

A HOUSE THROUGH TIME

THE STORY OF TAMWORTH HOUSE
30 & 30A, TAMWORTH STREET,
LICHFIELD WS13 6JJ



JUNE 2020

TAMWORTH HOUSE 30 & 30A, TAMWORTH STREET, LICHFIELD WS13 6JJ

TIMELINE AND CONTEXT

The original building, on the site adjacent to the current Lichfield Methodist Church in Tamworth Street, goes back to the 17th century. The earliest extant Indenture, or Deed, is dated June 3rd **1706** in the 5th year of Queen Anne's reign. It records the conveyance of the property by "John Lambe the Youngercoachmaker to Michael Lambetaylor....for the sume of Fortie Pounds, and according to custom names Thomas Fowke alias Cartmaile, pinmaker, as having previous tenure. In the next 100 years or so structural changes were made and the present Grade II listed building can be said to date from the first quarter of the 19th century. The bricks in the cellar are smaller than in the building above ground level. It could be concluded, therefore, that the original building was demolished.

Historic England in its 1952 listing for this Grade II Listed Building suggests that the existing building dates from **c1810**. (see document attached at *4)

In 1920 the building was acquired by the Wesleyan Methodist Connexion and parts of the building and its grounds began to be utilised in association with the adjacent Lichfield Methodist Church (see document attached at *5).

OCCUPIERS based on information from leases and various publications

c1698 Thomas Fowke(s), alias Cartmaile, pinmaker

Before **1706** John Lambe, coachmaker. A coachmaker named John Lamb was working in the town in 1710 and 1727. see *A

After **1706** Michael Lambe, tailor

On **23rd January 1771** the building and land was the subject of a lease made between Ann Richards and Ann Hobb. The neighbouring properties were occupied on one side by Thomas Thompson and on the other side was a house in the possession of Thomas Jenney. (see document attached at *2)

On **25th June 1777** the building and land was the subject of a lease between George & Mary Lynell and Richard Greene. The occupiers of neighbouring properties were the widow of Thomas Thompson and Thomas Jenney. (see document attached at *2)

It may be that Richard Greene was the Market Street apothecary who advertised goods for sale in 1753 and had a printing press in 1781 and 1784. This Richard Greene was also the founder of the Museum of Curiosities displayed in his house in Market Street. *A

***A** information sourced from A History of Lichfield – an extract from the Victoria County History of Staffordshire Vol XIV p124 & 125, originally published 1990

OCCUPIERS based on information from Censuses, Directories & Almanacs

The **1841** census does not give house numbers for the properties in Tamworth Street. However, potentially the occupier of No 30 could have been Ambrose Johnson, brush maker, his family and 3 others.

To add credence to this speculation that A Johnson was the 1841 occupant of No 30. The following 1841 occupiers reflect those who were occupiers of the adjoining properties in 1851. Going west into the city centre - in the adjoining property lived John Harrison, a surgeon (in 1851 the property at 28 Tamworth St was occupied by a surgeon). In the next property to the west was a property occupied by a publican J Harrison, (in 1851 The Mitre PH was located next to the surgeon in the west). Going east out of the city – the next neighbour of A Johnson, was Thomas Lee, shoemaker (cordwainer) – he occupied No 36 in 1851.

The **1851** census shows that Thomas Mallet (t), grocer and tea dealer was the occupant. He is listed as Master and employer of one man. It appears from the Staffordshire Advertiser that he was selling the business in 1858.

The **1861** census suggests that the property was uninhabited.

The **1871 and 1881** censuses show that Jane Hall was the principal occupant together with other members of her family and servants. She derived her income from houses, dividends and interest etc.. The building was now known as Tamworth House and had 13 bedrooms. (According to J.P Gallagher – Trades of a City)

As a matter of interest: on **30.9.1890** the adjacent property, 32 Tamworth Street, was sold by the trustees of Catherine Burrows Simpson to Edward Johnson of the Turks Head PH. It was then resold in February 1891 to the 'Trustees of Lichfield Methodist Church' (see *B for more details of the sale). The building at No 32 was then demolished, prior to August 1891, to allow the present Methodist Church to be built. The laying of the foundation stone for the new Methodist Church took place on 12th August 1891.

The **1891** census shows that Walter R. Roberts (Walter Reginald Coleridge-Roberts), Dental Surgeon (registered 13/2/1885 as a dentist), his wife Ellen and 2 servants were the occupants. This may suggest that by this time the building has been split into 2 parts: a dental surgery on the ground floor with living accommodation above. There is a report that a staunch Anglican refused to sell part of the garden at the rear of Tamworth House to the Methodist Church trustees. When the church was built in 1892 the slightly askew aspect of the rear west wall of the church occurred as a result. (see centenary history booklet). Was this Mr Coleridge – Roberts? (see *B)

Information from British Directories & Almanacs suggests that by 1902 & 1906 the Roberts family was living at Rocklands, Lichfield although the dental registers for those years suggest that he still practised at Tamworth House and also at Hammerwich Hospital. He was also a JP and a Lichfield Councillor. He served in the Reserve force of the Yorks & Lancs Regiment from 1898. In 1916 he was awarded a WW1 Silver War badge after discharge due to illness or injury, by which time he was back living in his birth County of Devonshire.

The **1901** census shows that there were 2 households living in the property, one of which included Alfred Evans (gardener), his wife Emma (caretaker) and 2 daughters. The other occupant was William St John Elkins Green aged 23 years; a dental assistant and student – presumably of W.R.C.

Roberts. This, together with information above regarding W.R.C.-R., suggests that the ground floor may have still been in use as a dental surgery.

In **1906** Tamworth House was mortgaged. The mortgage deed suggested that the property was in the 'occupation' of W. Samuel Coleridge. (see details set out in attached document *3)

In **1909 / 1910** information from British Directories & Almanacs and J.P. Gallagher suggests that J. and/or M. Nisbet was in occupation.

The **1911** census shows that the property was occupied by Alfred H. Perrins, his wife Elizabeth and a servant. He was a secretary and agent for the Unionist Association.

On 16th February **1920** the building was bought for £760 by the Wesleyan Methodist Connexion from Miss H.A.G. Smith & others. (see copy of Conveyance in attached document *1)

In June **1922** the Methodist Church trustees advertised 3 rooms to let in Tamworth House.

In **1923/64** Royal Liver Friendly Society. The building, or a part, was in use as the Labour Exchange from 1927 to 1939 when it was relocated to St John Street. The AFS Social Club opened in January 1941 – (according to J.P. Gallagher in 'Trades of a City'). Before the schoolroom was built in 1924 the Young Men's Bible Class met in the first floor rooms and used them for study, billiards and physical exercise. During WW2 there were black-out difficulties and LMC evening church services were transferred into Tamworth House and the large room on the first floor came into use for various meetings. In the 1940's when the British Restaurant was installed in the Schoolroom some rooms in Tamworth House were used for activities previously carried out in the Schoolroom. (see *B)

1939 Register shows the entry for No 30 as record closed (redacted) and unable to be viewed.

1959 Yardley's Self Service Store opened May 1959

1964 Hudson's Grocery

1966 Balmfords Chemist opened June 1966

In the early **1970s** the lease of Tamworth House was re-purchased.

1986 – current day 2020 Mankind Menswear

2003 Apartments 1 & 2 created on 2nd & 3rd floors and occupied under lease to current day 2020. The first floor was in use variously as offices or storage for the shop unit.

2005 Apartment 3 created on 1st floor and occupied under lease to current day 2020

*B Some of the above information was culled from the booklet produced on behalf of the church; "A Centenary History: Lichfield Methodist Church 1892-1992"

CONVEYANCE & LEASE DETAILS

The land is leasehold and held under two leases of a moiety of it. (see document attached at *2)

In September 2010 the latest registration for Tamworth House with the Land Registry was completed. This was carried out in accordance with a system of voluntary registration of all Methodist trust property under an arrangement made between the Trustees for Methodist Church Purposes and H M Land Registry. (see document attached at *3)

LISTED BUILDING STATUS & HISTORICAL CONTEXT

The building was first listed in 1952, when the address was 30 Tamworth Street, for its special architectural or historic interest. The building is also included within the Lichfield City Conservation Area designated by Lichfield District Council.

English Heritage originally listed the building as Grade II in 1952 under reference 1194903 (ref 1094-1/5/184 (south side) SK1109NE. Historic England confirmed this listing for 30 and 30A Tamworth Street in 1994 (see document attached at *4)

The entry states:

House now (1952) shop and office c1810. Brick with ashlar dressings; graduated slate roof with truncated end stacks. Double depth plan. Georgian style. 3 storeys; 3 window range. 1st floor sill band and top cornice. Large traditional style shop front with side entrance to right and returned to left. Windows to 1st floor have rubbed brick flat arches over 12 pane sashes; similar windows to 2nd floor have sills. Windows to 1st floor have bowed cast-iron balconies.

The Staffordshire Historic Environment Record (HER) lists Tamworth House as a Grade II Listed Building numbered 05985 (1194903). In summary the entry states that the building is a listed Georgian style house of three storeys. The house is of brick construction with a graduated slate roof and is dated to circa 1810. At the time of listing the property was in use as an office and shop numbered 30 and 30A Tamworth Street.

LICHFIELD IN THE 19th CENTURY when Tamworth House, as it is now, was first established

At the time of the first census in 1801 Lichfield had a population of 4,842. It only grew slowly in the 19th and 20th centuries. In 1901 Lichfield had a population of 7,900. It only had a population of 8,500 in 1931. Today (2020) Lichfield City has a population of c.36,000.

Lichfield is described in the Victoria County History of Staffordshire as follows:

In 1817 Lichfield was described as an open handsome city; the houses in general are well built, the streets regular and spacious, with an excellent pavement and convenient footways, and kept very clean. The principal inhabitants are gentry, mostly persons of small independent fortunes; the remainder consist of tradesmen and artificers. The general appearance of the city affords an idea of snugness, cleanliness, and elegance, and it is delightfully situated in a fertile spot, abounding with the most valuable productions of the agriculturalist.

In the mid1830s Lichfield was still much frequented by travellers between London & Liverpool and between Birmingham & the West Riding of Yorkshire, and there were five coaching inns. Coaches ceased to run through the city in 1838 with the completion of the railway between London and Liverpool via Birmingham and Stafford. As a result the road north from Lichfield 'became like a by lane'. When the railway came to Lichfield in 1847 with the opening of the Trent Valley Railway from Stafford to the Birmingham-London line at Rugby, the station was in Streethay, over a mile from the city centre. A station was provided in the centre in 1849 when the South Staffordshire Railway was opened from Walsall through Lichfield to the Midland Railway at Wychnor, in Tatenhill. Plans for a canal, mooted from 1759, were fulfilled in 1797 when the Wyrley and Essington Canal was opened through the south side of the city, and by 1817 there were at least six wharfs.

Rebuilding in the town centre in the course of the century included the guildhall (1848), St. Mary's church (1853 and 1870), and the theatre (1873), and restoration was carried out at St. Chad's church in the 1840s and 1880s and at St. Michael's in the 1840s and 1890s. New buildings included a corn exchange and savings bank in Conduit Street (1849), a public library and museum in Bird Street (1859), and a police station in Wade Street (1898). Restoration of the cathedral was carried out in stages, beginning in the 1840s, and its completion was celebrated with a Thanks-giving Festival in 1901. The bishop's palace in the Close was enlarged in the late 1860s when Bishop Selwyn decided to move back there from Eccleshall Castle.

A History of Lichfield – an extract from the Victoria County History of Staffordshire Vol XIV published 1990

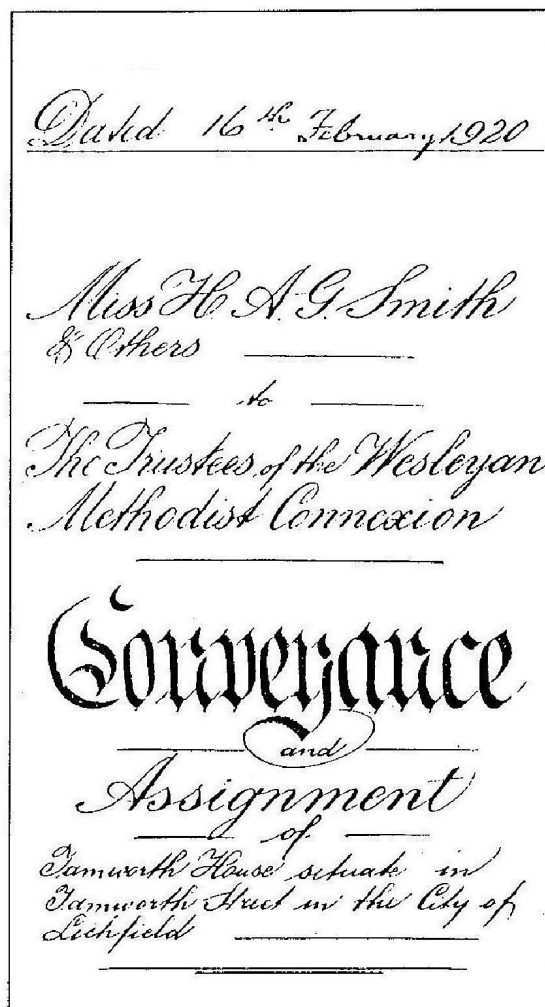
ATTACHMENT *1

TAMWORTH HOUSE CONVEYANCE TO WESLEYAN METHODIST CONNEXION 1920

Tamworth House was bought on February 16th 1920 for £760 by the Wesleyan Methodist Connexion; the trustees being :

Henry Wait, William North, John Wait, Arthur Riley, Henry Sadler, John Wearing, Walter Peplow, Samuel Shufflebotham Bamford, John Thorpe and Samuel Thompson. It is likely that this transaction was linked with the sale of the Lombard Street chapel to the Lichfield Afternoon Women's Institute in 1921.

(extract from a Centenary History, Lichfield Methodist Church 1892-1992)



TAMWORTH HOUSE LEASES OF A MOIETY

The land is leasehold and held under the following two leases of a moiety of it.

Date	Parties	Term
23 rd January 1771	Ann Richards (1) Ann Hobb (2)	Unexpired term of residue of 2000 years
25 th June 1771	George Rynell & Mary Rynell (1) Richard Greene (2)	Unexpired term of residue of 2000 years

Although the property is registered, the above leases are in the Tamworth & Lichfield Circuit safe as they are documents of title. The pre-registration deeds and documents, which also have much of interest in them, were deposited in Lichfield Record Office on 25th July 2011.

Michael Green Aug 2018

TAMWORTH HOUSE REGISTRATION WITH LAND REGISTRY 2010

Under an arrangement made between the Trustees for Methodist Church Purposes and H M Land Registry a system of voluntary registration of all Methodist trust property has taken place and that for Tamworth House was completed in September 2010. The Register shows that the property is registered with absolute leasehold title (the best class of leasehold title). It also shows the property has the benefit of two leases:

- 1) Moiety of a messuage in Tamworth Street Lichfield granted by a Lease dated 23rd January 1771 made between Ann Richards (1) and Ann Hobbs (2) for a term of 2000 years from 23rd January 1771 (The First Lease).
- 2) Moiety of a messuage in Tamworth Street Lichfield granted by a Lease made 25th June 1777 made between George Rynell and Mary Rynell (1) Richard Groom (2) for a term of 2000 years from 25th June 1777 (The Second Lease).

As with all Methodist Trust property ownership is with the Trustees for Methodist Trust Purposes.

The property is subject to the Lease of the men's outfitters, Mankind, and for the 3 apartments.

A Commentary on the First Lease

The Land Registry has made an error. The original lessee is Ann Hobb not Hobbs. A moiety is a half share and the property is described as "*all that Messuage, Burgage or Tenement standing on and being in a certain street in the City of Lichfield called Tamworth Street whereby the said Ann Hobb does now inhabit and dwell adjoining on the one side to a house of Thomas Thompson and on the other side to a house in the possession of Thomas Jenney and of the barn stables laundry and other outbuildings yard garden to the same belonging and adjoining extending backwards to a certain street or lane called Bakers Lane.*"

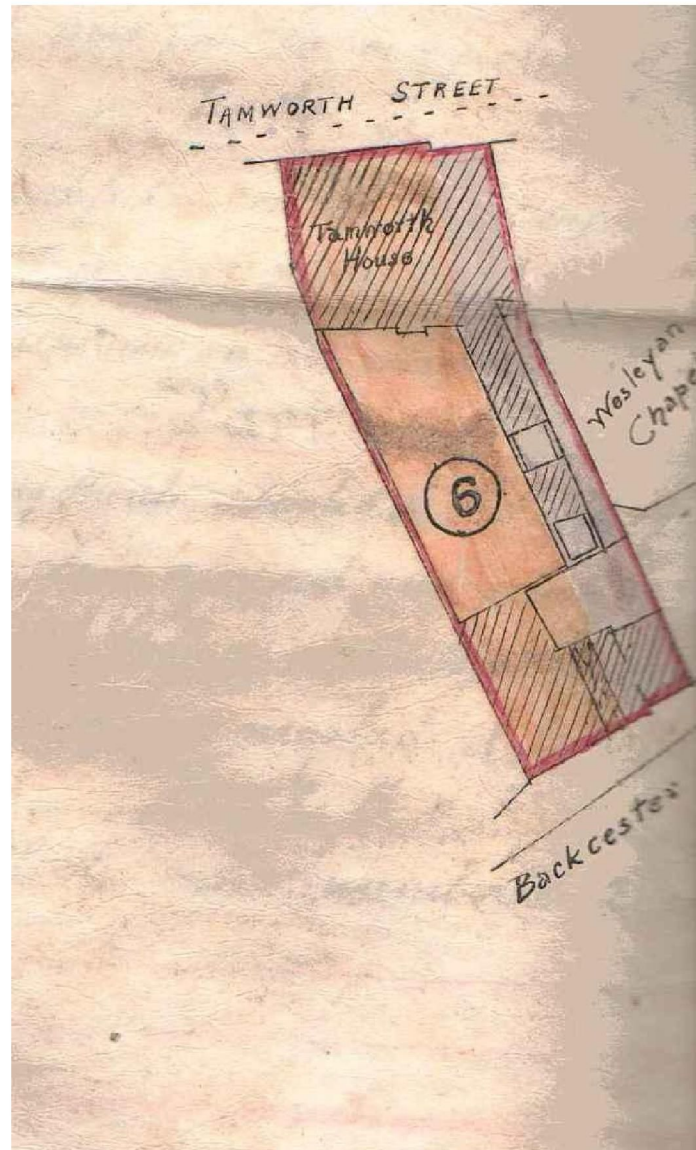
There is no plan. (Plans on deeds and documents were rare in those days). The premium paid was £130 and the yearly rent is 6d payable on 29th September.

A Commentary on the Second Lease

Again, the Land Registry has made an error. The parties are George Lynell and Mary Lynell (1) Richard Greene (2). The description is similar but the adjoining property is now occupied by Mr Thompson's widow. Even in those days, there were rising prices as the premium paid was £145 5s 0d. The rent is again 6d payable on 29th September and again there is no plan.

Plans Relating to the Boundaries of Tamworth House

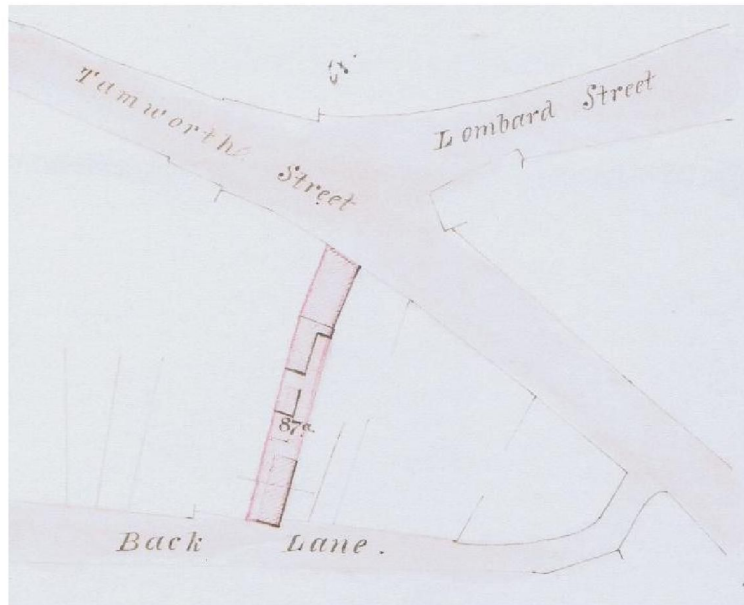
When the Trustees bought Tamworth House in 1920 the vendors conveyed the leasehold and freehold portions. There is no plan on the Indenture. However, in 1906 Tamworth House along with other properties was mortgaged. Drawn on the Mortgage Deed are quite detailed plans of each property and a description. The plan for Tamworth House is shown below.



The description reads *"All that messuage or dwellinghouse called Tamworth House situated in Tamworth Street in the City of Lichfield with the outbuildings and stabling thereto adjoining and belonging and extending in the rear to Backcester Lane all which said premises are in the occupation of W Samuel Coleridge and are marked on the said plan the freehold portion thereof being coloured violet and the leasehold portion thereof brown."*

The freehold portion was acquired in 1876 and in the conveyance is described as *"all that messuage or tenement barn or stable....delineated on the plan drawn in the margin... and thereon coloured pink"*.

The plan is shown on next page



Land Registry
Official copy of
title plan

Title number **SF565969**
Ordnance Survey map reference **SK1109NE**
Scale **1:1250**
Administrative area **Staffordshire: Lichfield**



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This official copy issued on 28 September 2010 shows the state of this title plan on 28 September 2010 at 15:21:29. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries. This title is dealt with by Land Registry, Birkenhead Office.

Above are copies of the Land Registry File Plans for Tamworth House and the Church. Tamworth House is the brown land (leasehold portion only) so what happened to the violet portion? The logical explanation is that it was incorporated in the freehold title of the Church. Enquiries of H M Land Registry have confirmed that this is, in fact, the case.

Michael Green

August 2018

HISTORIC ENGLAND LISTING

TAMWORTH HOUSE 30 AND 30A, TAMWORTH STREET, LICHFIELD

Overview:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1194903
Date first listed:	05-Feb-1952
Date of most recent amendment:	17-Jun-1994
Statutory Address:	30 AND 30A, TAMWORTH STREET

Location

Statutory Address:	30 AND 30A, TAMWORTH STREET
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The building or site itself may lie within the boundary of more than one authority.

County:	Staffordshire
District:	Lichfield (District Authority)
Parish:	Lichfield
National Grid Reference:	SK 11908 09580

Details

LICHFIELD

SK1109NE TAMWORTH STREET 1094-1/5/184 (South side) 05/02/52 Nos.30 AND 30A (Formerly Listed as: TAMWORTH STREET No.30)

GV II

House, now shop and office. c1810. Brick with ashlar dressings; graduated slate roof with truncated end stacks. Double-depth plan. Georgian style. 3 storeys; 3-window range. 1st floor sill band and top cornice. Large traditional style shop front with side entrance to right and returned to left. Windows to 1st floor have rubbed brick flat arches over 12-pane sashes; similar windows to 2nd floor have sills. Windows to 1st floor have bowed cast-iron balconies.

Listing NGR: SK1190809580

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 382752

Legacy System: LBS

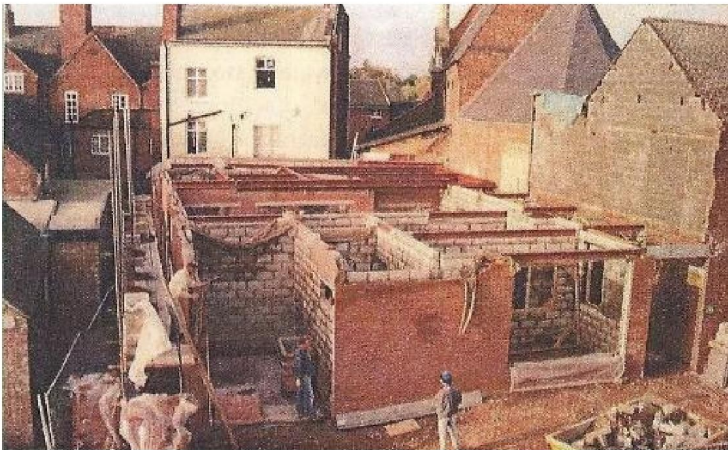
Legal: This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

USE OF TAMWORTH HOUSE AND GROUNDS 1920 onwards

In 1920 the building was acquired by the Wesleyan Methodist Connexion and the building and its grounds began to be utilised in association with the adjacent Lichfield Methodist Church.

In the 1920s the garden to Tamworth House was utilised to build a new Schoolroom opened in 1924 for use by the Methodist Sunday School. This was later demolished in 1998 when the church centre was remodelled and extended to provide additional accommodation.



1998 Construction of extension to form Lichfield Methodist Centre

It is understood that the original footprint of the Georgian house was reduced in size by demolishing part of the eastern end (nearest to the church). It is not known when and why this was done originally; but it happened pre 1970s as can be seen from the photograph below. At one time a massive staging used for Anniversaries (erected across the church behind the pulpit) was stored between the Church and Tamworth House. There was also a wooden shed erected in the gap for the collection of newspapers as a fund raiser. Teenagers used to meet in it until it caught fire and had to be demolished.

Over the years, as the church activities and congregation changed, the church trustees carried out a number of alterations and extensions to the church premises to accommodate those changing needs. Advantage was taken of the gap between the two properties to extend into this area. Photographic records from the 1980s onwards show how the gap started to be narrowed. At some point a new skin of facing bricks was applied to the exposed external wall of Tamworth House: to make good where demolition had taken place. It was certainly in place by 1990.

The pictures below show how the juxtaposition between the Methodist Church and Tamworth House evolved from 1892 onwards. In 1892 there wasn't a gap between the Church and the House but in the 1970s there was. The gap was narrowed in 1982 when the main doors to the church were closed and a new side entrance was added. In 2012 that entrance door was closed off and an improved ramp and side entrance was created between the Church and Tamworth House.

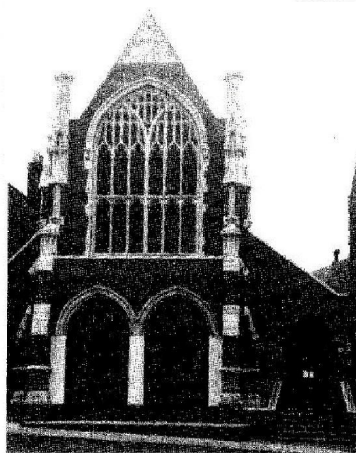
Some of the above information has been culled from the booklet produced on behalf of the church; "A Centenary History: Lichfield Methodist Church 1892-1992"



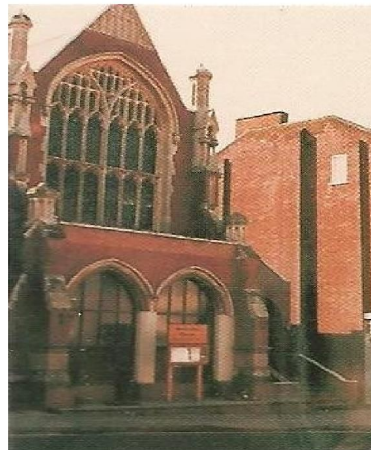
1892 the newly built church



1970s



1982 exterior after recent alterations



1990



2012 after recent alterations



2020