horsefair	G. Mills	Tavern
		Horsefair	William Pickin	Shoemaker
		Stourbridge Street	Ann Pickin	Straw hat maker
		Cock, Horsefair	Rhoda Renny	Tavern
			Thomas Roberts	Gardener
		Horsefair	William Roden & John Clarke	Surgeons
		Horsefair	Thomas Salter	Wheelwright & Blacksmith
		Old Peacock, Horsefair	Walter Searl	Tavern
		Horsefair	John Thompson	Builder
		Stourbridge Street	Jas Wilkes	Pump maker, Millwright

1842	Pigot	Horsefair	Thomas Lewis	Blacksmith
		Horsefair	Thomas Salter	Blacksmith
		Horsefair	John Wilks	Blacksmith
		Horsefair	William Fitter	Boot & shoemaker
		Horsefair	Charles Head	Builder
		Horsefair	John Thompson	Builder
		Horsefair	Thomas Worrall	Butcher

	Horsefair	James Harrison	Coal dealer
	Horsefair	John Jenkins	Coal & corn dealer, Grocer & Tea dealer
	Horsefair	James Woolley	Confectioner
	Horsefair	William Powick	Gardener
	Horsefair	Moses Jevons	Hair Dresser
	Horsefair	William Inston	Pump Maker
	Stourbridge Street	James Wilkes	Pump Maker & Millwright
	Horsefair	Richard Rogers	Shopkeepers & Dealers in Groceries & Sundries
		William Savage	Shopkeepers & Dealers in Groceries & Sundries
		William Sayce	Shopkeepers & Dealers in Groceries & Sundries
		George Mills	Stone Mason
		William & Thomas Roden	Surgeons
	Stourbridge Street	Reuben Home	Tailor
	Horsefair	Thomas Jackson	Tailor
	Cock, Horsefair	Rhoda Renny	Tavern & Public House
	New Inn, Horsefair	Reuben Home	Tavern & Public House
	Vine, Horsefair	George Mills	Tavern & Public House
	Horsefair	John Barnett	Retailer of Beer
		Thomas Jackson	Retailer of Beer
		John Jenkins	Retailer of Beer
		Walter Searl	Retailer of Beer

List Description

SO 87 NW KIDDERMINSTER HORSEFAIR

954/2/10016 Nos. 20, 21 and 22,
The Weavers Cottages

Date listed: 11th February 2000

Grade: II

3 houses with attic workshops, mid C18 and late C18, with later C19 and C20 alterations. Red brick, with C20 pebbledash, and Welsh slate and plain tile roof with ridge stacks and dentilled eaves. 3 storeys. Windows arranged 1:1:2, boarded at time of survey. Late C18 pair, to left (20 & 21) has to left an early C19 boarded door with hood and segmentally arched arch-headed window. To the right, a later C19 shop front with single window under cornice and flanked by pilasters. Recessed board door to right. Above, 2 segment headed windows, and above again, 2 flat headed windows. Rear elevation, obscured by late C20 additions, has two C19 3-light casements to the second floor. Mid C18 house to right, (No. 22) has early C19 doorcase and board door to left, and C19 shop window, now blocked. To right, an airbrick in a former small window. Above, a segment headed window to left, and a smaller flat headed window to right. Above again, 2 flat headed windows. Once corresponding blocked window to rear elevation. INTERIOR: No. 20 has original staircase and 2 C19 3-light windows, one 6-panel and 3 board doors, early C19. No. 21 has altered staircase, and chamfered span beam with stops. Number 22 has principal fireplace with C19 and C20 infilling, original staircase and enclosure, exposed original structural timber, and C19 matchboard ceiling to second floor. These buildings, which combine domestic and workshop functions are rare survivals from the period associated with the domestic worsted weaving industry in Kidderminster, which preceded the development of the C19 carpet industry. The interiors retain much of their distinctive plan form, and No. 22 appears to have been specifically designed for industrial use.

Listing NGR: SO8334077198