

The Square,  
Clifford Chambers

*by*  
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# The Square, Clifford Chambers, Warwickshire

## *An architectural survey and history*

by

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<Fig. 1. The Square in 1901 (scan of Pippett slide WCRO, CR2199/3/49)>

The axis of The Square is oriented approximately north east, which is regarded as north in the descriptions below.

Note: Carpentry descriptions follow those in *Recording Timber-framed Buildings* (Alcock et al. 1996). Harris (1978) is also a useful source of information.

Historic units of land area are: 1 acre = 4 rods; 1 rod = 40 perches.

### Acknowledgements

I thank the people living in The Square who have kindly allowed me to visit their houses. Permission to reproduce illustrations where appropriate is gratefully acknowledged.

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# 1. Introduction

## Context for report

This report presents the results of historical and architectural research on the houses in The Square, Clifford Chambers, as commissioned by the Hosking Houses Trust, for use in the proposed book *Round The Square*.

The Square, Clifford Chambers ( Fig. 1) (SP 198 521) is a group of some 15 close-set houses next to the church in Clifford Chambers. Although one of the houses (no. 24) was built in the sixteenth or seventeenth century, as was a second (no. 29) that has since been rebuilt, and one is of the later eighteenth century, most date from the early to mid-nineteenth century, developed after 1804. The four adjoining houses along the street (20-23 Clifford Chambers) are included in this survey, because they formed part of one of the original properties, in the same ownership as nos. 24-27, in the Square itself. Fig. 2. shows the location and street numbering of the houses. The lane running beside nos. 29-32 is now known as Duck Lane. The name is first documented in 1910, but may well have been coined when this part of The Square was developed into separate cottages, in the 1830s.<sup>1</sup>

Tracing the ownership has proved to be complex, working back from the known evidence, in order to find what other documents might be relevant, and has been based in part on a systematic examination of all identified deeds relating to Clifford Chambers, even if they did not appear to be directly relevant.

The Square has been in two separate ownerships since 1804. It originally seemed that these had previously been a single property, but a number of sources show that this is an oversimplification, and that they only came together briefly, from 1800 to 1804. Although some adjustment of the boundaries seems to have been made during the short period of common ownership, we can now trace the two halves of The Square (western and eastern) back to before 1700, as individual properties. One (west) had been a small farm that was split up and the land added to other Clifford farms in 1803. The other (east) was a smaller holding, used since at least the 1720s for a blacksmith's house and forge. In 1919 and 1934, the two parts became part of the Clifford Chambers Manor estate. This was dispersed in 1951, with the individual cottages in The Square sold separately, in many cases to their tenants.

One complication of the ownership is not fully recorded. The 1951 sales did not describe clearly what land was associated with each cottage, particularly in relation to the eastern part of The Square (nos. 28-37). They seemingly relied on the traditional allocation to the various tenants of their gardens, access to the privies, the well and the river, and the use of Duck Lane.

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<sup>1</sup> The name is given in the 1910 Valuation Field Books, TNA, IR 58/89329.

## 2. Ownership of The Square

### The framework of ownership

The earliest map showing who owned the houses in The Square dates from 1880 (Fig. 3). This comes from a deed of 1880, in which the larger part (nos. 28-37) was being sold by the ‘Children of William Mountain Fisher’ to Rev F H Annesley.<sup>2</sup> The rest of The Square is not shown in any detail, but is identified as belonging to the ‘executors of Late H. Baker’. These two blocks can be followed both backwards and onwards from 1880, partly through original deeds and partly through draft deeds that have survived in solicitor’s records.

*Fig. 3. Plan from the 1880 sale deed for 28-37 The Square (Clifford Chambers Village archive). The colours identify the two lots in which it was offered for sale, although at the sale both were bought by Rev. Annesley.*

### The Baker property: Western side of The Square

The successive owners for the western side of The Square are shown in Table 1, established both from the deeds discussed next and from the succession of owners and tenants given in the Poor Rate assessments for Clifford Chambers (Table 2). The latter show it owned by W[illiam] Buller (two in succession) from the earliest listing in 1810 onwards and, when details are given after 1838, it comprised six cottages. Indeed, in 1824, William Buller of Stratford, maltster, left his six cottages in Clifford Chambers to his wife for her life and then to his son, another William.<sup>3</sup> In 1852, the latter bequeathed all his property to trustees, to be sold after his wife’s death.<sup>4</sup> In 1864, Henry Baker paid £400 for 6 messuages bounded by the property of Mrs Hartshorn (W), - Fisher (N & E) and the public footpath (S).<sup>5</sup> Baker lived in Clifford Chambers at Holly House and was a builder. When he died in 1878, the cottages (by now increased to eight in number) were inherited by his son-in-law John Taylor as trustee for Henry’s grandchildren,<sup>6</sup> and on the John’s death in 1899 they passed to the grand-daughters, Hannah Bailey & Edith Taylor.<sup>7</sup> The latter were the owners in 1910 and the sale to the Manor by Hannah Bailey’s son took place in 1934.<sup>8</sup>

<sup>2</sup> This plan was originally drawn up as sale particulars for an auction on 28 July 1880 (SCLA, DR 153/43), comprising Lots 3 and 4. Lots 1 and 2 comprised houses in Greenhill Street, Stratford-upon-Avon, and a meadow near the Birmingham Road, Stratford.

<sup>3</sup> SCLA, ER5/305.

<sup>4</sup> TNA, PROB 11/2168/408, proved 29 Mar 1853.

<sup>5</sup> SCLA, DR 325/577. This includes details of the will and the sale to Henry Baker.

<sup>6</sup> BCA, Birmingham Probate Registry copy wills, 1878, f. 489. Death registered Sep-Dec 1878 (Stratford, vol. 6d, p. 430); he was 73.

<sup>7</sup> His daughter Ann (baptised at Clifford 6 Nov 1831) married John Taylor of Stratford in 1857 (Apr-Jun 1857, Stratford vol. 6d, p. 669). Their daughter Hannah Annie was baptised on 5 Feb 1860, and Edith on 26 July 1863, and the former married Martin Bailey in 1879 (registered Oct-Dec 1879, Stratford, vol. 6d, p. 879).

<sup>8</sup> 1910 hereditaments 101-108 (WCRO, CR 1978/1/29). No deeds have been located for the manor estate in the 20th century, but the 1951 sale catalogue, WCRO, EAC 11, gives a list of the purchase deeds, and the relevant one for this part of the property is that from John Henry Bailey, 11 May 1934. This is confirmed by the abstract of title for 27 The Square (in possession of the owner of no. 28). John H Bailey, son of Hannah and Martin, was born in

<Table 1. Ownership of western part of The Square from 1804.>

<Table 2. Clifford Chambers Poor Rate assessments for The Square (east) from 1810 to 1861 (WCRO DR325/67-73).>

### *The Morris farm*

William Buller's part of The Square is identified from deeds as having been part of the Morris farm in Clifford,<sup>9</sup> descending in the family from 1649 onwards (Family Tree 1). In fact, the family owned two distinct properties in the village, associated respectively with a half and one yardland in the open fields (corresponding approximately to 18 and 36 acres).<sup>10</sup> The smaller holding has the more complex history, but is not directly linked to The Square; its ownership is summarised in Appendix 1.

#### *<Family Tree 1. The Morris family. \*>*

The one-yardland holding was sold by Henry Rainsford, lord of the manor, to George Morris in about 1649.<sup>11</sup> It was inherited by George Morris (II) and settled by him on his son Robert in 1709 when he married Ursula Holtam. It descended in his family to Samuel Morris (I) the elder and formed part of Samuel (I)'s marriage settlement. Thus, although he could bequeath the half-yardland farm (as he did, to his grandchildren), the main farm descended automatically to his son, Samuel (II). By 1800, the latter had emigrated to South Carolina, and in that year, he sold the family farm to one Betty Butler, of Shrivenham, Wiltshire, widow (see next section).<sup>12</sup> It was then described as:

the messuage where Samuel Morris the elder dwelt, then divided into two, a cottage divided into two, and seven closes comprising 42 acres, as allotted at enclosure to Samuel Morris in lieu of one yardland.<sup>13</sup>

In 1803, the property was split up, with William Burrow buying the 42 acres, which became Clifford Hill Farm and, a year later, William Buller acquiring the messuage and the cottage;<sup>14</sup> the latter most probably stood on the site of nos. 20-23 rather than nos. 26-27.<sup>15</sup> The development of the old farmhouse into cottages probably took place when Samuel (I) retired from farming – perhaps when his son, Samuel (II) emigrated to America, some time after his marriage in 1772, when it was clear that he would not want to take over the family farm.

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Clifford Chambers in 1881 (1901 census) (John Henry Bailey birth registered Jan-Mar 1881, Stratford, vol. 6d, p. 645).

<sup>9</sup> See in particular SCLA, DR 325/577; DR 325/2756 (30).

<sup>10</sup> The areas are calculated from the allotments made at enclosure in 1779. They are unusually large, a yardland generally being about 24 acres.

<sup>11</sup> SCLA, DR 140/8. This was a similar sale to that to Thomas Hobbins of the farm that became 19 Clifford Chambers (N. W. Alcock (2001), 'Clifford Cottage, 19 Clifford Chambers, Warwickshire: A documentary History', unpublished report, (copy at WCRO)). The assignment of a 99-year lease by Rainsford (probably securing a loan) is recited in SCLA, DR 149/151/29, which summarises the deeds from 1675 to 1800.

<sup>12</sup> SCLA, DR 325/2756/22 (recited in /30).

<sup>13</sup> Although Morris received a single allotment for both his holdings, he must have subdivided it, although later both parts were reunited as Clifford Hill Farm.

<sup>14</sup> SCLA, DR 325/2756/29-30. This is the sale deed to Buller, which includes a covenant by William Burrow (as the main owner) to produce the deeds from 1709 to 1803 for the whole property.

<sup>15</sup> See below. Had it been nos 26-7, a description as part of the messuage would be expected.

### *The layout at enclosure in 1779*

We get a glimpse of the topography of The Square in 1779, from the award made for the enclosure of the open fields in Clifford Chambers (although most of the houses there did not yet exist).<sup>16</sup> As well as the main allotments (including the 57 acres to Samuel Morris in lieu of his 1½ yardlands), a number of small exchanges of land were recorded. One of these is particularly significant, made between Samuel Morris and Rebecca Parry, the owner of Clifford Lodge. Samuel received a block of 7 acres in the fields, that had been allotted to Rebecca and which adjoined his new fields. In exchange, he gave Rebecca a small plot south of the road in the village (next to the later recreation ground), and two adjoining rather larger plots which are described as:

1. Old inclosed ground called the Meadow, occupied by Samuel Morris, bounded:  
SW: old inclosure of Rebecca Parry and an old inclosure of Samuel Morris called the Sling  
all other sides: River Stour
2. Part of the Sling, bounded:  
NE: The Meadow (previous plot)  
E: (part) River Stour; (part) old inclosure of Lister Dighton  
S: farmyard of Samuel Morris  
W: old inclosure of Rebecca Parry

Together the two pieces contained 1 ac, 2r 36 p (almost 1¾ ac)

This description must be wrong in some way, since it makes no mention of the other part of the Sling that was not included in the exchange and must have adjoined the first part. However, we can suggest what the layout was (Fig. 4). A plan of the former Parry property made in 1890 defines the line of partition of The Sling, as the east boundary of the property,<sup>17</sup> and The Meadow can only be the field in the bight of the Stour behind Clifford Lodge (1½ acres in 1905). The Sling must then be a strip running from the Morris farmstead to the river. This access would have been vital to a farmer, for watering his stock, so it is most likely that the mention of Lister Dighton's old enclosure is a mistake, and that the remainder of the Sling formed a strip running back to the Stour from the back of the Morris farmyard.<sup>18</sup>

*Fig. 4. Reconstruction of part of the Clifford Chambers Enclosure Award of 1779, showing the land belonging to Samuel Morris exchanged with Rebecca Parry (shaded). Buildings known to exist at this date are shown as blocks.*

### **The Fisher family property: eastern part of The Square**

*From 1830 to 1880*

The 1880 auction particulars identifies an indenture of 20th June 1853 as the root of title for the properties. Fortunately, this survives, showing it to be the marriage settlement of Avice Rouse, widow (formerly Avice Spiers) and William Mountain Fisher of Stratford, grocer.<sup>19</sup> The property that formed part of the settlement included both land in Stratford and houses in Clifford. Although Avice's father, Thomas Spiers was a Clifford Chambers villager, he had left her only the Stratford land when he died in 1833, and the Clifford property had belonged to her husband John Rouse (d. 1851). It is described in the settlement as:

<sup>16</sup> WCRO, DR 325/122.

<sup>17</sup> WCRO, CR 1596/868.

<sup>18</sup> A close belonging to Lister Dighton was an abuttal of the exchanged plot on the other side of the street, so this may have been copied twice by mistake.

<sup>19</sup> The original is among the documents held in the Clifford Chambers village archive, and a copy is in SCLA, DR 325/887.

Messuage, garden, orchard occupied by Avice & blacksmith's cottage [*perhaps meaning shop*] being converted to a cottage, and six cottages in the occupation of Wm Hunt, John Buller, John Smith, Richard Field, William Lively, James Williams.

In the 1861 census, nine cottage tenants can be identified, although the final detailed poor rate (1861) had failed to catch up with the enlargement, and still only listed four names.

Before 1853, the property can be traced back through the Poor Rates (Table 2), which describe it as a blacksmith's shop, house and five cottages in 1839. It was then owned by John Rouse and before him by John Garfield from at least 1810, although a reduction in its size apparently took place in about 1830. Light is thrown on the property by the will of John Rouse (I) and by the family relationships (Family Tree 2). Both the elder and the younger John Rouse must have been blacksmiths and in 1841 the former left his wife Elizabeth 'all my houses, six in number, in Clifford Chambers' and all his stock-in-trade; she had to find a home for their two sons, John (II) and William.<sup>20</sup> On her death (which happened in 1845), the younger John was to have:

My dwelling house, shop and house adjoining and the ground belonging, that part of the garden on the left of the road from the cottages down to the Stour, and all my stock in trade'. His son William was to receive 'the four lowermost cottages' with the rest of the ground.<sup>21</sup> In the event, William died in 1851, before his brother and before he came of age or married, so the whole property was inherited by John (II). It was left by him to his wife Avice, and then descended to her children with her second husband, William Fisher. Interestingly, even though the division made in John Rouse's will never took place, it corresponds to the two lots into which the property was divided in 1880 (Fig. 3).

*<Family Tree 2. Garfield: Spiers: Rouse: Fisher families>*

*After 1880*

William and Avice Fisher had two children, and after the auction in 1880, both parts of the Clifford property were bought from them by Rev. F. H. Annesley, for £755 (lot 3) and £295 (Lot 4). He was the third successive member of his family to be rector of Clifford Chambers, and the Manor House also belonged to his family. He owned this part of The Square for 15 years, then selling it to Thomas Sargeson, plumber and decorator of Stratford, for £780 (at a substantial loss). Sargeson died in 1916 and the houses were inherited by his wife and his only child who sold it on to Mrs Doughty, the new owner of the Manor House, in 1919.<sup>22</sup> Table 3 gives a summary of the ownership of this section after 1830.

*<Table 3. Ownership of eastern part of The Square after 1830.>*

<sup>20</sup> GA, Wills 1841/159. John Rouse was not from Clifford Chambers, and may have been the John, son of John and Elizabeth Rouse baptised on 23 June 1802 at Shipston-on-Stour. In the entry of his burial on 27th February 1841 in the Clifford Chambers register, his age is given as 39. He may well have been apprenticed in the village, perhaps to John Garfield.

<sup>21</sup> Henry Baker and his wife, Elizabeth were to be the executors; this was presumably the same Henry Baker who later bought the western side of The Square.

<sup>22</sup> Sale from Anne Elizabeth Sargeson and Melvina Thompson Cooke, dated 9 Jul 1919. The marriage of Ann Elizabeth Goodhall and Thomas Sargeson was registered in Jul-Sep 1881 (Wakefield, vol. 9c, p. 17). Melvina Thompson Sargeson's birth was registered in Jan-Mar 1882 (Stratford, vol. 6d, p. 655) and her marriage to James Cooke in Oct-Dec 1910, Louth Vol. 71, p. 1374. In 1951, this purchase deed was covenanted to be produced to the purchasers of no. 28 The Square.

### *The Garfield house before 1830*

The discovery of a bundle of deeds take the story of this part of The Square back from 1830 to the 1720s (Table 4), and a stray document probably extends it further, to the 1680s.<sup>23</sup> In 1733, one Mary Farr of Alveston, the widow of Samuel Farr (a well-off apothecary in Stratford) assigned to one John Jackman of Leek Wootton, the mortgage of a messuage and smith's shop, with a little close and an orchard adjoining them, formerly occupied by James Penn[ington], John Gloster and William Blick; the original mortgage had been taken out with her in 1727 by one William Farr of Studley. By 1733, William was dead, although his son, Thomas, was still under age. In 1744, Jackman was died and his widow and Thomas Farr (now a glazier of Evesham) assigned the mortgage to Thomas Taplin of Stratford, glazier. Then, in 1754, Thomas sold the property to Richard Stevens of Stratford (also a glazier), and his wife, Sarah; she was in fact the widow of Thomas Taplin, and so held the mortgage in her own right as his executor. The property was then occupied by James Pennington and William Blick.

#### *<Table 4. Ownership of eastern part of The Square until 1830.>*

Richard and Sarah Stevens both died in 1783, and their property was inherited by their daughters, Sarah Stevens and Lucy Morris.<sup>24</sup> However, they sold it almost immediately, to Edward Hunt Butler of Shrivenham; in 1791, a share of it was sold to Mary Hunt, and in 1793 Edward died and his part was inherited by his widow, Betty.<sup>25</sup> Edward, Betty and Mary's Wiltshire residence is surprising, but both probably had a Stratford connection, perhaps being related to the Stevens family. As already described, in 1800, Betty Butler had bought the Morris farm; in 1802 she paid to redeem the Land Tax on the 42 acres later sold to William Burrow, and in 1803, she and Mary Hunt that on the messuage and smith's shop.<sup>26</sup>

In 1806, they sold the property to John Garfield, blacksmith, for £285, when it was described as 'a messuage and smith's shop in Clifford Chambers, with a little close, garden and orchard', formerly tenanted by James Pennington and William Blick, lately by Widow Smith and – Spilsbury, and finally by John Garfield himself.<sup>27</sup> Although none of the documents indicate it directly, the evidence of the layout in 1779 (above), and the way in which the eastern part of The Square runs behind the western part, show that the boundary between the eastern and western parts must have been adjusted between 1800 and 1804, when they were in the same ownership. Garfield immediately took out a mortgage with one John Roberts of Stratford, maltster, for £200.<sup>28</sup> This was a high proportion of the value, and to preserve Roberts's interest, the mortgage included a 'power of sale',

<sup>23</sup> WCRO, CR539/83-4; CR310.

<sup>24</sup> Richard Stevens died intestate and the administration of his estate was granted to his widow, Sarah on 1 February 1783. She died soon after her husband, and her will was proved on 30 April 1783.

<sup>25</sup> The sale deed of 1783 also related to a house in Chapel Street, Stratford and so was retained when the Clifford property was sold. It is referred to both in WCRO, CR539/84/3 and in SCLA, ER4/55 (abstract of title to the Chapel Street property), although neither gives full details of the property conveyed. The 1791 deed is described as being a sale to Mary Hunt, although in reality, she was joint owner with Betty Butler after Edward's death.

<sup>26</sup> TNA, IR 24/96, redemption 82891 and IR24/99: redemption 85558.

<sup>27</sup> James Pennington and William Blick are probably the two people of this name buried in Clifford in 1781 and 1785, respectively. John Garfield probably took over the tenancy at about the time of his marriage in 1779.

<sup>28</sup> WCRO, CR 539/84/5, and also SCLA, ER 3/1153.

which allowed the mortgagee, to take over the property and sell it if Garfield failed to pay the interest. As discussed below, it seems likely that part of this money went to pay for building the new house, no. 28 The Square.

John Garfield made his will in 1825, and he died in 1828. He had a son and two elder daughters (though daughter Ann is not mentioned in the will and may have died), but he left his youngest daughter Elizabeth Rouse the whole of the house, garden, orchard and all his stock in trade and household goods.<sup>29</sup> Elizabeth had to pay 1s to his son John, a blacksmith in Stratford, and £3 to her sister Alice (Field). This John seems to have been exceptionally feckless. He ran away in 1821, leaving his wife Sarah and four children chargeable to the borough. He was then apprehended by the overseers and had to assign his wife's inheritance to support the family.<sup>30</sup> After his father's death, when he was living in Bermondsey, he was offered the shilling, which he refused to accept. Indeed, he seems to have tried to challenge the will, since the deed bundle includes an affidavit describing how it was drawn up, by John Tasker of Stratford, grocer, and how John Garfield 'spoke much of his daughter and against his son, who had been wild and extravagant'.<sup>31</sup>

Finally, in 1830, John and Elizabeth Rouse sold the entire property to Rev. Arthur Annesley and paid off the Roberts mortgage. Exactly what happened next is unclear, but the Poor Rates show Rouse remaining in possession, though paying £3 (in July 1830) and then £6 from 1831, rather than the £10 (April 1830 and before) which had been the earlier assessment. Most probably part of the close had been sold off, and John had then bought back the house, apparently in two stages. Now, though, it belonged to him outright, rather than him owning it as Elizabeth's husband.

A stray deed of 1707 probably relates to the property before 1727, when it appears in the ownership of William Farr (above).<sup>32</sup> It relates to 'a messuage, close and orchard' in Clifford Chambers, which had 'recently' (before 1702 and perhaps in 1699) been bought by William Farr from Thomas Pennington.<sup>33</sup> William died in 1702, leaving this property to his widow, Sarah, and then to their son, Richard, who in 1707 sold it to his younger brother, another William; they were both millers in Preston-on-Stour.<sup>34</sup> Although this description does not mention a smith's shop, the coincidence of the wording, and also of ownership by a William Farr strongly suggests that the deed relates to the eastern side of The Square. However, we cannot prove that the William Farr of Preston in 1707 was the same person as, or more probably the father of, the William Farr, of Studley in 1727.

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<sup>29</sup> GA, Wills 1828/203.

<sup>30</sup> SCLA, DR 469/162

<sup>31</sup> WCRO, CR 539/83/1 and 84/1. Although this affidavit was taken by a Master in Chancery, no reference to an actual law suit has been found.

<sup>32</sup> WCRO, CR 310.

<sup>33</sup> This Thomas was probably the son of James Pennington of Clifford, who died in 1687, leaving a son, Thomas, baptised on 10 Dec 1678 (and thus of age and able to undertake legal transactions in Dec 1699).

<sup>34</sup> Will of William Farr (elder) of Preston-on-Stour, miller, proved 24 Nov 1702. TNA PROB 11/467/169. In fact, Sarah was still alive in 1707, and what Richard sold was the ownership after her death.

### 3. The Houses in The Square

The gradual development of the houses around The Square can be followed principally from the lists of its inhabitants, summarised in Table 6 (for details and Appendix 3). For the western section, the principal developments were the addition of nos. 26-7, before 1824, and the replacement of the cottage by the terrace of four houses, nos. 20-23, in about 1865. The eastern section is more complicated, since two buildings (nos. 29 and 35) appear to have pre-dated the main house, no. 28. From 1727 until 1806, only a messuage and smith's shop are mentioned, which can be identified with nos. 35 and 29 respectively. Following the building of the main house (28), it seems that a new blacksmith's shop was built (no. 36/7), and by 1838, the range behind no. 28 had become four cottages. With the cessation of its use by blacksmiths, between 1853 and 1861, the forge became two cottages and the final cottages (nos. 33-34) were added at the rear.

*< Table 5. Summary of development of The Square.>*

#### 24-5 The Square (Figs. 5-8)

This house (divided into two cottages by 1800) dates from around 1600 and is the oldest building now surviving in The Square. It can be identified from the documentary evidence as having been the former Morris farmhouse. It is now of two bays, with a modern lean-to range at the rear, that may well replace an earlier structure, and it may also have had a further bay at the south end.<sup>35</sup> The plan of the upstairs rooms is the same as the ground floor, except that bay I was partitioned into two at a comparatively early date; bay II is also partitioned, but more recently.

*Fig. 5. View of 28 The Square in 2013.*

*Fig. 6. Plan of 28 The Square.*

The structure is of timber framing in square panels, three squares high and with four panels in each bay, although the extensive alterations obscure the original arrangement and the rear framing is mostly concealed. The framing is somewhat erratic, suggesting difficulties with the available timber. Thus, of the intermediate studs in bay I (T1-2), the first and third rise from the sill beam to the wall plate, but the second is interrupted by the upper rail; in bay two, the first stud (missing) was short, but the second rises to the wall plate.

Two main frames survive complete (T1 and T2), but truss T3 at the south has been rebuilt in brick. The tiebeams are straight, with 45° corner braces; the collars are slightly cambered with two queen struts below them and with single butt-purlins. Relatively wide curved windbraces are used (Fig. 7); those for the south end truss still survive, showing that the present brick gable wall is in the position of T3. The floors in both bays are carried on chamfered beams and joists, both with scroll (ogee) stops, datable to the late sixteenth to seventeenth century (Fig. 8).<sup>36</sup> Curiously, the beams in the two bays run in different directions, axially in bay I and transversely in bay II (where the joists on its south side have been replaced). An unusual feature in bay I is that the joist ends are carried on a half-beam against the west wall, which is itself chamfered with stops on either side of the mortice for a wall post (Fig. 8); it also has the rebate for a door towards its southern end (marked (D) on Fig. 6). This half-beam is rather crudely jointed to the corner post, which might suggest that the ceiling is a later insertion. However, this possibility is not supported by other evidence, and it seems more likely

<sup>35</sup> Such lean-to ranges are typical additions to earlier houses. The southern gable is now of brick, so retains no evidence for or against a further bay at this end.

<sup>36</sup> See Hall (2005) and Hall & Alcock (1994).

to be an indication of relatively poor quality structural carpentry, and of the mis-match between the three-panel framing and the placing of the ceiling beams in the centre of one of the panels, rather than coinciding with the mid-rails.

<Fig. 7. Roof structure of 24 The Square (Photo: Rolf Howard).>

Fig. 8. Half-beam in bay I with chamfers and stops on both sides of a post mortice.

As the house now exists, it lacks either an early fireplace or a clear original staircase position. If indeed it had a further room at the south end, this could have contained both of these. The expected inglenook fireplace might also have been in the south half of bay II, where the joists have been replaced; it would have been replaced by the present corner fireplace, which must be of the same date as the brick south gable wall.

#### *Probate inventories*

Two probate inventories survive for the Morris farm: those of George Morris, 1719 and Robert Morris, 1737, and their texts are included in Appendix 2. The first gives good details of his household goods, in six rooms: Parlour, Hall, Pantry, Day house [dairy], Brewhouse, Kitchen, over the Hall. This suggests a house with three main rooms: Parlour, Hall, Kitchen, consistent with it having originally had an additional room at the south end. The subsidiary rooms were perhaps in a rear lean-to, as suggested above. One upstairs room alone is named, probably not because this was the only one existing, but because the others were empty or whatever they contained did not belong to him. At the time of his death, George Morris seems to have been living on his own, since his wife had died and his son was living in Stratford.

Robert Morris's inventory is minimal, simply listing 'goods' in three rooms, the Best Chamber, the Little Room and the Middle Room. Although we cannot be certain, the absence of either a hall or a kitchen strongly suggests that these were simply a set of upstairs rooms, rather than a complete house. He may well have handed over the house to his son, since his death occurred in September 1737, soon after the marriage of Samuel (I) in March (see Family Tree 1).

#### **26-7 The Square**

These two brick-built cottages each had one main room, apparently with rear lean-tos; the windows have single-brick segmental-arch heads. They have undergone recent extensive internal modernisation and contain no visible dateable features. From the documentary evidence, they must have been built between 1804 when William Buller acquired the western side of The Square, as a messuage and cottage, and 1828 when he bequeathed six cottages.

#### **20-23 The Square** (Figs. 9-12)

This row of four identical cottages is built as two mirror-imaged pairs.<sup>37</sup> It uses brick in Flemish bond, with varied colour shades, but the bricks are not very well-selected, giving a rather mottled appearance, while the segmental window arches use headers rather than alternating headers and stretchers (as at no. 28). The rear walls have courses of Flemish bond separated by one to three courses of stretchers.

*Fig. 9. 20-23 Clifford Chambers.*

*Fig. 10. Rear of 22 Clifford Chambers.*

*Fig. 11. Plan of 22 The Square.*

<sup>37</sup>

Only number 22 has been examined internally, but from the exterior it appears that all are identical, apart from the presence of gable windows in the two end cottages.

In plan (Fig. 11), each house comprises a main room, divided at the rear from the staircase and a small room interpreted as a pantry. Behind these, the rear room, which must have been the kitchen, has a chimney and fireplace, adjoining that of the next house. The upper floor provides a large room in the main block and a room over the kitchen (now used as a bathroom, but presumably originally a bedroom). The space over the pantry contains the stair to the attic, which is lit by a rear dormer. The roof is carried on chamfered purlins (probably reused) spanning between the brick partition walls. In 1910, the cottages were described as having three bedrooms with a kitchen (i.e. the main room), back kitchen and pantry. Privies stood in the yard behind the terrace, and they also had pigsties.<sup>38</sup>

Internally, in no. 22, few features are visible, but a number of original vertical-boarded doors survive, and the main upstairs room retains its fire grate (Fig. 12). This is a simple Pantheon-pattern bedroom hob-grate, probably made by the Coalbrookdale Company near Ironbridge, Shropshire, ostensibly dating from circa 1830-45.<sup>39</sup> However, the documentary evidence, in particular the will of William Buller in 1864 compared to the 1871 census show an increase from six to eight cottages between 1864 and 1871. Thus, this row of four cottages must have replaced the cottage divided into two, probably soon after Henry Baker's purchase in 1864. The fire grate may well have been among Henry Baker's old stock when the cottages were built (although they may also have continued in production for longer than suggested), or it may have been reused from the old cottage.

*Fig. 12. Original fire grate on the first floor of 22 The Square*

## **28 The Square** (figs. 13-15)

This very neat house at the north end of The Square appears rather tall and narrow (Fig. 13). However, this arises mainly because it was raised from two to three storeys soon after being built. The original front elevation is in Flemish bond (alternating headers and stretchers in each course), with pale headers and rather darker stretchers giving a chequered effect (a late example of classic Georgian brickwork). The alternating brick colours in the segmental window arches are particularly notable. The side elevation is much less well-built, almost entirely in stretchers, with Flemish bond for every fourth or fifth course. The raised upper story has the same style, but the darker bricks are slightly lighter than those below, giving it a paler appearance. The raising is particularly clear on the gable, where the original chimney is flanked by the later brickwork.

*Fig. 13(a-b). The front and east gable of 28 The Square.*

*Fig. 14. Plan of 28 The Square.*

The house has only two rooms in plan (Fig. 14), with a stone-flagged cellar under the eastern one. These probably served as kitchen (west) and parlour (east), its boarded rather than solid floor reflecting its superior status. Both ground-floor rooms have axial ceiling beams, but they are incompletely chamfered and were probably originally plastered. The cellar had a stone-flagged floor (now replaced), and a raised stone stand for barrels or bowls (a thrall). Its transverse ceiling beam is chamfered but unstopped, and holds a number of heavy nails, probably used for hanging bacon or the like. An external access below the front window would have allowed heavy items to reach the cellar – perhaps including barrels, when the house was used as a pub. The house may well have been associated with a detached single-storey rear kitchen, standing to its north-west. This would have been reached through the door in the back kitchen wall, and the pump for the house stands in the former yard beyond this. This room was later used as a shoemaker's workshop.

<sup>38</sup> TNA, IR 58/89330.

<sup>39</sup> Kindly identified by Charles Brooking of the Brooking Collection of architectural objects (<http://www.thebrookingcollection.com/>).

The narrow staircase is placed between the two rooms. Unusually, it does not have a passage beside it, which caused a problem when the house was raised, since it did not allow for another flight of stairs to be inserted above it. Thus, the attic is reached by a stair running along the rear wall of the house, behind the eastern room. This room contains the most notable original feature of the house: the fire grate (Fig. 15). This has been identified as a fine late-18th century Bath-pattern hob-grate with classical decoration, either made by the Coalbrookdale Company or the Carron Company of Falkirk, Scotland.<sup>40</sup> Remarkably, it retains its wrought-iron chimney-crane for supporting a pot or kettle over the fire, although it is not clear why this would have been needed in a first floor bedroom.

*Fig. 15. Original fire grate on the first floor of 28 The Square.*

In 1880, the house was described as:

All that substantial and well-built freehold licensed beer-house, containing: Tap Room, Smoke Room, Parlour, Four Bedrooms, Kitchen, Back Kitchen, Two Pantries, Brewhouse and Outhbuildings, with large productive garden well-planted with choice fruit trees.<sup>41</sup>

How all these rooms fitted into the house is not entirely from clear. Was the Tap Room (where beer was presumably drawn from barrels into jugs, etc) perhaps in the cellar? The Kitchen, Back Kitchen, Pantries and Brewhouse must certainly have been in the back buildings.

The dating of the grate to 1780-1798, suggests that the house might have been built before the sale to John Garfield in 1806; however, it is much more likely that Garfield undertook the building, with the help of the large mortgage he raised at the time of his purchase, rather than that it was built by the changing and absentee previous owners. The documentary evidence also suggests that the house did not exist in 1806. The addition of the upper floor cannot be closely dated, but may have taken place after Elizabeth Garfield married John Rouse in 1824, to provide more space for their family.

### **29-32 The Square** (Figs. 16-17)

The first pair of these houses has been completely rebuilt on approximately its original footprint (Fig. 16), and now provides no useful historical evidence. However, two of Rev. Pippett's photographs show it and its neighbour them in 1901, giving important information about the development of The Square (Fig. 17a-b). Nos. 29-30 was timber-framed, and the only thatched building in The Square. It used square-panel framing, apparently of two bays. It must have dated from the early 17th century, and it can perhaps be identified as the blacksmith's forge, before the building of no. 28 cut it off from the open part of The Square. Nos. 31-2 is of brick and slate, a pair of mirror-image cottages with a central chimney, probably originally with one main downstairs room and larger and smaller bedrooms upstairs.<sup>42</sup> The documentary evidence suggests that they were built somewhat before 1838.

*Fig. 16. View of nos. 29-31/2 The Square in 2012*

*Fig. 17a-b. Views from the churchyard of nos. 29-30 and 31-2 in 1901 (scan of Pippett slides WCRO, CR2199/1/26 & 25).*

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<sup>40</sup> Also identified by Charles Brooking. It is very similar in construction and design to the 1780's Coalbrookdale hob-grate in the Collection.

<sup>41</sup> SCLA, DR 27/141. Unusually, the 1910 Field Books give no description of the house.

<sup>42</sup> The fenestration is similar to that of late 18th to early 19th century cottages in Coventry. See N. W. Alcock, 'Housing the urban poor in 1800: courts in Atherstone and Coventry, Warwickshire', *Vernacular Architecture*, **36** (2005), 49-60.

### **35 and 36/7 The Square (Figs. 18-19)**

These buildings form a single range on the east side of The Square, both brick built. No. 35 appears to be the oldest building on the eastern side of The Square, although we have little direct dating evidence; the interior of no. 36/7 has not been examined. The step in the brickwork at the rear, and the straight joint on the front shows that they were built separately, with no. 35 the earlier, using small and irregular bricks, in contrast to the larger more regular ones (machine-made?) of no. 36/7. No. 35 uses alternate courses of Flemish and stretcher bond, and no. 36/7 has courses of Flemish bond separated by three courses of stretchers. The most notable feature of no. 36/7 is the long timber lintel on the front elevation, identifying a former wide opening, and indicating that this was originally not domestic, with the tall chimneys being added when it was converted to cottages.

No. 35 contains a very irregular chamfered ceiling beam, that appears to be of beech, while the elm joists are more neatly chamfered with run-out stops. The purlins are also of elm. Although these features are not closely dateable, they are consistent with the later 18th century, and the use of chamfered joists strongly indicates that this was a domestic building. It probably had a fireplace against the northern gable.

The details are consistent with the interpretation suggested above: that no. 35 was the original blacksmith's house, while no. 36/7 was the blacksmith's shop, probably constructed shortly after 1806, when no. 28 was built as a new house for John Garfield, and the earliest part of the complex, no. 29, was no longer useable as the shop.

*Fig. 18a-b. Nos. 35 and 36/7 The Square, front and rear views.*

*Fig. 19. Beech ceiling beam and chamfered joists in no. 35 The Square.*

### **33-4 The Square (Fig. 20)**

The last pair of cottages was added to the eastern section of The Square between 1853 and about 1861; no. 34 has been rebuilt on its original footprint, so this description is of no. 33. It is brick-built, less substantial than any of the other houses in The Square, using stretcher bond throughout, in walls that are only one-brick thick (4½ in). It and no. 34 probably originated as similar blind-back cottages (with no windows in their rear walls), with one ground-floor room, and two small upstairs rooms. They appear to have had the same plan, before the rebuilding of no. 34. No. 33 comprises a main room with fireplace and range, floored in large stone flags. The second, northern, room is much narrower and probably served as a pantry, as well as giving access to the staircase at the back. Its floor is mostly of brick-sized lias slabs, set on edge, accompanied by one very large flat slab.

*Fig. 20. View of no. 33 The Square in 2012*

## 4. The people of The Square

Our information on the people who lived in The Square comes primarily from the censuses between 1841 to 1911. Later than this, the only source giving the names of villagers are the electoral registers, but these do not include street numbers, so that it is impossible to identify the residents. A few earlier names are known, but we have little information about them as people.

Some 100 distinct names of the heads of the families occupying the eighteen houses of The Square have been found up to 1911.<sup>43</sup> Sixty family surnames are found altogether, the majority (40) with only one family living in The Square, but ranging up to a maximum of eight distinct families. The total number of people in The Square was 56 in 1861, and rose with the increasing number of houses to 79 in 1891, falling to 60 in 1901. The average household size was 3.5 in 1861, rising to 4.4 in 1891 and then decreasing to 3.3 in 1911.

By far the most numerous single occupation was that of 'agricultural' or 'farm' labourer, occasionally described more specifically, like William Cockbill, 'labourer with threshing machine' in 1901 (though he was just a farm labourer in 1911), and the shepherds and stockmen. The grooms and gardeners were a step up from the labourers, presumably working mainly at the Manor, though some of the bigger farms may also have had grooms. Relatively few of the inhabitants had more skilled occupations, apart from those living in no. 28 (below). Several were sawyers or carpenters, including Thomas Watkins (1861, 1871), though in 1881 he was described as 'hedge carpenter', someone who specifically repaired fences. The Square also housed millers, bakers and carters, and a few people for whom literacy was necessary, the railway clerk, the church clerk and the road surveyors. Very few women who headed households were described other than as widows, but one was a laundress and one a charwoman.

Selected inhabitants of The Square are discussed below, starting with those living in the 'big house', no. 28.

### The occupiers of no. 28 The Square

This was the only house that was regularly occupied by its owners, starting with John Garfield, the blacksmith (see Family Tree 2). He was not from Clifford Chambers, and is first identified there in 1779 on the occasion of his marriage to Ann Smith, widow. Her husband was almost certainly Michael Smith, blacksmith, who had died in March of that year, leaving her with two small children,<sup>44</sup> and it seems plausible that John Garfield had come to the village as Michael's apprentice.<sup>45</sup> John was succeeded in his craft by his son-in-law John Rouse (I), and indeed the latter's widow, Elizabeth, who was herself describes as 'blacksmith' in the 1841 census, taken immediately after her husband's death. John Rouse (I) was not born in the village and it is plausible that he came to live there as an apprentice. John and Elizabeth had two children, John (1825-51) and William (1838-51), and the second John inherited the eastern part of The Square from his father. In 1851, he

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<sup>43</sup> See source lists in Appendix 3. These relate to the people perhaps who can confidently be located in these houses. Names in the 1841 and 1851 censuses are only included if they are confirmed from other sources, since these enumerations were clearly not taken in street order.

<sup>44</sup> Michael and Marcella, Smith, baptised 5 Oct 1776 and 1 October 1778.

<sup>45</sup> Ann can probably be identified as Ann Morgan of Barford, who married Michael Smith of Clifford at Barford on 2 Oct 1774. The younger Michael Smith himself became a blacksmith in Clifford, succeeded by his son, Seth Smith, both working at their smithy at no. 53 Clifford on the south of the street (Clifford MIs 20 & 49).

described himself as a ‘smith master, employing one man, who was presumably the Joseph Rouse, aged 24 and born in Marton, living with John, Avice and William, and her mother Elizabeth Spiers.’<sup>46</sup>

With both John and William Rouse’s deaths in 1851, and Avice’s marriage to William Mountain Fisher, the blacksmith’s craft, which had been practised here since at least 1727 disappeared. For a while, until 1867, the house was just a residence, lived in by William Fisher, a Stratford grocer. William had been born in Stratford in 1829, and in 1851 was working as a ‘grocer’s assistant’ in Pangbourne, Buckinghamshire.

Perhaps William moved out briefly in 1867, the year he died, since on 15 January 1867, he leased the house to John Spilsbury, licensed victualler.<sup>47</sup> By the next census, William’s two orphaned children, William and Elizabeth, were respectively apprenticed to a farm bailiff in Quinton and at a boarding school called Lavington House in Stratford. No. 28 was occupied by John Spilsbury, 41, beerhouse keeper and his wife, Lucy. No name is recorded for this pub, so it was probably known only as ‘Spilsburys’. His family had lived in Clifford since at least 1780, indeed one of them (probably Richard) was tenant of the eastern part of The Square sometime before 1806; he may well have been a wheel-wright, like his son, Thomas, and grandson, William. This Thomas Spilsbury was born in 1780, and of his many children, the eldest, Richard was born in 1817, William in 1818 and John in 1829.<sup>48</sup> In 1841 and 1851, John was still living with his parent(s); Thomas died in 1846 and his widow, Elizabeth, carried on the wheel-wrighting business. In 1861, John was lodging with his brother, William, working as an agricultural labourer – and it is clear that his inn-keeping did not prosper, since by 1881, he was back as a lodger, this time with Thomas Holtom, elsewhere in the village.<sup>49</sup>

In 1879, the house was leased to William Horton,<sup>50</sup> described as ‘whitesmith and bellhanger’, and in 1881 as ‘whitesmith and inn-keeper’, when he was living there with his wife, Louisa and two daughters. It seems that he also did not find inn-keeping profitable, since by 1891 he had gone back to Stratford, where he had been working in 1871 with his father, Charles, also a whitesmith; he and his father were living in adjoining houses in Rother Street.<sup>51</sup>

After its ten or fifteen years as a beer-house, the house at the end of The Square was taken over by William Coldicott, whose family lived there for more than 60 years. He was a shoemaker, born in Welford-on-Avon, and by 1891 he and his wife, Ann (herself described as a bootmaker in 1901) had a very large family, George, 16, also a shoemaker, Frank, 15, a carpenter, and five daughters, Leah, Rose Ann, Ada, Margaret and Eva, ranging in age from 13 to 1 year old. In 1901, William and Ann were living with son Frank, who by now had become a shoemaker, and the three youngest children. By 1911, Frank was married and was living elsewhere in the village with his wife, Sarah Amelia, and their two children. Later, presumably after William died in 1919, he moved to no. 28, where he was

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<sup>46</sup> Joseph was 24, a year younger than John, and was perhaps his cousin.

<sup>47</sup> SCLA, DR 153/584.

<sup>48</sup> Baptised 24 June 1817, 23 June 1818 and 25 October 1829 (IGI).

<sup>49</sup> His wife had died in 1878 (GRO, Stratford vol. 6d, p. 412).

<sup>50</sup> The lease is recorded in the sale particulars (preceding note) and the original survives in the Clifford Chambers Village Archive, dated 29 September 1879. The lease was made by Rev. Francis Annesley and Benjamin Wyatt Greenfield, who must have been trustees for the Fisher children.

<sup>51</sup> William Horton must have still been in Clifford at the end of 1881, when his son Ernest was born, but may have moved back soon after this; his father’s wife had died in the summer of 1881.

still living when the Clifford Chambers estate was sold in 1951. Indeed, it was his son, Ernest Frank Coldicott, who then bought the house (for £575).<sup>52</sup>

## Other families

### *Rouse*

Eight or nine individuals named Rouse headed households in The Square, including Avice and John (I) and (II) (above), but they were not all members of the same family, and were only distantly connected to each other (if at all). Thus, George Rouse, living in no. 31 from 1881 to 1901, came from Welford-on-Avon. John, in no. 37 in 1881, was born in Atherstone-on-Stour; a tragedy seems to be hinted at in his family, since from 1891 to 1911 the house was occupied by his wife Jane alone (working as a charwoman in 1901), but John is nowhere to be seen.<sup>53</sup>

The romantically-named Egbert Rouse was a groom/gardener, no doubt working at the manor house.<sup>54</sup> He was born in Blockley in 1869 and lived at no. 26 in 1901 and 1911, and no doubt later – he was buried in the Clifford churchyard in 1940, and his wife of many years, Rose Mezzellee (Beechey), also from Blockley, was still at no. 26 in 1951; she died in 1960.<sup>55</sup>

### *Salmon*

Two related families of this name lived in The Square in the years around 1900: Thomas and Mary Ann in no. 23, and William and Margaret in no. 21. Thomas, a shepherd (1891), was born in 1833/4, the son of Thomas, senior, and Sophia Salmon.<sup>56</sup> His elder brother, George, himself living in no. 26 The Square in 1861, was the father of William, a journeyman miller, probably working for R S Smith at Clifford Mill. However, the family was not one long-established in Clifford, and Thomas the elder was born in Preston-on-Stour and perhaps moved to Clifford in the 1820s.

### *Charlot* (Family Tree 3)

This family was not particularly extensive in The Square, but had been established in Clifford Chambers since the later 18th century, and the intriguing name suggests just possibly that they came originally from France.<sup>57</sup> The first recorded members are Richard and Ann Charlot, who had their first child, William, in 1786 with eleven more baptised up to 1813; an Ann Charlot was buried in 1798, suggesting that Richard had married again, with his second wife also an Ann.<sup>58</sup> Their son,

<sup>52</sup> Additional information from the Clifford Chambers MIs, and the title deeds for no. 28. Ernest died in 1982.

<sup>53</sup> In 1871, he and Jane were living in Clifford at Hines Cottage (part of the present Hines House). A John Rouse is recorded at the Warneford Hospital in Leamington in 1891, but he is recorded as having been a general dealer, aged 58 rather than 60, and born in Barford not Clifford. He is therefore likely to be the John, son of Thomas and Ann Rouse, baptised in Barford on 31 May 1835.

<sup>54</sup> His parents, John and Ann Rouse, who were living in Blockley near Shipston-on-Stour in 1871 (when Egbert was two years old) must have had exotic tastes, since they also had daughters named Minna Florence and Livinia.

<sup>55</sup> Clifford Chambers MIs. They had married in 1889.

<sup>56</sup> Baptised on 5 Jan 1834.

<sup>57</sup> Its origin seems to be as a French diminutive of Charles. Not surprisingly, the spellings are varied, with Sharlot, Charlotte and Charlwood being the most common alternatives to Charlot.

<sup>58</sup> Richard regularly received parish relief in the 1810s, usually of 2s 6d a week, until his death in 1819 (WCRO, DR 325/82).

John, with his wife Mary and son Edward were living at no. 24 The Square in 1841, but had moved elsewhere in the village by 1851; John and Mary died, respectively in 1869 and 1867.

The only other Square resident was Benjamin Charlot, the son of John's brother, William. In both 1841 and 1851, he and his wife, Sarah, were living with his father-in-law, Richard Field (Family Tree 2b), though not in The Square, in the later year with five children. By 1861 he had moved into the Buller cottage, with son Frederick only, though Charlotte Wa(r)ters and her three children were boarding with him; his middle son, Richard, was working as a servant at Clifford Hill Farm. It is not clear when Benjamin died, nor what became of his wife, Sarah.

One other member of the family is recorded in Clifford in the 1830s. This is Richard, one of William and John's brothers, with his wife Elizabeth. Regrettably, it was reported to the Gloucestershire Quarter Sessions, in November 1830 and October 1832, that he had deserted his wife, leaving her chargeable to the parish. On both occasions, he was sentenced to a month's hard labour in the House of Correction at North Leach. However, we must be very doubtful that he actually appeared to serve his term. He seems not to have returned to the village and cannot be identified confidently in the 1841 census.

*Richard Garfield Beesley (Family tree 2b)*

He is recorded in no. 33 The Square in 1891, though he was born in Clifford and had been living elsewhere in the village with his family since 1851. His name intrigues, suggesting a connection with John Garfield the blacksmith, and indeed this proves to be correct, although researching the link has revealed what must have been a village scandal in its day. He was baptised on 5th December 1819, son of Alice Beesley, but with no father named, and the same is true for his sister Caroline (1817), William and Joseph (who died within a few weeks). She married William Randell in 1831, and had four more children (though three of them died) before her own death in 1836.<sup>59</sup>

Bearing in mind the Garfield family connection, Alice can be identified as John Garfield's grand-daughter. Her mother was his daughter, also Alice, who married Robert Beesley in Birmingham in 1802, and the younger Alice was christened in Clifford in 1804; Robert probably died in 1807, when a person of this name was buried at Clifford. The elder Alice had moved to Wolvercote, Oxfordshire by 1809, when she married Richard Field, a blacksmith (not the same Richard who lived in Clifford). They had three children baptised there, John, George and Caroline, but by 1841 (and probably long before then) she was back in Clifford. In John Garfield's will, written in 1825, he left £3 to his daughter Alice Field. In the 1841 census, she was the head of a household (presumably a widow, as is recorded in 1851), with her son, George Field, Hannah Randle, her nine-year-old orphaned grand-daughter,<sup>60</sup> and also a Richard Field, the right age to be Richard Garfield Beesley (who is not identifiable anywhere else in the census), who would also have been her grand-child.<sup>61</sup>

Richard Garfield Beesley married Mary Tracy in 1842; she was the daughter of Henry and Ann Trac(e)y (a laundress in 1851), who were living in the Buller cottage in The Square in 1841. They

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<sup>59</sup> It is not entirely impossible that the Alice Beesley, the mother in these records was Alice Field, and indeed the baptism of Caroline gives the mother's name as Alice Beesley, widow. However, this Alice's marriage and use of the name Field makes this possibility unlikely.

<sup>60</sup> In 1851, Hannah was a servant to one John Archer in Rother Street, Stratford, and in 1856 she married Samuel Spilsbury from Clifford, but they have not been located in later records.

<sup>61</sup> We can perhaps hear Alice saying at the door: 'This is Richard Garfield' and the enumerator writing down 'Richard Field'.

had a son, George, in 1843, but Mary died in 1847 and Richard's second wife was Alice Field, another Clifford girl, the daughter of Richard and Elizabeth Field.

Richard was an agricultural labourer in 1841 and 1851, but by 1861 had become a carter, and in 1871 and 1881 he and his large family were living at Sheep Leys Farm, where he was farm bailiff for Rev. Annesley. In 1891, at the age of 71 he had retired and was living with Alice at no. 33, perhaps until he died in 1898, when she moved into the Rectory Cottages with her daughter and son-in-law, Fanny and John Betteridge.

### **The People of The Square in 1901**

Three of Rev. Pippett's photographs of The Square in about 1901 show some of the occupants standing outside their cottages. Indeed, we can suggest names for several people in the most informative (Fig. 21). In the foreground, outside the door of no. 24, the two women must be Elizabeth, the wife of Frederick Mullis and their daughter, another Elizabeth, aged 12 in 1901. The small boy beside them is less certain, but is perhaps the younger Rouse boy from no. 26, Nelson, or perhaps Egbert (respectively 5 and 11 years old in 1901). In the doorway behind (of no. 26), must be Rose Rouse, their mother. Indeed, in another photograph,<sup>62</sup> a man is just visible in the doorway behind her, who must be her husband, the elder Egbert. The young-looking man at the back is presumably Frank Coldicott, rather than his father William,<sup>63</sup> and the boy to the right may be the elder of the two Rouse boys. The second photograph also shows a young girl to the right of The Square, who might well be either Clarrie or Minnie Rouse, 9 or 8 years old in 1901. It is notable in all the photographs how well-dressed everyone was – clearly they were in their Sunday best, and the photographs were taken in the late morning, with the sun falling almost from the south.

*Fig. 21. Detail from a view of The Square in 1901 (Detail from Pippett slide WCRO, CR2199/3/49)*

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<sup>62</sup> WCRO, CR 2199/3/04

<sup>63</sup> Another photograph (5/31) shows what appears to be a rather older man in the same place, who may be William himself.

## 5. The Church House

### The Village School

One building in The Square belonged to the parish rather than to the cottage owners. It stood at the southern end, in the corner of the churchyard, and it can be seen on the 1880 sale plan (Fig. 3) and also on the first edition 1:2,500 Ordnance Survey map (1887, surveyed 1883), although it had disappeared by the time of the second edition in 1905, just before it might have appeared in one of the early photographs of the village.

This building was the village school, in use until 1883. Its history at this period can be discovered from two sources: the Vestry Minute Book (1873-1914), and the School Log Book (1877-1904).<sup>64</sup> The log book reveals the desperate problems that the school faced, for example on July 24 1882, 66 were children present in the morning and 72 in the afternoon, but they had desk room only for 30 (p. 74); 'the school room is so much crowded it is impossible to keep good order' (p. 67). The annual government reports (texts in the log book) were increasingly damning about the 'poorness of the buildings and the crowded state of the school room' (p. 69). At a vestry meeting in January 1882, it was agreed to take steps to procure a site for a new school for the parish, and in March it was agreed that the school would be built as soon as possible, with the owners of land contributing to the expense, and 'the tenants will do all the hauling'; James West of Alscot Park, the lord of the manor presented the site, and the total cost was £766.<sup>65</sup> On 19 March 1883, 'Removed to the New School' is triumphantly recorded.

Immediately after this, the vestry meeting decided that the old school room should become a Reading Room for the men of the parish during the winter months, and set up a committee to arrange it. However, in June 1885, it was agreed instead that the old school building would be taken down and the churchyard wall built up.

### The Church House

What disappeared following this decision was a building with a much longer history than just its use as the school house. The most significant information about it comes from an inquiry in 1685 undertaken by the Commissioners for Charitable Uses (predecessors of the Charity Commission), who investigated disputes about charitable property and bequests.<sup>66</sup> It had been claimed that a house called the *Church House* in or near the churchyard in Clifford Chambers should belong to the inhabitants, but the rents were being taken by Henry Dighton, lord of the manor. Among the witnesses, William Cale, aged 70 or more, said that the house was mostly in the churchyard, a little part of the corner was in the adjoining ditch; the upper room was a school house and the rest a meeting place. Frances Morris, widow, aged 70 (who lived across the yard at the Morris farmhouse)<sup>67</sup> remembered that the old house, very decayed, had been rebuilt by the inhabitants. Philip Cale, 76, declared that the parishioners usually met there on the Monday, Tuesday and Wednesday of Whitsun week.

<sup>64</sup> WCRO, DR 325/63 and CR 867/1.

<sup>65</sup> The school accounts for the period seem not to have survived, but this figure is given in a manuscript history of the school written when it closed in 1976, by Miss Winifred Baker, its last teacher, apparently for the parish magazine (photocopy in Clifford parish archives).

<sup>66</sup> TNA, C93/40/3 contains the warrant for the inquiry and the verdict of the jury; C91/16/15 has the depositions by witnesses, taken at the Crown Inn, Stratford.

<sup>67</sup> Frances is named in the will of George Morris (d. 1676) as his 'beloved wife'.

Abraham Swan of Ilmington was in 1656 the schoolmaster there, and taught school in the upper room, while one Hancock and his wife, and (Edward) Clark and his wife dwelt in the lower room. Edward also gave evidence (Fig. 22) and said that Hancock was his father-in-law, and that he had also taken care of a bastard child for the parish (who would have had the responsibility for his/her upkeep in the absence of anyone else). Most importantly, he said that it was Job Dighton who had given him permission to live there, implying that the house belonged to the manor.

*Fig. 22. Extract from the evidence of Edward Clark who had lived in the Church House (TNA, C91/16/15).*

The result of the court case is not known, but the evidence strongly suggests that it was indeed a parish house. Typically, in the medieval period these houses would have been used for parish meetings and feasts (perhaps on St Helen's Day, 21st May). Later it became the village school, perhaps particularly after Thomas Jackson's Charity provided a regular income to pay a schoolmaster.<sup>68</sup> It is clear, also, that it was regularly found useful for accommodating poor families.

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<sup>68</sup>

This was set up under Jackson's will in 1649, who gave £100 to support a free school. The money was used to buy land, and the income paid the schoolmaster's salary (*VCH*).

## 6. References and abbreviations

- GA Gloucestershire Archives
- GRO General Register Office indexes (via FreeBMD on-line index)
- IGI International Genealogical Index (on-line version)
- MI Memorial Inscriptions for Clifford Chambers (at WCRO)
- SCLA Shakespeare Centre Library and Archive, Stratford-upon-Avon
- TNA The National Archives (Public Record Office)
- VCH *Victoria County History, Gloucestershire*, vol 6 (1965), 207ff.
- WCRO Warwickshire County Record Office
- N. W. Alcock, M. W. Barley, P. W. Dixon and R. A. Meeson (1996), *Recording Timber-framed Buildings: an Illustrated Glossary*, Council for British Archaeology, York, 2nd ed.
- Linda Hall (2005), *Period house fixtures and fittings, 1300-1900*, Countryside Books, Newbury.
- Linda Hall and N. W. Alcock (1994), *Fixtures and Fittings in Dated Houses 1567-1763*, Council for British Archaeology.
- Richard Harris (1978), *Discovering Timber-Framed Buildings*, Shire Publications.

## 7. Appendices

### (a) History of Samuel Morris's half-yardland holding

The ownership of this property is mainly given in an abstract of title running from 1649 to 1831. It was sold by Henry Rainsford to William Martin in 1649; it then passed in 1721 to William and Frances Hegg (who was William Martins grand-daughter). They sold it in 1724 to Samuel Holtam of Stratford. One of the latter's two daughters was the wife of Robert Morris, from whom her share descended to Samuel Morris (I). The latter also bought the other half of this holding in 1766, and in his will, he left it jointly to the children of his son Samuel (II), who had gone to America. Finally, in 1834 these children sold it in two portions: the three cottages which must have been converted from the former farmhouse went to John Nash (owner of Clifford Lodge), while the 22 acres of farm land was bought by Thomas Adams and became part of Clifford Hill Farm.<sup>69</sup>

Ostensibly, the cottages are located on the plan of the property of W N Skillicorne in 1890 as being at 19 Clifford Chambers,<sup>70</sup> but examination of the evidence indicates that this cannot be correct. Alcock, 2001, identified them as lying south of the road in Clifford Chambers.<sup>71</sup> However, re-evaluation of the succession of tenants' names in the rates followed by correlation with the 1861 census indicates that they were the later 15-17 Clifford Chambers.

### (b) Morris family probate inventories

(a) George Morris, taken 10 May 1719 [GA, Inventories 1720/41]	£	s	d
Wearing apparrell and money in pockett	1	0	0
In the Parlour one round table, two flag bottom chaires		5	0
One coverlid		15	0
Two window curtains		1	0
In the Hall one long table & six joynt stools		11	0
Four flag bottom chaires		2	0
A pair of andirons, fireshovel and tongs		3	6
A lookeing glass		1	4
In the Pantry eight dishes of pewter, 4 chamber potts, one pewter candlestick, 6 pewter spoons, one mustard pott	1	10	0
A warming pan, a parcell [of] tin ware 4 barrells and setls		13	0
In the Day House one churn, one pail, two formes, 13 pieces of earthenware & lanthorne, butter scales and weights and cheese plate & gallon		5	0
In the Brewhouse one dow kive, one straw chair, 2 cowles, one hive, a pair iron racks		10	0
In the Kitchin 3 brass potts & 3 ketles	2	0	0
One skimner [ <i>skimmer</i> ] and ladle & skillet		2	0
One folding skreen		3	0
Two spitts, one gridiron & candsticks		4	0
Over the Hall one bedsted and table		10	0
Two chaires		1	0
One feather bed, 3 bolsters	1	15	0
One bedsted & hangings [ <i>erased</i> and four blank[ets]]		15	0

<sup>69</sup> SCLA, DR 148/175(1).

<sup>70</sup> WCRO, CR 1596/868.

<sup>71</sup> N. W. Alcock (2001), 'Clifford Cottage, 19 Clifford Chambers, Warwickshire: A documentary History', unpublished report.

Four cheeses		8	0
One chest		10	0
One press cupboard		8	0
11 pair of sheets, one huckaback table cloath, one dozen of napkins, one dozen of flaxen napkins	3	10	0
6 table cloaths & half a dozen of napkins		10	0
6 towells		1	6
Lumber		5	0
	[Total]	16	19 4

Robert Hawdon; William Spiers

(b) Robert Morris, taken 23 September 1737 [GA, Inventories 1737/53]	£	s	d
Wearing apparel and money in pocket	1	10	0
Goods in the Best Chamber	4	10	0
Goods in the Little Room	4	5	0
Goods in the Middle Room	1	2	6
Cattle	5	0	0
Corn	3	12	0
Total	19	19	6

Appraised by us: Samuel Whitehead; William Godfrey

#### *Select Glossary*

Cowl	Large tub for water, carried on a pole through its handles
Dow kive [ <i>Kiver</i> ]	Large wooden container for storing dough
Flag bottom chair	Chair with rush seat
Gridiron	Square support for a pot over the fire
Huckaback	A stout linen fabric with a rough surface, used for towelling
Setls [ <i>setlas</i> ]	Stand for barrels
Straw chair	Probably a chair made of bundled straw (as found in Wales in the 19th century), though possibly one with a woven straw seat and back

#### **(c) The People in The Square**

The following tables <or *Tables available on the web*> list the names of the heads of household in the various listings, aligned according to the inferred houses that they occupied. The names are taken principally from the censuses from 1841 to 1911 (on-line). Similar lists from other sources are provided by the 1951 Clifford Estate Sale Catalogue (WCRO, EAC 111, with street numbers), the 1910 Domesday (CR 1978/1/29) and its associated maps (TNA, IR 129/8/218), Rev. Pippett's visiting lists (1896-7) (WCRO, CR2199/8), the 1880 Sale Particulars (SCLA, DR 153/43) and other deeds, and the poor rate assessments from 1838 to 1862 (WCRO DR 325/72-79).<sup>72</sup> The censuses were generally taken in sequence, so with some occupants identified, it is possible to infer others. The sequence numbers in the tables show the order of the census listings. However, in 1841 and 1851, the arrangement is clearly not completely systematic and only names that are confirmed from the rate assessments are included. The Poor and Highway Rate assessments are helpful in that they

<sup>72</sup>

Although earlier and later rate books exist, they name only the owners, rather than owners and occupiers.

give both owners and tenants. However, they are lacking from 1845 to 1850 (or rather their information is incomplete).

*Identifications: Numbers 20-28*

By comparing the names in 1910 and 1880, which can be located in particular houses, we are able to show, at least in relation to nos. 20-28, that the later censuses were enumerated in order along the street, on the north side mostly from west to east; New Inn and Clifford Lodge are usually directly identifiable, and they define both the direction and the starting point for enumeration around The Square. The only substantial difficulty arises with the replacement of the two households in the former cottage by four in nos. 20-23. Since the final two names in the list of tenants in 1864 before the occupier of no. 28, presumed to be living in nos. 26-7, are the same as the last two listed in the 1871 census, the two preceding names in 1871 can be placed in nos. 24-5. The sequence in the 1839 rate is indicated partly by direct links, partly by the inferred sequence. In 1841, Henry Tracey is suggested for cottage A, since his name immediately precedes known Buller tenants; in 1851, his widow, Ann similarly immediately precedes known Buller tenants.

*Numbers 29-37*

In the absence of other evidence, the occupants of the cottages behind no. 28 are presumed to be listed from no. 29 to 32 then across to nos. 33-4, either preceded or followed by nos. 35-7, but full confirmation of this order is not possible. In 1910, hereditament 95 is the only house described as being timber-framed and thatched, so was undoubtedly no. 29. In 1880, nos. 33-4 formed part of Lot 3, so the occupant names are given separately from the other tenants, but it is impossible to distinguish between them. The 1911 and 1871 listings are particularly useful, since they run from east to west, so the first names encountered after the Rectory can be assigned to nos. 37-5. It is notable that Ann Buller, the schoolmistress, is assigned to no. 36 in 1861, next but one to the school. In 1891, the Church itself is named in the census, immediately following Jane Rouse (no. 37).

For 1851-61, the rate assessments list only four tenants for the Rouse/Fisher holding, whereas nine can be identified in the 1861 census. The 1839 rate list gives no Rouse tenant names at all, but two can be suggested from matches between the 1841 census and 1851 rate; it is probably significant that one of these was a blacksmith.

*< Table A1. Census listings, with 1910 Domesday & 1896 Pippett visiting list, for the western side of The Square >*

*< Table A2. Census listings, with 1910 Domesday & 1896 Pippett visiting list, for the eastern side of The Square >*