

FOR REFERENCE ONLY
SOME NOTES ON KING STREET

"King Street, predominantly of small houses with some offices, is an attractive period street. Its hill form is narrow and interestingly sinuous, giving changing vistas although badly closed at both ends. Its attractive seventeenth - and eighteenth - century houses front continuously on to the narrow pavements. From the rear, the street is subject to strong external pressures on each side. On the north, the Northgate Brewery inevitably causes some disturbance; and the Victorian tenements of Water Tower and Canning Streets are a physical restriction. To the south, the Hunter Street Office Block dominates and overshadows the houses - an unfortunate object lesson in relations between new and old.

Kings Buildings at present links King Street with Nicholas Street, but its terraced splendour is at odds with the busy traffic route to which it is now exposed

Nos. 28 and 30 are interesting small seventeenth-century cottages; and No. 9 is a fine example of the eighteenth-century expansion of a small earlier building, with domestic interiors of very good quality. Most of the street's historic buildings are in fact Georgian terraced houses of one bay, three storeys high, with central cross-stairs and other characteristic features. Nos. 14, 15, and 18 are typical and No. 21 is a larger version.

Kings Buildings is a fine Georgian terrace of six houses, still only of three main storeys, but bold in scale and with correspondingly grand staircases and fine interiors. They give real distinction to the area whose merits are otherwise in a lower key

Particular problems of repair arise in individual cases. Settlement in the front wall of Kings Buildings for example needs specialist treatment. Another problem here is that of party-walls exposed by the demolition of adjoining property. These are not only unsightly but are structurally weak and

admit the weather. A bad example of this kind of exposure is the west wall of No 6 Kings Buildings, where not only is there a large crack in the upper part of the wall, but the cold water main to the demolished property has been left exposed and a waste-pipe severed, so that both have been saturating the end wall

The residential character of King Street should be strengthened by all possible means. This will mean combining uneconomically small units and reconditioning others. For houses backing on to the Northgate Brewery, especially where rent-controlled, this may not for some time be possible. It is meanwhile important that they should not be allowed to deteriorate any further. Kings Buildings need urgent repair and conversions. With selective pruning of their long rear additions, they could become excellent flats"

D.W. Insall and Associates : Chester, a study in conservation.
(1968).

"Kings Buildings - This is a continuation of King Street, where it opens out at its lower end before turning round to St. Martin's Fields

Nos. 1, 2, 3, 4, 5 and 6 - Date on rainwater pipe 1776. Good row of later eighteenth century large houses in good condition. Three storeys, three windows each, not exactly uniform; brick, stone base, 1 string to Nos 1 and 5, stone eaves cornice with consoles, small stone parapet, slate roof. Window plain, sashes, Nos. 1, 2, 5 and 6 with glazing bars, Nos. 3 and 4 without, stone heads and brick arches, stone cills.

Entrances. 6-panel doors, semi-circular (one rectangular), fanlights, all with bars but one, good stone casings, either $\frac{3}{4}$ columns or pilasters with pediments.

KING STREET

(South side) - This is a narrow street containing dwelling houses and offices, chiefly eighteenth century buildings.

King's Buildings is a continuation of King Street, and from this there is a splendid view towards Wales.

Nos 5 and 7 - Pair of houses, seventeenth/eighteenth century three storeys, 1 gable (rebuilt at some time), brick, stone base, two bands and end quoins, slate roof. Windows plain, sashes and casements, some glazing bars, brick arches. Entrances: No 5 has modern door and fanlight; No. 7 has six-panel door, rectangular fanlight with bars; eighteenth century wood casings to both.

No 9 - Date stone 1783. Larger three-storey stuccoed house, stone base and eaves cornice, slate roof. Windows (irregular), plain, sashes with glazing bars. Main entrance, six panel door, restored side lights, fanlight and wood casing. Two second entrances, unobtrusive. Query interior.

Nos. 11 and 13 - Apparently one house originally. Earlier eighteenth century, three storeys, three windows (first floor), brick, stone base, two strings and end quoins, small eaves cornice, slate roof. Windows plain, sashes, glazing bars, brick arches. No 11 has remodelled ground floor window and entrance, cement, etc., not in keeping. No 13 has eight-panelled door, rectangular fanlight with bars, plain opening.

Nos. 15 and 17 - Miscellaneous eighteenth/nineteenth century (probably one house originally), three storeys, three windows, brick, stone base, eaves cornice, slate roof. Windows plain (two blind), sashes, generally without glazing bars, stone heads and cills. Entrances : No 17 has six panel door, rectangular fanlight with bars, wood surround; No 15 has four panel door and case to match.

No 21 - Late eighteenth/early nineteenth century front, three storeys, three windows (1st floor), brick, stone base one string and cornice, brick parapet with plain stone coping, slate roof. Windows plain, triple sashes with glazing bars (one first floor casement without glazing bars), brick arches stone keys and cills. Entrance six panel door in pilastered and corniced wood surround, earlier nineteenth century. This house seems to have been refronted, as it contains an early eighteenth century staircase.

KING STREET (North side)

Nos 14, 16 and 18 - Three adjoining eighteenth century small houses, three storeys, brick, stone bases one string and cornice (No 14 only), parapet copings, slate roof. Windows plain, sashes, glazing bars to part, stone heads and cills. Entrances, six panel doors, rectangular fanlights with bars to Nos 14 and 18, wood surrounds.

No 20 - Early nineteenth century house, three storeys, two windows, brick, stone base, eaves cornice with enriched frieze, slate roof. Windows plain, sashes and casements, heads and cills. Entrance five panel door, semi-circular fanlight with bars pediment, stone surround.

Nos 28 and 30 - Late seventeenth century, originally one house and said to have been a farm. Two storeys, brick, two dormer gables to front, one brick string, old slate roof, gable ends, old stacks (plain). Windows, three original mullion and transome casements, part old leads, remainder casements and sashes, eighteenth/nineteenth century. Entrance plain eighteenth/nineteenth century four panel doors.

Nos. 32, 34 and 36 - Three adjoining later eighteenth century houses, three storeys, two with two windows one with three, brick, stonebase one stone string to No 36, stone eaves cornice, slate roof. Windows, plain, sashes, without glazing bars (or one vertically only), stone heads and cills. Entrances : No 32 has good enriched door casing (in garden at side); Nos. 34 and 36 have four-panel doors, fanlights without bars, casings of no particular interest"

"King's Buildings comprise a terrace of six large Georgian terraced houses built in the late eighteenth century about 1776

They are of three storey height, brick construction with stone plinths. The window sills, lintels and eaves cornice with console brackets are in stone. The low pitched roofs are of slate. The tapered gutters behind the parapet walls are covered in lead. The main entrance to each house comprises stone surrounds with pilasters or semi-circular columns with pediments.

The buildings are listed in the Schedule of Buildings of Special Architectural or Historic interest. They are scheduled as Grade 2 and are listed for their group value."

Saxon, Smith & Partners : Kings Buildings, King Street,
Chester (1971)

"King's Buildings, a Georgian brick group dated 1776. Two Venetian doorways"

N. Pevsner and E. Hubbard : The buildings of England :
Cheshire (1971)

"Barn Lane or King Street, Chester

From remote times this way was known as Barn Lane and was an approach to The Crofts where a grange or barn of the Abbey was situated. The name Barn Lane persisted as late as the middle of the 18th century as shewn on De Lavaux's plan of Chester executed about 1745. By 1782 the name had been changed to its present day one of King Street, and the alteration seems to have been accompanied by the erection of a number of more pretentious houses. The reason for the alteration can only be assumed, but it may have been due to a wave of popular loyal sentiment in favour of the reigning house"

Cheshire Sheaf, 3rd. S., vol. 44, 9199 (1949)

"King Street was formerly Barn Lane, Called after St. Werburgh's Abbey's barn in the crofts ('grangia in croftis') King Street (Bernclone 1265-91 (14) Chester II, 618; 'the lane near the Abbot of Chester's Barn' 1238 Br. Mus. Add. Charter 49985, v. note 10) If we ignore the commonplace snob effect which marks social pretensions in street-names, King Street for Barn Lane"

J.M. Dodgson : Place-names and street-names at Chester, Journ. Chester Arch. Soc., N.S., vol. 55 (1968).

King Street (formerly called Barn-lane), at the extremity of which is an elegant range of houses

J Hemingway : History of Chester (1831)

"Grant by Marg(aret), daughter of Thomas de Burgh, to the Abbey of a plot of land in Barn Lane, between the land of the abbey and that of Richard de Tuddenham, paying to her yearly $\frac{1}{2}$ d. of silver. This land was quitclaimed to abbot S(imon) by Hubert de Hodresham, son and heir of Sara daughter of Thomas de Burgh. The said Margaret gave pledge of warrant~~y~~ or restoration of the five marks which the abbot gave her for this land. 1265-91"

J. Tait : Chartulary or register of the Abbey of St Werburgh. Chester, Part 2, 618, Chetham Soc., N.S., vol 82 (1923).

"A Dull Christmas Eve in 1296

In April, 1296, Hugh servant of Thomas de Hekinton, John servant of Andrew de Stanlow and Gervase servant of Robert the spicer, were attached at the Chester City Court for pleas of the Crown to answer Adam de Montalt for assaulting him in the house of John Lightfoot in Berneslane on Christmas eve. He said they shut him up from the hour of curfew until dawn. Hugh said they had been appointed to keep the watch by Robert de Nottingham the serjeant of the watch, who ordered them to go with him to secure a disorderly person and they went accordingly, not actuated by any evil desire, and so were not guilty of any offence. The jury agreed and Adam had to find security. (Cheshire Plea Roll, No. 6 m. 14)"

Cheshire Sheaf, 3rd. S., vol. 20, 4838 (1923).

"Early Deeds from Aston Hall relating to Chester, 1301 - 1459

34. (1318) Sciant etc. Richard de Chirton grants to Richard Erneys citizen of Chester one curtilage etc. in le Bernelone in Northgate Street in Chester lying in breadth between the land of Richard Candelan and the land of the Grantee in exchange for one curtilage lying in the venel next to the Church of Holy Trinity in Watergate Street"

Cheshire Sheaf, 3rd. S., vol. 28, 6299 (1933)

"63. (1366) This indenture, made between Roger Erneys and Roger De Ledesham, citizens of Chester, witnesseth that the aforesaid Roger has dismissed to the aforesaid Roger de Ledesham one barn with the whole orchard adjoining in the Bernelone in the city of Chester which Roger de Ledesham formerly held for a term of years from Alan de Whetelegh and Johanna his wife. To have and to hold to the aforesaid Roger de Ledesham for a term of 20 years next following the date of this present For a yearly rent of six shillings and eight silver pennies. And Roger de Ledesham is to keep the close of the aforesaid orchard in good repair. And if the rent at any time is in arrears Roger Erneys has right of distraint"

Cheshire Sheaf, 3rd. S., vol. 29, 6444 (1934).

"Chester Possessions of the Norris Family"

11. C 1468. Northgate Street. John Massie, 5 mese places with five gardens in fee farm schoting north and south the Berne Lone at one end and the Nonnes at the other.

12. C 1468. Northgate Street. The same John, a berne with a duffhouse and three gardens between Cholmley and the Berne lone 13s 4 d.

1488 Berne Lane. Ric. Masy for a parcel of land, five cottages and a dove-cote with five gardens - 13s. 4d. (Note - 'Solde to Thos Pillen cordyner by me Will. Norres Kt')

Cheshire Sheaf, 3rd. S., vol. 47 9563 (1952)

"Barnston Deeds

21. (1587/8) 30 Eliz. Feb. 23. James Wilkenson and Randle Langton of City of Chester, yeomen, send greeting, etc., whereas John Harvie and Jane his wife have passed unto us and entered into covenant, by their undented deed of 10 Feb. 1587/8, a cottage, a parcel of land and other things in Barne Lane within the City of Chester, and John Harvie stands bound to James Wilkenson by a statute staple in 100 marks acknowledged before the Lord Chief Justice of England, know that we, the said James and Rauffe have granted and assigned to Thomas Harvie of the said City, glover, the said deed

22. (1588/9) 31. Eliz, Jan. 30 John Harvie of Chester, glover and Jane his wife, of Kin and next heirs to Thomas Pullen late of Chester, shoemaker, deceased in consideration of 20 marks paid by Robert Brerewood, of Chester, Alderman, grants sells etc. to him that house and tenement, orchard, garden, croft and land with the appurtenances late in the tenure of a certain Randle Ince of Chester, shoemaker, lying at the furtherst end called 'Lower end' of a certain land in Chester called Barn Lane, and very near (prope adjacens) lez Crofts in the same place, together with commodities, easements etc., revesion^r and services. To hold for ever".

Cheshire Sheaf, 3rd. S. Vol. 43, 9007 (1948).

"23. (1605/6) 3 Jas. I. March 15. Indenture. Thomas Pillen of Chester, gent., in consideration of £15, grants and sells to John Ratclyffe of Chester, alderman, a messuage or toft at the lower end of the Barne Lane in Chester near the Crofts, and a close, croft, pasture or parcel of land adjoining the said messuage or toft, with all muniments, etc. relating to them. To have and to hold for ever of the chief lords of the fee.

Signed Thomas Pillin"

Cheshire Sheaf, 3rd. S., Vol. 43, 9012 (1948)

"On 10 July 1733, the Chester Corporation Assembly Books record that Johnathan Whittell applied for permission to make small cords and ropes in the walk or lane under the walls between Barn Lane (King Street) end and the new Tower (now Water Tower). Permission was granted on 15 August, 1734, subject to a yearly payment of twelve pence

On 14 September, 1763, he informed the Corporation that he was much straightened for room for his family's use in the house in which he lived at the bottom of Barn Lane and desired to make a cellar under the street in front. He was granted permission on payment of two shillings per annum, but succeeded on 3 Feb., 1764, in getting the annual payment commuted into a fine of 21 shillings."

Cheshire Sheaf, 3rd. S., Vol. 26, 5876 (1929)

"Property in Chester in 1751

Sep 24. To be sold several messuages, with a coach-house, etc., in Barn Lane, Chester, now sett at rack rents, to good and sufficient able tenants. Also a large garden, prettily situated, walled in part about, and containing in it an excellent collection of the choicest and best fruit trees of all kinds, with a very pleasant summer-house erected in the center thereof. All which premises are in very good condition, part of the said buildings being a few years since erected and considerable sums of money having been lately expended, on account of the residue thereof. They were late the estate of George Hyde, esq., deceased. Particulars may be had by applying to Mr Dix, in Cuppin's Lane, in the said City"

Cheshire Sheaf; 3rd. S., Vol. 14, 3386 (1917)

"On the south side of King Street, Chester, and about one-third of its length, there is an old house of brick with stone quoins, and with a gable facing the street. The house was probably built at the latter end of the seventeenth century, and is now divided into two tenements, numbered five and seven respectively. The staircase in No 5 from the ground floor to that above is of oak with turned bannisters, and is not particularly noteworthy, but the staircase connecting the two upper stories, with its heavy turned oaken banisters, is a fine and substantial piece of work. There is a small room on the ground floor of No 7 which is completely panelled with oak, now unfortunately covered with paint.

The position of the building corresponds with one shown on De Lavaux's map, of about 1745, as the house of 'William Gamul, Esqr.,' probably the representative of the Crabwall family who was a barrister-at-law, and who was buried at

Backford in 1750, having had no issue".

Cheshire Sheaf, 3rd. S., Vol 13, 3110, (1916)

Compiled by R. Benton, 1973